



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-006-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Angela Mariani, applicant**, on behalf of **Choice Properties Limited Partnership, owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **INNISFIL CON 8 S PT LOT 21 RP 51R41943 PART 3** is known municipally as **1525 Benson Street** and is zoned as **“MU1-4 - Mixed Use EXCEPTION 4”**.

The applicant is proposing to construct a 4 storey midrise seniors residential building with 1 parking space per unit. The applicant is seeking relief from section 3.35.1.1 d) of the Town Zoning - By-law which requires minimum 1.5 parking space per unit.

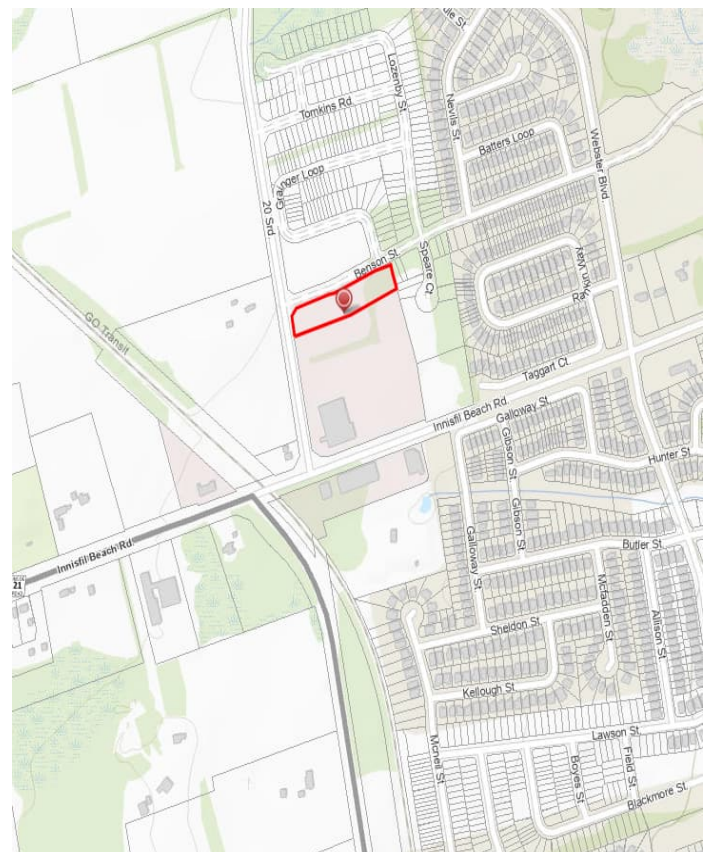
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, March 17, 2022, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:
<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

