

92 Raglan Street – Pretty River Residence (File No. D111418)

1st submission comments for July 26th, 2018

Proposal:

1. Retirement Home (36 beds)

Official Plan Designation: Medium Density Residential

2. The Medium Density Residential land-use designation permits a **retirement home** as per Section 3.2.3, Figure 3 titled Designations For Community Services/Public Uses and per Section 4.3.2.4 titled General Policies to all Residential Density Designations.

Zoning: Residential Third Density (R3)

3. A Retirement Home is a permitted use in the R3 zone.
4. Provision 5.2.8 titled General Parking Requirements of the Collingwood Zoning By-law states that the interior angle of the intersection of an entrance to a street shall be a minimum of seventy degrees (70°). The north part of the northern entrance is at approximately sixty-two degrees (62°). This was identified as an issue at pre-consultation and it is to be corrected on the site plan drawings.

General Comments:

5. The site data notes on Site Plan drawing A100 that Parts 1 – 4 is an easement to the Town. This is an easement in favour of the Nottawasaga Valley Conservation Authority and the notation is to be revised accordingly. Also the width of this easement is not as great as is shown of the site plan drawings.
6. Should bollards be incorporated on the site plan to protect the deck support post in the drop off/delivery area?
7. The rear of 90 Raglan Street is shown on the site plan drawing as if it is part of the 92 Raglan Street property. To our knowledge it is not the case and so the site plan drawings are to be revised showing the proper relationship of the mutual lot lines.
8. Town's Urban Design Manual (UDM) Section 7F – 2c., pg. 7-11:

Part of the north elevation of the building falls within the 45 degree angular plane measured from the lot line of abutting 90 Raglan Street. Compounding the issue is that there is a proposed grade difference between the two lots of about 0.6 m, and the dwelling located on 90 Raglan Street is close to the mutual lot line.

As an alternative design solution we require that the six (6) proposed trees to be planted at this location be a species that at maturity will be at least half the height of the building at this location (approx. 6 m). Can landscaping be achieved at this location given that a 300 mm stormwater pipe is also proposed at this location?

Standard Site Plan Requirements:

9. The development will be required to proceed through the Town's Site Plan Control Agreement process.
10. All final drawings and plans (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.
11. 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.).
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Applicant shall pay an engineering administration fee (nonrefundable) that will be **3%** of the total for the site works (site works & landscaping combined).
18. Applicant will have to pay **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 permit.
19. The Applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.
20. The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of Town.