

Jocelyn Wainwright

From: Summer Valentine
Sent: Tuesday, July 29, 2025 7:22 AM
To: Nathan Wukasch; Justin Teakle; Lindsay Ayers
Subject: FW: Proposed Development

From: Yvonne Hamlin <yhamlin@collingwood.ca>
Sent: Monday, July 28, 2025 7:01 PM
To: Allan Bennett [REDACTED]; Chris Potts <cpotts@collingwood.ca>; Christopher Baines <cbaines@collingwood.ca>; Deb Doherty <ddoherty@collingwood.ca>; Kathy Jeffery <kjeffery@collingwood.ca>; Peter Voight [REDACTED]; Rob Ring <rring@collingwood.ca>; Sonya Skinner <sskinner@collingwood.ca>; Steve Perry <sperry@collingwood.ca>; Tim Fryer <tfryer@collingwood.ca>; Ian MacCulloch <imacculloch@collingwood.ca>
Cc: Summer Valentine <svalentine@collingwood.ca>
Subject: Re: Proposed Development

Thank you for your comments Allan.

I have forwarded them to our Planning Director. All comments will be considered by staff as they draft their report.

y



Mayor Yvonne Hamlin
Town of Collingwood
97 Hurontario Street
Collingwood, ON L9Y 3Z5
yhamlin@collingwood.ca

From: Allan Bennett [REDACTED]
Date: Friday, July 25, 2025 at 5:55 PM
To: Brandon Houston <bhouston@collingwood.ca>, Chris Potts <cpotts@collingwood.ca>, Christopher Baines <cbaines@collingwood.ca>, Deb Doherty <ddoherty@collingwood.ca>, Kathy Jeffery <kjeffery@collingwood.ca>, Peter Voight [REDACTED], Rob Ring <rring@collingwood.ca>, Sonya Skinner <sskinner@collingwood.ca>, Steve Perry <sperry@collingwood.ca>, Tim Fryer <tfryer@collingwood.ca>, Yvonne Hamlin <yhamlin@collingwood.ca>

Cc: Collingwood Connection [REDACTED]
Subject: Proposed Development

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Hello,

I can't attend the public meeting on Monday regarding a proposed development at Poplar and Hurontario as outlined in Collingwood Today, today. https://www.collingwoodtoday.ca/local-news/public-meeting-monday-on-major-hurontario-st-development-10985185?utm_source=email&utm_medium=email&utm_campaign=Jul%2025,%202025%2002:45%20pm&utm_content=mc_col_local

I will voice my concerns.

I have no issue with development. I have a tremendous problem with a 12 story apartment. I have been a resident of Collingwood for thirty - five years. Over this time I have seen successive Town Councils mishandle proposed development plans on numerous occasions. I firmly believe our staff do the least amount of push back, and employ absolutely know creativity when it comes to approving draft plans (itself a misnomer draft to me means you can fix things related to constituent concerns ALL the way through the process), I believe the seated Councils at the times completely ignore the people of the town when it comes to constituents voice their concerns.

The most recent travesty affecting me was the approval of the draft plan for EDEN OAK, and more specifically, the decision by the town to require to the developer to "raise" the land while telling the affected residents there was a higher than normal privacy fence being installed. What a bunch of bullsheevicky this was.

The reason I moved from Toronto to Collingwood was because the city was becoming a congested mess. Collingwood has/is becoming a congested mess. We don't need a 12 storey apartment building, I do not care what people or authority say "you need to do this." No we don't. While we are not on the same scale, the Toronto skyline is a sea of high-rise, and a sea of eye sores. Take the route as Oakville did recently and say NO.

People move here to get away from the congestion not to watch it grow.

I support a retail for the area and I support a residential building of six stories, no more. The intersection at Gateway is already congested, with a road (Poplar) not meeting the requirements, although I am sure a "traffic study" will be produced saying it's no problem. The County will gladly avoid picking up the bill as I understand they own it. I certainly don't feel we get value from the county.

Here's a thought, listen to what the people say and find options to satisfy their concerns, I believe the town needs to take more responsibility in making sure we don't let the developer run rough shod over all of us.

Kindest regards,
Allan Bennett



Jocelyn Wainwright

From: Julie Brennan [REDACTED]
Sent: Wednesday, August 6, 2025 12:19 PM
To: Office of the Mayor
Subject: Proposed building Site.

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Dear Madam Mayor and Town Council

Good morning

We are homeowners at [REDACTED] and my husband and I attended the meeting regarding the Proposed Gateway Building Site. I thank you for the opportunity for the community to learn about the proposals and for individuals to have the opportunity to voice their opinions, ideas and concerns.

When we bought our home [REDACTED], we were thrilled to have green space behind us and have delighted in the sounds, mountain views, sights and serenity it offers — perfect. We have always been aware that the possibility of change is real. Harsh to think that it all vanishes and retail box stores and an enormous apartment building replaces this tranquil space.

I came away from the meeting believing that this rezoning is a DONE DEAL . I understand from letters being written to council, this is NOT the case.

Please, please consider these letters. I do not believe they are just emotional responses to this proposal. You must recognize the expertise and research of the speakers who addressed council.

I have had the opportunity to read Doug Brown's follow up letter to the Mayor and Council. It is thorough and he has persistently researched the significance of the Vernal Pool and has investigated the various proposals for this land over the years. I truly suggest you make use of his expertise to help guide you in your decisions for this land.

I thank council member Deb Doherty for her prepared questions and proposal adjustments. Her queries about lighting, project design, idling bylaws are all issues that need to be addressed if this proposal is to go through.

Finally a Gate Way to Collingwood. If rezoned or defined as retail, small boutique stores similar to Cranberry Mews would be more appealing to cater to our many visitors. Vacation items such bakery, cheeses ,wine etc. A 12 story apartment building is hardly appealing to visitors and will definitely cause greater congestion. . I also agree that design would be a major concern if retail is to persist. Others have suggested medical facilities such as a walk in which would be optimal for our community.

I also believe recreational facilities for the children of this subdivision have been neglected. Our vernal pool should be preserved and a small park space could be incorporated if fast food outlets are necessary. (eg Webers) Thank you for this opportunity to express our concerns. We, as homeowners, would also appreciate a time line/date if this moves forward.

Sincerely,

Frank and Julie Brennan

Sent from my iPad

Jocelyn Wainwright

From: Doug Brown [REDACTED]
Sent: Thursday, July 24, 2025 8:58 AM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Doug Brown
Subject: For Council Mtg - Mon, July 28th - ON Nature magazine - Spring_2017 - Page 24-25

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Greetings Councillors!

I will be speaking with you at the council meeting this coming Monday afternoon regarding the Gateway Development proposal

One major concern that I have is that the development proposes to eliminate the Vernal Pool in the NE corner of the property. Previous draft proposals by developers for the same area allowed room to preserve it.

Vernal pools are a form of wetland that are essentially full of water in the spring-melt period and, with no inflow or outflow, tend to dry up in the summer. Therefore, with no fish predators, they have unique forms of life.

It is very possible and very important to preserve this pool!

Here is an article as introduction to Vernal Pools that I first read back in 2017.

Some quotes: - p 24 - "Each spring, vernal pools serve as nurseries for frogs and salamanders before drying up from the summer heat."

- p 26 - " Many landowners, managers and planners are still not aware of vernal pools or their significance"

- p 27 - "Goggle Earth reveals that forests, once dominant here , have been reduced to islands and ribbons in a sea of agriculture and urban development - - - many are unaware of the importance of vernal pools.- - - landowners are the key to restoring, enhancing or creating vernal pool habitat."

Please come sometime before Monday's meeting and have a look at the vernal pool. [REDACTED]

[REDACTED]. You cannot miss it!

Thanks!
Doug Brown
[REDACTED]
[REDACTED]

https://view.publitas.com/on-nature/spring_2017/page/24-25

Jocelyn Wainwright

From: Doug Brown [REDACTED]
Sent: Wednesday, July 30, 2025 10:54 PM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Doug Brown; Nathan Wukasch; Clerk's Distribution List; Becky Dahl
Cc: Dave Featherstone; Rob K; James Young; Jenny Santin; stonehouse1 stonehouse1; Chris; [REDACTED]; [REDACTED]; Sourabh Dhawan; Kathryn Farrish; Stephen Brown; Dr. Ian Brown; [REDACTED]; Arnie Sperl; Lorraine & Dave Rush; Eric Pahapill
Subject: Concerns re Gateway Proposal & subsequent By-Law & Zoning Amendments

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Mayor Hamlin and Councillors!

First, I would like to apologize for my talk before council this past Monday. I had so much that I wanted to say and I blanked. I have never done that before. I don't know what I said other than clearly saying that we must preserve the long standing vernal pool and I referred to Dave Featherstone's July 25th letter to clerk and council, which you all acknowledged having received. He makes the point professionally and concisely.

Perhaps I should be addressing my letter to Charis because I think it is their requests that I am concerned about. However, I appreciate council's responsibility and interest in hearing our input and I appreciate your caring for citizens and our Town.

The Food Superstore:

- Rob Kowalski's letter to mayor and council plus his oral presentation captures the feelings of most neighbours living here. I could add that one neighbour further down the street said that he would like a nearby grocery store, to which Rob replied "would you like it then behind your house?" to which the neighbour replied "no way!" Another neighbour said that she felt Collingwood has several grocery stores and feels that we do not need another one. Several other neighbours have pointed out to me that no other grocery store in Collingwood is backing up close to houses. They all exist in open spaces away from houses, for obvious reasons. The proposed food superstore seems to be jammed up to existing houses. The houses are in a "pre-established" neighbourhood where, at the time of building and sale, zoning did not allow or lead them to expect what is being requested here. Charis knew that this was zoned Highway Commercial and what the limitations were when they purchased the property, yet still bought it.

The 12 Story Mixed Use Apartment Building:

- You have heard several comments opposing the fact that this request far exceeds the other six story Collingwood apartment buildings. I am also aware of Davin Metheral's NVCA letter of March 7th, 2025, that has concerns with the underground parking and concludes that he "does not support the application as presented." Other concerns expressed to me by neighbours, and with which I do agree, include

unsuitability for the location in terms of appearance for traffic entering Collingwood, effect upon existing neighbourhood, intensity, safety re fire fighting, etc.

The Vernal Pool:

- As I stated above, Dave Featherstone's letter to council summarizes most issues regarding wetlands in this area. He underlines their collective importance and their fragility. I mentioned the Ontario Nature, 2017, article entitled "Here today, Gone Tomorrow" that I circulated to all council members a week ago. Dave outlines how the presence of this wetland area has existed for years and Ontario Nature has mapped this particular Vernal Pool as one of their 2018 mappings of all in Ontario. It was here first! I have several other professional references supporting what you probably already know regarding the importance of retaining wetlands and Vernal Pools. Specifically, Canadian Wildlife Magazine, March + April 2024, pg 11, has a good article entitled "As the Frogs Go ... so will the rest of us." Adding "Amphibians are an indicator species and they are 'going' at an alarming rate". The chorus of frogs is deafening here in this Collingwood Vernal Pool in the spring. They out compete the large bullfrogs that try to chime in! The Bruce Trail Conservancy Magazine, Spring 2025, on page 16 talks about a McMaster University Study locating newly discovered Vernal Pools in Ontario and says "This is good news ... for all the creatures that rely on Vernal Pools. Because Vernal Pools are temporary and small, they are often prone to destruction ... help to protect these important ephemeral habitats and their endangered inhabitants." I have several more supportive articles but you get the idea!

