

# Site Plan Approval

## 150/160 King Street

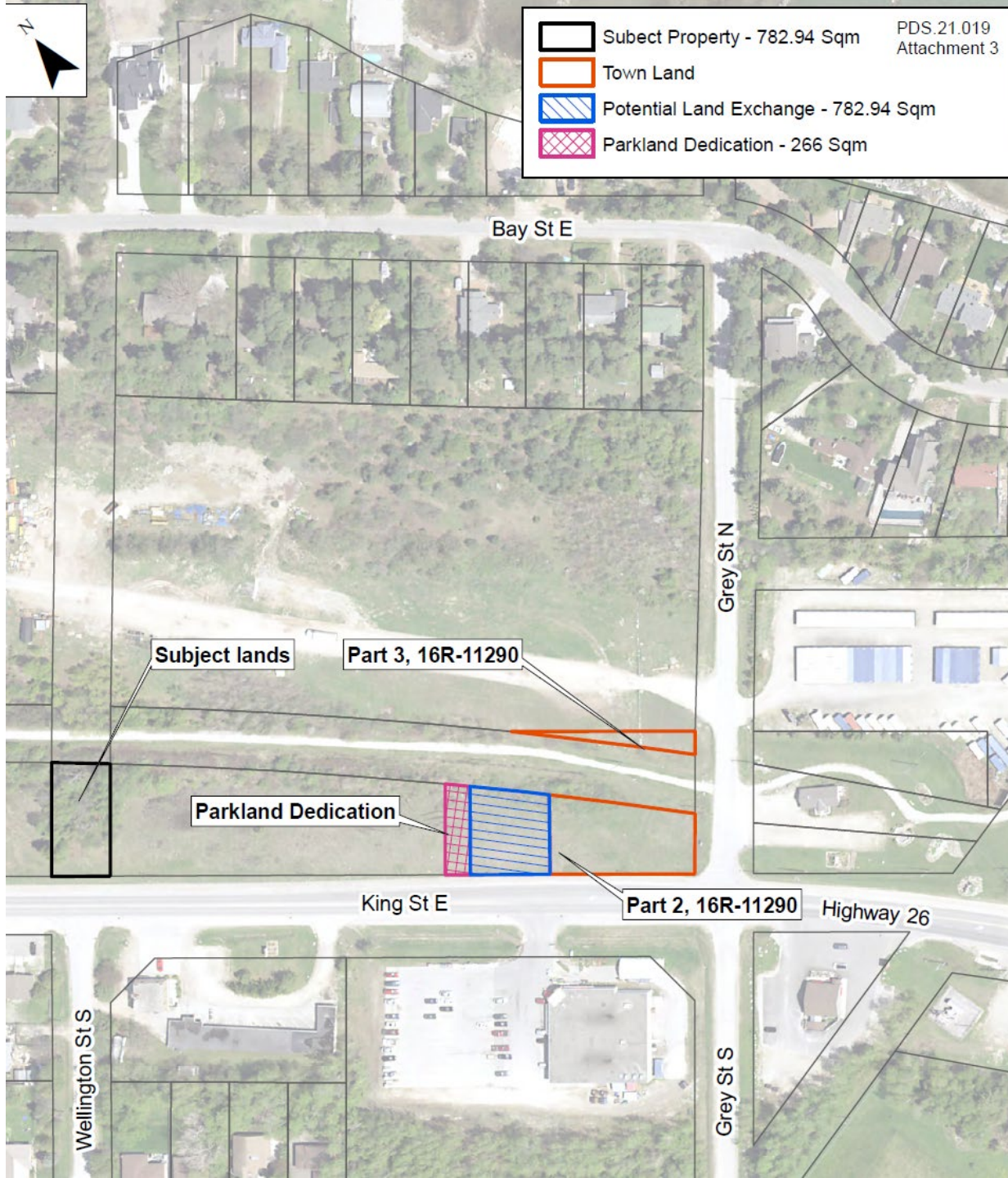
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# Project Team

