

P2026-11 Appendix "C": Conceptual Site Plan

PARKING - COMMERCIAL

Parking aisle minimum width of 6.0 metres
 Parking space minimum dimensions of 2.8 m x 6.0 m
 Accessible parking space minimum dimensions 4.5 m x 6.0 m
 Dual accessible parking spaces at 3.4 m x 6.0 m with 1.5 m shared aisle

Building	Rate	Gross Area	Gross Floor Area*	Required	Provided
Phase 1					
01 Restaurant	8/100 m2	225.5 m2	157.85 m2		
02 Commercial	3/100 m2	929 m2	836.1 m2		
Grocery Store	3/100 m2	2,891.70 m2	2,224 m2		
06 Commercial	3/100 m2	1,895.55 m2	1,706 m2		
07 Restaurant	8/100 m2	376.2 m2	263.3 m2		
08 Commercial	3/100 m2	846.8 m2	762.2 m2		
09 Restaurant	8/100 m2	491.5 m2	344.05 m2		
Total Phase 1 Commercial		6,536.05 m2	5,528 m2	166	
Total Phase 1 Restaurant		1,093.2 m2	765.24 m2	62	
Total Phase 1		7920.8	6259.62	218	264
Phase 2					
03 Commercial	3/100 m2	654.54 m2	589.1 m2		
04 Commercial	3/100 m2	1,799.4 m2	1,619.46 m2		
Total Phase 2		2,453.94	2,208.56	67	30
Total		10,374.74	8,468.18	285	294

*Gross Floor Area as defined by the Town of Collingwood ZBL (Gross Areas have been reduced by 10% for general commercial and up to 30% for grocery store and restaurant uses to arrive at Gross Floor Area).

DELIVERY SPACES - LOADING SPACES

1 Delivery Space for GFA between 460 m2 and 2,500 m2
 1 Loading Space for GFA between 2,501 m2 and 7,000 m2
 Delivery Spaces at 3.5 m (w) x 7.5 m (l) x 3.0 (v)
 Loading Spaces at 3.5 m (w) x 20.0 m (l) x 4.5 m (v)

Building	Use	Gross Area	Gross Floor Area	Type Required	Type Provided
Building 01	Restaurant	225.5 m2	157 m2	N/A	1 Delivery Space
Building 02	Commercial	929 m2	836.1 m2	1 Delivery Space	1 Loading Space
Building 03	Mixed-Use	654.54 m2	589.1 m2	1 Delivery Space	1 Delivery Space
Building 04	Commercial	1,799.4 m2	1,619.46 m2	1 Delivery Space	1 Delivery Space
Grocery Store	Commercial	2,891.7 m2	2,224 m2	1 Delivery Space	1 Loading Space
Building 06	Commercial	1,895.6 m2	1,706 m2	1 Delivery Space	1 Loading Space
Building 07	Restaurant	376.2 m2	263.3 m2	N/A	1 Delivery Space
Building 08	Commercial & Rest.	1,338.3 m2	1,106.17 m2	1 Delivery Space	1 Delivery Space

*Gross Floor Area as defined by the Town of Collingwood ZBL (Gross Areas have been reduced by 10% for general commercial and up to 30% for grocery store and restaurant uses to arrive at Gross Floor Area).

QUEUING AISLES

Parking space minimum dimensions of 2.8 m x 6.0 m

Building	Use	# of Spaces Required	# of Spaces Provided	Comments
Building 01	Restaurant	10	12	Add'l Spaces Beyond Pick-up Window
Building 07	Restaurant	10	13	Add'l Spaces Beyond Pick-up Window

THE GATEWAY CENTRE - ZONE PROVISIONS

Provision	C4 Zone Reqmnt / 2024 OP Reqmnt	Proposed	Compliance
Minimum Lot Area	1,000 m2	37,804.1 m2	Y
Minimum Lot Frontage (Huronario Street)	30.0 m	193.98 m	Y
Minimum Front Yard (Huronario Street)	6.0 m	0.0 m / 7.525 m (1)	No
Minimum Exterior Side Yard (Poplar Sideroad)	9.0 m	15.0 m	Y
Minimum County Setback @ Poplar Sideroad	15.0 m	15.0 m	Y
Minimum Interior Side Lot Line (North Lot Line)	0.0 m	0.0 m / 9.0 m (2)	Y
Minimum Rear Yard (East Lot Line)	7.5 m	9.0 m	Y
Maximum Height	15.0 m	39.0 m / 12 Storeys	No
Minimum Height	7.0 m	>= 7.0 m	Y
Minimum Gnd Fir Height	4.25 m	>= 4.25 m	Y
Minimum Gnd Fir NRGFA	75%	45%	No
Maximum Lot Coverage	40%	27%	Y
Minimum Landscape Open Space	10%	23%	Y
Minimum Huronario Street CL Setback	15.0 m	21.796 m (3)	Y
45° Ang Plane from CL of Huronario	45°	Within 45°	Y
Minimum Poplar Sideroad CL Setback	18.0 m	29.3	Y
Minimum Parking Space Setback	6.0 metres	> 6.0 m	Y
Entrance Width	7.5 m to 15.0 m	9.0 m	Y
Maximum Number of Dwelling Units/Rooms	FSI Max 7.5 x Lot Area	< 7.5 FSI / 165 units/rooms	Y