I realize that Azimuth, Barrie, was hired by Charis to do an Environmental impact Study Addendum, July 2, 2025. I see that their website states that "Azimuth's goal is to provide clients with expert environmental consulting solutions that effectively meet and exceed their needs." Charis "needs" (wants) to build in the wetland area. Azimuth's job is to help them get what they want - to build. However, they miss the broader, more important point regarding this wetland - the first question - that it should not be built on - that it can and should be saved. Charis wants to build in the wetland location. Azimuth is telling them how to do it - by offering to pay an "in lieu of" fee. I would suggest and request that they first think of how they can build in a manner that sustains the Vernal Pool wetland area! One local resident had a good idea - that, since the development is labelled "Gateway" and wants to be inviting to both new arrivals and locals, the Vernal Pool area could experience some creative, preservative architecture in a way that would be a tribute to the developer, the locals and the Town, instead of a collection of industrial looking boxes. Please help this happen!

Did Charis get a copy of Dave Featherstone's letter and a request to consider it? Will Town Planning hear our concerns as detailed in this letter?

Some further comments:

- Several local resident neighbours were in attendance and wished that they had been able to sign in to indicate their concern in a manner other than standing up and speaking.
- I and others were under the impression from information last fall that there would be a public information meeting early in the new year. We were expecting an information meeting followed by another meeting to make necessary adjustments and amendments. We were surprised that all was lumped together.
- I am surprised that things seem to be so far along with contracts signed, etc. before we, the public, are aware. I am concerned that there will be no further public meeting.
- I was also hearing that Charis wants to start asap. I do not want this to become pressure to do the quick and easy instead of the right thing. I am concerned that the public may not learn about changes that I hope are made based on these and other comments.

I could say more but I think you can clearly see that I am strongly opposed to the amended zoning as requested and would like all involved to rework the plan.

Thank you,
Doug Brown

[REDACTED]
[REDACTED]

From: Doug Brown [REDACTED]
Sent: Tuesday, August 12, 2025 2:03 PM
To: Justin Teakle <jteakle@collingwood.ca>; Mark Bryan <mbryan@collingwood.ca>; Office of the Mayor <officeofthemayor@collingwood.ca>
Cc: Tim Fryer <tfryer@collingwood.ca>; Kathy Jeffery <kjeffery@collingwood.ca>; Deb Doherty <ddoherty@collingwood.ca>; Chris Potts <cpotts@collingwood.ca>; Rob Ring <rring@collingwood.ca>; Christopher Baines <cbaines@collingwood.ca>; Steve Perry <sperry@collingwood.ca>; Ian MacCulloch <imacculloch@collingwood.ca>; James Young [REDACTED]; Jenny Santin [REDACTED]; Rob K [REDACTED]; stonehouse1 stonehouse1 [REDACTED]; Julie Brennan [REDACTED]; Kathryn Farrish [REDACTED]; Chris [REDACTED]; Eric Pahapill [REDACTED]; Stephen Brown [REDACTED]; Mary Ellen Sheffield [REDACTED]; John Driscoll [REDACTED]; Dave Featherstone [REDACTED]; Dr. Ian Brown [REDACTED]; Emma Perry [REDACTED]

Subject: Vernal Pool in August

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True to its annual cycle and its definition, the Vernal Pool has again dried up this summer.

I have not been watching closely but I still hear a few frogs in the evening and I know that the beavers, geese with goslings, mallards with ducklings, snapping turtles, egrets, etc have mostly disappeared for awhile and wait to return. The annual cycle continues!

The pool awaits its duty to assist the wildlife and the water runoff threat for another year. Neighbours and children await their annual entertainment plus deafening chorus of peeper frogs punctuated by bullfrogs in evenings. The pool sits quietly day after day doing its job as part of nature and as an important part of the balance we need so badly.

Come and have a look. It is located behind (west of) the empty lot at [REDACTED]. This phase is not as exciting as when it is teeming with life but it is doing its job.

Please don't underestimate its value. Careful and respectful planning can/will incorporate it and maintain its value!

Thanks,
Doug Brown

From: Doug Brown [REDACTED]
Sent: Friday, August 15, 2025 5:40 PM
To: Justin Teakle <jteakle@collingwood.ca>; Nathan Wukasch <nwukasch@collingwood.ca>
Cc: Yvonne Hamlin <yhamlin@collingwood.ca>; Tim Fryer <tfryer@collingwood.ca>; Kathy Jeffery <kjeffery@collingwood.ca>; Deb Doherty <ddoherty@collingwood.ca>; Chris Potts <cpotts@collingwood.ca>; Rob Ring <rring@collingwood.ca>; Christopher Baines <cbaines@collingwood.ca>; Steve Perry <sperry@collingwood.ca>; Ian MacCulloch <imacculloch@collingwood.ca>; James Young [REDACTED]; Rob K [REDACTED]; Jenny Santin [REDACTED]; stonehouse1 stonehouse1 [REDACTED]; Julie Brennan [REDACTED]; Kathryn Farrish [REDACTED]; Chris [REDACTED]; Eric Pahapill [REDACTED]; Mary Ellen Sheffield [REDACTED]; Stephen Brown [REDACTED]; John Driscoll [REDACTED]; Dave Featherstone [REDACTED]; Dr. Ian Brown [REDACTED]; Emma Perry [REDACTED]; Janis Promaine [REDACTED]
Subject: Fwd: Healthy wetlands and stream banks the legacy of Norm Wingrove - Collingwood News

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Greetings Justin et al:

I'm sure you have seen this article in Collingwood Today about Norm Wingrove. This is only one of several emails I have received.

Norm was a friend of mine. We spoke extensively about the Vernal Pool located in the Gateway Development proposal area. Norm was adamant that the development could be designed to preserve the Vernal Pool. I wish you could hear him say it in person!

You know the details. I need not repeat them. Here is another reminder to please act on redesigning the plan to accommodate the Vernal Pool.

Thanks,

[REDACTED]
[REDACTED]

----- Forwarded message -----

From: **mcdonald** [REDACTED]
Date: Fri, Aug 15, 2025 at 3:42 PM
Subject: Healthy wetlands and stream banks the legacy of Norm Wingrove - Collingwood News
To: Doug Brown [REDACTED]

Reading about these people and wondering if they might be able to help secure your wetlands from the proposed development.

<https://www.collingwoodtoday.ca/local-news/healthy-wetlands-and-stream-banks-the-legacy-of-norm-wingrove-11082658>

RB McDonald

Justin Teakle

From: Doug Brown [REDACTED]
Sent: Sunday, August 31, 2025 1:40 PM
To: Office of the Mayor; Deb Doherty; Chris Potts; Christopher Baines; Ian MacCulloch; Rob Ring; Tim Fryer; Kathy Jeffery; Steve Perry; Doug Brown; Nathan Wukasch; Justin Teakle; Emma Perry
Cc: James Young; Amber Choudhry; Jenny Santin; Rob K; stonehouse1 stonehouse1; Julie Brennan; Julie Driscoll; Kathryn Farrish; Chris; Eric Pahapill; Mary Ellen Sheffield; Stephen Brown; John Driscoll; [REDACTED]; Dave Featherstone; Dr. Ian Brown; Janis Promaine
Subject: Fwd: Shared from CollingwoodToday.ca: New program builds wetlands on farms for ducks' sake

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Hi Folks!

We are ahead of the game here in Collingwood. See the attached link to the Collingwood Today article.

As you are aware, we already have a Vernal Pool wetland (plus our adjacent wetland property which increases the area) which already hosts breeding ducks annually, with 11 ducklings this year, plus additional wildlife. As the article says "That's one of the primary reasons we love these small wetlands, but they also provide a variety of benefits that include anything from providing climate resilience, and flood and drought mitigation to water quality improvements." Several of us have already listed for you many other Vernal Pool benefits and current neighbourhood appreciations so I won't go through them all again.

I and several others have already stated our concern that the proposed Gateway Development, as initially proposed, plans to eliminate this pre-existing feature that others are struggling to create (and willing to pay big money to create).

Please ensure that the Gateway proposal is redesigned to preserve this progressive, already in existence, Vernal Pool wetland.

Thanks!
Doug Brown

----- Forwarded message -----

From: Doug Brown [REDACTED]
Date: Sat, Aug 30, 2025 at 6:21 PM
Subject: Shared from CollingwoodToday.ca: New program builds wetlands on farms for ducks' sake
To: Doug Brown [REDACTED]

https://www.collingwoodtoday.ca/local-news/new-program-builds-wetlands-on-farms-for-ducks-sake-11145688?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share

Justin Teakle

From: Doug Brown [REDACTED]
Sent: Thursday, September 25, 2025 10:07 PM
To: Yvonne Hamlin; Steve Perry; Tim Fryer; Kathy Jeffery; Deb Doherty; Rob Ring; Chris Potts; Christopher Baines; Ian MacCulloch; Justin Teakle; Emma Perry; [REDACTED]
Subject: Fwd: Globe and Mail Article - September 6/25

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A neighbour, Ed Yablonski, asked me to forward this Globe and Mail article to you because it illustrates how Toronto is working hard, at great expense, to recreate what we already have on a smaller scale yet might lose if we do not save the vernal pool portion of wetlands in the Gateway development.

Thanks,
Doug Brown

Subject: Globe and Mail Article

One of the first things people notice about the brilliant new park at the mouth of Toronto's Don River – once so polluted it caught fire, twice – is the wildlife. Look, it's a rabbit. Hey, is that a bald eagle? Oh, there's a monarch butterfly.

Biidaasige Park opened last month on the east side of Toronto Harbour. The name is pronounced "bee-daw-si-geh," a phrase in the Anishinaabemowin language that means "sunlight shining toward us." It flanks a kilometre-long extension of the Don, part of a \$1.35-billion, two-decade effort to protect the area from flooding. Engineers replaced the cement-lined old river mouth with a winding channel and a spillway to redirect floodwaters.

Since the park took shape, creatures great and small have been rushing in like Black Friday door-crashers. Swallows, terns and red-winged blackbirds fly above the sparkling river. Bass, pike and walleye swim up and down it. Butterflies come to feed on the flowers and dragonflies to snap up the bugs.

At the risk of anthropomorphizing, they all seem delighted to have discovered this oasis in the heart of the city. Even local naturalists are surprised how quickly the fauna have made themselves at home. After

all, the new river channel runs through the Port Lands, an old industrial district whose soil was heavily contaminated. Traffic streams along the nearby Gardiner Expressway. The soaring towers of the city's downtown are only a few minutes away.

The park is an example of an encouraging trend in this time of environmental anxiety. Around the world, modern cities are restoring ruined ecosystems.

