

# Application for Zoning By-law Amendment & Site Plan Approval

276 Ste. Marie Street

Town of Collingwood, County of Simcoe

## PLANNING OPINION



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**October 2018  
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## EXECUTIVE SUMMARY

Cynthia and Scott Strandholt are the owners of a 597 m<sup>2</sup> parcel of land located on the north-east quadrant of Ste. Marie and Fourth Streets. The lands are described as Part of Lot 10, West of Ste. Marie Street, Registered Plan 144, Town of Collingwood, County of Simcoe and are known municipally as 276 Ste. Marie Street. The site contains an existing 2 storey mixed-use building; a commercial use on the main floor and an apartment unit on the second floor, with parking at the rear of the building. The site topography is flat and there are no environmental constraints on the subject lands. The lands are outside of the Nottawasaga Valley Conservation Authority (NVCA) Regulated Area.

The applicant is proposing to construct a four-storey addition at the rear of the existing building and modify the existing structure to accommodate a total of seven dwelling units, one ground floor office space and a ground level parking area. The development will be serviced with municipal water and sewer.

The County of Simcoe Official Plan identifies the subject lands as Primary Settlement Area within the Built Boundary for the Town of Collingwood. The Settlement Area designation is to be the focus of population and employment growth, provide compact urban form and efficient use of land and promote development forms and patterns that minimize land consumption and servicing cost.

The lands are designated “Downtown Core Exception 3 (DC-3)” in the Town of Collingwood’s Official Plan. The Downtown Core permits the fullest and most diverse range of commercial uses, including high density residential uses.

The property is also subject to the policies of the Town of Collingwood’s Downtown Heritage Conservation District Plan. Golder Associates Ltd. was retained to complete a Heritage Impact Assessment (HIA) for the site and proposed development. The HIA concluded that the proposed development is compatible with the surrounding area and will allow for intensification, while maintaining the integrity of the existing heritage structure and its original architectural features.

For development to proceed, a Zoning By-law Amendment is required to re-zone the lands from the Downtown Core Commercial-Exception 4 (C1-4) Zone to the Downtown Core Commercial Zone, with exceptions for rear yard setback and building height. In addition, the existing front yard setback and entrance width are legal non-conforming uses, as they do not meet the provisions of the C1 Zone. The proposed Zoning By-law Amendment will recognize these existing conditions and bring the property into conformity through the site-specific exception.

The proposed development conforms to and implements the policies of the Growth Plan and is consistent with the Provincial Policy Statement. It will provide for the development of an underutilized parcel of land in an efficient manner, while ensuring conformity with the County and Town Official Plans.

It is our opinion that the Zoning By-law Amendment application is consistent with, complies with and conforms to the applicable Provincial, County and Municipal planning policies.

The proposed development represents good planning.

## 1.0 INTRODUCTION

The subject site is located on the north-west quadrant of Ste. Marie and Fourth Streets and is within the Town's Downtown Heritage Conservation District. The lands are legally described as Part of Lot 10, West of Ste. Marie Street, Registered Plan 144, Town of Collingwood and are known municipally as 276 Ste. Marie Street. The property has frontage of 15.72 m, depth of 38.0 m and an area of 597.36 m<sup>2</sup>.

The site contains an existing 2 storey mixed-use building; a commercial use on the main floor (doctor's office) and an apartment unit on the second floor.

**Figure 1: Location-Aerial View**





The owners, Cynthia and Scott Strandholt, have applied for a Zoning By-law Amendment and Site Plan Approval to allow the expansion of the existing mixed-use commercial building to add an additional six, 2-bedroom dwelling units to the rear of the building.

From approximately 2006 to 2016, the subject site was incorporated as part of the Admiral's Village development. On August 26<sup>th</sup>, 2016, consent application D101016 was approved allowing the site to be severed, as the Admiral development was not going to proceed as planned.

**Figure 2: Ownership**



The subject lands are designated Downtown Commercial Core Exception 3 (DC-3) and are zoned Downtown Core Commercial-Exception 4 (C1-4).

There are no natural heritage environmental features on the site. The subject lands are outside of the NVCA Regulated Area.

## 2.0 LIST OF SUPPORTING DOCUMENTS

The Town of Collingwood Official Plan policies require that a complete application be submitted for consideration and circulation to commenting agencies. A pre-consultation meeting was held with the Town regarding the proposed development on February 8<sup>th</sup>, 2018 to discuss the applications and submission requirements (see *Appendix "A"*).

Table 1 identifies the items required and submitted in support of the proposed development.

**Table 1: List of Submitted Supporting Documents**

#	Required Documents	Author	DATE
1.	Planning Justification	Plan Wells Associates	November 2018 Amended March 2019
2.	Functional Servicing & Stormwater Management Report	C.C. Tatham & Associates Ltd.	February 2019
3.	Heritage Impact Assessment	Golder Associates Ltd.	September 2018
4.	Landscape Plan	Hensel Design Group	March 2019



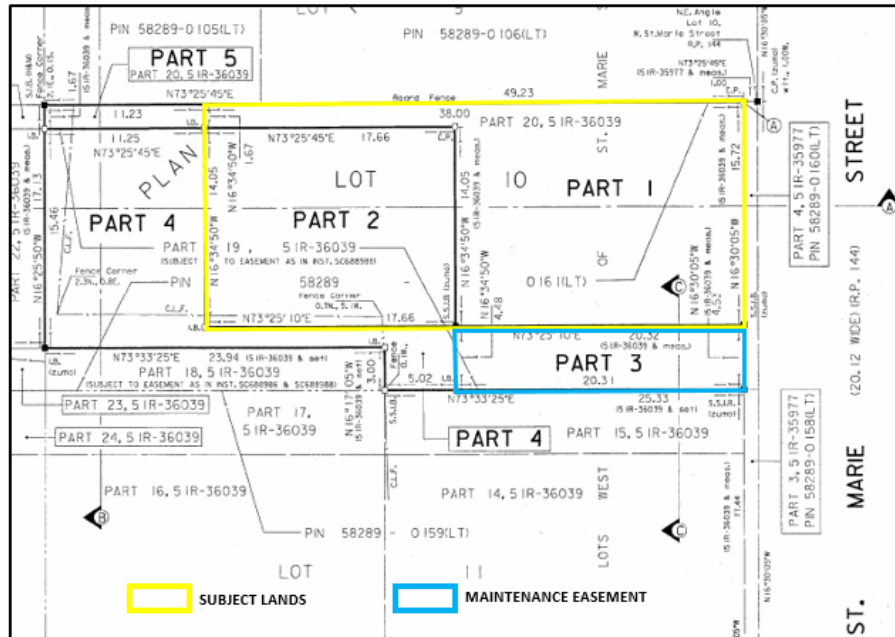
### 3.0 PROPERTY CONTEXT AND SITE CHARACTERISTICS

#### 3.1 Location

The subject lands are within the Heritage District in the downtown core of the Town of Collingwood. The lands are known municipally as 276 Ste. Marie Street.

**Figure 3: Location – Community Context**



**Figure 4: Survey**

The site has 15.72 metres of frontage onto Ste. Marie Street, a depth of 38 metres and an area of 597.36 m<sup>2</sup>. A 4.53-metre-wide maintenance easement, in favour of 276 Ste. Marie Street, abuts the subject property to the south. This maintenance easement is owned by Stonebrook Developments (Monaco). No buildings or structures may be placed on this easement.

**Figure 5: Existing Conditions**

Access to the site is via an existing driveway on the north side of the building, with parking at the rear.

**Figure 6: 276 Ste. Marie Street**



### 3.2 Surrounding Land Uses

Surrounding lands uses consist mainly of a mixture of commercial and residential uses.

Varied commercial uses comprised of retail stores, restaurants, professional offices, personal service, health & wellness facilities and financial institutions are located along Hurontario, Fourth and Hume Streets. Abutting the subject property to the south and east is the Monaco site to be developed as a mixed commercial/residential development. Directly north of the site is a chiropractic clinic and a Gospel Hall. The Scotiabank is located at the corner of Hurontario & Fourth Streets. Two single dwellings are located on the south side of Forth Street, to the east of the Scotiabank. Across the road, on the east side of Ste, Marie Street is a mix of commercial uses and single-family dwellings. Surrounding this commercial core are single detached dwellings.



**Figure 7: Surrounding Land Uses**

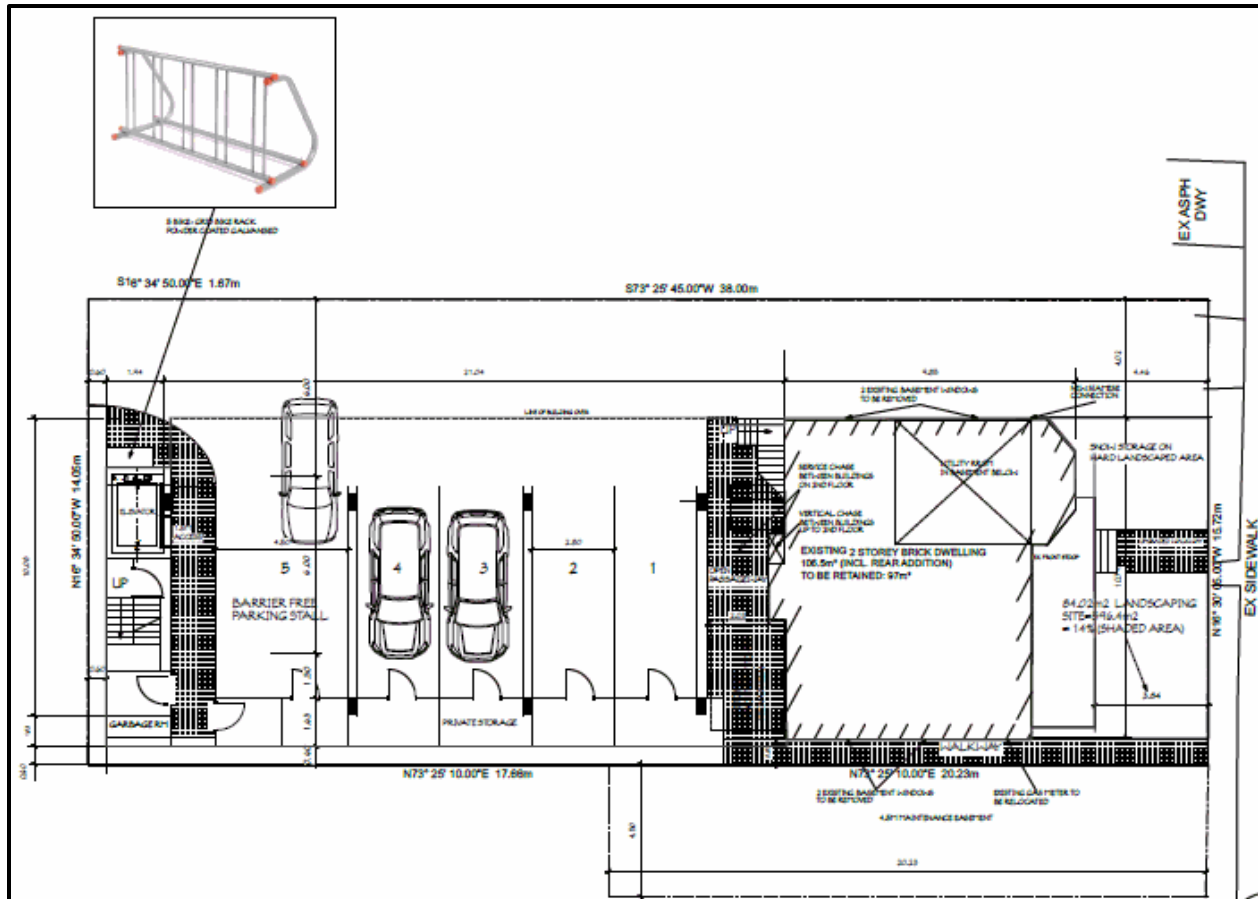
## 4.0 DEVELOPMENT PROPOSAL

The applicant is proposing to construct a four-storey addition and modify the existing structure to accommodate a total of seven dwelling units, one ground floor office space and a ground level parking area. The proposed addition will be 18.75 m in depth, with a width of 8.85 m. A red brick clad transitional passage-way, connecting the existing dwelling and the proposed addition will provide a visual separation between the two structures. A walkway on the south side of the existing building will provide pedestrian access from Ste. Marie to the passage-way, the ground level parking area and the stairwell located in the passage-way.

An elevator, a second stairwell and garbage/recycling room are located at the west end of the proposed addition. A bicycle rack is provided on the north-side of the elevator and six private storage areas are located within the ground level parking area.

The existing 9.5 m<sup>2</sup> wood frame addition at the rear of the building and existing rear deck will be demolished to allow for the addition to be built.

