

June 7, 2016

Nancy Farrer, MCIP, RPP
Director of Planning Services
Town of Collingwood
55 Ste. Marie Street
Collingwood, ON
L9Y 0W6

Dear Ms. Farrer:

**RE: Zoning By-law Amendment and Draft Plan of Subdivision Application – Charleston Homes Residential Subdivision – Northwest of Poplar Sideroad and High Street – Part of Lot 40, Concession 10
OUR FILE Y219B**

On behalf of 1674715 Ontario Limited (Charleston Homes), please accept this as an addendum letter to the Planning Justification Report submitted by MHBC Planning as part of the initial application submission for Zoning By-law Amendment and Draft Plan of Subdivision made on December 22, 2015. This addendum letter will address the changes made to the Draft Plan of Subdivision and Zoning By-law Amendment as a result of comments received to date.

Draft Plan of Subdivision

Changes have been made to the Draft Plan of Subdivision that was submitted to the Town of Collingwood on December 22, 2015. They include:

Stormwater Management Pond

Comments received from the Town of Collingwood dated February 11, 2016, state:

2. The Town's preference is to have one pond service the entire subdivision. We ask that the applicant review the feasibility of having one central pond.

In response, the two SWM ponds initially proposed have been removed and the Draft Plan has been redesigned to incorporate 1 larger SWM pond off of Street B, to the east of the Open Space area. To accommodate the new SWM pond location, Streets A and B had to be adjusted. An additional conveyance walkway has been added off of both Streets A and I. Furthermore as a result of the southwestern SWM pond being removed, a stormwater management swale was added to the southwestern portion of the site.

Relocation of Poplar Sideroad Entrance

Comments received from the County of Simcoe dated March 14, 2016 state:

The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County road. The location of the proposed development entrance onto Poplar Sideroad does not appear to satisfy the sightline requirements of our entrance by-law due to a vertical curve and the topography of the roadway. This will have to be field verified prior to the issuance of an entrance permit. An Entrance permit, attached, will be required for the construction of the entrance.

The Simcoe County Official Plan states the requirement for daylight (sight) triangles at the intersection of new municipal roads with County Roads. The County standard for daylight (sight) triangles is 15 metres X 15 metres. These dimensions are applied to the limit of the right-of-way. The draft plan should be updated to include a 15 metre x 15 metre daylight triangle for the entrance onto Poplar Sideroad. It is noted that there does not appear to be sufficient land to accommodate the daylight (sight) triangle.

The applicant is encouraged to relocate the proposed subdivision entrance eastward along Poplar Sideroad to avoid the above-noted sight-line deficiencies and constraints with the daylight (sight) triangle.

In response, the proposed entrance onto Poplar Sideroad has been moved eastward to accommodate comments related to sight lines. The required 15 metres x 15 metres sight triangle have been added. The re-located road has resulted in the need for a cul-de-sac at the western termination of Street I.

Unit Density

Comments received from the Town of Collingwood dated February 24, 2016 state:

Official Plan comments

The comment identified that Medium Density conformity had been achieved (22.2 uph) however it was calculated by the Town that the Low Density portion of the site provided for 11.2 uph and this portion of the site was deficient 84 units.

In response to this comment, the unit composition and parkland location within the site was changed.

Medium Density

Within the Medium Density portion of the site the original proposed density was 22.2 units per hectare. (Initially 32 Single Detached and 92 Townhouse units) A unit composition of 22 Semi-Detached and 88 Townhouse units is now proposed. This equates to a density of 21.7 units per hectare, still within the 20 units per hectare minimum identified in the OP.

Low Density

Within the Low Density portion of the site the original proposed density, as calculated by the Town, was 11.2 units per hectare. (Initially 249 Single Detached units). A unit composition of 234 Single Detached and 66 Semi-Detached units are now proposed for the Low Density portion of the site. This equates to a density of 15.0 units per hectare; the OP speaks to 15 units per hectare minimum within the Low Density portion of the site.