Paris cleaned up the Seine, which now teems with fish. Tourists and locals line up to take dips in the once filthy river. Seoul tore down an elevated expressway and brought back a dried-up stream underneath it. Birds, insects and plants proliferated.

London is “rewilding” some of its ancient royal parks, leaving fields unmowed so wildflowers can come back. Beavers, absent from the English landscape for centuries, have been reintroduced and taken up residence in the woods of West London.

At High Park in Toronto's west end, managers use controlled burns to preserve a fragment of rare black oak savannah, which depends on periodic fires to thrive. More than 40 species of butterflies now live there. At Tommy Thompson Park on the other side of the city, a whole new ecosystem made up of natural and invasive species has sprung up spontaneously on a long, artificial promontory made of excavation waste. Conservation authorities have helped by creating new wetlands on the landform.

These are small measures of atonement for the destructive ways of the past. We have done – and continue to do – incalculable damage to the planet that sustains us. The Port Lands were once the site of what is thought to be the largest marsh on the north shore of Lake Ontario. Effluent from distilleries and tanneries on the Don turned it into a cesspool. City fathers, worried about disease, drained it and filled it in.

Renaturalizing the mouth of the river is an attempt to bring back at least a part of what used to be. Park planners spent years selecting the right plants to introduce and the right kind of soils to support them. They brought in cattails and bulrushes, willows and cottonwoods, buttonbush and wild bergamot, sage and sweetgrass. Visitors can be seen snapping pictures of all the flowers and looking them up on their identification apps.

_Making sure that this manufactured slice of nature thrives is a challenge. Park workers are already battling invasive species like phragmites, a tall reed with a bushy head that crowds out native plants. They have installed special “carp gates” to keep the big fish from getting in and turning the marsh waters turbid.

But much of the flora and fauna there will do fine on their own. Mother Nature is a tough old bird. The success of these restoration efforts shows how resilient our embattled environment can be. Given a chance, and a helping hand, it will come roaring back.

While they were digging up masses of earth for the Port Lands project, workers found some old soil from the original marsh buried there. They noticed century-old seeds in it had started to germinate. They moved the soil to the park. New wetland plants grew from it – reborn remnants of what humans had destroyed all those years ago.

<kjeffery@collingwood.ca>; Deb Doherty <ddoherty@collingwood.ca>; Chris Potts <cpotts@collingwood.ca>; Rob Ring <rring@collingwood.ca>; Christopher Baines <cbaines@collingwood.ca>; Steve Perry <sperry@collingwood.ca>; Ian MacCulloch <imacculloch@collingwood.ca>; Nathan Wukasch <nwukasch@collingwood.ca>; Clerk's Distribution List <clerk@collingwood.ca>; Becky Dahl <rdahl@collingwood.ca>; Dave Featherstone [REDACTED] Rob K [REDACTED]; James Young [REDACTED]; Jenny Santin [REDACTED] stonehouse1 stonehouse1 [REDACTED]; Chris [REDACTED]; Sourabh Dhawan [REDACTED]; Kathryn Farrish [REDACTED]; Stephen Brown [REDACTED]; Bobbie Brown [REDACTED]; Arnie Sperl [REDACTED]; Lorraine & Dave Rush [REDACTED]; Eric Pahapill [REDACTED];

Subject: Re: Concerns re Gateway Proposal & subsequent By-Law & Zoning Amendments.

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Very Well said!

I thought we are supposed to be saving Wetlands (and frogs), not paving them over.

Thanks for your attention to this important matter.

Best Regards,
IAN

Dr. Ian D.D. Brown
[REDACTED]

On Wed, Jul 30, 2025 at 10:54 PM Doug Brown [REDACTED] wrote:

Mayor Hamlin and Councillors!

First, I would like to apologize for my talk before council this past Monday. I had so much that I wanted to say and I blanked. I have never done that before. I don't know what I said other than clearly saying that we must preserve the long standing vernal pool and I referred to Dave Featherstone's July 25th letter to clerk and council, which you all acknowledged having received. He makes the point professionally and concisely.

Perhaps I should be addressing my letter to Charis because I think it is their requests that I am concerned about. However, I appreciate council's responsibility and interest in hearing our input and I appreciate your caring for citizens and our Town.

The Food Superstore:

- Rob Kowalski's letter to mayor and council plus his oral presentation captures the feelings of most neighbours living here. I could add that one neighbour further down the street said that he would like a nearby grocery store, to which Rob replied "would you like it then behind your house?" to which the neighbour replied "no way!" Another neighbour said that she felt Collingwood has several grocery stores

Jocelyn Wainwright

From: Nathan Wukasch
Sent: Monday, July 28, 2025 9:06 AM
To: Justin Teakle; Jocelyn Wainwright
Cc: Summer Valentine; Lindsay Ayers
Subject: FW: Notice of Public Meeting for Proposed Official Plan and Zoning By-law Amendment (D084124) - Gateway Centre

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Comment for Tracking

A comment in support of the Gateway project.

From: Jakub Checinski [REDACTED]
Sent: Monday, July 28, 2025 7:09 AM
To: Nathan Wukasch <nwukasch@collingwood.ca>
Subject: Re: Notice of Public Meeting for Proposed Official Plan and Zoning By-law Amendment (D084124) - Gateway Centre

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To the Town of Collingwood,

I'm writing to express my strong support for the new commercial space planned behind my home. ([REDACTED]). For too long, the south part of town has lacked convenient shopping options, with nearly all grocery stores located in the north end. This new development will provide much-needed amenities closer to home, saving residents time and improving our daily lives.

I'm also pleased with the zoning decision that ensures the space remains single-story. This means we won't lose sunlight or feel overshadowed by tall buildings invading our privacy. I truly believe this thoughtful approach will benefit our community.

Thank you for considering this perspective, and I hope others will join me in welcoming this improvement.

JC

Jocelyn Wainwright

From: Yvonne Hamlin
Sent: Friday, August 1, 2025 11:27 AM
To: Office of the Mayor
Subject: FW: Charis development Poplar/Hurontario



Mayor Yvonne Hamlin
Town of Collingwood
97 Hurontario Street
Collingwood, ON L9Y 3Z5
yhamlin@collingwood.ca

From: Yvonne Hamlin <yhamlin@collingwood.ca>
Date: Friday, August 1, 2025 at 11:26 AM
To: [REDACTED], .Distribution - Town Council
<towncouncil@collingwood.ca>
Subject: Re: Charis development Poplar/Hurontario

Thank-you for weighing in with your thoughts Marg.

Council will keep them in mind as we move forward with our discussions around this project.

y



Mayor Yvonne Hamlin
Town of Collingwood
97 Hurontario Street
Collingwood, ON L9Y 3Z5
yhamlin@collingwood.ca

From: Marg Christie [REDACTED]
Date: Friday, August 1, 2025 at 10:12 AM
To: .Distribution - Town Council <towncouncil@collingwood.ca>
Subject: Charis development Poplar/Hurontario

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Good morning everyone

I watched the meeting last Monday with regard to the new project.

We reside in the area and personally I feel as you drive into town it

Will look a lot nicer than a piece of overkempt wasteland.

We have no facilities at this end of town and the sooner it gets going

The better 😊

Marg Christie

Sent from my ipad

Jocelyn Wainwright

From: BILL DAVIDSON [REDACTED]
Sent: Monday, August 4, 2025 10:06 AM
To: Office of the Mayor
Subject: Gateway Centre

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Mayor Hamlin

I would like to express to you my concern about the proposed development at Hurontario and Poplar

Having a 12 story rental apartment is a terrible idea !

this major eyesore will be the first thing people see coming north to our beautiful town. I am sure a 25' tall

McDonalds sign will add to the eyesore.

traffic is always a concern. This will be a terrible corner for traffic. Hurontario is in terrible shape (as is High Street)

There are now constant traffic stops through an intersection where Starbucks is now. I am sure the traffic will be the same around the Gateway Centre for years to come.

please consider another plan.

Regards,

Bill Davidson
[REDACTED]

Jocelyn Wainwright

From: Tony D [REDACTED]
Sent: Wednesday, July 23, 2025 10:17 AM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch
Subject: Rezoning Proposal - Hurontario & Sidepoplar

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Posted on Facebook - Pretty River Estates:

Finally! Collingwood Council is considering an application to rezone the vacant property at the northeast corner of Hurontario St. and Side Poplar Road. This would enable the construction of new retail space, including a Sobey's Grocery Store – notably, we are about to lose the one on Pretty River. While there seems to be a movement afoot in the neighbourhood to resist this development, respectfully, I myself am delighted at the prospect of being able to walk to get our groceries.

-----Original Message-----

From: Chris Doyle [REDACTED]
Sent: Monday, July 28, 2025 5:36 PM
To: Planning General Account <planning@collingwood.ca>
Subject: Charis Gateway Proposal

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Thank you for the public meeting today. I live on [REDACTED] and was very interested in learning more about the proposal and what options the local residents may have.

As was mentioned by a number of residents and my some council members the 12 storey mixed-use apartment building is one concern to me. I understand that the most recent Official Plan will now allow up to 12 stories. However I believe this will be an eye sore for local residents and is not what Collingwood should start to allow. It will start to change the charm and beauty of Collingwood. If one 12 storey building is allowed, especially near a developed residential community it will start to happen in other areas. If you want to build one in a non-residential area that would be a different matter. I believe a 6 storey or two 6 storey buildings would be better.

Also it was mentioned that a nuisance and noise study was conducted and I would like to know where I can find this on the town website. I am sure that it does not include the nuisance and noise that the local residents will have to live with for the 4-8 years while the location is being developed.

I am also concerned about storm water and will it affect the Hamilton creek that runs just north of the Pretty River Estates. During a heavy rain fall the creek does fill up quite high and if it was to run over it could very easily start coming into my backyard and possibly into my basement area. [REDACTED], I found my backyard to be very wet in the Spring and I was told that when a couple of the houses in my section did not have a proper grading conducted and the town did not sign off on the work. (That is another storey but concerns me with any flooding of the creek). Will the digging for foundations and underground parking affect underwater flows that will affect basements in the area the currently do not have any issues?

I understand that we cannot halt development but some changes should be considered especially the number of stories of the apartment building.

Can I be added to the list of residents who would like to be notified of any potential changes and/or decisions?

Thanks
Chris Doyle

July 25, 2025

Town Clerk
Town of Collingwood
97 Hurontario St
Collingwood, ON L9Y 2L8

**Subject - Gateway Centre, Official Plan and Zoning By-Law Amendment
853 & 869 Hurontario Street and 7654 Poplar Sideroad**

My name is David Featherstone. I am a professional ecologist and member of the Blue Mountain Trust. I was employed as Manager, Watershed Management and Senior Ecologist at the Nottawasaga Valley Conservation Authority (NVCA) from 2003-2023. I am writing today to express concerns with the loss of existing wetland proposed with this development application.

