



October 26, 2020

Mark Bryan, MCIP RPP
Senior Community Planner
Planning Services
Town of Collingwood
55 Ste. Marie Street,
Collingwood, ON
L9Y 3Z5

Dear Mr. Bryan,

**Re: Bridgewater On Georgian Bay (Consulate)
Application to Amend Zoning By-law and Draft Approval Condition
Your File; D1202117; Our File: 2.237**

This is further to our recent conversations on these applications. We are requesting that our application be brought to Council for consideration at your earliest opportunity.

Executive Summary

In summary, our 2018 application sought an amendment to the Zoning By-law in order to enable development of the subject lands for residential development at the upper range of the permitted Official Plan density range (55 upha) which would result in 655 dwelling units. There was no intent or need to amend the Draft Plan (Fig.1, below) other than appropriate wording of conditions of approval to reflect the development potential. In considering comments from the Public Meeting and comments from Staff a revised development concept plan was drafted (Fig. 3, below). The revised concept plan reduces the unit yield to 610 units, provides additional neighbourhood park open spaces and improves internal pedestrian and vehicular circulation. In addition, we have noted the public comments and our responses in a comments matrix (attached).

Background

The 2018 re-zoning application was supported by a development concept plan illustrating the distribution and layout of various medium density housing forms (multiple attached and low-rise apartments). The 2018 development concept plan is shown in Fig. 2, below and shows 655 dwelling units.

A Public Meeting was held on March 25, 2019. We have prepared a commentary matrix responding to comments from the public following the Public Meeting. This Matrix is attached.

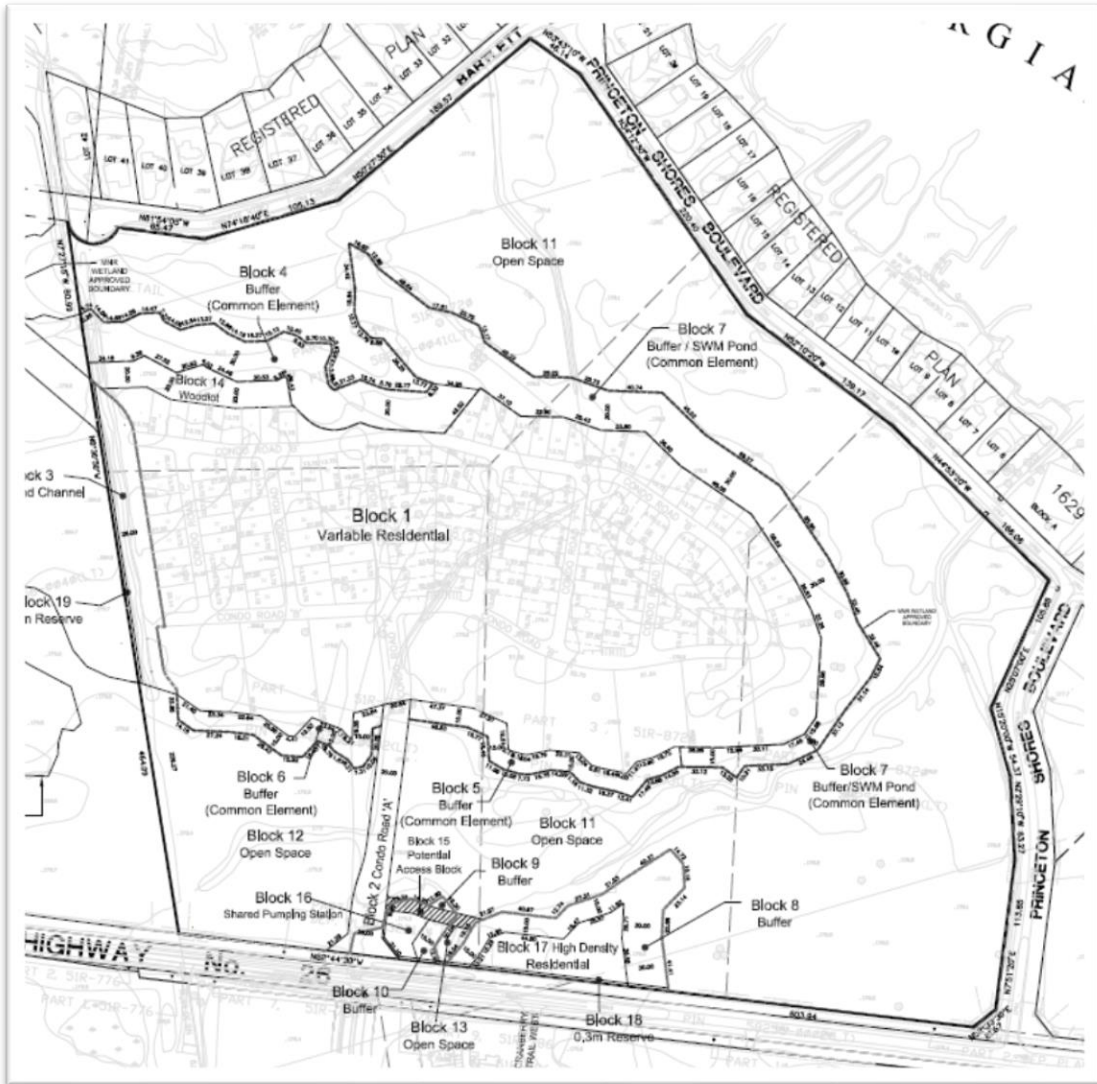


Fig. 1: Excerpt of Approved Draft Plan

In 2019 we considered various elements of the draft concept plan further to the Public Meeting and comments from Planning Staff. These considerations included reducing the number of units, updating pedestrian and vehicular systems and, providing more open space park areas. The resulting draft concept plan was further reviewed with Planning Staff in late 2019 and is shown in Fig. 3, below.

In February 2020 Council granted a one-year extension to Draft Approval (to February 26, 2021). One key reason for the extension was to enable completion of the redline revision and re-zoning application process.



Fig. 2: 2018 Concept Plan Submitted with Application: 655 Dwelling Units

Key aspects to the 2018 development concept plan include:

1. Retention of environmental protection blocks and features.
2. Plans for 655 dwelling units at an Official Plan density of 55 upha.
3. Linear road pattern.
4. Restricted interior connections to adjacent open space blocks.
5. Medium density housing around the perimeter of the site.
6. Low rise apartment housing in the west portion of the lands.
7. Neighbourhood open pace concentrated in the east neighbourhood.

The revised development concept plan achieved the following:

1. Retention of environmental protection blocks and features.
2. Increased trail connectivity within the plan area.
3. Increased neighbourhood park areas within the plan area.

4. Redistributed the neighbourhood park facilities to balance open space provisions in the east and west sectors of the plan area.
5. Reduced the unit yield from 655 units to 610 units.
6. Reduce the plan density from 55 upha to 51 upha.
7. Re-aligned internal condominium roads to provide for a more varied streetscape.



2019 Revised Development Concept Plan: 610 Dwelling Units

Concluding Remarks

Existing land use and community development land use policies at the Provincial, County and local levels encourage, if not require, efficient land use providing a range of dwelling types. Official Plan residential policy affecting the subject lands permit an upper density limit of 55 upha. The proposed application seeks to implement overall land use direction and is in keeping with local Official Plan policy.

Yours truly,

Travis & Associates
Colin Travis MCIP RPP

