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September 20, 2024

Summer Valentine, MCIP, RPP
Director, Planning, Building and Economic Development
Town of Collingwood
55 Ste. Marie Street
Collingwood, ON L9Y 0W6

**RE: The Gateway Centre – Official Plan and Zoning By-law Amendment Applications
853 and 869 Hurontario Street, 7564 Poplar Sideroad and Part South Half of Lot
40, Conc 8, Nottasaga as in RO515907, Town of Collingwood, Simcoe County
Charis Developments Ltd. and Assaff Investments Ltd.**

On behalf of Charis Developments Ltd. and Assaff Investments Ltd., I am pleased to submit Official Plan and Zoning By-law Amendment Applications and the related supporting documents, studies and reports with regard to the subject lands.

As you will note, the applicant proposes to redesignate the subject lands under the Town's Official Plan from Highway Commercial and Residential to Mixed-Use Commercial Exception and to rezone the subject lands under Town Zoning By-law No. 2010-040, as amended, from the Highway Commercial C5 Zone and Deferred Residential DR Zone to the Mixed Use Commercial – Site Specific (HX) (C4-XX) Zone to permit the development of a mixed-use development comprised of 6 commercial buildings and 1 mixed-use building containing up to 165 residential dwelling units/suites/rooms. The proposed Official Plan Amendment is in relation to the Town's in-force Official Plan as at the date of this application and considers the Town's newly adopted, but not in full force, Official Plan currently before Simcoe County for approval.

Site-specific provisions proposed under these applications include requests for a grocery store, pharmacy and retail commercial establishments as well as a 12 storey mixed-use building. The site specific provisions will also prohibit motor vehicle dealerships, motor vehicle gas stations and/or washes and recreation vehicle sales and services.

The Gateway Centre – Official Plan and Zoning By-law Amendment Applications

In support of these applications, the following documents, studies and reports have been prepared and provided:

1. Pre-consultation Comment Response Matrix
2. Servicing Capacity Allocation Policy (SCAP) Analysis
3. Project Description
4. Survey
5. Draft R-Plan (re conveyance of land to Simcoe County)
6. Architectural Conceptual Site Plan, Elevations and Renderings (including site statistics, building dimensions, total floor areas, gross floor areas, heights, setbacks, parking and loading areas, parking, loading and bicycle parking space analysis and calculations)
7. Landscape Plan
8. Tree Retention Plan
9. Arborist's Report
10. Planning Justification Report
11. Draft Official Plan and Zoning By-law Amendments
12. Urban Design Brief (including Active Transportation)
13. Commercial Market Study
14. Archaeological Studies
15. Geotechnical Report and Related Addendum
16. Hydrogeological Report
17. ESA Phase 2
18. Functional Servicing Report
19. Stormwater Management Report
20. Traffic Impact Study (including Active Transportation and Parking, Loading and Bicycle Parking Calculations)
21. Noise Study
22. Environmental Site Assessment Phases I & II
23. Environmental Impact/Natural Heritage Study

Accompanying this application are the required fees payable to the Town (\$13,145.00 Application Fee and \$3,720.00 Contingency Deposit) and Simcoe County (\$3,000.00). Fees payable to the Nottawasaga Valley Conservation Authority will be paid directly to them.

Charis Developments Ltd. and Assaff Investments Ltd. look forward to working with the Town in bringing this much needed development to fruition.

Yours truly,



David Finbow

On Behalf of Charis Developments Ltd. and Assaff Investments Ltd.