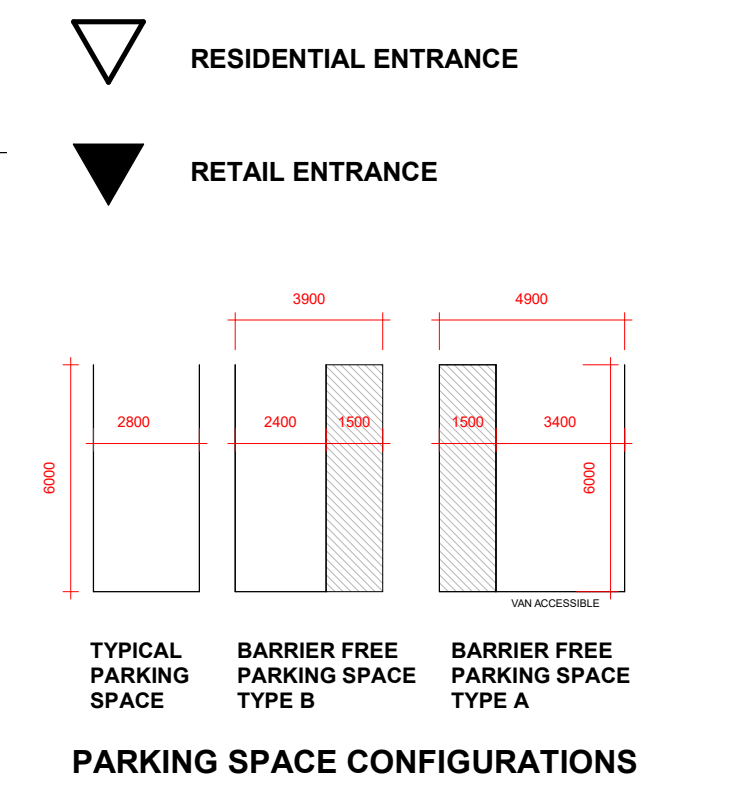
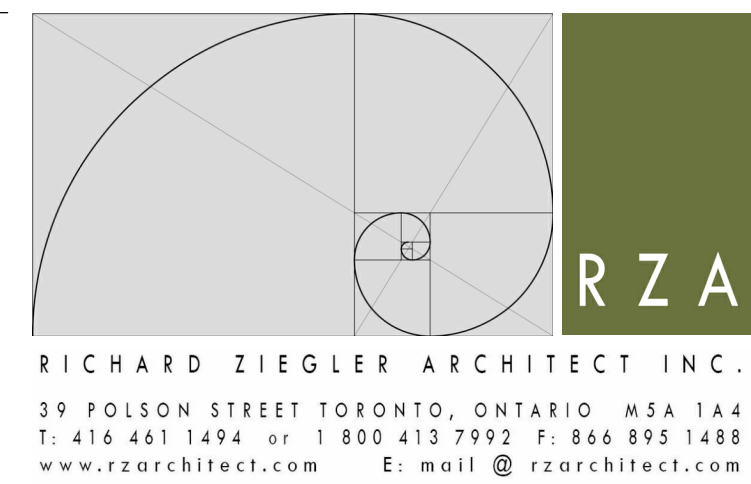
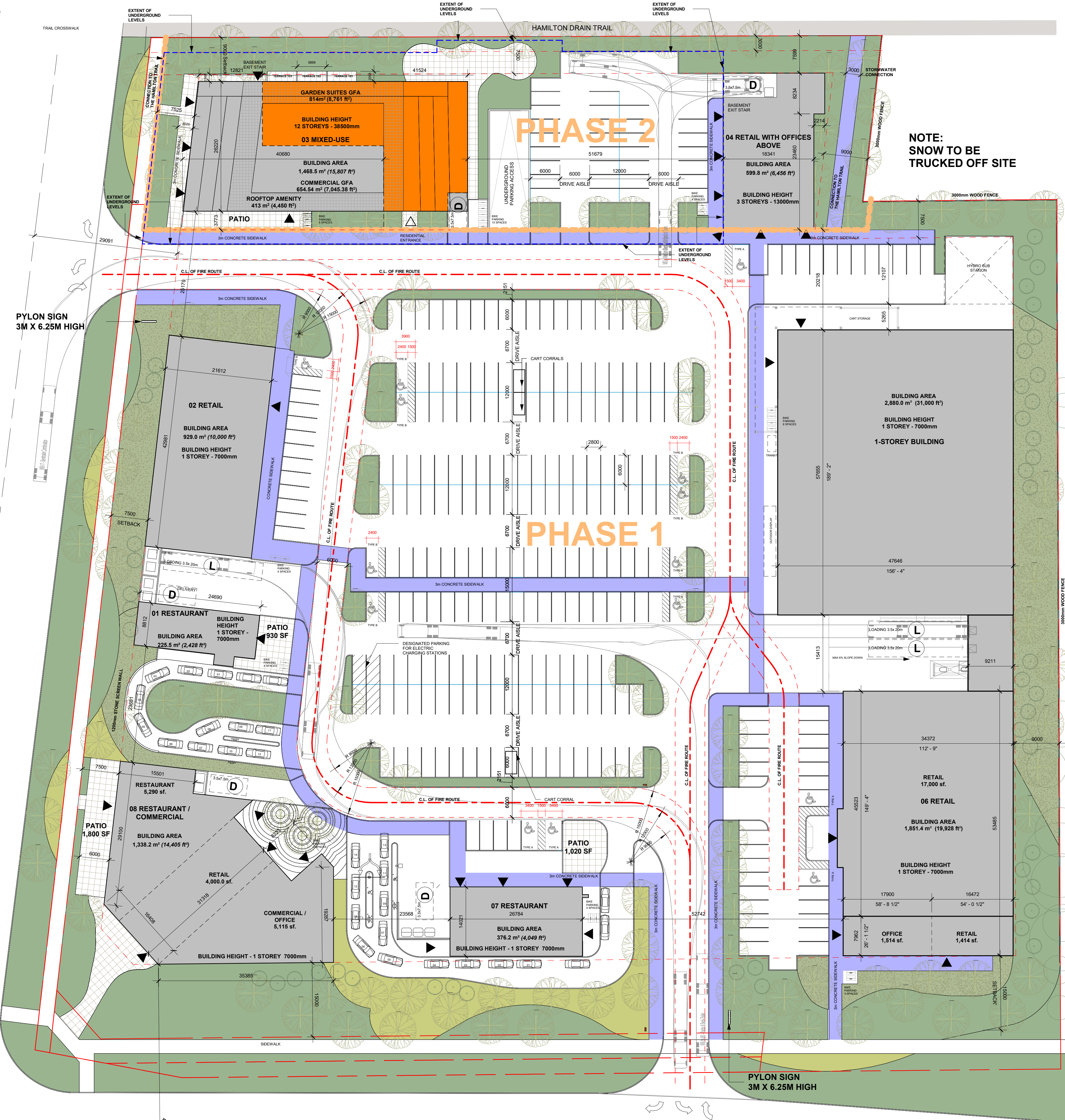
Notes:
 (1) 0.00 m @ U/G Garage & 7.525 m to Bldg 03
 (2) 0.00 m @ U/G Garage at Bldg 03
 (3) 21.796 to U/G Garage and 29.3 m to First Storey
 FLL = Defined as Huronario Street
 Phases 1 & 2 - Deemed to be 1 Lot