Wetland Context

The Town of Collingwood lies within the Blue Mountain Subwatershed. Wetland cover within this subwatershed is only 6.7%. 10% wetland cover has been identified as a minimum guideline for healthy watershed (Environment Canada). 65.9% of pre-settlement wetlands within this area were removed between 1800 and 2002 (NVCA; 2022). Wetland loss is ongoing with a further decrease in wetland cover of 2.9% between 2002 and 2016 (NVCA; 2022) and a further 1.2% decrease in wetland cover between 2016 and 2018. Recent changes to provincial policy and legislation will likely lead to further wetland loss.

The northeast wetland on the property is visible in all available imagery (1954-2024; Simcoe County) – in an agricultural context from 1954 to approximately 2008 and within an urbanizing context thereafter.

I visited the edge of the northeast wetland from a Hughes Street property on June 27, 2022 while employed with NVCA. I documented the wetland edge with photos and was able to refine NVCA wetland mapping upon my return to the office. I understand that the NVCA has recently (2024) updated mapping of this feature.

Natural Heritage Review

The Environmental Impact Study (EIS; Azimuth Environmental Consulting Inc.; September 2024) acknowledges the presence of wetlands on the property (including the northeast wetland; Wetland #2). The EIS does not note the presence of Mallard and Canada Geese which, most years, are breeding in Wetland #2. Muskrats which inhabit this wetland are not noted. The EIS notes that Snapping Turtle (provincial and federal Species of Concern) have been found in the general area but that this species was not observed and that habitat is limited, if present. Local residents have photos of Snapping Turtles proximal to Wetland #2.

The EIS notes the isolation of Wetland #2 and lack of connectivity on the landscape. However, Figure 3 shows a connection from Wetland #2 to a deciduous swamp/moist meadow just north of the property which, in turn, is separated from the Hamilton Drain corridor by a local trail which is less than 10 m in width (including trail and adjacent mown area). There is clearly a corridor of local importance between Wetland #2 and Hamilton Drain.

Recommendation

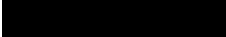
I urge the Town to work with the developer and concerned local residents to rework the proposed development to protect Wetland #2 and its associated functions including its connectivity to the Hamilton Drain corridor. And to keep from adding to wetland loss in this subwatershed.

Thank you for your consideration. Sincerely,



David Featherstone, B.Sc.



cc. Doug Brown, 

Jocelyn Wainwright

From: amy gural [REDACTED]
Sent: Monday, July 28, 2025 4:44 PM
To: Clerk's Distribution List; Planning General Account
Subject: Poplar/hurontario development

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My name is Amy Gural. I live at [REDACTED]. I'm reaching out today not to oppose intensification, but to advocate for a more balanced and context-sensitive version of it—one that aligns more closely with Collingwood's planning framework, infrastructure realities, and community values.

Let me begin with a basic acknowledgment: this site (poplar side road and hurontario street) is well-situated for thoughtful development. It sits within the settlement boundary. It's located at the edge of a commercial corridor. And it has the potential to contribute to the town's housing supply, economic activity, and public realm.

But growth has to be done right.

The current proposal—at 12 storeys—represents an abrupt and dramatic change in height, massing, and intensity compared to the surrounding context. It is not the scale of change that supports healthy transition or compatible development. It is the scale of change that introduces significant adverse impacts.

Under the Provincial Planning Statement, intensification must be compatible with existing land uses and respectful of community character. It requires that development within settlement areas be context-sensitive and integrated into existing surroundings. In this case, the surrounding area consists primarily of low-rise residential and highway commercial uses—uses that reflect the scale and rhythm of Collingwood's small-town fabric.

A 12-storey high-rise would introduce serious shadowing concerns on adjacent homes, impair privacy, and create a visual landmark entirely out of character with the neighbourhood. These are not trivial impacts. They affect people's enjoyment of their homes, their backyards, their sunlight, and their sky views. A mid-rise alternative—say five to six storeys—would substantially reduce these impacts while still delivering meaningful intensification.

There's also the question of infrastructure capacity. The PPS, as well as the Simcoe County Official Plan, make clear that development must be supported by existing or planned infrastructure. The County's policies on infrastructure and servicing stress that growth should align with what our systems can reasonably accommodate.

A high-rise of this scale places enormous pressure on water, wastewater, stormwater, and road capacity. And once that building is up, there is no turning back—those systems must carry the load in perpetuity, or the Town must invest significant capital in upgrades. In contrast, a mid-rise form would better align with

the servicing capacity that currently exists, making the project more sustainable and cost-effective from a municipal perspective.

There's also the matter of precedent. Approving a 12-storey tower here doesn't exist in isolation. It sets the tone for future proposals throughout Collingwood—particularly along Hurontario Street. That precedent matters. If we are serious about maintaining Collingwood's distinct identity—about protecting the character of our low-rise residential neighbourhoods—then we need to apply consistent, defensible standards that reflect that vision.

The Town of Collingwood Official Plan supports this direction. It emphasizes human-scale development, pedestrian-oriented environments, and built form that transitions gradually from one context to the next. That's what the Plan says, and that's what the community expects.

The subject lands are currently designated "Highway Commercial" and "Residential." Those designations were never intended to accommodate tower-scale development. A mid-rise proposal would require fewer, more targeted amendments. It would be easier to integrate into the planning framework and far more compatible with surrounding uses.

A mid-rise development provides the opportunity for active ground-floor uses, more engaging facades, and better transitions to the street. It supports walkability and vibrant, human-scaled design. A 12-storey tower, by contrast, risks delivering a blank podium or a canyon effect—not the kind of place where people want to linger, stroll, or gather.

Finally, and perhaps most importantly, there's the issue of community acceptance. Residents are not rejecting growth—they are asking for the kind of growth that makes sense. That respects context. That reflects shared values. Collingwood is growing. But how we grow is just as important as how fast we grow. A mid-rise development on this site would signal that we are listening, that we care about compatibility, and that we are willing to balance housing supply with livability.

In conclusion, I urge Council to take a leadership role in guiding this application toward a more responsible outcome. A revised, mid-rise proposal would still provide new housing, support the local economy, and make efficient use of serviced land—but it would do so in a way that preserves Collingwood's unique character and aligns with the vision laid out in your Official Plan.

Thank you very much for your time.

Jocelyn Wainwright

From: Jill Morrison [REDACTED]
Sent: Tuesday, August 19, 2025 12:01 PM
To: Yvonne Hamlin
Cc: Tim Fryer; cjeffery@collingwood.ca; Chris Potts; riring@collingwod.ca; cbains@collingwood.ca; Steve Perry; Howard Morrison; Deb Doherty; Ian MacCulloch
Subject: Gateway Center

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Howard and Jill Morrison
[REDACTED]
[REDACTED]
[REDACTED]

Madam Mayor Hamlin
Box 157
Collingwood, Ontario
L9Y 3Z5
yhamlin@collingwood.ca

Dear Madam Mayor and Council,

Re: Gateway Center, Application D084124, 853 & 859 Hurontario Street

The recent submission to Council in reference to the above mentioned property has raised a concern with us.

While we are not against the commercial development in the proposal, we are concerned with the proposed mixed use apartment tower. We are hopeful that you, Madam Mayor, and Council will exercise good judgement in limiting the height of this apartment to no more than 5 stories, which will match the proposed building at Hurontario and Lockhart. Based on our conversations with various people, we are confident that most residents in Collingwood would not be in favour of a high rise building anywhere in town.

Please take our concern into consideration when making your decision on the height of the proposed apartment tower.

Respectfully,

Jill and Howard Morrison

Cc: Tim Fryer, Deputy Mayor, tfryer@collingwood.ca

Ian MacColloch, [REDACTED]
Kathy Jeffery, cjeffery@collingwood.ca
Deb Doherty, ddoherty@collingwood.ca
Chris Potts, cpotts@collingwood.ca

Rob Ring, rring@collingwod.ca
Chris Bains, cbains@collingwood.ca
Steve Perry, sperry@collingwood.ca

Jocelyn Wainwright

From: Darah Joseph [REDACTED]
Sent: Tuesday, July 29, 2025 5:48 PM
To: Planning General Account
Subject: Message in support of the Hurontario/Poplar Application

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Hi!

My name is Darah Joseph. I live at [REDACTED]. I pass the lot in question very frequently. I'm very in support of this development. I think this current plan balances concerns and needs.

As someone who lives just blocks away, I'm excited just to hear about the possibility of groceries and shopping close by. We don't need to keep everything in downtown. The closer shopping is, the better for residents and the environment alike. It would free up congestion. And, right now, we drive South for gas and North for groceries. It would be great to have so much all together outside of the core.

I personally would like the grocery site to be larger as it previously was. Especially if it's a No Frills, which both the local area and the wider area desperately could use. It feels like the existing grocers options are expensive and competition would do to help as we struggle with food prices. On the size, I used to live close to a small No Frills. The bigger, the better.

I'm very interested in the mixed-use building opportunities. Lots of opportunity that excites me. I have no concerns with the height of the buildings. I don't understand why 12 storeys is allowed but discouraged. Much like Europe has, I think we need more mixed residential/commercial spaces. Which this is not (it's going in beside other commercial buildings) but it's a step in that direction. We need both senior living and rentals.

Thanks and please consider moving this forward!

Darah

Justin Teakle

From: Rob K [REDACTED]
Sent: Tuesday, July 22, 2025 1:13 PM
To: Nathan Wukasch
Subject: Fwd: Strong Objection to Proposed Zoning Amendment Application D084124 – 853 & 869 Hurontario

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Nathan,

I hope this email finds you well.

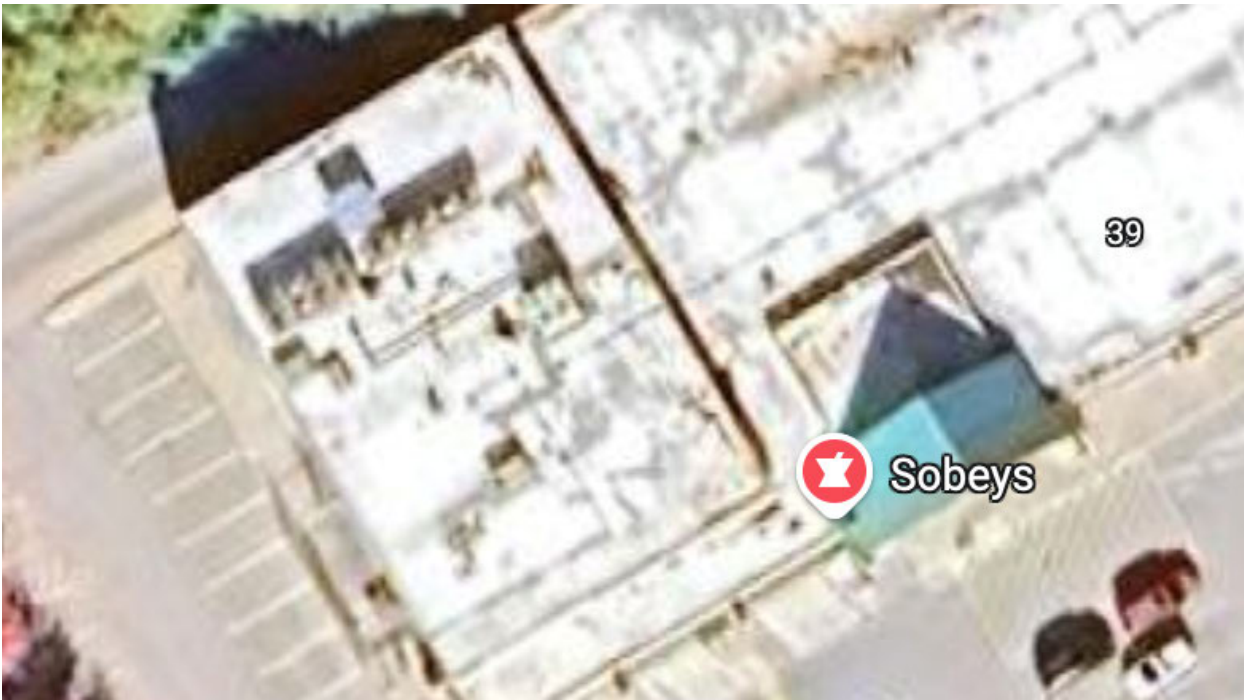
I am writing to express my strong objection to **Zoning By-law Amendment Application D084124**, which seeks to rezone the lands at **853 & 869 Hurontario Street** from residential to permit a commercial development.