**Figure 8: Site Plan**



Floors 2 to 4 will each contain two 2-bedroom apartments. The flat roof will house the mechanical equipment and an amenity roof-top garden space is also proposed. As an architectural feature, a parapet is proposed along the rear of the addition (west side).

Figure 9: East & West Elevations

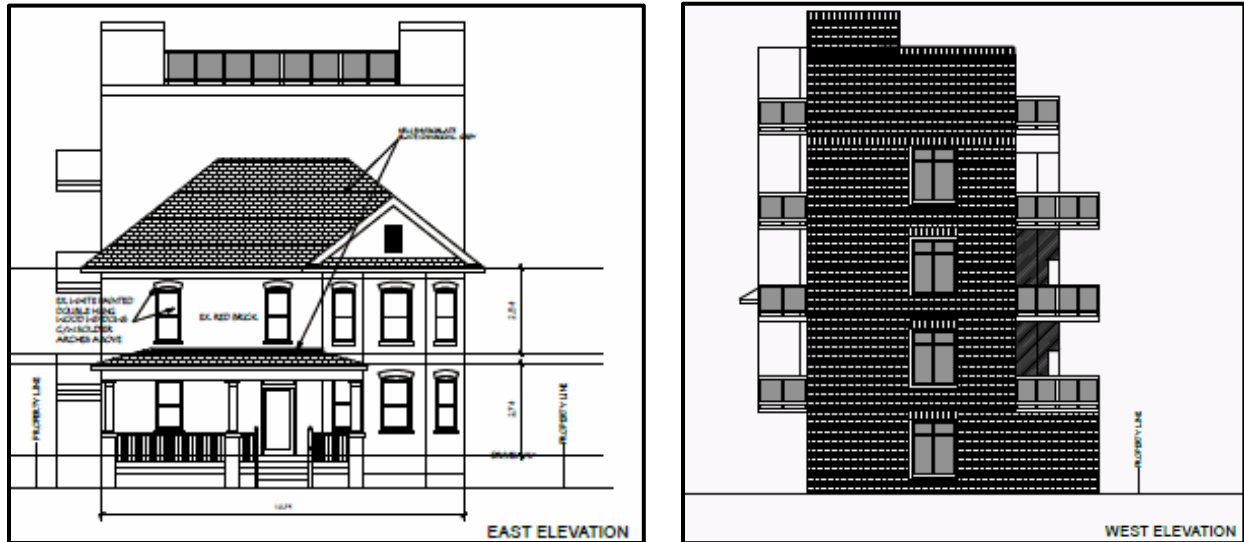


Figure 10: North & South Elevations





A complete set of renderings for the proposed development can be found in Appendix “C” to this report.

## 4.1 Access

Access to the property will be from Ste Marie Street, which is a local public road, maintained year-round. The existing driveway access has a width of 3.2 metres. Under the proposed development conditions, the driveway will be widened to 3.6 metres and provide access to the ground level parking area. Due to the location of the existing building, there is no ability to increase the width to the required 7.5 metres under the C1 Zone. Town Planning Staff have indicated that a traffic study is not warranted for these additional six dwelling units.

## 4.2 Heritage Impact Assessment

276 Ste. Marie Street is located within the Downtown Heritage Conservation District of the Town of Collingwood, designated under Part V of the Ontario Heritage Act. Development on the property must conform to the Town of Collingwood’s Downtown Heritage Conservation District Plan.

Golder Associates Ltd. was retained to complete a Heritage Impact Assessment (HIA) for the site and proposed development. The HIA evaluated any “direct” and “indirect” impacts that the proposed development may have on the surrounding heritage district and the existing heritage building on the site.

Direct impacts refer to the destruction of any or part of any significant attributes or features and/or alteration that is not sympathetic or is incompatible with the historic fabric and appearance.

Included as potential indirect impacts are shadows created that could change the viability of a natural feature such a garden; isolation if a heritage attribute from its existing context; obstruction of significant views; and a change in land use.

The HIA concluded the following:

- The existing heritage structure and its original architectural features will be retained;
- The rear wood-frame addition will be demolished, as it is not an identified heritage attribute of the structure;

- The proposed addition will be located at the rear of the existing heritage building, thereby ensuring it retains its prominence;
- The proposed development is compatible in terms of form, alignment, height, massing, architectural features, colour schemes and materials;
- The proposed development will foster renewed economic vitality and introduces new residential units to the area;
- The proposed development will not impact adjacent properties, as the adjacent property to the west will be developed at six stories and the property to the south will be developed at four and five storeys;
- There will be no shadow impacts or isolation of heritage attributes; and
- The proposed development will allow for intensification, while maintaining the existing heritage structure and integrity of the heritage area.

The HIA recommended that:

- Development proceed as proposed; incorporate the heritage building into the new construction and rehabilitate it for compatible uses; and
- That a heritage structure maintenance plan be completed.

### **4.3 Functional Servicing & Stormwater Management**

C.C. Tatham & Associates Ltd. was retained to complete a Functional Servicing & Stormwater Management Report for the proposed building addition. The report addresses stormwater management, potable water supply, sanitary sewage collection and conveyance.

The report concluded that the site has adequate services available to support the proposed development. The existing sanitary service will be removed and relocated to the driveway and connected to the existing building and building addition.

Currently, the existing building is connected to a water service at the front. This service will be removed and a new water service, connected to the previously installed 150 mm watermain at the driveway location will be utilized for domestic use and fire flow.

The report determined that the proposed development will meet the established criteria for stormwater management, without negatively impacting the existing infrastructure. Runoff from

the site will be collected on site and piped directly to the Ste. Marie Street storm sewer. A 600 mm diameter storm sewer will be used for runoff storage. Low flow orifices will restrict post development peak flows to less than pre-development levels. Water quality control will be provided by installing a Brentwood Stormtank Shield in the catch basins.

#### **4.4 Landscape Plan**

Hensel Design Group Inc. was retained to prepare a landscape plan for this infill development. The site currently exhibits minimal landscaping features; a wooden board fence along the northern lot line boundary, two perennial gardens consisting of shrubs and ground cover at the base of the existing front porch, a mature maple tree in the sodded front yard and two cedars at the south-east corner of the existing building. The rear yard consists of a gravel/dirt parking area. A chain link fence runs partially along the western and southern lot lines.

The landscape plan proposes to retain the maple tree in the front yard and the board fence along the northern lot line boundary. A new chain link fence is proposed along the southern edge of the proposed parking stalls and the rear lot line. Inside the length of the chain link fence, dwarf fountain grass is proposed to be planted. The front gardens on either side of the walkway leading up to the front porch will be re-planted with shrubs (yews & japanese roses), trees (silky dogwood) and lilies.

All proposed lighting on the site will be dark sky compliant. The lighting will be affixed to the building and mounted within the soffit overhang in a downward direction. The existing small coach light at the front door will remain.

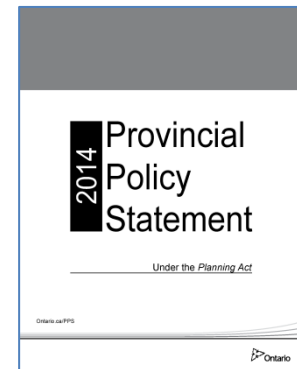
## 5.0 POLICY FRAMEWORK AND PROVINCIAL PLANS

### 5.1 Provincial Policy Statement – 2014

The Provincial Policy Statement (PPS) provides long-term guidelines for the development of livable and healthy communities. The PPS provides direction for establishing strong urban settlement areas through the promotion of a mix of land uses with sufficient densities to allow for an efficient use of infrastructure and services. All planning decisions “shall be consistent with” the policies of the PPS.

According to the PPS, healthy, livable and safe communities are sustained by promoting efficient development and land use patterns and by accommodating an appropriate range and mix of uses. The PPS promotes cost-effective development patterns to minimize land consumption and servicing costs.

The proposed development is consistent with the goals and intent of the Settlement Area policies of the PPS, as it proposes an infill development on an under-utilized lot and economically uses existing municipal services. The proposal helps achieve the Housing Policies set out in Section 1.4 by promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities and supports the use of active transportation and transit in areas where it exists.



#### **1.1 Settlement Areas**

**1.1.3.1** *Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

**1.1.3.3** *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

*Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The PPS defines “Intensification” as the development of a property, site or area at a higher density than currently exists through re-development, development of underutilized lots and the expansion or conversion of existing buildings.

Re-development is defined as the creation of new units, uses or lots on previously developed land in existing communities.

***Consistency:***

- The proposed development is within a Settlement area.
- The proposed development will efficiently utilize an under developed site within the Built Boundary.
- The proposed expansion of the existing building will provide much needed additional inventory to the rental needs within the Town.
- The development efficiently uses existing infrastructure and public service facilities.
- The development supports active transportation through the development’s proximity to the downtown core and trails system.
- The development provides transit supportive densities within walking distance of Colltrans Transit.
- The development provides growth through intensification in context with appropriate development standards to ensure compatibility with existing development and supports the Town’s achievement of its minimum intensification target.

***1.4 Housing***

*“1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate-income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with*

*the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

*b) permitting and facilitating:*

- i. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
  - ii. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

**Consistency:**

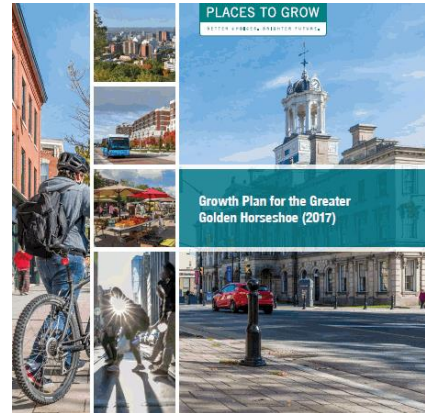
- The property can be fully serviced through the municipal water and sanitary sewage systems, which have the capacity for the proposed additional residential units.
- The proposed development provides much needed rental accommodation within the Town.
- The proposed density on the lands will efficiently use infrastructure and public services provided and will promote and support active transportation and transit in the area.

The proposed development is consistent with the policies of the Provincial Policy Statement.



## 5.2 Growth Plan for the Greater Golden Horseshoe - 2017

A revised Growth Plan for the Greater Golden Horseshoe came into full force and effect on July 1, 2017. The Growth Plan provides growth and intensification targets and establishes the built boundary for settlement areas within the Greater Golden Horseshoe. The Growth Plan emphasizes intensification in urban areas and encourages cities and towns to develop as complete communities with a diverse mix of land uses, and a range and mix of employment and housing types.



Section 1.2.2 of the Growth Plan outlines six guiding principles that support the growth management vision for the Greater Golden Horseshoe (GGH):

- *“Build compact, vibrant and complete communities;*
- *Plan and manage growth to support a strong and competitive economy;*
- *Protect, conserve, enhance and wisely use the value natural resources of land, air and water for current and future generations;*
- *Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;*
- *Provide for different approaches to managing growth that recognize the diversity of communities in the GGH; and,*
- *Promote collaboration among all sections – government, private and non-profit – and residents to achieve the vision.”*

### **Consistency:**

The vision and guiding principles indicate the overall intent of the Growth Plan is to minimize sprawl by directing growth to existing built-up areas (intensification), limit settlement area expansions, create compact and complete communities and optimize the use of existing services (infrastructure and transit).

The proposed development is within the built boundary of the urban settlement area of the Town of Collingwood, is considered intensification under the Growth Plan and implements the policies of this Plan through an appropriate form of infill development. Therefore, the development is suited to the urban settlement context and is in line with the vision and guiding principles. The proposed development specifically conforms to the Growth Plan with respect to the following policies of Section 1.2.2 by providing:

- Contributing to a compact, vibrant and complete community;
- Wise use of underutilized land;
- An optimal use of existing infrastructure to support growth in a compact and efficient form;
- Managing growth that recognizes the diversity of the community through the proposed apartment dwelling units; and
- Collaboration between government and private sectors.

