



C.C. Tatham & Associates Ltd.

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January 17, 2019

via Hand Delivered
CCTA File 105282-9

Trevor Houghton

Senior Planner

Town of Collingwood

55 Ste. Marie Street, Unit 302

Collingwood, ON L9Y 0W6

Re: Cranberry Harbour Castle Hotel (Living Waters) – Phase 4 Third Submission

Dear Trevor:

On behalf of Law Cranberry Resorts, C.C. Tatham & Associates Ltd. (CCTA) is submitting two (2) copies of the drawings and supporting technical information listed below as part of our 3rd engineering submission in support of Phase 4 of the Cranberry Harbour Castle Hotel (Living Waters) development. As discussed previously with the Town, Phase 5 and the Bear Estate additions have been removed (other than being shown on the Phasing Plan) and will be submitted separately following construction of Phase 4.

Engineering Drawings (all stamped January 17, 2019) prepared by CCTA include:

- Title Page and Index;
- Site Phasing Plan;
- Siltation Control Plan and Details;
- Site Removals Plan;
- Site Servicing Plan;
- Site Grading Plan; and
- Storm Sewer Drainage Plan.

Supporting technical information:

- Noise, Feasibility Study, Proposed Hotel Development, Living Waters Resort Collingwood, Ontario, dated November 19, 2018

Architectural Plans prepared by Henry W. Chiu Architect (Site Plan dated January 11, 2019, Rev. 07 and all building plans dated December 20, 2018)

- Site Plan A-1;
- Basement Plan AH 2.1;
- Ground Floor Plan AH 2.2;
- Second Floor Plan AH 2.3;
- Third Floor Plan AH 2.4;
- Fourth Floor Plan AH 2.5;
- Fifth Floor Plan AH 2.6;
- Roof Plan AH 2.7;
- Hotel Elevation AH 3.1; and
- Hotel Elevation AH 3.2.

Landscape Plans prepared by Alexander Budrevics & Associates Limited (all dated January 14, 2019, Rev. 5):

- Landscape Master Plan MP-1;
- Landscape Plan L-1; and
- Detail Sheet D-1.

Photometric Plans prepared by HL Engineering Ltd. (all stamped January 11, 2019):

- Lighting Plan E102; and
- Photometric Analysis E102A.

An electronic copy of the drawings and supporting information will be forwarded via email with a downloadable link.

We provide the following response to the respective comments received for Second Submission.

Engineering Services Comments (Dated August 8, 2018)

General Comments

The sanitary sewer design sheet (copy attached) includes Phase 4 and the sewage flows for the future Phase 5 and Bear Estate additions. The sanitary design for the existing Phases 1 to 3 were previously submitted and approved by the Town. A construction cost estimate for Phase 4 will be provided under separate cover.

Street Lighting & Photometrics

The photometric design shows zero light trespass along the north property line. The street light layout has been coordinated on the plans for the other consultants.

Civil Servicing Drawings & Stormwater Management

The north access laneway and parking has been revised to direct minor flow to the existing storm sewer and the major flow has been redirected to the south.

The inside parking for Phase 4 will not be utilized until Phase 5 works, and the doorways will be installed as part of Phase 5.

Town of Collingwood - Water Department Comments (Dated June 26, 2018)

Phase 4 will include a new 200 mm diameter connection to the existing 300 mm diameter watermain on Balsam Street. A new 200 mm diameter single domestic service will be installed to service the existing and future phases of the development through Phase 4. The existing fire line to Phase 1 will remain and once Phase 4 is completed, the existing domestic service to Phase 1 will be rerouted to connect to Phase 4. Attached is the sketch (SK-1) demonstrating the 45 m hydrant radius spacing.

Envision Tatham Comments (dated July 24, 2018)

No additional parking or road configuration changes will be made on the north side of the existing north laneway. Curbs will be constructed as part of the road, with the elevation generally higher than the existing grade, thus requiring minimal disturbance to the existing tree roots. Only two light posts are proposed on the north side of the laneway, and will require minimal disturbance to the roots of the existing trees to remain. Based on the above, we do not consider a full arborist report to be required since there will be a minimal excavation along the laneway.

The curb and sidewalk in front of the proposed barrier-free spaces will be flush with the asphalt. Bollards will be installed in front of each barrier-free space

The width of the existing west parking lot will be narrowed to allow the proposed east curb and sidewalk to be shifted to the west and not conflict with the proposed Phase 4 building. The first floor balcony for the unit closest to the sidewalk at the north end has been removed to prevent any encroachment at the sidewalk.

If you have any questions or require any additional information, please do not hesitate to contact us.

Yours truly,
C.C. Tatham & Associates Ltd.



Michael A. Buske, C.E.T.
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MAB:df
Encl.

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