The parkland has been moved to the Medium Density portion of the site thus providing for additional land in the Low Density portion to be made available for lot creation.

Change in Road Network

The road network has been altered in order to accommodate the shifted entrance onto Poplar Sideroad, and the revised locations of the SWM pond and park in the northeast of the site. The entrance to Poplar Sideroad was shifted east, resulting in the need for a cul-de-sac to be implemented at the termination of Street I. The new location of the central park resulted in the shifting of Streets E and D and its accompanying future right of way to the west. In addition, Streets A and B were adjusted to fit around the now larger SWM pond.

Road widening along High Street, 0.3m Reserves and Sight Triangles

Comments received from the Town of Collingwood dated February 24, 2016 state:

The Town will require a road widening along High Street. See attached sketch for details. A 0.3m reserve will also be required.

The County road widening along Poplar Sideroad was to include a 0.3m road reserve. The 0.3m road reserve is not shown on the Plan as a Block.

In the absence of a demonstrated hardship we do not support the reduction of a sight triangle measurement to 3.0m x 3.0m

A road widening of 8 metres has been added along High Street. Additionally 0.3 metre reserves have been added along both High Street and Poplar Sideroad.

Sight triangles of 6 metres x 6 metres have been added throughout the Development.

Accompanying Reports

All affected accompanying reports, will be updated by supplementary addendum letters that reflect the changes in the Draft Plan. These will be provided at a later date by CC Tatham and Associates.

Zoning By-law Amendment

Changes have been made to the Draft Zoning By-law Amendment that was submitted to the Town on December 22, 2016 and circulated to commenting agencies.

Residential Second Density Exception 'X' – R2-X Zone

	First Submission	Now Proposal
Single Detached Dwelling		
Minimum Lot Area	360 m ²	370 m ²
Minimum Lot Frontage	12 m	10 m
Maximum Lot Coverage	-	50%
Minimum Sight Triangle	3 m	6 m
Semi-Detached Dwelling		
Maximum Lot Coverage	-	50%

The change in minimum lot area was requested by the Town of Collingwood, Planning Services Department in their comments dated February 24, 2016.

Additionally the Town did not accept the proposed reduction of sight triangles to a minimum of 3 metres, therefore this has been removed. The proposed reduction in minimum lot frontage is required in order to fit more lots within the portion of the site zoned R2-X, in order to meet the Official Plan Low-Density designation minimum density requirement of 15 units per hectare. Semi-Detached units were also introduced to the proposed Draft Plan in order to help achieve the aforementioned minimum density requirements from the Town Official Plan. The provisions related to maximum lot coverage have been added as per discussions with Town Planning staff.

Residential Third Density Exception 'X' – R3-X Zone

	First Submission	Now Proposed
Street Townhouse Dwelling		
Minimum Lot Area	175 m ²	180 m ²
Minimum Lot Frontage	5.75 m	6 m
Maximum Lot Coverage	-	50%
Minimum Sight Triangle	3 m	6 m
Semi-Detached Dwelling		
Maximum Lot Coverage	-	50%

The change in minimum lot area and minimum lot frontage was requested by the Town of Collingwood, Planning Services Department in their comments dated February 24, 2016. Additionally the Town did not accept the proposed reduction of sight triangles to a minimum of 3 metres, therefore this has been removed. The provisions related to maximum lot coverage have been added as per discussions with Town Planning staff.

Supplemental information will be provided at a later date speaking to the Engineering component reports previously submitted.

The changes to the draft plan and zoning by-law were undertaken to address comments from the Town and various agencies received to date. It is the opinion of the undersigned that the changes do not materially change the conclusions made in the Planning Justification Report prepared by MHBC Planning previously submitted.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Kris Menzies', written in a cursive style.

Kris Menzies, BES, BEd, MCIP, RPP
Partner

cc. *Charlie Kuiken, Charleston Homes*