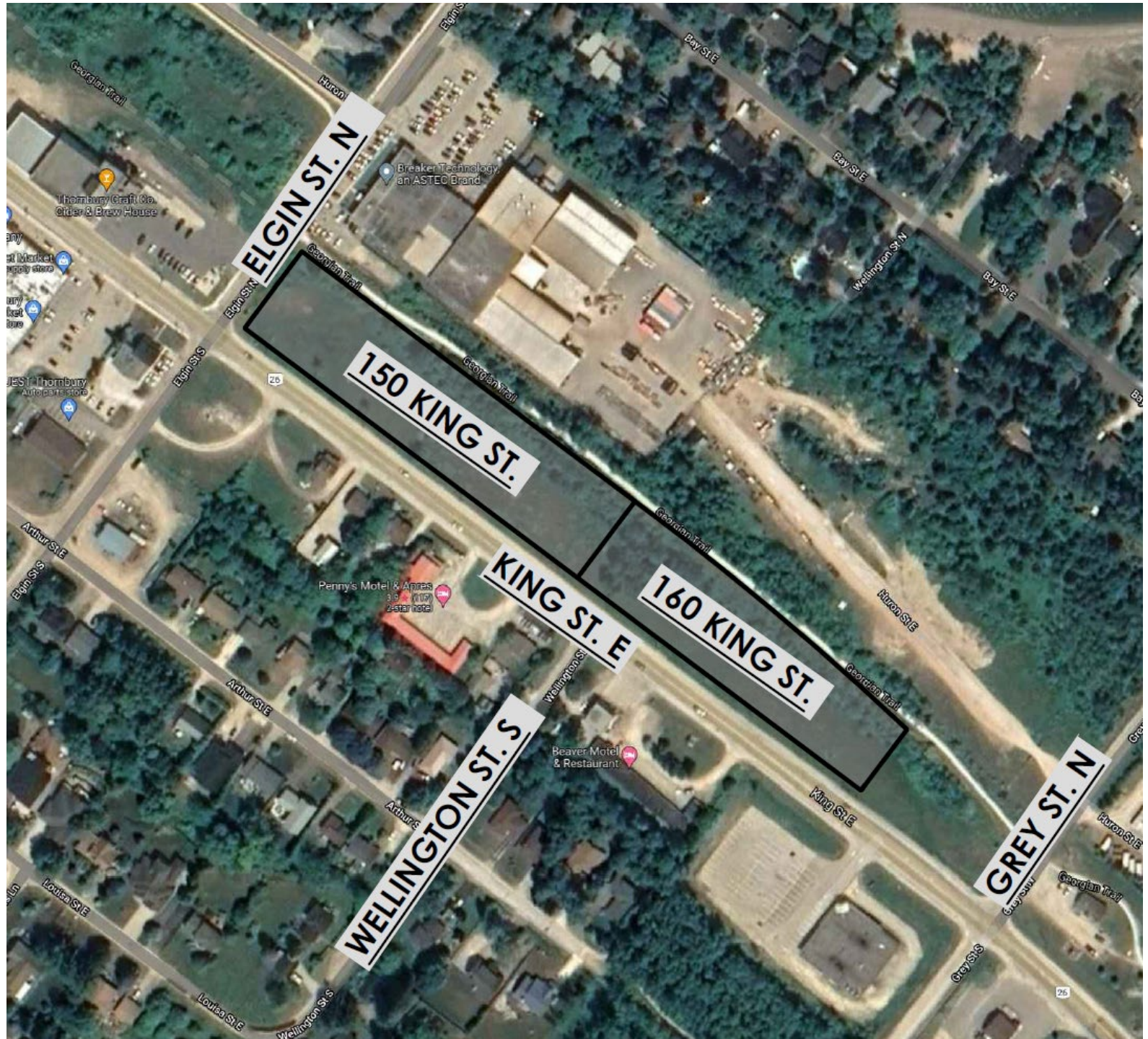
- 2706499 Ontario Ltd – Owner of 150 King Street
- Thornbury Hills Ltd – Owner of 160 King Street
- Amick Archaeological Consultants – Stage 1 & 2 Archaeological Assessment
- EXP– Geotechnical & Environmental Investigation
- Tatham Engineering– Preliminary Functional Servicing & Stormwater Management Report, Traffic Impact Study, Parking Study, Landscape Plan (including Town parkette design), Photometrics
- Cianfrone Architects
- Azimuth Environmental – D2 Study (sewage treatment plant)
- J.D. Barnes – Surveyor
- Pascuzzo Planning