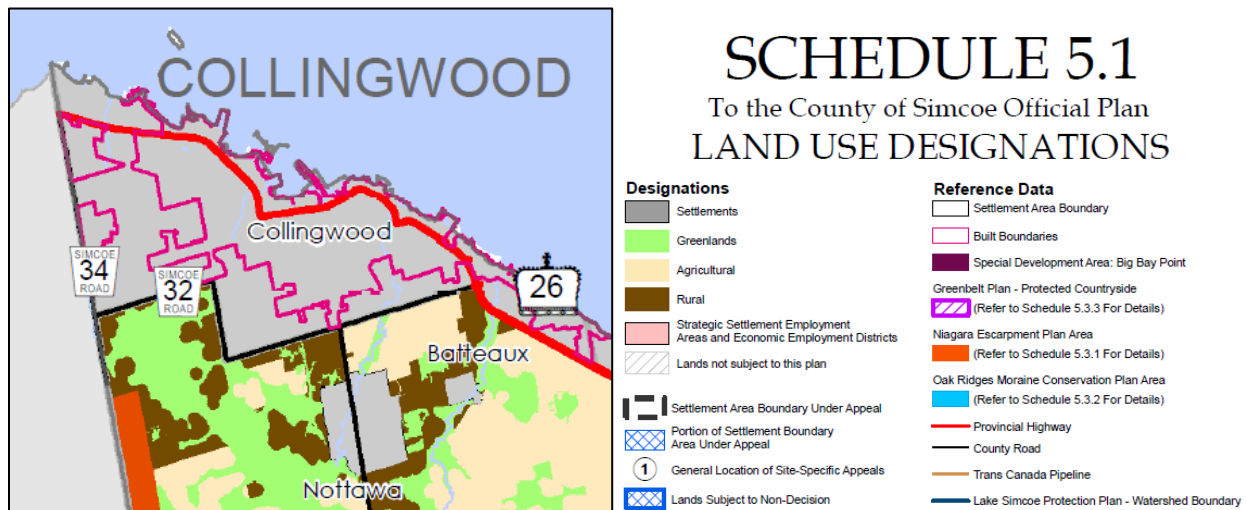
The proposed development is consistent with the goals and objectives of the Growth Plan, 2017.

## 6.0 CURRENT LAND USE DESIGNATIONS AND ZONING

### 6.1 County of Simcoe Official Plan

The County of Simcoe Official Plan includes the subject lands within its Settlement Area designation and within the Built Boundary for the Town of Collingwood. Settlement Areas are to be the focus of population and employment growth. These areas are to implement compact urban form and efficient use of land and development forms and patterns that minimize land consumption and servicing cost. Residential, commercial, industrial, institutional and recreational land uses shall be developed within Settlement Area boundaries on land appropriately designated in local official plans for the use.

**Figure 11: Land Use Designations – Schedule 5.1 to County of Simcoe Official Plan**



Schedule 5.1.2 to the County of Simcoe Official Plan identifies the Town of Collingwood as a 'Primary Settlement Area'. Primary Settlement Areas are larger settlements suitable for high intensification targets. Lands in Primary Settlement Areas will be developed on full municipal services and will develop as complete communities that support walking and cycling and are transit-supportive.

**Figure 12: Simcoe Sub Area – Schedule 5.1.2 to County of Simcoe Official Plan**



The proposed development constitutes intensification of an underutilized parcel of land. The proposed development will be serviced with municipal water and a municipal sanitary sewage system. The subject site is in the downtown core, within walking distance to shopping, restaurants, banks, the waterfront, community services and the Collingwood trails system. Three bus stops for Colltrans are located within a short walking distance from the site. The proposed development is consistent with the Primary Settlement Area policies of the County of Simcoe Official Plan.

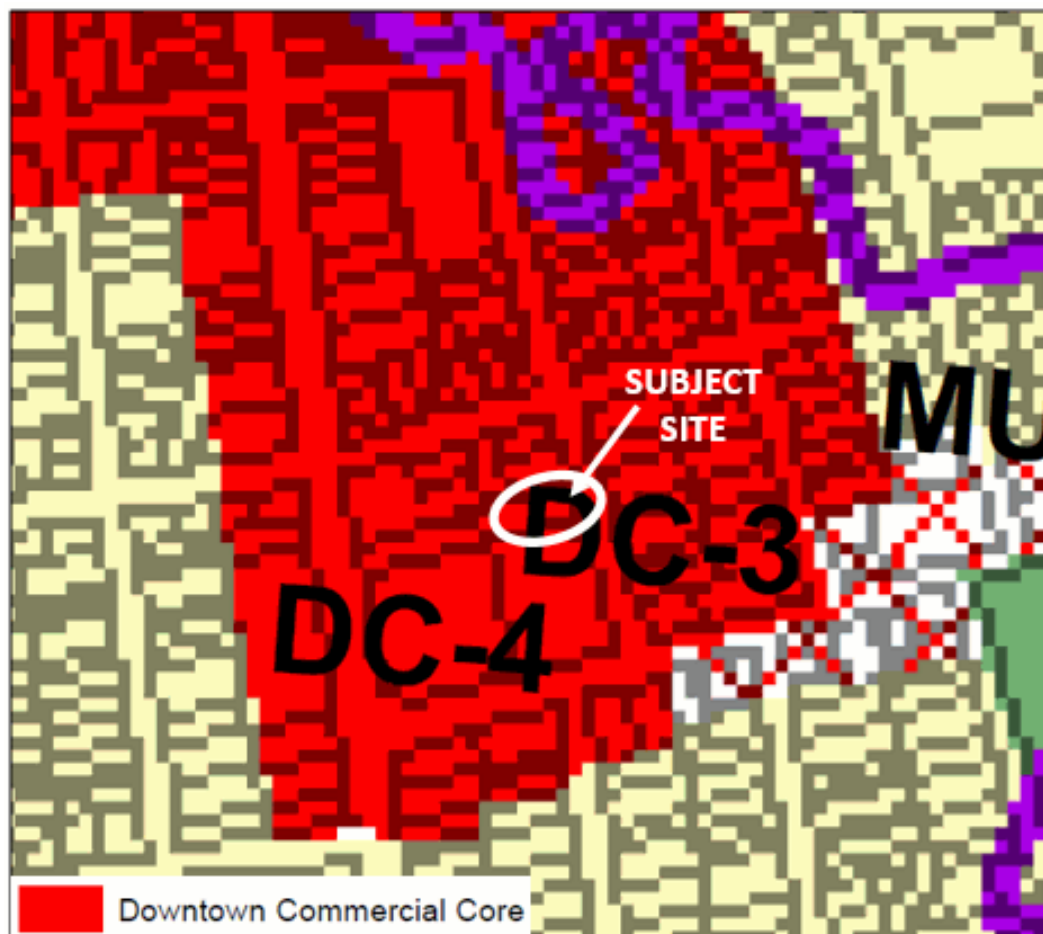
## 6.2 Town of Collingwood Official Plan

Schedule “A” – Land Use Plan to the Town of Collingwood Official Plan designates the subject lands ‘Downtown Core Exception 3 (DC-3). The property is also subject to the policies of the Town’s Heritage District Plan.

The Downtown Core permits the fullest and most diverse range of commercial uses. Residential uses, primarily apartments, are also permitted and encouraged in this designation. High density residential development is permitted.

The DC-3 designation applies to the subject lands and the abutting former Admiral’s Village lands.

**Figure 13: Schedule “A” - Land Use Plan to Town of Collingwood Official Plan**



### Special Development Policy 3

*“Within the Downtown Core designation for those lands located at the northwest intersection of Ste. Marie Street and Hume Street, also known as the “Admiral’s Village” the following special development policies shall also apply:*

*1. Development policies:*

- a) High Density Residential uses, including a retirement home use, shall be permitted in accordance with the policies of Section 4.3.2.7 of this Official Plan.*
- b) Despite the policies of Section 4.3.2.7 of this Official Plan, the maximum permitted residential density shall be 70 dwelling units.*
- c) Despite the policies of Section 4.4.4.2 of this Official Plan a maximum of 7 dwelling units may be permitted on the ground floor of the building.*
- d) The building height shall not exceed a maximum of 4 storeys plus an additional storey for mechanical penthouses and amenity spaces.*
- e) The design of the façade of the building shall be consistent with the design and architecture of the buildings in the Downtown Core.”*

Apartment buildings are high density residential uses. The proposed development consists of seven residential apartment units and a commercial component. The current special policy permits a maximum of 70 residential units combined on the subject site and the adjacent Phase 2 Monaco lands (former Admiral’s Village lands). The proposed development consists of total of seven dwelling units. No dwelling units are proposed on the ground floor. A maximum height of 4 storeys (14 m) is proposed, with a roof-top garden amenity space. The design and façade of the building addition is consistent with the design and architecture of the surrounding buildings and is in compliance with the Collingwood Downtown Heritage Conservation District Plan.

The proposed development is consistent with and conforms to the Town of Collingwood Official Plan.



### 6.3 Proposed Amendment to Town of Collingwood Zoning By-law 2010-040

The subject lands are zoned Downtown Core Commercial-Exception 4 (C1-4) within the Town of Collingwood's Zoning By-law 2010-040.

**Figure 14: Current Zoning - Town of Collingwood Zoning By-law 2010-040**



Exception 4 states:

*"For the purposes of determining zoning conformity, lands within this zone shall be considered to be one contiguous lot with those lands immediately abutting to the west.*

*For the purposes of determining zoning conformity, a zone boundary that divides these lands from those lands immediately abutting to the west shall not be considered a lot line.*

*Only mechanical penthouses and equipment, amenity spaces and stairwells are permitted on the rooftop of the building.*

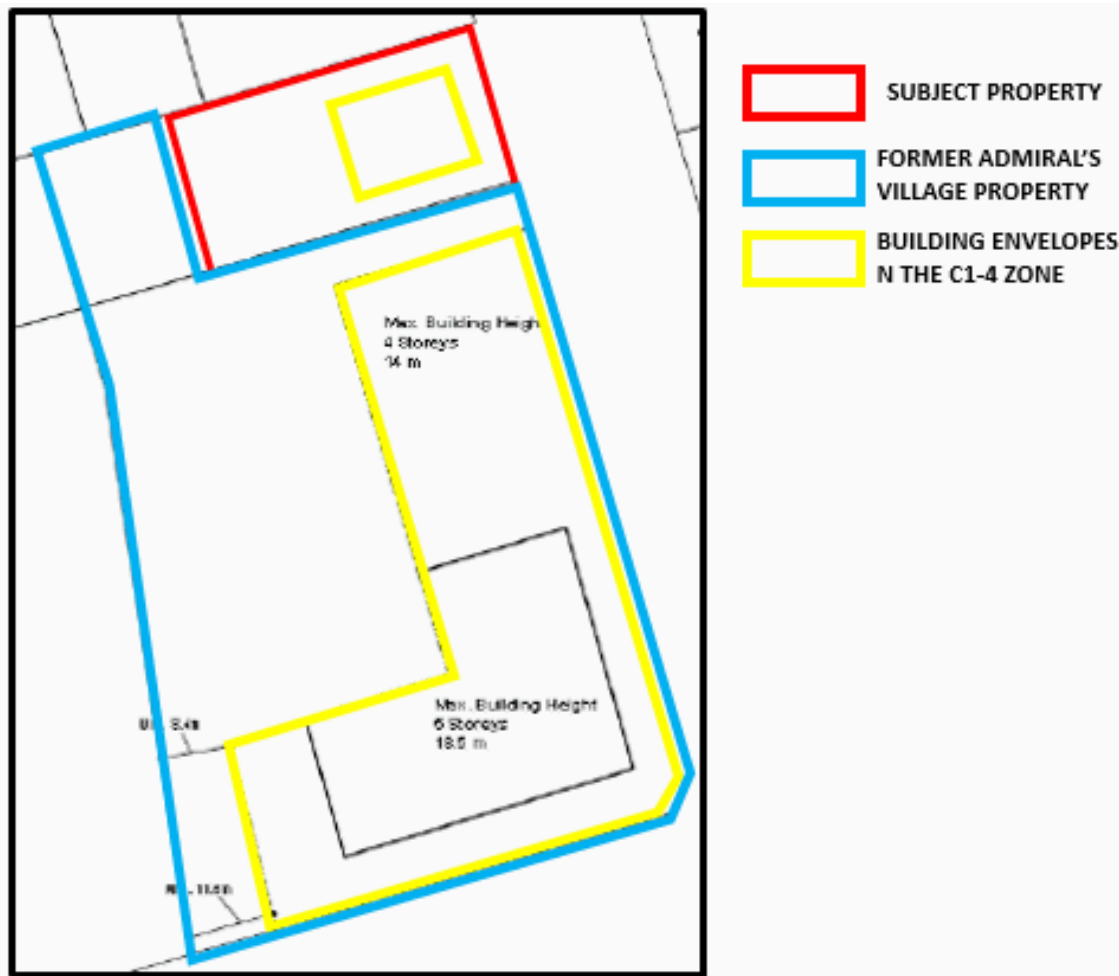
*The building shall be located within the building envelope as depicted on the illustration 7. The maximum height of the building shall be as depicted on the aforesaid illustration 7.*