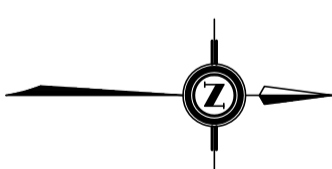
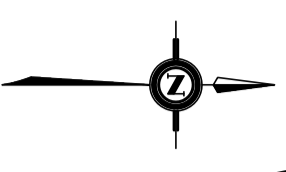
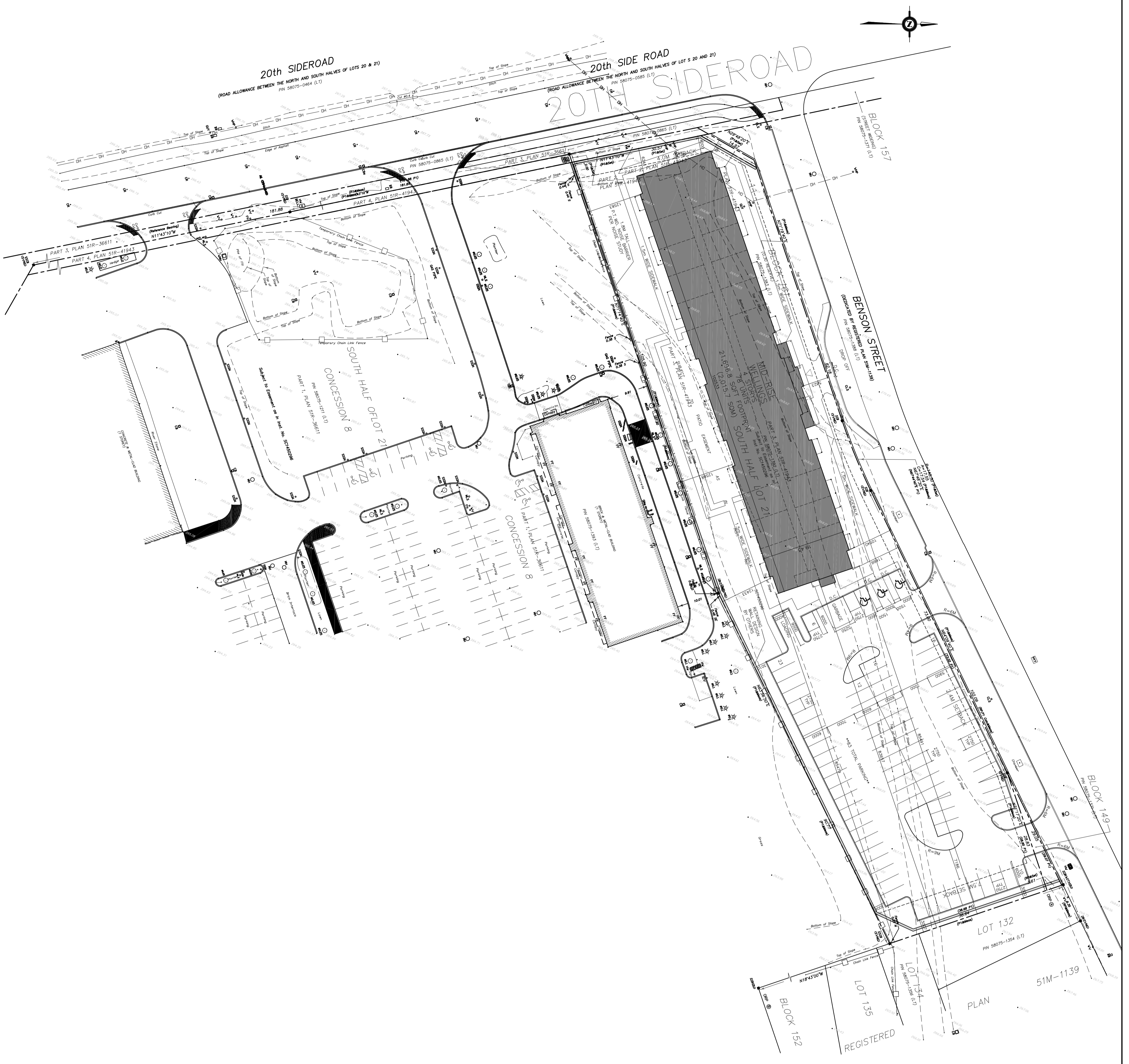
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.



Dated: **February 25, 2022**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF THE SOUTH HALF OF LOT 21 CONCESSION 8 TOWN OF INNISFIL COUNTY OF SIMCOE

ALL TOPOGRAPHICAL INFO SHOWN ON THIS PLAN IS DERIVED FROM TOPD PLAN PREPARED IN THE OFFICES OF: SHEIGHT, VAN NISTRAND & GIBSON LIMITED (UNREGISTERED LAND SURVEYORS)

INNISFIL SITE STATS:

- LOT AREA = 1.95 ACRES (7900.87SQM)
- 83 PARKING SPACES
- MID-RISE RESIDENTIAL BUILDING INFO:
 - 4 STOREY
 - 13.5M BDG HGT
 - 2015.7 SQM BDG AREA
 - DENSITY 98 UNITS PER HA.
 - 25.5% LOT COVERAGE
- UNIT MIX:
 - 2 BEDRM UNITS = 34 (43.5%)
 - 1 BEDROOM UNITS = 44 (56.5%)
 - TOTAL UNIT COUNT = 78

ZONING MATRIX:

ZONING	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	500sqm	7900.87sqm	YES
MINIMUM LOT FRONTAGE	15.0m	39.59m	YES
MINIMUM FRONT YARD	1.0m	4.0m	YES
MAXIMUM FRONT YARD	4.0m	6.24m	NO
MINIMUM REAR YARD	7.5m	83.66m	YES
MINIMUM INTERIOR SIDE YARD	0m	12.43m	YES
MINIMUM EXTERIOR SIDE YARD	2.4m	3.18m	YES
MINIMUM BUILDING HEIGHT	7.5m	13.8m	YES
MAXIMUM BUILDING HEIGHT	14m OR 45deg ANGULAR PLANE FROM REAR YARD	13.8m	YES
MINIMUM LANDSCAPED OPEN SPACE	35%	39.4%	YES
MINIMUM WIDTH OF LANDSCAPED STRIP AT FRONT & EXTERIOR LOT LINES	1m - 4m	1.06m - 4.0m	YES
MINIMUM WIDTH OF LANDSCAPED STRIP AT REAR LOT LINES	3m ABUTTING RESIDENTIAL OR 1.5m ABUTTING O.S. OR E.P.ZONE.	2.98m	YES
MINIMUM WIDTH OF LANDSCAPING ADJACENT TO INTERIOR LOT LINES	0m	12.43m	YES
MINIMUM AMENITY SPACE	4 SQM PER RESIDENTIAL UNIT	10.2 SQM PER RESIDENTIAL UNIT	YES
MINIMUM FLOOR AREA FOR A RESIDENTIAL UNIT	47 SQM	58 SQM	YES
PARKING	1.5 SPACES PER DWELLING UNIT (OF WHICH 0.25 PARKING SPACES SHALL BE VISITORS)	1.06 SPACES PER DWELLING UNIT	NO
ACCESSIBLE PARKING SPACES (FOR 51-100 SPACES)	3	3	YES