My concerns are outlined below.

1- Impact on Residential Neighbourhood Character

When we purchased our home at [REDACTED], we did so with the understanding that the area behind us would remain a quiet residential neighbourhood, as the current zoning dictates.

Instead, this proposal would replace that with a noisy grocery store, with rooftop HVAC units and loading docks operating day and night — directly level with our bedroom windows due to the elevation. See an example below:



A quick survey of grocery stores in Collingwood shows that none are located directly adjacent to homes, and for good reason — this creates unnecessary noise, disruption, and incompatibility with the neighbourhood.

This proposal directly violates the Town’s **Official Plan (2019)**:

- **Section 4.3 Residential (p.52):**

“The predominant use of lands in areas designated Residential shall be low, medium and high density residential uses. Residential areas shall also permit public uses, home occupations, neighbourhood parks and day care centres.”
Large-scale retail and malls are not permitted in Residential areas.

- **Section 4.4 Commercial (p.59):**

“Commercial development shall generally occur in the Downtown Core, in established commercial nodes, or in designated areas.”

- **Section 4.3.2 Objectives – Residential:**

“To ensure that residential areas are developed in a manner that is sensitive to the character and scale of existing neighbourhoods.”

Allowing this rezoning would violate these principles and harm the community character the plan aims to protect.

2- Traffic & Infrastructure Concerns

The intersection at **Poplar and Hurontario** has already become extremely congested over the past few years, as it serves as a main artery to the Blue Mountains and the primary bypass route for GTA traffic heading to Thornbury and Meaford. Residents here already feel the strain. Adding a large commercial development as proposed will worsen traffic and overburden infrastructure. This decision would also be detrimental to small businesses located in the commercial core who are ancillary benefactors to the larger anchor commercial establishments already present in these designated commercial zones.

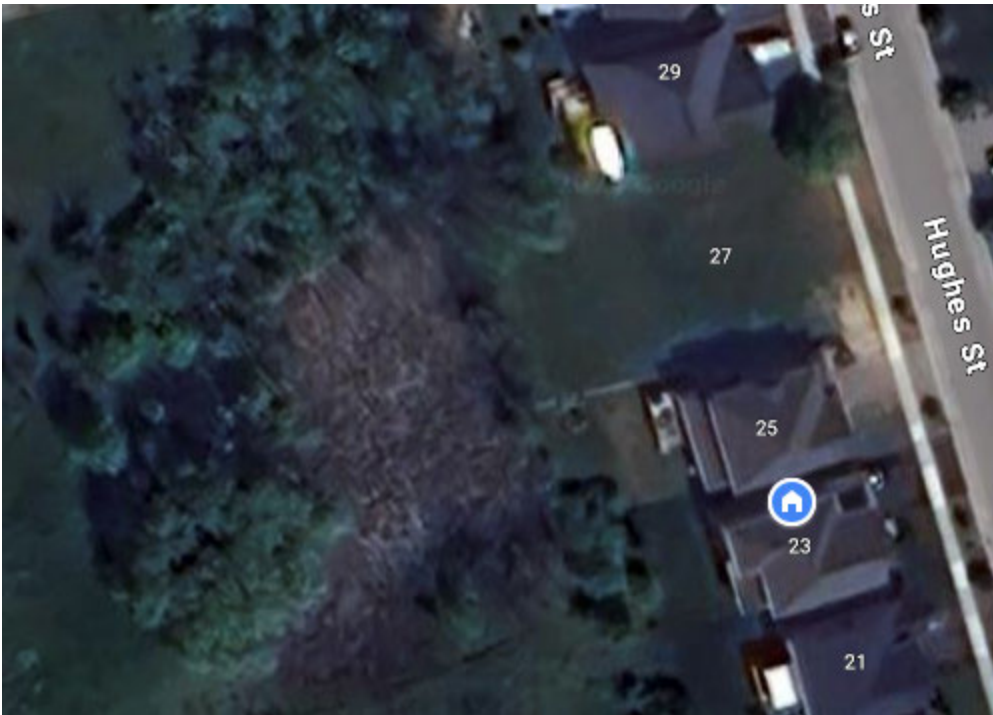
The **Official Plan** and **PPS** both emphasize the importance of proper infrastructure and minimizing conflicts:

- **PPS §1.1.3.2:** Development must be “appropriate for the infrastructure available.”
- **PPS §1.1.3.4:** Development must protect the viability and character of settlement areas and avoid risks to public health and safety.
- **Official Plan §6.11 (Transportation):**
“To promote safe, efficient and convenient movement of people and goods while minimizing conflicts between land uses and transportation corridors.”
- **Official Plan §§5.1–5.3 (Servicing):** These emphasize ensuring adequate capacity before development proceeds.

A large strip mall development would increase stormwater runoff, generate heavy traffic, and overwhelm infrastructure designed for residential use.

3- Significant Environmental Concerns

The lands in question include a **large vernal pool and surrounding trees**, visible even on satellite images and registered with Ontario Nature. (see below)



This wetland and habitat support a rich array of wildlife, including:

- Muskrats, beavers, frogs, snakes, ducks, geese, deer, and many bird species.

These natural features are ecologically significant and provide vital services:

- Storing stormwater and reducing flood risk.
- Recharging aquifers and improving water quality.
- Supporting breeding amphibians and migratory birds.

The **Provincial Policy Statement (2020)** protects such features:

- **PPS §2.1.5(d):**
“Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts.”
- **PPS §2.1.4:**
“Development and site alteration shall not be permitted in significant wetlands ... or on adjacent lands ... unless it has been demonstrated that there will be no negative impacts.”

Destroying or altering the vernal pool (e.g., by paving or grading) would eliminate these ecological services and violate both provincial and municipal policies. Additionally the stormwater runoff is already causing rain storm flooding in our back yards.

Jocelyn Wainwright

From: Carol Pappas [REDACTED]
Sent: Thursday, July 31, 2025 12:00 PM
To: Office of the Mayor
Subject: Proposed Gateway Centre Project

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Hello,
We live at [REDACTED]

I would like to express my concern about the proposed 12 storey apartment complex slated for Poplar and Hurontario street.

I do understand the need for rental accommodation and I am in agreement with that. But 12 storeys...come on !
Traffic concerns are one issue. Nowhere else in miles and miles is there a housing unit that high.

Grocery store and drug store...check 👍

Twelve storey apartments...no way. This is Collingwood not downtown Toronto.
People moved here for a reason....this needs to be addressed!

Thank you for your consideration in this matter.

Carol and Bill Pappas
Sent from my iPad

Jocelyn Wainwright

From: lorraine rush [REDACTED]
Sent: Friday, August 1, 2025 11:06 AM
To: Office of the Mayor
Subject: Fwd: Gateway Proposal Poplar sideroad and Hurontario

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----- Forwarded message -----

From: lorraine rush [REDACTED]
Date: Thu, 31 Jul 2025 at 17:33
Subject: Gateway Proposal Poplar sideroad and Hurontario
To: officeofthemayor

I live at [REDACTED]

I recently had the opportunity to attend the meeting regarding the building proposal at the corner of Hurontario St and Poplar Sideroad

Firstly I would like to express my displeasure of council not allowing Doug Brown sufficient time to address his, and our, concerns. He had barely introduced himself and was told he only had one minute left to speak

this is a huge disservice to the many area residents who were counting on Doug to lay out the sentiments that are shared by so many

The representative for Charis, however, was given ample time to speak yet didnt really know what it was they were building, xcept for a 12 storey apartment ,which were to be rentals, or units for Seniors. I can assure you that no seniors I know would be interested in renting in such a large building

Rentals, along with a budget grocer store and a McDonalds would invite low income families and endless odours from fried food. It also comes at a cost of the local residents backing on to this parcel of land I notice also from the plans that Charis did not elect to saving any of the trees.

Why not build a park offering public tennis, pickle board, or volley ball courts, seeing as they seem to be in short supply,or

why not build a nice restaurant that draws people in to Collingwood, such as The Keg or The Mandarin, places that take pride in their appearance and adorn the buildings with flowers and lighting?

how about a Welcome Centre

Collingwood has always been a charming little town with so much potential. Allowing developers to build what THEY want is not what the tax paying residents of Collingwood want. And plans like this are what is ruining our beautiful town

The property is the "Gateway to Collingwood" If Charis gets their way, this "gateway" is an off-putting eyesore that now becomes the first impression. This is not the impression I would think anyone would want for Colligwood

Lorraine and David Rush

Jocelyn Wainwright

From: David Salerno [REDACTED]
Sent: Wednesday, July 30, 2025 9:11 PM
To: Planning General Account; Clerk's Distribution List
Subject: Development concerns (Poplar and Hurontario)

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Dear Planning Department & Council Teams,

I am writing to formally express my concerns regarding the proposed Gateway Centre development at 853 and 869 Hurontario Street and 7654 Poplar Sideroad. While I understand the desire to support growth and investment in our town, I believe this particular development is not in the best interest of Collingwood's long-term character, community vision, and livability.

Collingwood is a unique and vibrant town known for its charm, walkability, and natural beauty. Introducing yet another large retail strip plaza — particularly featuring businesses that already exist locally, such as a Dollarama, Shoppers Drug Mart, and McDonald's — adds little value to our community. These are not new amenities; they are simply duplicates. Two of the same stores in a town of our size is unnecessary and harmful to existing local businesses and entrepreneurs.

Moreover, this location is one of the key gateways into our downtown core. First impressions matter. Do we truly want visitors and future residents to be greeted by a sprawling commercial development that looks more at home in a suburb of Barrie than in Collingwood? This is a scenic corridor and a vital artery into the heart of town — it deserves thoughtful, community-minded planning, not another generic strip plaza with stores that mainly cater to low-income communities.

I am also deeply concerned about how this development aligns with the vision for the future Health and Wellness Village, which is planned just east of this site. A commercial hub filled with fast food and chain retail clashes with the principles of healthy, sustainable, and community-focused development. It does not fit the theme or intention of the area's future plans. Collingwood has a thriving reputation of being health and wellness focused along with a reputation of supporting local entrepreneurship which is not in alignment with these development plans.