*The maximum width of entrances shall be 8.0m.*

*The following parking provision shall apply:*

*All non-residential uses: 1 space per 31 metres square of GFA.”*

**Figure 15: Illustration 7 – Existing Building Envelopes in the C1-4 Zone**



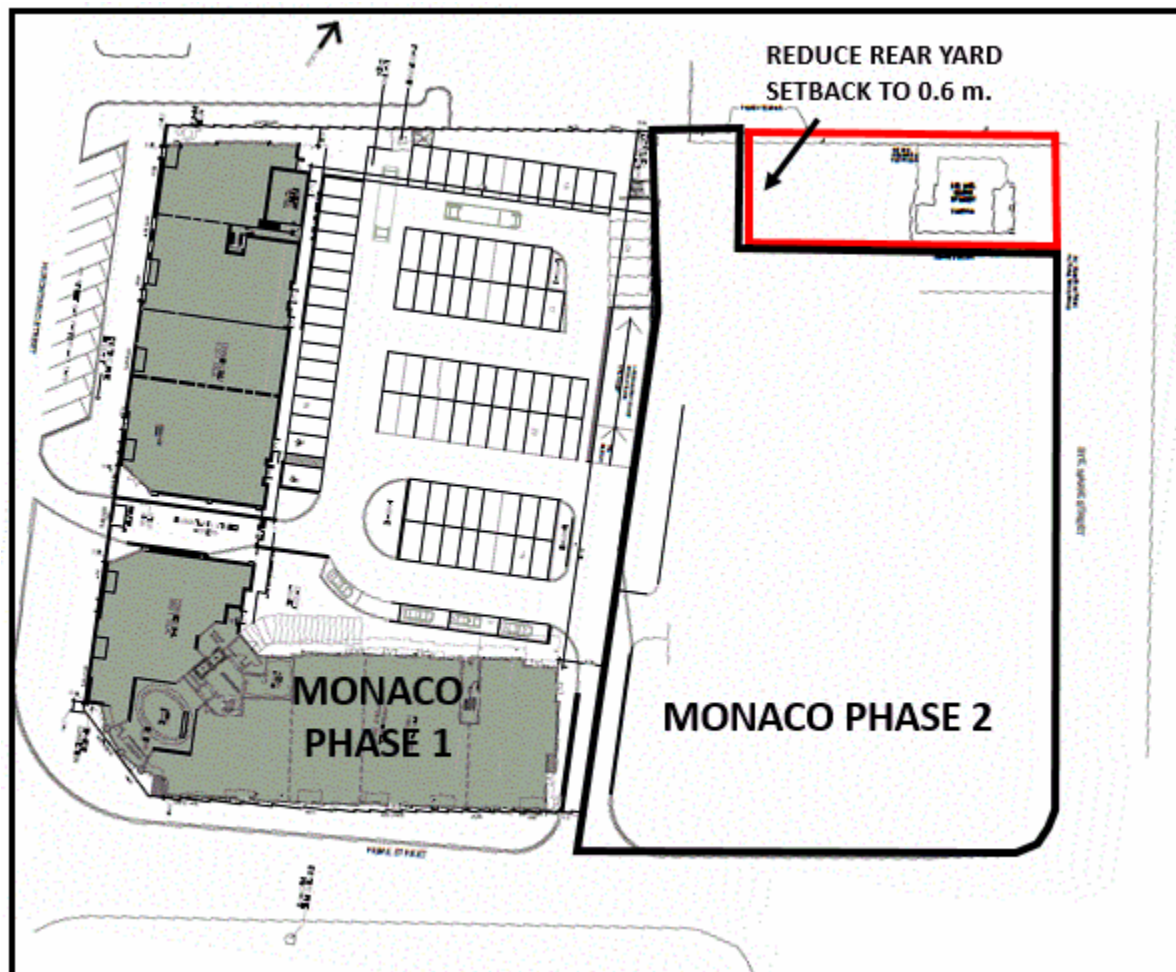
The site specific C1-4 Zone was placed on the subject lands in conjunction with the abutting lands to the south, to facilitate the Admiral's Village development. As previously noted, this development did not proceed, and the applicant severed his lands 2016. The current C1-4 zoning is not relevant to the stand-alone site and an amendment to the Town of Collingwood Zoning By-law 2010-40 is required to allow the proposed development to proceed.

It is proposed to re-zone the subject lands to the Downtown Core Commercial Zone, with exceptions for rear yard setback and building height.

### **Reduce Rear Yard Setback**

It is proposed to reduce the rear yard setback from 7.5 m to 0.6 m. Generally, parking for commercial uses are located at the rear of the building. The development plan proposes to locate covered parking on the ground level within the building addition. The rear of the proposed building addition will face the proposed outdoor parking for Phase 1 of the Monaco development. The general orientation of the balconies within the proposed building addition will face north and south, with windows in the westerly stairwell facing the Monaco outdoor parking lot. Reducing the rear yard setback will have no negative impacts to the neighbouring properties or the future residents of 276 Ste. Marie Street.

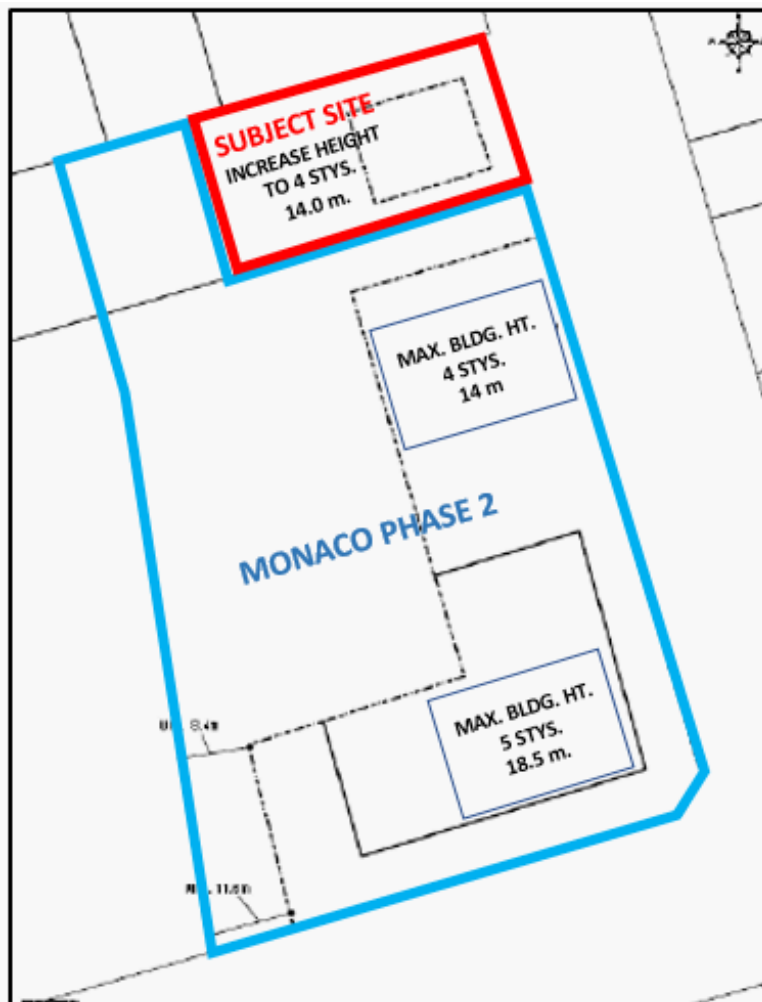
**Figure 16: Reduce Rear Yard Setback**



### Increase Building Addition Height

The C1-4 Zone permits building heights of 4 storeys (14.0 m) and 5 storeys (18.5 m) on the abutting Phase 2 Monaco development. Monaco's Phase 1 of development is proceeding at a height of 6 storeys. The existing building on the subject site has a height of 9.78 m to the peak of the roof ridge. The proposed building addition will have a flat roof, to a height of 13.26 metres. The C1 Zone permits a maximum height of 12.0 m. The Heritage Impact Assessment (HIA) concluded that the proposed height is minor by comparison to the adjacent Monaco Phase 1 and future Phase 2 developments and that the proposed building addition represents an appropriate transition from the commercial Hurontario Street to the more residential portion of Ste. Marie Street. The proposed minor increase of 1.26 m (4 ft) is minimal and will not adversely affect neighbouring properties. It is proposed to increase the maximum permitted height to 14.0 m; the same as is permitted for a future building immediately south of the subject site on the Monaco Phase 2 lands.

**Figure 17: Increase Building Height**



### Legal Non-conforming Uses

The existing front yard setback and driveway entrance width are legal non-conforming uses, as they do not meet the provisions of the C1 Zone.

Section 5.3.2.2 to By-law 2010-040 requires that an entrance width be a minimum of 7.5 m. within the C1 Zone. The proposed entrance width to the property will be 3.6 m., due to the siting of the existing building.

Section 7.4.1.9 to By-law 2010-040 allows a maximum front yard setback of 3.0 m. The existing front yard setback is 4.5 m. to the existing building and 3.84 m. to the existing front porch.

The proposed Zoning By-law Amendment will recognize these existing conditions and bring the property into conformity through the site-specific exception.

The table below illustrates conformity to the C1 Zone and general provisions of the Town of Collingwood Zoning By-law 2010-040.

**Table 2: C1 Zone & General Provisions Conformity**

ZONE PROVISION	REQUIREMENT	PROVIDED	CONFORMS Y/N
Min. Lot Area (m <sup>2</sup> )	Nil	597.0	Y
Min. Lot Frontage (m)	Nil	15.72	Y
Max. Front Yard Setback (m)	3.0	3.84	N
Min. Exterior Side Yard Setback (m)	N/A	N/A	N/A
Min. Interior Side Yard Setback (m)	Nil	0.6	Y
Min. Rear Yard Setback (m)	7.5	0.6	N
Max. Height (m)	12.0	13.26	N
Max. Lot Coverage	Nil		Y
Min. Landscaped Open Space	10% or Nil	14.1%	Y
Parking Spaces	4	5	Y
Accessible Parking Space	1	1	Y
Bicycle Spaces	6	6	Y
Entrance Width	7.5	3.7	N

### Parking

276 Ste Marie Street is listed as a significant heritage building. The parking space ratio for any residential use in a significant heritage building or any additional dwelling unit thereto is .25 spaces per unit. The proposed development will provide a total of 7 residential units, which equates to 2 required parking spaces. The site is providing 3 spaces for residential use.

The parking space ratio for the commercial component on the site is 1.5 spaces per 100 m<sup>2</sup> GFA. The commercial component has a GFA of 114 m<sup>2</sup>, which equates to 2 required parking spaces. The site is providing 2 spaces for commercial use, one of which is an accessible space.

The required accessible parking is based on overall parking requirements. If the overall parking space requirement is 1 – 25 spaces, then 1 accessible parking space is required. The overall parking space requirement for the site is 4, which equates to 1 accessible parking space. The site is providing 1 space for accessible parking.

The table below illustrates parking conformity.

**Table 31: Parking Conformity**

PARKING REQUIREMENTS	SPACES REQUIRED	SPACES PROVIDED
Residential - .25 spaces per unit (7 x .25)	2	3
Commercial – 1.5 space per 100 m <sup>2</sup> GFA Includes 1 required accessible parking space	2	2
<b>TOTALS</b>	<b>4</b>	<b>5</b>

### **Delivery Space**

Section 5.9 to the Town's By-law requires one delivery space be provided for a main building in a commercial zone where the GFA is between 460 m<sup>2</sup> and 2,500 m<sup>2</sup>. The commercial component of the subject site has a GFA of 114 m<sup>2</sup> and therefore, no delivery space is required. This was confirmed by Town Planning Staff at the pre-consultation meeting on February 8<sup>th</sup>, 2018.



**Figure 18: Proposed Zoning Schedule**

**LANDS TO BE RE-ZONED FROM THE DOWNTOWN CORE  
COMMERCIAL-EXCEPTION 4 (C1-4) ZONE TO THE  
DOWNTOWN CORE COMMERCIAL-EXCEPTION \_\_\_\_ (C1-\_\_) ZONE**

The complete proposed Zoning By-law Amendment is found in *Appendix 'D'* to this report.

## 7.0 PLANNING OPINION

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan for the Greater Golden Horseshoe, County of Simcoe Official Plan and the Town of Collingwood Official Plan. The subject site is an appropriate location for intensification, as it is within the built boundary of a settlement area adjacent to existing commercial and residential development. The proposed development achieves the pervading policy intent of these plans to develop sites of this nature for compatible intensification development.

The Downtown Core designation permits and promotes high-density residential development. The location of the site provides easy access to commercial, recreational & community services, public transit and the trails system.

The proposed development is compatible with the surrounding area and will allow for intensification, while maintaining the integrity of the existing heritage structure and its original architectural features.

The proposed development will assist the County and Town in meeting their respective intensification targets and provide the Town with much needed rental accommodation.