PARKING - RESIDENTIAL

Parking aisle minimum width of 6.0 and 6.7 metres
 Parking space minimum dimensions of 2.8 m x 6.0 m
 Accessible parking spaces per IASR

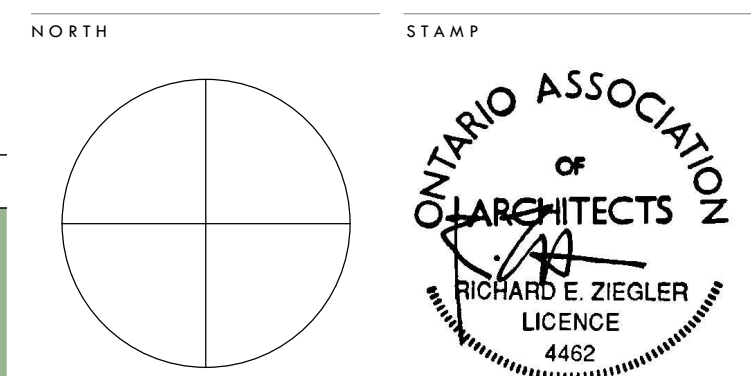
Building	Rate	# of Units	Resident Parking Required	Visitor Parking Required	Total Required	Total Provided
Building 03	1/unit + 0.25/unit for Visitors	165	83	42	125	213

Note: Parking for the Mixed-Use Building to be provided at the 'Dwelling, Apartment' Rate (ZBLA Required)



NO.	ISSUANCE	DATE
03	ISSUED FOR PLANNING APPROVALS	2026.01.23
02	ISSUED FOR PLANNING APPROVALS	2025.07.03
01	ISSUED FOR CLIENT APPROVALS	2025.05.29

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



THE GATEWAY CENTRE
 CHARIS DEVELOPMENTS
 HIGHWAY 124 & POPLAR SIDE ROAD
 COLLINGWOOD, ONTARIO

SITE PLAN - OPTION C4B

SCALE	As Indicated	PROJECT NUMBER
DATE	2026-01-23 9:00:36 AM	202022
DRAWN	SO	
CHECKED	REZ	
SHEET		REVISION

A101