Finally, the proximity to the local high school raises several red flags about the plaza becoming an unsupervised hangout for teens, which will lead to behavioral, safety, and congestion issues. We must ask ourselves: is this truly the best use of such a prominent and valuable piece of land?

I urge the planning committee to reconsider this proposal and to prioritize thoughtful, balanced growth that reflects the character and long-term goals of Collingwood. We must be cautious not to follow in the footsteps of overdeveloped communities like Barrie and Milton, where identity is lost to sprawl.

Sincerely,

David Salerno

To: Clerk's Distribution List <clerk@collingwood.ca>

Subject: Fwd: Public Comments: Proposed Gateway Zoning By-law Amendment D084124

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Good morning,

I sent the following letter to the Planning department at "Planning@collingwood.ca" but have since learned I should likely have also sent it to your attention so that it can be distributed to all members of the Town Council, so I am re-submitting it to you now.

Thank you very much,

Jenny Santin
[REDACTED]

----- Forwarded message -----

From: **Jenny Santin** [REDACTED]

Date: Tue, Jul 29, 2025 at 11:37 AM

Subject: Public Comments: Proposed Gateway Zoning By-law Amendment D084124

To: <planning@collingwood.ca>

Dear Members of the Town of Collingwood Council:

Regarding the proposed Gateway Centre and Zoning By-law Amendment (File number D084124):

My name is Jenny Santin and I live at [REDACTED] with my husband and two children, ages 7 and 3 years old.

I attended the Public Meeting on July 28, 2025, where the proposed development was discussed but had to leave early to pick up my children and did not get an opportunity to speak.

I would like to take the opportunity to speak now.

As I write this, I am sitting on my deck with a cup of coffee, listening to the sounds of the beautiful, vibrant relationship that exists between people and nature. Here, the song birds are plentiful. Right now I can hear the morning doves. We have herons too. We had robins nest in our backyard twice this spring and my children were delighted to watch the eggs hatch. We've had baby bunnies of course, chipmunks, a fox, an owl who I can hear "hooting" from my bedroom window, lulling me to sleep. And just a couple houses over, there is a pond - what I have come to learn is called a "vernal pool" - complete with a beaver and ducks. I feel extraordinarily lucky to live in this beautiful place. One in which it is in fact easy to forget I live in a subdivision at all.

"That's Collingwood," I tell people who visit from Toronto and marvel at the natural beauty at our fingertips. "They prioritize nature and biodiversity; it's built in to the way they plan the town," I say.

When I learned recently of the proposed Gateway development, my heart sunk. I live here and so of course I'm aware that we lack some of the major amenities one can readily find at the other ends of town. I believe in walkable communities and so a small store or two, and perhaps a playground, accessible by the trail preferably, would be a useful addition.

But when I heard and saw the size of what is being proposed, I was gobsmacked.

This development is not designed to foster walkable communities or serve the needs of us in the community. This is a major development which will secure sizable profits for developers and corporations, with a huge concrete footprint, offering little value to people with only, as my neighbour put it, "redundant" corporate stores.

Is this really what Collingwood needs?

Is the sheer size of the parking lot proposed really signaling that the primary purpose of this development is to improve walkability?

Beyond a small grocery store with an in-store pharmacy, which I admit could be useful at this end of town, I see absolutely no value in what else is being proposed.

What I envision is the loss of the incredibly unique vernal pool and all of the biodiversity it supports. I envision losing some of our song birds, or, having them drowned out by the hum of electricity of big box stores and the constant sound of delivery trucks and traffic. I envision the stars being less visible at night as these stores will no doubt require some level of constant illumination.

For what benefit? For whose?

Not mine. Not my neighbours.

If you choose to proceed with this development as it has been proposed, at least know why you're making the decision to pave over paradise: you're doing it to line the pockets of Charis, and of the corporate retailers.

This is not being done for us.

Know that this will have a tremendous negative impact on those who live directly beside the proposed development. We have a wonderful community of neighbours where we know each other and look out for each other. That includes looking out for our natural habitat: such is the reciprocal duty that rests on all of us, I believe. The land takes care of us and we have a duty to preserve the land.

My recommendation

At the bare minimum, I beg you to consider amending the proposed amendment, to leave the residential zoning area as is, and the vernal pool untouched, and convert only the existing Commercial Highway zone to Mixed Use. This would at least provide a much needed "buffer" area between the houses on Hughes Street and the commercial shopping area. If stores "must" be built, why must it take up all of the space? There is more than enough room to accommodate a grocery store, a condo (which I also beg of you not to exceed 6 stories for reasons others have outlined), and plenty of park/green space behind it.

Developers will try to take all that they see as "available." Please, Town Council, I urge you to remember what it is that makes Collingwood so vibrant, so beautiful, so special. Just because the land is there, does not mean it should be developed.

Please save the vernal pool and its wildlife. Please put people before corporate profits.

Sincerely,
Jenny Santin

Jocelyn Wainwright

From: colleen.sperl [REDACTED]
Sent: Wednesday, August 6, 2025 2:35 PM
To: Office of the Mayor
Subject: Development corner of Poplar and Hurontario

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Dear Madam Mayor and Town Council,

I was at the recent meeting about development by Gateway.

I've been aware since [REDACTED] there would be development and progress moves forward.

Concerns of the vernal pool already have been brought forward but also the loss of more greenbelt area where there are amphibians and other animals living are diminishing.

Does Collingwood really need the entrance to Collingwood to be the Golden Arches of McDonald's and another grocery store?

We need to entice more medical resources for our quickly growing community. There is definitely a shortage of walk in assistance to take the burden off our small hospital.

A 12 story apartment building will also change the quaint town we call Collingwood. Plus the traffic along Poplar is already extremely busy especially during ski season and weekends.

Let's not turn Collingwood into a city where every corner has a Plaza that looks the same and is frustrating to navigate.

A consideration when developing is a fenced treed pathway connecting to existing pathways.

Entering into Collingwood there is a sign saying Entering Historic Downtown Collingwood.

Development yes, but keeping it with the historic beauty of our downtown.

Colleen and Arnie Sperl

[REDACTED]
[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

Jocelyn Wainwright

From: stonehouse1 stonehouse1 [REDACTED]
Sent: Monday, July 28, 2025 1:54 PM
To: Nathan Wukasch
Subject: Fwd: Urgent..... Charis Dev. Poplar S/R / Hurontaro

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Hello Mr. Wukasch,

I sent this originally to an incorrect E-Mail address. I trust this is received in time for your consideration of the Charis development.

Edward J M Yablonski

----- Original Message -----

From: [REDACTED]
To: nwakasch@collingwood.ca
Sent: Sunday, July 27th 2025, 15:01
Subject: Urgent..... Charis Dev. Poplar S/R / Hurontaro

Hello Mr. Wukasch,

Thank you for sending along information on the Charis development at Poplar and Hurontario.

I live at [REDACTED]
Unfortunately I cannot make the meeting, hence this note.

I know you are very busy with all manner of Town matters but I hope you have the time to read and consider my thoughts.

I object to the submission by Charis. The reasons were more than adequately covered in Mr. Kowalski's recent submission to you and other Council members

so I shan't for the sake of brevity repeat his well researched and supported arguments for not proceeding with the Charis development as it is presented.

I do have a couple of additional observations though.

Firstly, Mr. Kowalski's reference to the Vernal Pool is now more important than ever. Recently ,as I understand it, the Nottawasaga Conservation Authority has

declared the Vernal Pool a Wetland. As such, this fact should carry weight with the Council in their forthcoming deliberations.

Secondly, I recall a conversation a while ago with Mr. Assaff who said that the north-eastern quadrant of the property was much lower than the balance of the site.

As such, they would be filling in the area, including the Wetland, with up to 1.75 Metres of soil. This means that the properties along Hughes Street could be affected with significant run-off. In addition and importantly, the designated commercial buildings will be 1.75 Metres higher when looking at them from the vantage pont of the the thirteen homes on Hughes Street. Large buildings, a stone's throw from my back deck are simply not compatible with our single family homes.

I also wanted you to know I am not against Development. I do however believe any such venture has to adhere to the needs and concerns of nearby Neighbours, the Environment, Mother Nature's beings and of course Collingwood's standing Lesgislation in matters like this.

Sincerely,

Edward J M Yablonski

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jocelyn Wainwright

From: Nathan Wukasch
Sent: Tuesday, August 5, 2025 10:40 AM
To: Justin Teakle; Jocelyn Wainwright
Subject: FW: Charis Development Poplar SR / Hurontario

Lindsay Ayers, MCIP, RPP
Manager, Planning
Town of Collingwood
705-445-1030 ext. 3276

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From: stonehouse1 stonehouse1 <[REDACTED]>
Sent: Thursday, July 31, 2025 2:56 PM
To: Nathan Wukasch <nwukasch@collingwood.ca>
Subject: Charis Development Poplar SR / Hurontario

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Hello Mr. Wukasch;

I'm sending this follow-up note to correct my reference to the NVCA and its classification of the Vernal Pool on said property. It turns out I was mistaken. No Wetland designation has been afforded the site. My apologies. Notwithstanding, its value is still very important.

I also wanted to highlight the two towering Willow trees that Charis wants to remove. They are both more than 80 feet in height. Their trunks are greater than one metre in diameter. I wonder if Collingwood has a view on tree preservation. It would be a shame to see these magnificent beings felled in order to make way for more parking.

As I mentioned in my previous E-Mail, the filling-in of the Vernal Pool and surrounding area by up to 1.75 Metres of soil to make it compatible to the rest of the property will leave all homeowners along Hughes Street with the potential for significant run-off damage.

I urge you to consider these points of view as you and Council come to a conclusion on the merits of the Charis proposal. Having these large imposing structures a mere stone's throw away from my back yard

does not make sense. Nowhere in Collingwood are there examples of such close proximity between Commercial and Residential developments. Why now ?

Sincerely,

EdwardJ M Yablonski

[REDACTED]

[REDACTED]

[REDACTED]

Jocelyn Wainwright

From: stonehouse1 stonehouse1 [REDACTED]
Sent: Thursday, August 7, 2025 3:23 PM
To: Office of the Mayor; Christopher Baines; Steve Perry; Ian MacCulloch
Cc: Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring
Subject: Charis Development...Poplar S/R and Hurontario

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Hello Mayor, Deputy Mayor and Councillors;

I live at [REDACTED]

I bought the house [REDACTED] knowing that this corner property would be developed as some point in time.. I am in shock to learn that Charis intends to request a significant zoning change to allow mixed-use commercial structures including an enormous apartment building.

Never in my thoughts did I think that one day my home would back onto a grocery store or a fast food outlet . In looking around Collingwood today, there are no examples of such extreme or even close proximity between the residential and retail sectors. Collingwood has not allowed this with good reason. So Im hard pressed to believe that Collingwood Council and Planners would allow such a massive change in the approved planning models that have served us so well in the past. I believe the Charis plan will be permanently disruptive to us on Hughes Street. There will be excessive traffic and conjection not to mention the constant movement of trucks making deliveries. Sadly, all of this is within a stone's throw of our back decks and bedroom windows.