# Application(s) and Timing

- Site Plan application only
- Official Plan Amendment is NOT required
- Zoning Bylaw Amendment is NOT required
- Draft Plan of Subdivision is NOT required
- Property is zoned Downtown Commercial (C1) and the proposed uses are permitted, including residential apartments above the first floor
- Preconsultation - March 5, 2020 – 150 King Street concept plan
- Preconsultation - November 5, 2020 – 160 King Street concept plan
- Public meeting for disposition of road allowance – May 2022
- First Submission – May 31, 2022
- Second Submission- October 3, 2022
- Public meeting for Minor Variance for reduction in parking November 2022
- Third Submission – January 31, 2023
- Fourth Submission – June and October 2023 (design for town parkette)
- Public meeting for reciprocal easements – Council November 21, 2023
- Council decision on easements – January 29, 2024 (notice not circulated until February 13, 2024)
- Fifth Submission – early 2024







# Proposal

## 150 King Street

- 1<sup>st</sup> Floor Commercial – C1 permitted uses include retail, etc..
  - 564 square meters of commercial floor space
- 2<sup>nd</sup> and 3<sup>rd</sup> Floor Residential apartments – permitted in the C1 zone
  - 48 apartment units (24 per floor)
  - 36 - 1 bedroom
  - 12 - 2 bedroom
- 138 Parking Spaces proposed (135 required)

## 160 King Street

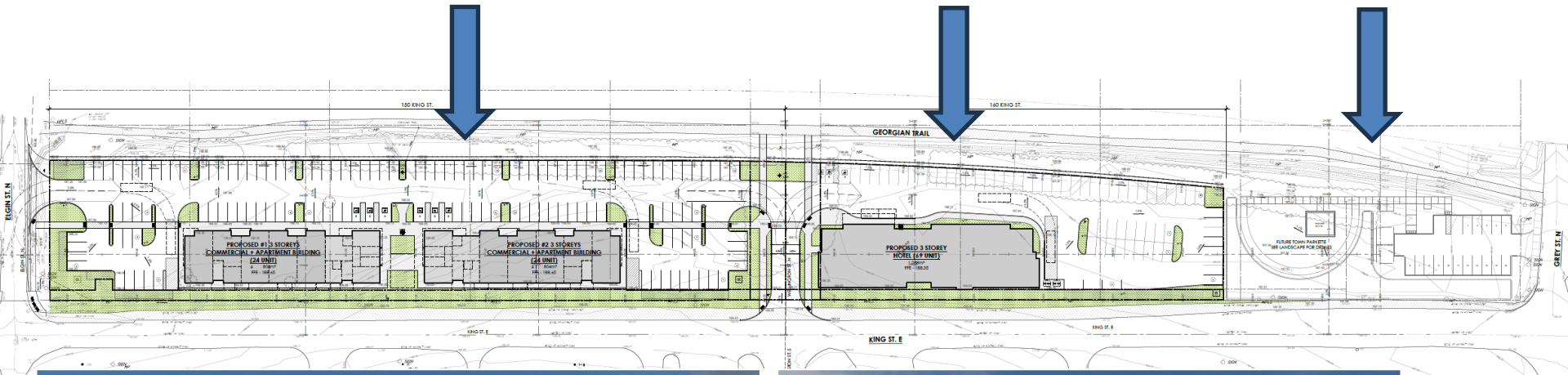
- Hotel – 69 rooms
- 69 Parking Spaces proposed (91 required \* Minor Variance already approved)