It is our opinion that the proposed zoning by-law has merit and constitutes good planning.

Respectfully submitted,

**PLAN WELLS ASSOCIATES**



Miriam Vasni, *MCIP, RPP*



Shelley Wells, *MCIP, RPP*

## **APPENDIX “A”**

### **TOWN OF COLLINGWOOD PRE-CONSULTATION NOTES & CHECKLIST**

**276 Ste. Marie Street (Pre-consultation File No. D00118)**

**Development Committee Comments for February 8<sup>th</sup>, 2018**

**Proposal:** Expansion of existing mixed use commercial building to add additional dwellings (6- 2 bedroom dwellings on 2<sup>nd</sup>- 4<sup>th</sup> floors) 7 (attic roof line).

**Official Plan Designation:** Downtown Core Commercial

The fullest and most diverse range of commercial activities is permitted in the Downtown Core. Permitted uses include all forms of retail and service commercial facilities, including retail commercial establishments, food supermarkets, general merchandise stores, banks and financial institutions, business and professional offices, hotels, private clubs, places of recreation and entertainment, personal and business services, and other commercial activities. Additional permitted uses are governmental facilities, parking facilities, cultural facilities, parks, community facilities, residential uses subject to the provisions of Section 4.4.4.2, and public and private institutions subject to the provisions of Section 4.4.4.3.

**Zoning:** Downtown Core Commercial Exception Four (C1-4)

1. A Zoning By-law Amendment is required to reduce rear yard setback; may be required for Concealed outside storage along interior side yard southern property boundary (Section 7.2.1.3 footnote c): Rear yard. (building envelope is additional)
2. Section 5.9 titled Delivery Space, please show on site plan; (storage)  
- 114 sq. m. (not required).
3. Any site illumination is to be shown and confirmation of the intended height of the site illumination above finished grade (13.0 m maximum).

**General Comments:**

1. Depict snow storage, garbage enclosures, amenity space, bike spaces and all other urban design measures at site plan control application stage.
2. Will the proposed four (4) stories be constructed under 12.0 metres? Please provide coloured building elevations Up to a maximum of 14.0 m. (part of ZBA)
3. Property is located within the Heritage Conservation District. The addition proposed is significant and thus a Heritage Impact Assessment will be required to determine the impact of the proposed 4 floors/building façade on the existing significant heritage building, as well as the surrounding neighbourhood buildings.

**Standard Site Plan Requirements:**

1. The development will be required to proceed through the Town's Site Plan Control Agreement process.
2. All final drawings and plans in **24X36** (including colour copies of building elevations) to be submitted digitally along with 5 sets of the paper hard copies. Planning Services requires

coloured renderings of the building elevations in digital format to prepare the PowerPoint presentation for Council. These are required *one week* prior to the Staff Report being presented to Council. (identify what drawings in Schedule B need to be revised, need a new legal description).

3. A rectangular space for the "APPROVED" stamp is to be added to the bottom right hand corner of each drawing (dimension 3.5 in x 2 in.)
4. Applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation (or the Owner) as well as their title (if any) for preparation of the Agreement.
5. If there is or will be a mortgage on the property, the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title.
6. Applicant will provide a **Letter of Credit or cash for 100% of site works and landscaping** once cost estimates have been approved by the Town. Submission of securities is required prior to Agreement being forwarded to Council for authorization.
7. Applicant will provide proof of an insurance policy in the amount of **\$5,000,000.00** naming the Corporation of the Town of Collingwood as insured so as to indemnify the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.
8. Applicant shall pay a **\$5,000.00 administrative fee** to be applied to the legal fees for the preparation of the Site Plan Agreement. Contingency fees and legal deposits are held until the file is closed.
9. Applicant shall pay an engineering administration fee (non refundable) that will be **3%** of the total for the site works (site works & landscaping combined).
10. The Applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.
11. The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of Town.





THE CORPORATION OF THE TOWN OF COLLINGWOOD  
Preconsultation Meeting Review Notes 2018

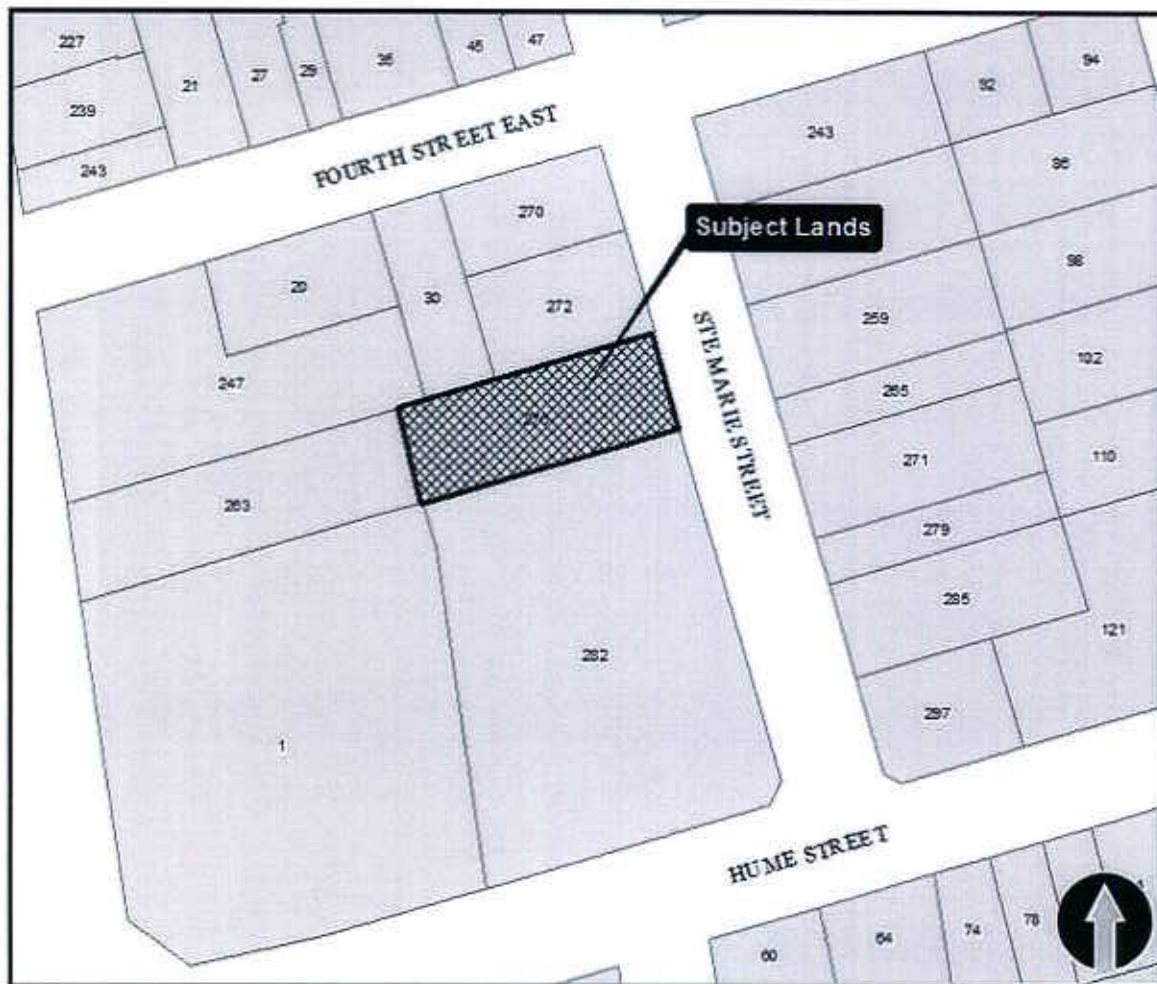
File No. : D00118 Is a Preconsultation Application that has been received for site plan control;

Project: 276 Ste Marie Street  
Municipal Location: 276 Ste Marie Street  
Owner: Scott Strandholt  
Project Manager: Plan Wells Associates, Shelley Wells

Municipal Planner: Kandas Bondarchuk

**Project Description:** A preconsultation application has been received for a proposal to develop vacant lands to expand an existing mixed use building and to add additional dwellings. This is within the Heritage District and does not fall within the NVCA. Paper copies have been supplied to Town of Collingwood Engineering Services. This property was subject to consent in 2016 (there were easements) and the file number was D101016.

Subject



**ATTENDANCE:** \*Please indicate attendance *Commercial ground floor + residential above + elevator*

Attendees: Staff Representatives	Attendance	Applicant Representatives	Attendance
<b>Town Planner Assigned to the File:</b>		Miriam Vasni	
Brian MacDonald		Tim Scott Strandholt Fanson	
Dean Collver		Wendy Marfen <sup>staff</sup>	✓
Herb Lemon		staff	
John Velick	✓		
Martin Rydlo			
Nancy Farrer			

Brandon - Collins  
macdonald

Peggy Slama	✓		
Robert Bolt	✓		
Wendy Martin	✓		

→ CASH-IN-LIEU S.I. (parkland) of new footprint.

Official Plan existing: C1

Proposed if applicable: \_\_\_\_\_

Zoning existing: C1-4

Proposed if applicable: Going back to C1-E (recognize 14.6

Please check off the appropriate boxes.

Is the property affected by the regulations of the following?

m height of  
proposed building).

- | Yes                                 | No                                  | Are the subject lands within:   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | a Secondary Plan Area?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | the Town of Collingwood Heritage District   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Nottawasaga Valley Conservation Authority referred to as the NVCA. (The NVCA will review your application and you must contact the NVCA at (705) 424-1479 for the fee amount) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Grey Sauble Conservation Authority (G.S.C.A.)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area   |

#### Matters to address:

- | Yes                      | No                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are the subject lands or uses impacted by any current municipal review initiatives?   |
| <input type="checkbox"/> |                          | Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?   |
| <input type="checkbox"/> |                          | I understand that all 3 <sup>rd</sup> submission drawings will require a further \$508.00 review fee.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Do the subject lands have full Municipal Services?  |
| <input type="checkbox"/> |                          | I understand that Development Charges for sanitary sewers and water servicing may apply as per By-law No. 2014-032 which is administered by the Treasury Department. Please contact Mike Switzer, Manager of Finance / Deputy Treasurer, for further clarification <a href="mailto:mswitzer@collingwood.ca">mswitzer@collingwood.ca</a>   |
| <input type="checkbox"/> |                          | I understand that this development may be subject to the following:<br>1. Town Development Charges By-law, Simcoe County Development Charges, Education Levy, Black Ash Creek Special Policy Charges<br>2. Civic addressing, also known as 911, is administered by the Building Department. If your project requires addressing please access The Street Naming Policy and Civic Addressing By-Law 2014-028 which is on our website <a href="http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf">http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf</a> The Building Department administers these matters. Please contact Bill Plewes, CBO <a href="mailto:bplewes@collingwood.ca">bplewes@collingwood.ca</a> |

It has been determined that the applicant will require the following applications:

Development charges: Lynn Gowan (updated online).

Site Development Applications	
An Amendment to the Official Plan	
An Amendment to the Zoning By-law	Major / Minor
Removal of a Holding Provision from a Zone	
A Temporary Use By-Law	
Plan of Subdivision/Condominium	
Condominium Exemption	
Extension of Draft Approval/Red Line Revision	
Site Plan Application	YES.
An Amendment to Site Plan Control Agreement	Major / Minor
Minor Adjustment to Site Plan Control Agreement	
Parking Exemption	
Part Lot Control	
Deeming	
Consent Application	
Minor Variance Application	
Tree Cutting Application	

**Reports and Studies that have been determined necessary at this point are:**

Under exceptional site circumstances, the Town may require further or other reports which it determines are necessary to address such exceptional circumstances.