In addition, I recall an unsolicited meeting with Mr. Assaff some time ago in which he was garnering support for his development plans from Hughes Street homeowners. He stated that the Vernal Pool / Wetland would be filled in with up to 1.75 Metres of soil to make the area level with the rest of the property. This meant that property owners along Hughes Street could be subject to extreme run-off conditions due to the elevation change. I don't recall seeing anything from Charis on this item in their current submission.

In closing, I want to compliment all of you for encouraging individuals like myself to communicate our thoughts and ideas relating to Collingwood's future development strategy. It is so positive to live in a town like Collingwood that treats its major tax base with such respect and professionalism. Good on you !

Sincerely,

Edward J M Yablonski
[REDACTED]
[REDACTED]
[REDACTED]

From: stonehouse1 stonehouse1 [REDACTED]

Sent: Friday, August 15, 2025 6:05 PM

To: Office of the Mayor <officeofthemayor@collingwood.ca>; Tim Fryer <tfryer@collingwood.ca>; Kathy Jeffery <kjeffery@collingwood.ca>; Deb Doherty <ddoherty@collingwood.ca>; Chris Potts <cpotts@collingwood.ca>

Cc: Rob Ring <rring@collingwood.ca>; Christopher Baines <cbaines@collingwood.ca>; Steve Perry

<sperry@collingwood.ca>; Ian MacCulloch <imacculloch@collingwood.ca>

Subject: Charis Development

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Hello All;

I failed to mention the winter months as being particularly hazardous to residents of Hughes Street. Snow and lots of it. The parking areas would have to be cleared and this could only be done at night. So, this means that snow-plow and assorted equipment would be operating in the early hours while we residents are trying to get some sleep

Again I say, nowhere is this allowed in Collingwood.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Justin Teakle

From: Chris Doyle [REDACTED]
Sent: Friday, April 3, 2026 9:54 AM
To: Justin Teakle
Subject: Re: Recommendation Report: Gateway Centre Official Plan and Zoning By-law Amendment PLOPN22024374

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Thanks Justin. I most likely will not be able to attend as I will just be getting back in the afternoon from out of town. I may be able to join via zoom.

However when reading through the comments submitted last year it was very apparent that most people have a real issue with the 12 story building. It just does not fit into the landscape and beauty of Collingwood and certainly does not belong in an area being considered as the Gateway to Collingwood where visitors will get their first impression of the town. I have discussed this with several people throughout the town at hockey, curling, golf, etc. and almost everyone is shocked when they hear about a potential 12 story building. They all believe that 6 stories is or should be the maximum. I believe staying with the old town plans that allowed a maximum of 6 stories would be acceptable to all. If you want higher buildings incorporate them into the plans for the hospital. The land designated for the hospital and other medical buildings does not butt up next to a residential area (if I am correct) and I think would be a suitable location.

Justin Teakle

From: Bobbie Brown [REDACTED]
Sent: Saturday, April 11, 2026 3:26 PM
To: Yvonne Hamlin; Tim Fryer; Kathy Jeffery; Deb Doherty; bhouston@collingwood.ca; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Justin Teakle
Cc: Doug Brown
Subject: Gateway project.

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To Mayor Hamlin, Deputy mayor Fryer, council members & Justin Teakle

Hi, I am Bobbie Brown & we live at [REDACTED].

We were at the council meeting on Wednesday April 8 th, prepared to present our concerns regarding the "Gateway project". We left at 4:40 p.m. when council took a break, as we had company coming for dinner & we had a meeting at the hospital.

When we were looking at buying our home, Doug, my husband did his Due Diligence & checked what was to be built on the property just behind & south of us. At that time, we noted that we had the option to buy the property directly behind us & that behind the homes along our road was to have houses built on that property. We learned that Home Hardware had plans to build on the corner of Hurontario & Poplar.

1. We have no playground area for children in the Pretty River estates. What we do have is a vernal pond. In the beginning of the council meeting the " land acknowledgement" is read & yet you are going to let this special area be paved over!

In the pond we have had beavers, geese, ducks, frogs, turtles & peepers. Every spring the sound from the pond is wonderful.

We observe many children coming to check out the wild life in the vernal pond. In fact when we returned home on April , I observed a mother & her two young children checking out the wildlife in the pond.

I can envision this pond & the trees being kept with benches placed around it & many families enjoying this green space.

2. I am concerned re the grocery store being proposed to be built behind the houses along Hughes St., with all the trucks unloading food day & night. The noise & lights will change our neighbourhood. No where in Collingwood is there a grocery store in a neighbourhood.

3. A twelve (12) storey apartment is not practical as councillor Jeffery pointed out the fire department does not have the equipment to handle such a high building. No where in Collingwood do we have such a high apartment building.

I belong to many groups & activities in Collingwood & I have had many people make the comment that this is to be the " Gateway to Collingwood " with a McDonald's, Starbucks & 12 storey building. They are not impressed.

Please seriously consider these concerns.

Take care,

Bobbie

***Please note I don't check my emails very often so please phone if you need my quick attention to something

Justin Teakle

From: Doug Brown [REDACTED]
Sent: Saturday, April 11, 2026 3:34 PM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Nathan Wukasch; Emma Perry; James Young; Amber Choudhry; Jenny Haines; Rob K; stonehouse1 stonehouse1; Kathryn Farrish; Chris; Eric Pahapill; Mary Ellen Sheffield; Stephen Brown; John Driscoll; John Cringle; [REDACTED]; Dave Featherstone; Janis Promaine; Dr. Ian Brown; Gordon Mackay; Gordon Collins; Carl Michener; Duncan Bristow
Subject: Gateway Development Proposal

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Dear Collingwood Council Members!

My wife and I attended the 2 pm council meeting last Wednesday, April 8th. We intended to speak to the Charis request for the proposed Gateway Development and zoning amendment. We live at [REDACTED] and have spoken with you before. As 5 pm approached, we had to leave for a Collingwood Hospital meeting.

My intention was (and still is) to be BRIEF in speaking to you. I will continue that attempt.

We were at the council meeting this past July, when the Gateway development proposal and zoning change request was brought forward. I was somewhat confused in my effort to speak with you at that time. Several comments were made then, and since. We understood that all input would be reviewed and the proposal would be reworked. I see the current re-submission and I note that very little has changed. We are very Disappointed and Extremely Concerned!

I continue to have three areas of concern re: the proposed development:

- 1) The proposed Food Supermarket - (a) size & (b) location.
- 2) The 12 story Mixed Residential Building - 12 stories is NOT appropriate.
- 3) The Vernal Pool Wetland area - must be preserved and incorporated into the design.

We saw two competing areas of interest - (a) a development interested in making money, and (b) neighbours and the broader community wanting something appropriate and compatible. We were hoping and trusting that they would work together after the July meeting for mutual benefit. We were counting on the Town Planning Department to strongly support the second and we do appreciate the pressures. Several neighbours felt too shy and intimidated to speak up.

Noteworthy, is the fact that IF the current Highway Commercial zoning is retained, the first two areas of concern would not be concerns. The current Highway Commercial zoning would not permit the large food superstore or the height of the requested 12 story building.

We all know and support that there will be future development on the corner property. The wish of neighbours and community is that the development will be compatible and appropriate for the neighbourhood and for Collingwood.

The homes along Hughes street and, in fact, the entire Pretty River Development, were built respecting the Highway Commercial zoning. Since 2011, other developers purchased the former Home Hardware 8 acres, and even submitted draft development proposals, each following the Highway Commercial zoning guidelines. Charis Development Co. bought the 8 acre corner property fully knowing that it is zoned 6 acres Highway Commercial and 2 acres Residential. Shortly after they purchased the property, Charis approached the October 12, 2021, Development and Operations Services Committee "to consider eliminating the prohibited uses within the Highway Commercial land use designation at Section 4.4.8.1 of the Town's Official Plan." Their request was denied by the Town. The Town was not going to allow carte blanche development. One or two requests for specific variations perhaps, but not carte blanche.

Currently, to endorse the current Charis development and zoning change request would Reverse the Town's Previous Responsible Decision. Saying NO is not easy but it is NECESSARY.

OK, I said I would be brief! You all know the concerns expressed before by citizens. I will not repeat them.

Regarding the food supermarket - Since the developer is suggesting that neighbours would like a supermarket nearby in the south end of Collingwood, I approached a neighbour who said he would like such a supermarket. When I asked if he would like it behind his house, he said "Hell No!" Then when I asked if he would walk over for groceries, he said no. He likes to drive for convenience in carrying. In fact, he said Collingwood has several other supermarkets (at least 5), and he is waiting for COSTCO to open in Wasaga.

Another neighbour recently wrote our Town Planning Department suggesting that along Poplar Side Road. towards the new hospital would offer space enough without abutting previously established housing. Another neighbour suggested that south of Poplar Side Road has lots of room with no houses.

Now, about the 12 story building, you have heard many height concerns. I will not repeat them. Have you noted the conservation authority's refusal to endorse the two level underground parking request due to water table issues?

The Vernal Pool Wetland area cannot be ignored. Emma Perry, Planning Ecologist with the Nottawasaga Conservation Authority, wrote me an email on March 27, 2024, saying "I have reviewed the information submitted as well as the aerial imagery of the property, and we are going to map the vernal pool as a wetland to be incorporated into our regulation map update. This will ensure that future development must address it as a constraint and obtain a permit for development within 30m of the feature." David Featherstone, a Professional Ecologist, had visited the site and recommended such. See his letter last July 25, 2025, to the Town of Collingwood regarding the Gateway request.

I have sent Council Members and the Planning Department several articles and references about the importance of wetland and vernal pool areas, plus efforts of other municipalities and areas to preserve or even pay to recreate them, concerns regarding the fact that size sometimes is not seen to matter in their destruction, etc. Ontario Nature has recognized the importance of Vernal Pools, started provincial mapping and included this one. I have met with Steve Assaff in the past (May 2022) looked at his draft

proposal adhering to Highway Commercial guidelines and offered suggestions regarding how the Vernal Pool could be incorporated into the development plan.

In closing, I will restate that I appreciate council's many efforts time after time. I understand how difficult it is to NOT simply accept requests. particularly when money and time pressure seem to be mounting up.

Thank you,
Doug Brown



PS - And, blanket permission to remove trees ahead of time without knowing details??? Dangerous!
Which trees?? Birds have started already.....

Justin Teakle

From: Stephen Brown [REDACTED]
Sent: Saturday, April 11, 2026 7:50 PM
To: Doug Brown
Cc: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Nathan Wukasch; Emma Perry; James Young; Amber Choudhry; Jenny Haines; Rob K; stonehouse1 stonehouse1; Kathryn Farrish; Chris; Eric Pahapill; Mary Ellen Sheffield; John Driscoll; John Cringle; [REDACTED]; Dave Featherstone; Janis Promaine; Dr. Ian Brown; Gordon Mackay; Gordon Collins; Carl Michener; Duncan Bristow
Subject: Re: Gateway Development Proposal

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Dear Collingwood Council Members,

I have been following this development proposal closely and would exhort you to seriously consider modifications to the project as repeatedly presented to you by Doug Brown and others ever since this process began. At this point, it appears that the developer is being granted approval for virtually all their plans, and the concerns of the surrounding neighborhood are being ignored or minimized. This is a disservice to the established community. I think the citizens of Pretty River estates who border this project deserve better! Thank you.