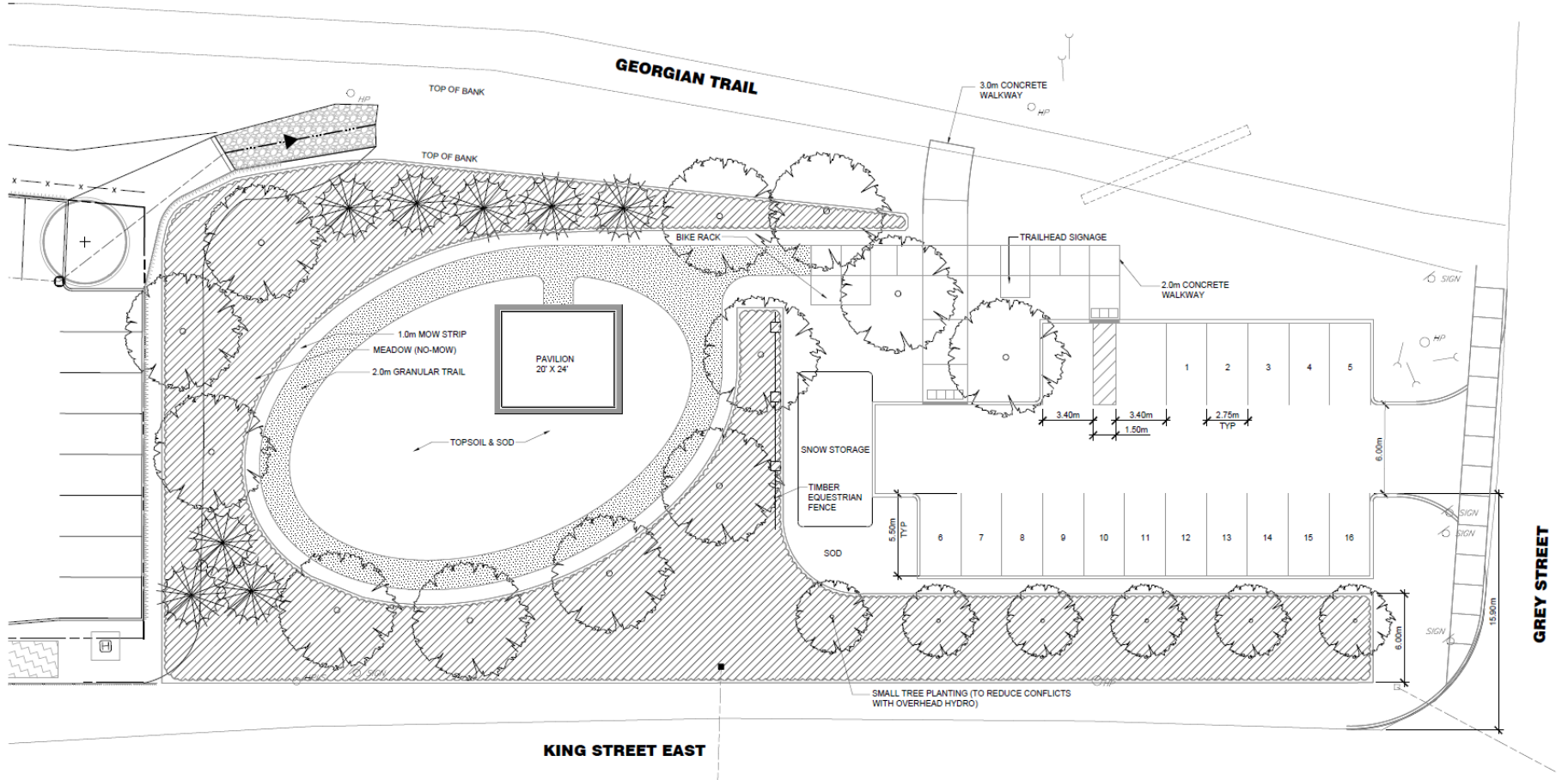


150 King Street  
2 - 3 storey building(s)  
First floor commercial  
2<sup>nd</sup> and third floor  
commercial

160 King Street  
3 storey hotel

Town Parkette





**GREY STREET**



# REQUEST

- Received letter from Staff on February 29<sup>th</sup> with list of deficiencies
- 2% Parkland was already added to existing parkette
- Requesting that council encourage staff to proceed with Site Plan approval (understand staff have delegated authority)
- Originally submitted in May 2022 - Can't wait any longer
- Construction season is here