The costs associated with all required studies shall be borne by the applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be bourne by the applicant. *The number of paper copies is indicated.*

**And** as per OPA #16 the studies required may include any of the following:

<input type="checkbox"/> Active Transportation Report, supply 2 paper copies	<input type="checkbox"/> Illumination Study Report, supply 2 paper copies
<input type="checkbox"/> Affordable Housing Report, supply 2 paper copies	<input type="checkbox"/> Marina or Coastal Engineering Study, supply 3 paper copies
<input type="checkbox"/> Archeological Assessment , supply 2 paper copies	<input type="checkbox"/> Master Fire Plan , supply 3 paper copies
<input type="checkbox"/> Cultural Heritage Report, supply 2 paper copies	<input type="checkbox"/> Needs/Justification Report, supply 2 paper copies
<input type="checkbox"/> Environmental Site Assessment, supply 3 paper copies	<input type="checkbox"/> Noise Study , supply 2 paper copies
<input type="checkbox"/> Environmental Impact / Natural Heritage Study supply 2 paper copies	<input type="checkbox"/> Odour /Nuisance /Dust /Vibration Study, supply 2 paper copies
<input type="checkbox"/> D4 Landfill Study, supply 3 paper copies	<input type="checkbox"/> Parking Report/Analysis, supply 2 paper copies
<input type="checkbox"/> Economic Cost Benefit Impact Analysis , supply 2 paper copies	<input type="checkbox"/> Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment , supply 2 paper copies
<input type="checkbox"/> Electrical Economic Evaluation Plan, supply 2 paper copies	<input type="checkbox"/> Shadow Analysis, supply 2 paper copies
<input type="checkbox"/> Fire Safety Plan, supply 3 paper copies	<input type="checkbox"/> Spray Analysis - Golf Courses, supply 2 paper copies
<input type="checkbox"/>	<input type="checkbox"/>



briefer

<input type="checkbox"/> Fisheries Impact Study, supply 3 paper copies	<input checked="" type="checkbox"/> Stormwater Management Report, supply 3 paper copies
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report, supply 2 paper copies	<input type="checkbox"/> Sustainability Analysis, supply 2 paper copies
<input checked="" type="checkbox"/> Functional Servicing Report , supply 3 paper copies	<input type="checkbox"/> Traffic Impact Study, supply 2 paper copies
<input type="checkbox"/> Geotechnical /Soil Stability Report , supply 2 paper copies	<input type="checkbox"/> Tree Preservation Plan, supply 2 paper copies
<input type="checkbox"/> Growth Management Report, supply 3 paper copies	<input type="checkbox"/> Urban Design Report including Architecture and Streetscape Design, supply 2 paper copies
<input checked="" type="checkbox"/> Heritage Impact Assessment, supply 2 paper copies	<input type="checkbox"/> Wellhead Protection Area - Risk Assessment Report, supply 2 paper copies
<input type="checkbox"/> Hydrogeological /Hydrology Study, supply 2 paper copies	<input type="checkbox"/> The studies required by Section 4.4.3.7 of this Official Plan
<input type="checkbox"/>	<input type="checkbox"/>

**Pertinent Documents (and considerations) to be consulted prior to 1<sup>st</sup> submission plans for development in the Town of Collingwood:**

Plan Submission	Plans must be <i>folded separately with no binding strip (to keep the collection slim enough for our files)</i> to approximately 8 1/2" x 14" (216mm by 357mm). Collate the plans and reports into two (2) complete sets held together by elastic bands. Your application is distributed electronically therefore we require digital information including documents, drawings, and supporting reports. The drawings are required in AutoCAD, DWG, and PDF file in release 2000 or newer. Submissions for OPA's and ZBA's must be submitted in draft format in .pdf and <i>Word Format</i> including the application description. Consult pages 5 & 6 of this application for a <i>Checklist of a Complete Submission</i> . <b>NB:</b> The expectation is that reviews will take place within 2 submissions therefore 3 <sup>rd</sup> submission drawings will require a further \$508.00.
Urban Design Manual	<a href="http://www.collingwood.ca/files/collingwood-urban-design-manual.pdf">http://www.collingwood.ca/files/collingwood-urban-design-manual.pdf</a>
Development Standards	<a href="http://www.collingwood.ca/files/Developmentstandards_0.pdf">http://www.collingwood.ca/files/Developmentstandards_0.pdf</a>
Updated Planting Details	<a href="http://www.collingwood.ca/files/PlantingDetailsForDeciduousConiferousTreesAndShrubs.pdf">http://www.collingwood.ca/files/PlantingDetailsForDeciduousConiferousTreesAndShrubs.pdf</a>

**Standard Final Approved Site Plan Requirements to accompany the agreement:**

- ☐ All final drawings and plans (including colour copies of landscape and building elevations) to be submitted digitally along with 5 sets of the paper hard copies.
- ☐ Prior to submission it has been confirmed between the development disciplines that all associated plans are in congruency with one another.
- ☐ Planning Services requires final coloured renderings of the landscape plan and building elevations in digital format to prepare the PowerPoint presentation for Council. These are required *one week* prior to the Staff Report being presented to Standing Committee.
- ☐ All 3<sup>rd</sup> submission drawings will require a further \$508.00 review fee.
- ☐ A rectangular box for the "APPROVED" stamp is to be added to the bottom right hand corner of each drawing (dimension 3.5 in x 2 in.)
- ☐ Applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation as well as their title for preparation of the Agreement (see application).
- ☐ Applicant will provide Letters of Credit or cash for **100%** of site works and landscaping once cost estimates have been approved by the Town. Submission of securities is required prior to Agreement being forwarded to Council for authorization.

- ☐ Applicant will provide proof of an insurance policy in the amount of **\$5,000,000.00** naming the Corporation of the Town of Collingwood as **an insured** and that indemnifies the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.
- ☐ If there is or will be a mortgage on the property, the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title.
- ☐ Applicant shall pay a **\$5000.00** administrative fee to be applied to the legal fees and any additional charges for the preparation of the Site Plan Agreement and processing the application. Contingency fees are held until final inspections occur and the developer requests a reconciliation of accounts. This fee is due at the agreement preparation stage.
- ☐ Applicant shall pay an engineering administration fee, if applicable, that will be **3%** of total town works construction costs (**i.e. site works and landscape works combined**).
- ☐ Applicant will have to pay **2% or 5%** cash-in-lieu of parkland dedication on the value of the land, if land is not to be conveyed, prior to issuance of **the first** building permits.
- ☐ The Applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.
- ☐ The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of the Town.

**Meeting Notes:** HIA to be submitted

- ☐ Proceed to a Second Preconsultation Meeting: \_\_\_\_\_
- ☒ Proceed to application submission stage: \_\_\_\_\_
- ☐ Copy of this completed report to the applicant

Signature of Planner: K Bandaru Date: Feb 8/18

## **APPENDIX “B”**

### **PROPOSED SITE PLAN**



S73° 25' 45.00"W 38.00m



EX SIDEWALK

ST. MARIE STREET

**NEW APARTMENTS**  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE

**SITE/MAIN FLOOR PLAN**

## MAIN FLOOR- SITE PLAN

SCALE 1:60

**TIM FANSTONE ARCHITECT**

555 Hager Avenue  
Burlington, Ontario L7S 1P4

Tel/Fax: (905) 627 7166  
im@fanstone.ca  
[www.TimFanstoneArchitect.com](http://www.TimFanstoneArchitect.com)

**ONTARIO ASSOCIATION  
OF  
ARCHITECTS**

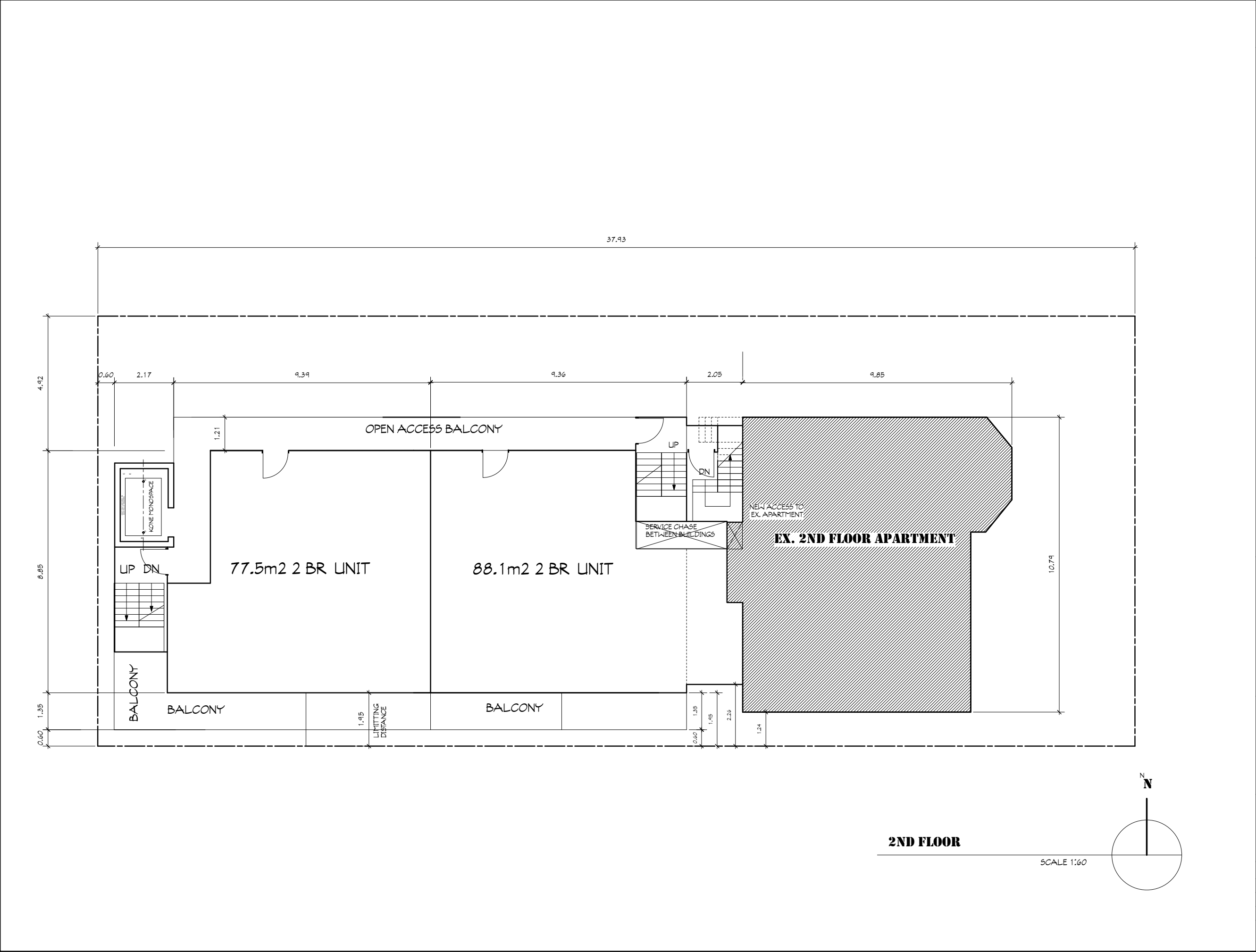
*Tim Fanstone*

TIM FANSTONE  
LICENCE  
6887

DRAWN BY	TF	PROJECT No.	
APPROVED BY			
DATE	10 JAN 2018		
CAD FILE			
SCALE	AS SHOWN	A01	

## **APPENDIX “C”**

### **PROPOSED DEVELOPMENT RENDERINGS**



REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN /SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
6	FEB 23 2019	SPA SUBMISSION



TIM FANSTONE ARCHITECT  
355 Hager Avenue  
Burlington, Ontario L7S 1P4  
Tel/Fax: (905) 627 7166  
tm@fanstone.ca  
www.TimFanstoneArchitect.com

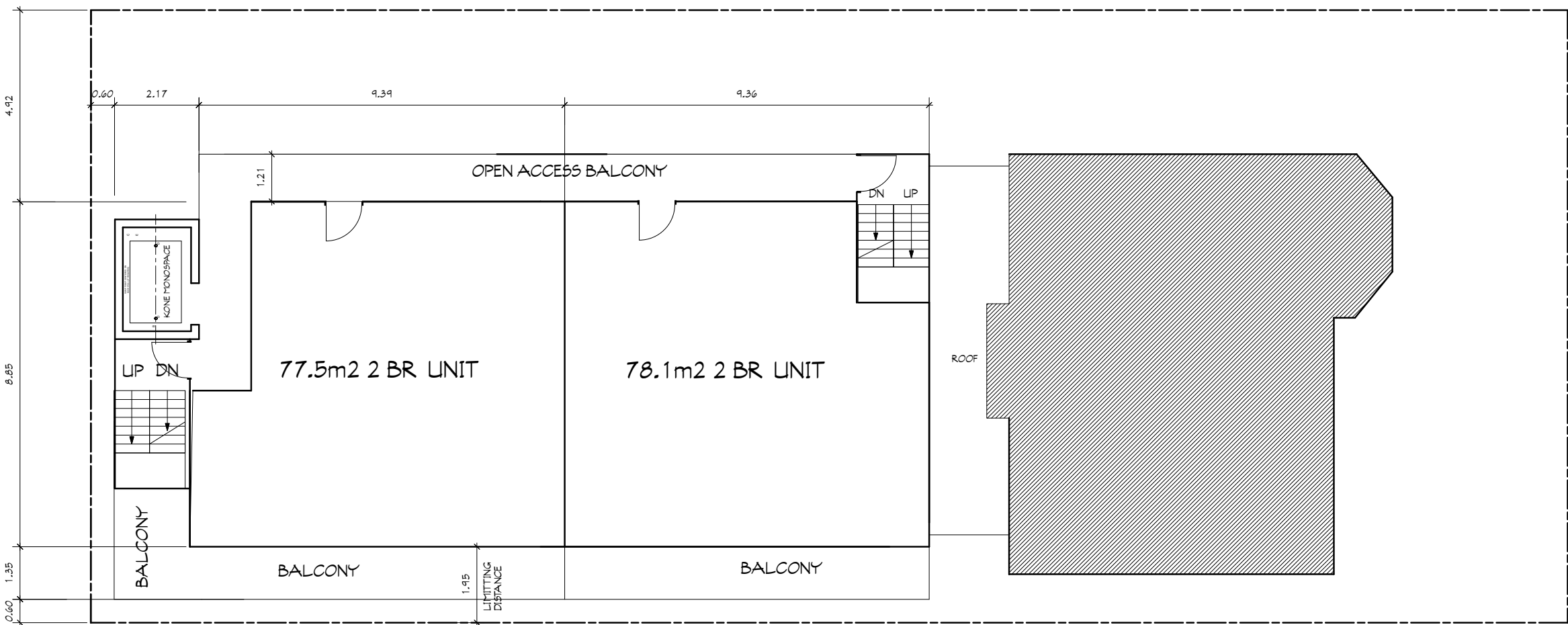


NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE

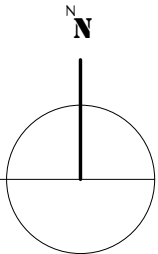
2ND FLOOR PLAN

DRAWN BY	TF	PROJECT No.
APPROVED BY		
DATE	10 JAN 2018	
CAD FILE		DRAWING No.
SCALE	AS SHOWN	A02



3RD FLOOR

SCALE 1:60



REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN /SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
6	FEB 23 2019	SPA SUBMISSION