Stephen Brown.
(No relation to Doug Brown).

Justin Teakle

From: amy gural [REDACTED]
Sent: Sunday, April 12, 2026 9:08 AM
To: Yvonne Hamlin; Deb Doherty; Christopher Baines; Chris Potts; bhouston@collingwood.ca; kjeffrey@collingwood.ca; Tim Fryer; Justin Teakle
Cc: Bobbie Brown
Subject: Poplar and hurontario

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Good morning,

My name is Amy Gural and I bought the house located at [REDACTED] [REDACTED]. When I purchased my home my realtor explained to me that strip of land [REDACTED] would be used to build homes in the future. I was happy with that. There was also a large chunk of land directly behind 31 Hughes Street that was used daily by the neighbourhood families for frisbee, football, picnics etc. Even though it was privately owned, the owner didn't mind letting the neighbourhood use it for their enjoyment. I often heard residents say "it sure would be nice if the town put a proper park for our community here."

The beautiful vernal pond down the road has been a gathering place for so many children to observe wildlife. It is definitely considered a valuable asset to our neighbourhood.

The residents of this neighbourhood have always hoped that something in character with the rest of this unique town would be built on the corner. Now, we are told, it is going to look like every other Ontario town, and our beautiful natural feature may be paved over.

WHAT A SHAME.

[REDACTED] I know very well how and why certain developments get approved. I also know that before things are finalized it is never too late to remind everyone what makes a town special and what a community really needs.

A small parkland buffer, an opportunity for local, independent business, a hub that residents will be proud of, is what we need.

What we don't need is more duplicates of multi million dollar companies built by millionaire developers who are looking to make as much money as possible.

Please shift your focus onto what makes this town better, rather than what is more ideal for developers.

We have better options than those presented.

Please do not approve this development as it does not benefit the town as a whole.

Thank you for taking the time to read my thoughts. Please consider reading the comments on the Collingwood Today article about the April 8th meeting as well and see that I am not alone in my revulsion for these plans.

Justin Teakle

From: Eric Pahapill [REDACTED]
Sent: Sunday, April 12, 2026 1:07 PM
To: Stephen Brown
Cc: Doug Brown; Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Nathan Wukasch; Emma Perry; James Young; Amber Choudhry; Jenny Haines; Rob K; stonehouse1 stonehouse1; Kathryn Farrish; Chris; Mary Ellen Sheffield; John Driscoll; John Cringle; [REDACTED]; Dave Featherstone; Janis Promaine; Dr. Ian Brown; Gordon Mackay; Gordon Collins; Carl Michener; Duncan Bristow
Subject: Re: Gateway Development Proposal

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Dear Collingwood Council Members and staff,

Speaking to many members of our wonderful community, the overwhelming desire of our residents is for our town to have the feel like Niagra on the Lake, and not downtown Mississauga. We are clearly at a pivot point in our town's future, sitting at a fork in the road, and deciding on moving left or right at the fork. We choose our local government, to represent the desires of the residents, and we expect our elected representatives to represent us. That said, we as a town need to work to resolve our many needs, which include developing affordable housing, and providing the necessary services to support our planned growth. Developing affordable housing is a challenge, as we need to balance the needs of developers to make a profit, and our wants as a town. Developers need to make a profit to interest them in initiating a project. However, it is our duty to work with our interested developers to devise creative solutions, which allow us to solve our housing issues, and meet the developers needs, to make a project work. On the surface, at minimum, it appears that we are not stretching our creative abilities, with deciding to move forward with this gateway project. The community has not seen a discussion of real alternatives, such as using more available land, further east, to develop lower rise housing that would meet our needs, and still allow developers to meet the profit required to initiate the project. With regards to the grocery store, there does not appear to be a need for this, based on current grocery store capacities. Perhaps our south end development plans forecast this need in the future, so then we can address this requirement closer to the need date. At this point, many concerns have been brought forth to council, including the unnecessary destruction of our valued natural resource, the vernal pool. The proposed grocery store location is also poor, due to the far too close proximity to the residential homes. The 12 story building is absolutely not wanted by any resident across our town, regardless of which part of town we live in. So where does this leave us with local government representing us? I believe the answer to that question is quite clear, so that we can see that there is something fundamental to fix. We have the opportunity to fix this, beginning immediately with this project. Let's be right with how we develop our town, let's be creative, let's not be rushed or pushed by our developers. Let's be bold, and let's implement the vision for the town that our residents want. Let's do the right thing and stop this project, and go back and think out what is needed: creative approach to developing lower rise much needed housing, proper site selection of a grocery store, maintain our natural asset- the vernal pool, create our own Niagra on the Lake (north), and let the others in the south

continue to develop their big cities. I believe I speak for our community, when I make the above comments. I request you to serve our community, in a more creative manner, to meet our needs. Please take the right step with this project. Eric Pahapill

Justin Teakle

From: lorraine rush [REDACTED]
Sent: Sunday, April 12, 2026 6:37 PM
To: Yvonne Hamlin; Tim Fryer; Deb Doherty; bhouston@collingwood.ca; Chris Potts; rrtng@collingwood.ca; rring@commingwood.ca; cbsines@collingwood.ca
Cc: Justin Teakle; Doug Brown; Rob Kiwalski; Maxine D; [REDACTED]
Subject: Gateway proposal

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I am writing to you again as a resident of [REDACTED] to express my deep concern and formal objection regarding the proposed gateway centre

I moved to Collingwood to escape the pollution of the city

I chose Collingwood because of the fresh air and peaceful

View and the protected marshy green space behind my property .

At [REDACTED] years of age this environment is just not a preference, it's a necessity as I live with [REDACTED]

Your current proposal to place a densely packed parking lot and fast food drive through behind my home is devastating, the constant idling of vehicles and the increase in traffic related air pollution pose a direct threat to my health

It was mentioned on you first draft plan there would be a restaurant, not a junk food drive through

I understand the town had a traditional 6 storey height limit and yet this developer is asking to double that to 12 storey building

I would expect the town would uphold its own bylaws and u expect the town to honour this limit

If the building is a low rental property it would invite residents who are probably not working and if on benefits

I spoke with Assaf a couple of years ago and asked if he would be building a fence a wall across the back of the property behind the homes on Hune street and he said an emphatic NO

I was of the understanding developers had to do so

Also it would appear the supermarket would be directly behind my home so I will be subject to hearing and watching them bringing in their weekly supplies

Look around town, you have made lots of mistakes in your planning, we are located on a beautiful body of water and yet there is a pharmacy, bank, grocery store etc facing the water instead of say restaurants with patios etc

I am totally disappointed with council to see you have agreed to all of the developers requests

You haven't listened to any of the neighbours concerns at all, just gone ahead and approved all the developer has asked for

SHAME ON YOU ALL

And to add insult to injury you only allow the public 5 minutes to speak and yet the last time I was there a representative fo Ass





Af or Charis rattled on for about 20 minutes and didn't know what use they had for a 12 storey apartment building I was of the understanding Council was there to help and protect their residents so I'm wondering if Council gets some kind of remuneration from developers for letting them have their own way

The photos attached were taken today from my porch showing the vernal pool
Is council aware of the Migratory Bird Act

Lorraine Rush



Sent from my iPhone

Justin Teakle

From: Doug Brown [REDACTED]
Sent: Monday, April 13, 2026 10:01 AM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Nathan Wukasch; Emma Perry
Cc: James Young; Amber Choudhry; Jenny Haines; Rob K; stonehouse1 stonehouse1; Kathryn Farrish; Chris; Eric Pahapill; Mary Ellen Sheffield; Stephen Brown; John Driscoll; [REDACTED]; Dave Featherstone; Janis Promaine; Dr. Ian Brown; Gordon Collins; Carl Michener; Duncan Bristow; John Cringle; Gordon Mackay; Lorraine & Dave Rush; Sourabh Dhawan; [REDACTED]; [REDACTED]; [REDACTED]; mcdonald
Subject: Fwd: Too late for tree cutting this year!

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You need to look very closely at granting tree cutting.
Do you have a current staff report for the proposed Gateway Development?
Please refer to the information in the attached, particularly the second bullet?
Doug

<https://pub-collingwood.escribemeetings.com/filestream.ashx?DocumentId=690>

Justin Teakle

From: Dr. Ian Brown [REDACTED]
Sent: Monday, April 13, 2026 9:10 AM
To: Office of the Mayor
Cc: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Nathan Wukasch
Subject: Re: Gateway Development zoning

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Dear Members of Collingwood Council,

I am writing to express my support for the protection of natural habitats within our community and to encourage continued leadership in balancing development with environmental stewardship.

Collingwood should not pave over nature; rather, we must do everything we can to protect life and its habitats. There are clear legal frameworks in place that reinforce this responsibility. Under Canada's Migratory Birds Convention Act (MBCA), it is an offence to damage or destroy active nests in trees. Additionally, frogs, salamanders, and rare plant species are protected under the Endangered Species Act, 2007, and the Species Conservation Act.

As Collingwood falls under the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA), protections for wetlands and species are further reinforced through Ontario Regulation 172/06. These regulations exist to safeguard sensitive ecosystems, including vernal pools and wetlands, which are essential to biodiversity and ecological health.

I am proud to live in a town that recognizes the importance of protecting nature and complies with these laws. As we observe increasing health concerns, including rising cancer rates, it is difficult to ignore the impact that environmental degradation may have on human well-being. Protecting our natural surroundings is not only an ecological responsibility but also a public health priority.

I fully support sensible and thoughtful development within Collingwood. However, development must not come at the expense of destroying existing ecosystems or future habitats for wildlife. In this case, the developer was aware of the active wildlife, ecological significance, and zoning regulations associated with the property at the time of purchase. These factors should be carefully considered and respected.

I appreciate the Town of Collingwood's commitment to responsible growth and environmental protection. I encourage Council to continue exercising due diligence in ensuring that development decisions preserve the natural assets at the corner of poplar and Hurontario street.

Thank you for your time and consideration.

Sincerely,

Ian Brown

Collingwood Resident and business owner

Dr. Ian D.D. Brown



Justin Teakle

From: Doug Brown [REDACTED]
Sent: Tuesday, April 14, 2026 7:23 PM
To: Office of the Mayor; Tim Fryer; Kathy Jeffery; Deb Doherty; Chris Potts; Rob Ring; Christopher Baines; Steve Perry; Ian MacCulloch; Justin Teakle; Emma Perry
Cc: Doug Brown
Subject: IMG_7952

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The spring peeper frogs have started in the Vernal Pool and will go for weeks.
Come and listen after 6 pm and most of the night.
Listen to this evening's video. It is loud!
Doug



[IMG_7952.MOV](#)