DEVELOPER INFORMATION:

NLGC Inc.
2962 Carp Road, Ottawa, ON, K0A 1L0

OWNER INFORMATION:

ARCHITECT'S INFORMATION:

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	APR1121
2	SITE ADJUSTED AS PER SURVEY	MAY2021
3	SITE LAYOUT REVISED	SEP1121
4	ISSUED FOR REVIEW	DEC1721
5	ISSUED FOR REVIEW	JAN422
6		
7		
8		
9		

PROJECT:

WELLINGS OF INNISFIL

ISSUE DATE:

APR2021

DRAWING NO:

A101

DRAWINGS:

CONCEPTUAL SITE PLAN

PROJECT NO:

1934





January 11, 2022

Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Re: **Wellings of Innisfil**
2211 20th Sideroad

To the Committee of Adjustment,

I am applying for a variance to increase

- the maximum front yard setback from 4.0 metres to 6.24metres.
- to reduce the required parking spaces from 1.5 spaces per unit to 1.0 spaces per unit, this will include visitor parking

With respect to the maximum front yard setback, the front lot line is angled and will permit the 4.0 required setback on the north but the distance on the south side of the building increases to the lot line.



With respect to the parking space requirement of 1.5 spaces per dwelling unit, the proposed building is for seniors. Nautical Lands Group has built seniors residents for over 25 years. We use the ration of one space per dwelling unit for our developments. Typically the number of spaces used by the residents varies from 65% to 80% of available spaces.



For two similar projects in Stittsville and Picton, these are the actual number of vehicles per occupied dwelling units.

Wellings of Stittsville current occupancy:

Occupied Dwellings	Number of Residents	Number of Vehicles
173	215	130

The ratio is 1:0.76 dwelling to vehicles

Welling of Picton current occupancy:

Occupied Dwellings	Number of Residents	Number of Vehicles
73	83	48

The ratio is 1:0.66 dwellings to vehicles

With the convenience of retail, grocery, personal service in very close the need for a vehicle is not required for many of the residents.

Below are the responses to the 4 tests of Minor Variance:

1. Is the application minor?
The application for the maximum front yard setback is minor as a 4.0 metre maximum setback is attainable on the north side of the site but is not a possible on the south side of the property because of the configuration of the lot line. The parking requirement is also minor. 1.5 parking spaces per dwelling unit is excessive for a seniors residential dwelling. Based on actual communities built by the developer less than 1 parking space per dwelling unit is needed. With the proximity to retail, restaurants, personal service along with amenities provided with in the building the need for a vehicle may become less necessary.
2. Is the application desirable for the appropriate development of the lands in question?
The application is desirable and needed for this area. The proposed independent seniors residence will allow Innisfil residents to age in place. The suites will have full kitchens and laundry. The ground floor of the building will have amenities for the residents including restaurant, dining, bar, personal service, spa and gym. It is located in close proximity to retail, grocery, and offices.
3. Does the application conform to the general intent of the Zoning Bylaw?
The application conforms to the general intent of the Zoning Bylaw, the use is permitted, all the zoning provisions have been met with only a variance required for maximum front yard setback and parking.
4. Does the application conform to the general intent of the Official Plan?
The application does conform to the general intent of the Official Plan. The use is permitted in the Official Plan and the amendment is to the general provisions of the Zoning Bylaw.

Enclosed please find:

- the signed application
- Updated site plan



- Cheque in the amount of \$1490.00

Should you have any questions or concerns with regards to this information please feel free to contact me at 416-898-5270, or by email at angela@nlgc.com .

Yours truly,

Angela Mariani

Angela Mariani, BA
Development Planner