TIM FANSTONE ARCHITECT

355 Hager Avenue  
Burlington, Ontario L7S 1P4

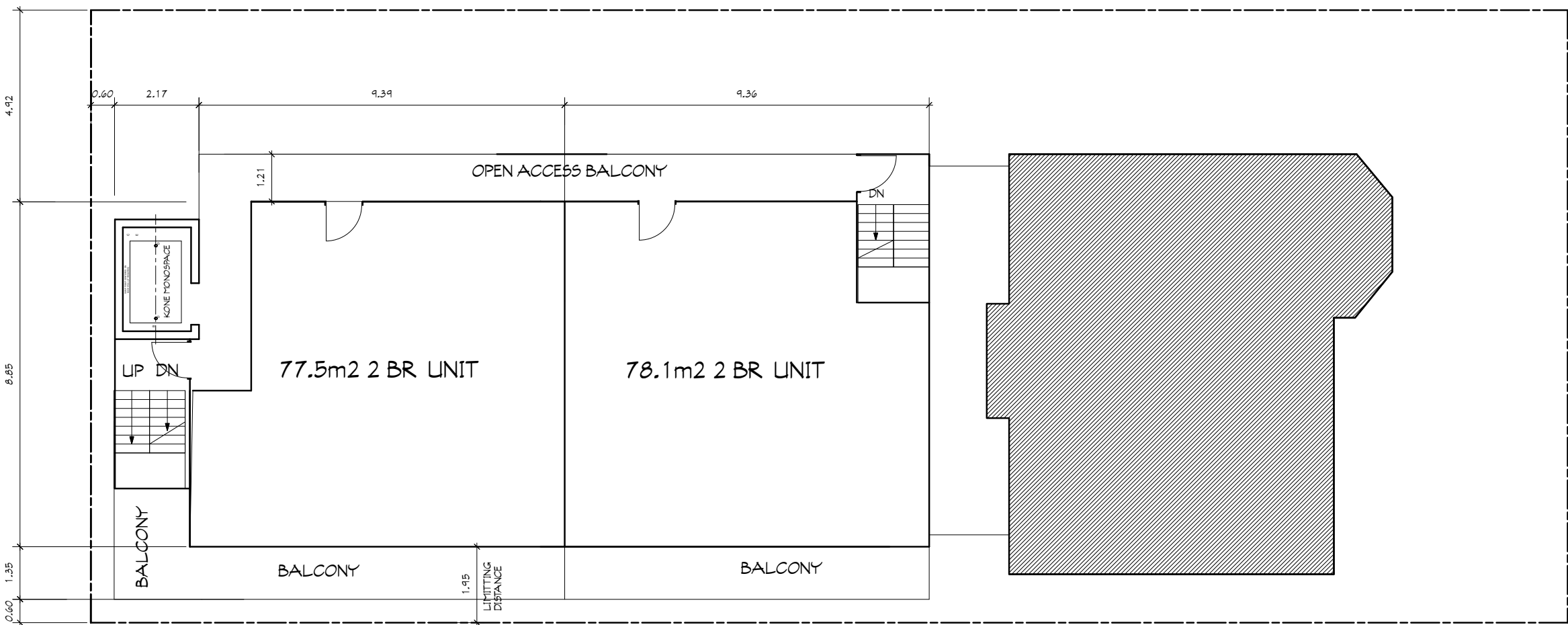
Tel/Fax: (905) 627 7166  
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NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

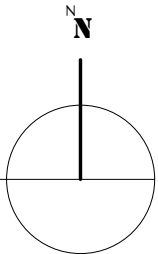
DRAWING TITLE  
3RD FLOOR PLAN

DRAWN BY	TF	PROJECT No.
APPROVED BY		
DATE	10 JAN 2018	
CAD FILE		DRAWING No.
SCALE		
AS SHOWN		
		A03



4TH FLOOR

SCALE 1:60



REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN /SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
6	FEB 23 2019	SPA SUBMISSION



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NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE

4TH FLOOR PLAN

DRAWN BY TF	PROJECT No.
APPROVED BY	
DATE 10 JAN 2018	
CAD FILE	DRAWING No.
SCALE AS SHOWN	
A04	



REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN /SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
6	FEB 23 2019	SPA SUBMISSION



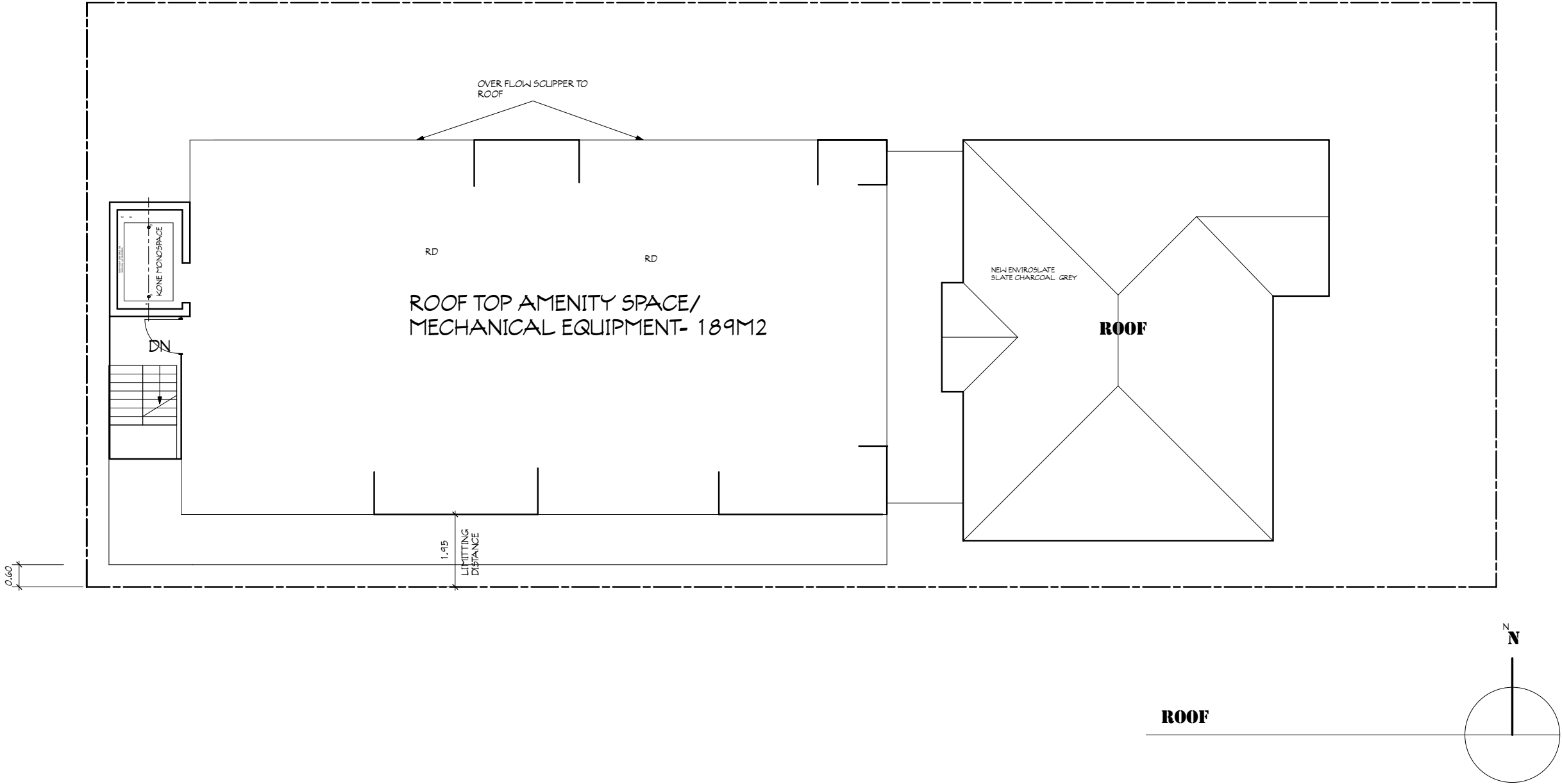
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Ontario

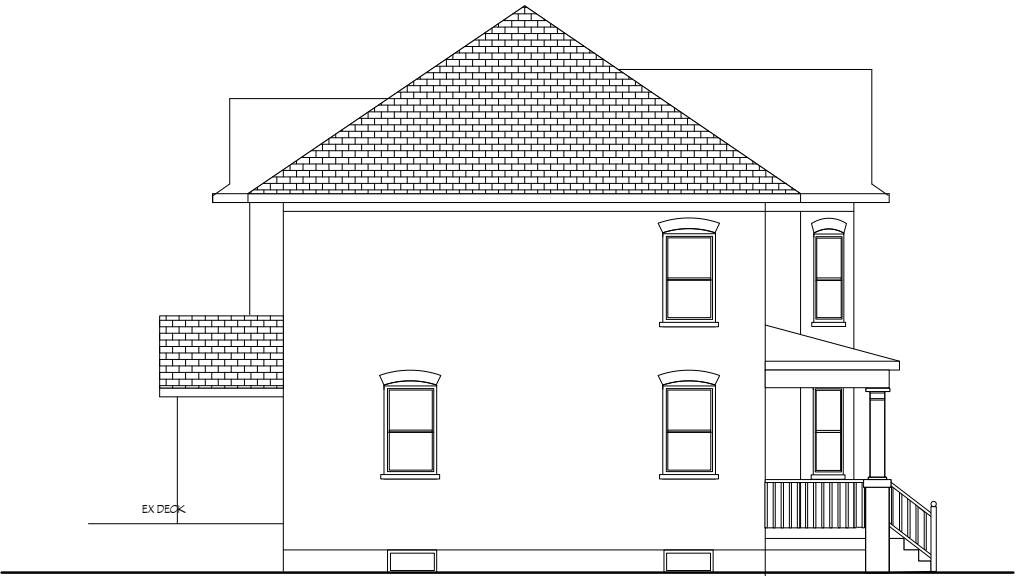
DRAWING TITLE  
ROOF PLAN

DRAWN BY TF	PROJECT No.
APPROVED BY	
DATE 10 JAN 2018	
CAD FILE	DRAWING No.
SCALE AS SHOWN	A05





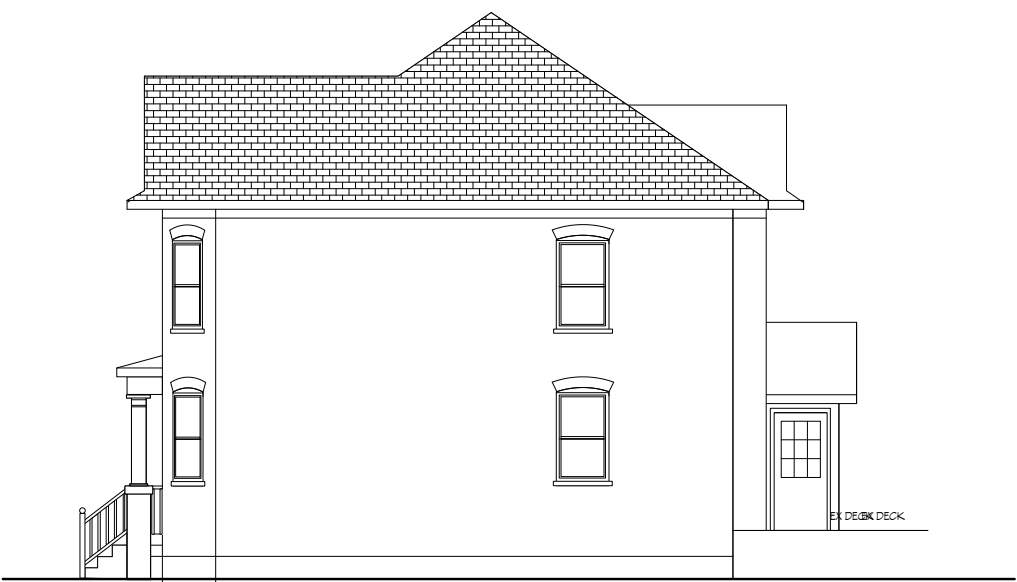
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN / SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
6	FEB 23 2019	SPA SUBMISSION



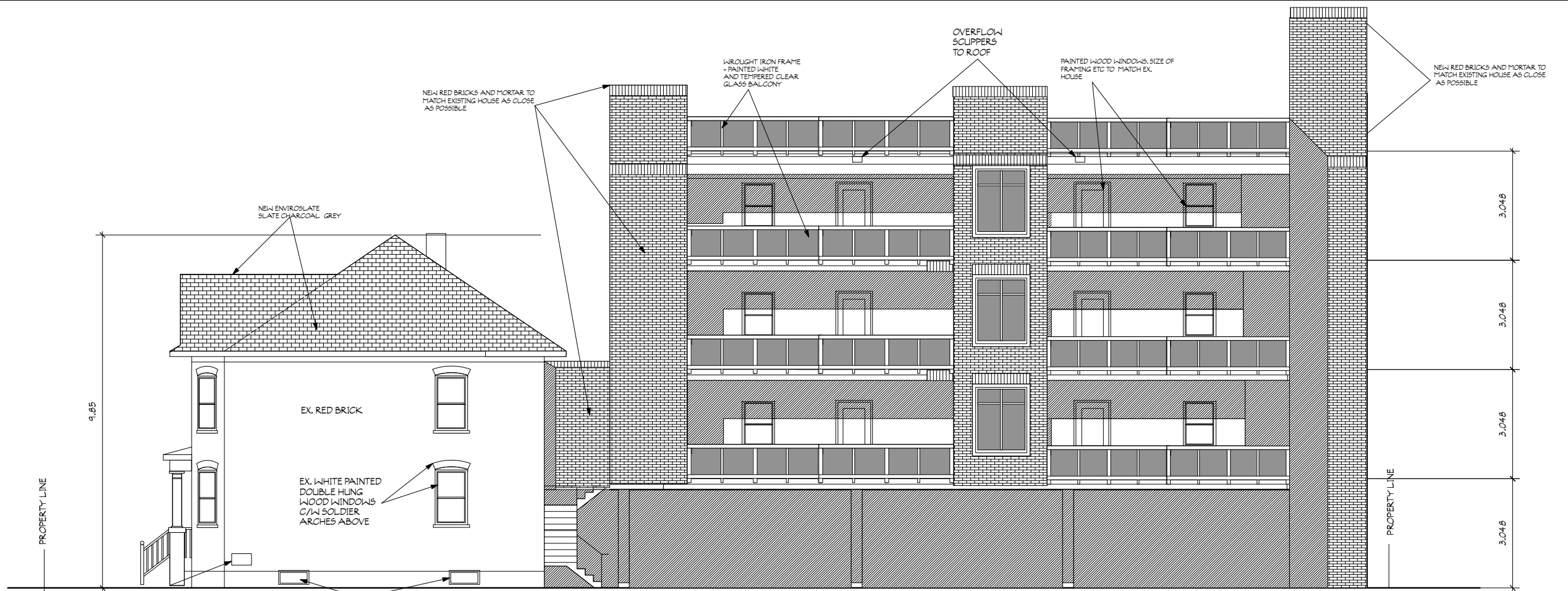
TIM FANSTONE ARCHITECT  
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NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE  
EX. ELEVATIONS

DRAWN BY TF	PROJECT No.
APPROVED BY	
DATE 10 JAN 2018	
CAD FILE	DRAWING No.
SCALE AS SHOWN	A06



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
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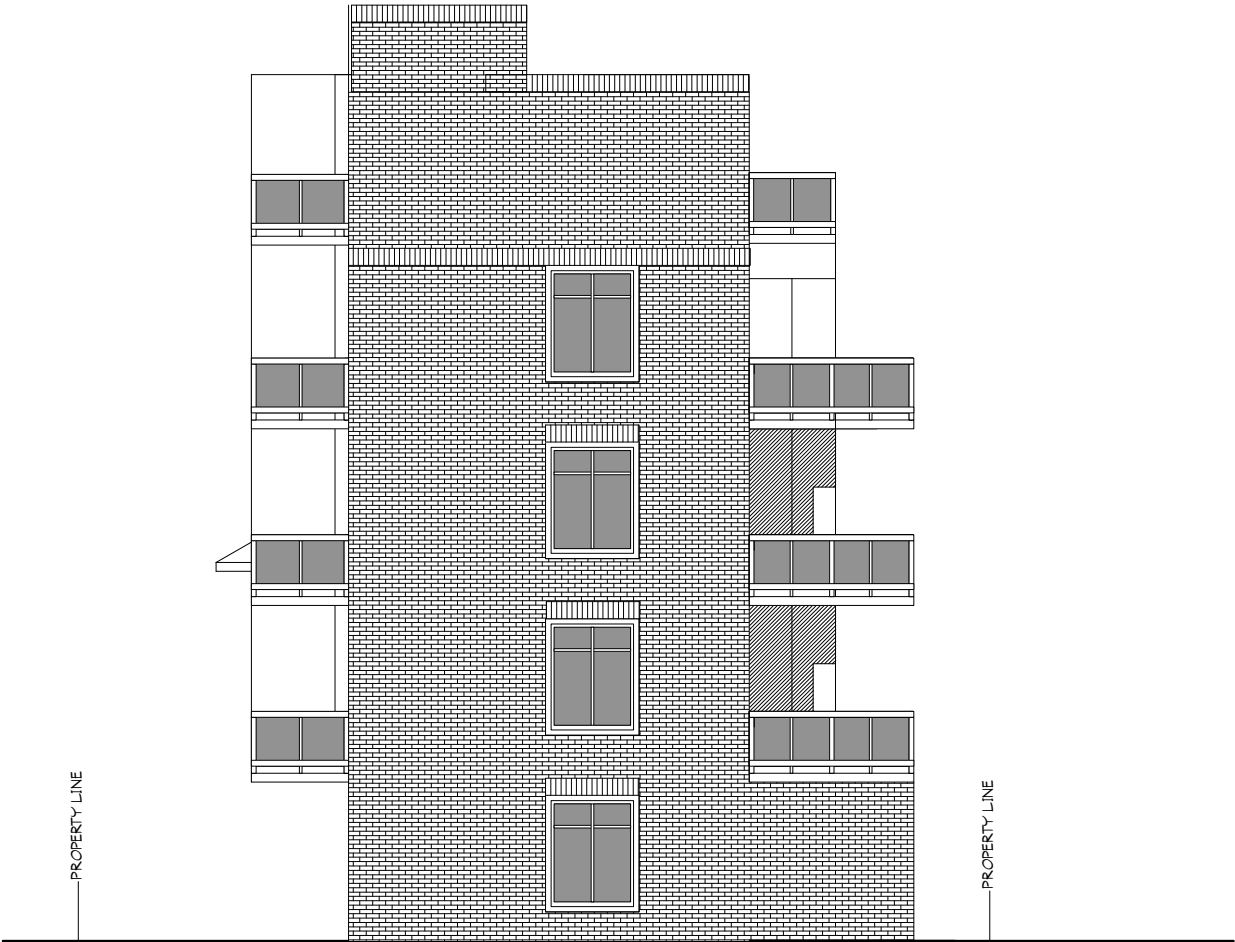


NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE <b>ELEVATIONS 1</b>	
DRAWN BY TF	PROJECT No.
APPROVED BY	
DATE 10 JAN 2018	
CAD FILE	DRAWING No.
SCALE AS SHOWN	<b>A07</b>



EAST ELEVATION



WEST ELEVATION

REVISIONS AND ISSUANCES		
No.	DATE	SUBJECT
1	May 2 2018	REVISED ELEVATIONS
2	Jun 15 2018	REVISED ELEVATIONS AND PLANS
3	Jul 31 2018	REVISED ELEVATIONS AND PLANS
4	Jul 31 2018	REVISED MAIN /SITE PLAN
5	OCT 19 2018	PROPOSED REVISIONS
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NEW APARTMENTS  
276 Ste Marie St.  
COLLINGWOOD,  
Ontario

DRAWING TITLE  
ELEVATIONS 2

DRAWN BY TF	PROJECT No.
APPROVED BY	
DATE 10 JAN 2018	
CAD FILE	DRAWING No.
SCALE AS SHOWN	A07.1

## **APPENDIX “D”**

### **PROPOSED ZONING BY-LAW AMENDMENT**

**EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW NO. 20\_\_\_ - \_\_\_**

By-law No. 20\_\_\_ - \_\_\_ is a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Downtown Core Commercial-Exception 4 (C1-4) Zone to the Downtown Core Commercial-Exception \_\_\_ (C1-\_\_\_) Zone. The effect of the proposed Zoning By-law Amendment is to permit a reduction of the rear yard setback from 7.5 metres to 0.6 metres; increase the height from 12.0 metres to 14.0 metres; increase the maximum front yard setback from 3.0 metres to 3.9 metres; and reduce the minimum entrance width from 7.5 metres to 3.6 metres. The proposed Zoning By-law Amendment will permit the development of a four-storey addition at the rear of the existing building to accommodate a total of seven dwelling units, one ground floor office space and a ground level parking area.





**BY-LAW NO. 20\_\_ - \_\_\_\_**  
**OF THE**  
**CORPORATION OF THE TOWN OF COLLINGWOOD**

---

BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE  
*PLANNING ACT*, R.S.O. 1990, c.P.13, AS AMENDED

---

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the uses of land, buildings or structures within defined area or areas;

**AND WHEREAS** Section 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan, but will conform with it when an amendment to the Official Plan comes into effect;

**AND WHEREAS** Collingwood Zoning By-law No. 2010-40 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12<sup>th</sup>, 2010;

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-40 and thus implement the Official Plan of the Town of Collingwood;

**AND WHEREAS** Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held on \_\_\_\_\_, \_\_\_\_\_ and that a further public meeting is not considered necessary in order to proceed with this Amendment.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:**

1. **THAT** Schedule 'A' – Map 21 of Collingwood Zoning By-law No. 2010-40, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A', affixed hereto and forming part of this By-law, by re-zoning said lands from the Downtown Core Commercial-Exception 4 (C1-4) Zone to the Downtown Core Commercial-Exception \_\_\_\_ (C1-\_\_) Zone.
2. **THAT** Section 7.5 titled Commercial Exception Zones of Collingwood Zoning By-law No. 2010-40, as amended, is hereby amended in part by adding the zone classification Downtown Core Commercial-Exception \_\_\_\_ (C1-\_\_) Zone in proper sequence, as follows:

“Downtown Core Commercial-Exception \_\_\_\_ (C1-\_\_) Zone

The following zoning exceptions shall apply:

Minimum Rear Yard Setback	0.6 metres
Maximum Height	14.0 metres
Maximum Front Yard Setback	3.9 metres
Minimum Entrance Width	3.6 metres”

3. **THAT** Zoning By-law 2010-40 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law No. 2010-40 shall in all other respects remain of full force and effect.
4. **THAT** this By-law shall come into full force and effect on the date it is passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06 and if required as a result of such circulation, obtaining the approval from the Local Planning Appeal Tribunal.

**ENACTED AND PASSED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This is Schedule 'A' to By-law No. 20\_\_-\_\_ enacted and passed the \_\_ day of \_\_\_\_, 20\_\_.



LANDS TO BE RE-ZONED FROM THE DOWNTOWN CORE  
COMMERCIAL-EXCEPTION 4 (C1-4) ZONE TO THE  
DOWNTOWN CORE COMMERCIAL-EXCEPTION \_\_ (C1-\_\_) ZONE

MAYOR

CLERK