



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-059-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Saba Al Mathno, Applicant**, on behalf of **2820510 Ontario Inc., 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 **PLAN M37 LOT 13**, is known municipally as **7982 Yonge Street**, and is zoned as **“Commercial Village EXCEPTION 3 (CV-3)”**.

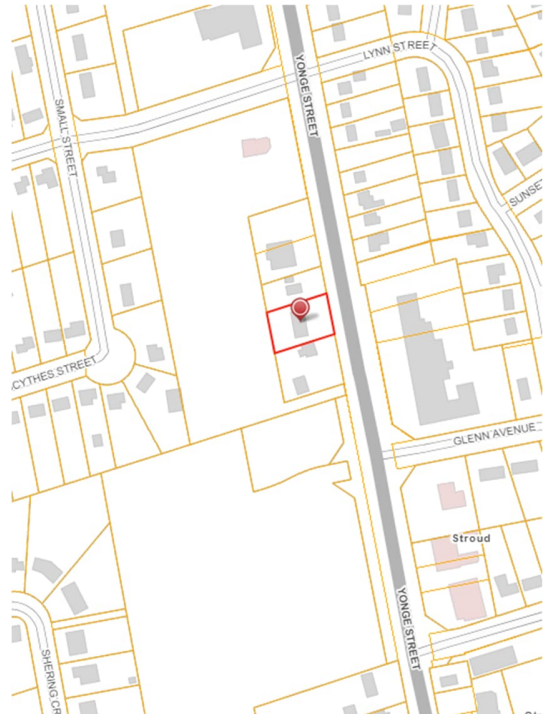
**The applicant is proposing to construct an addition to the existing medical building with a deficient number of parking spaces. The applicant is seeking relief from Section 3.35 (p) of the Zoning By-law which requires a minimum of 21 parking spaces.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 16, 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](mailto: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 Ontario Lands Tribunal.



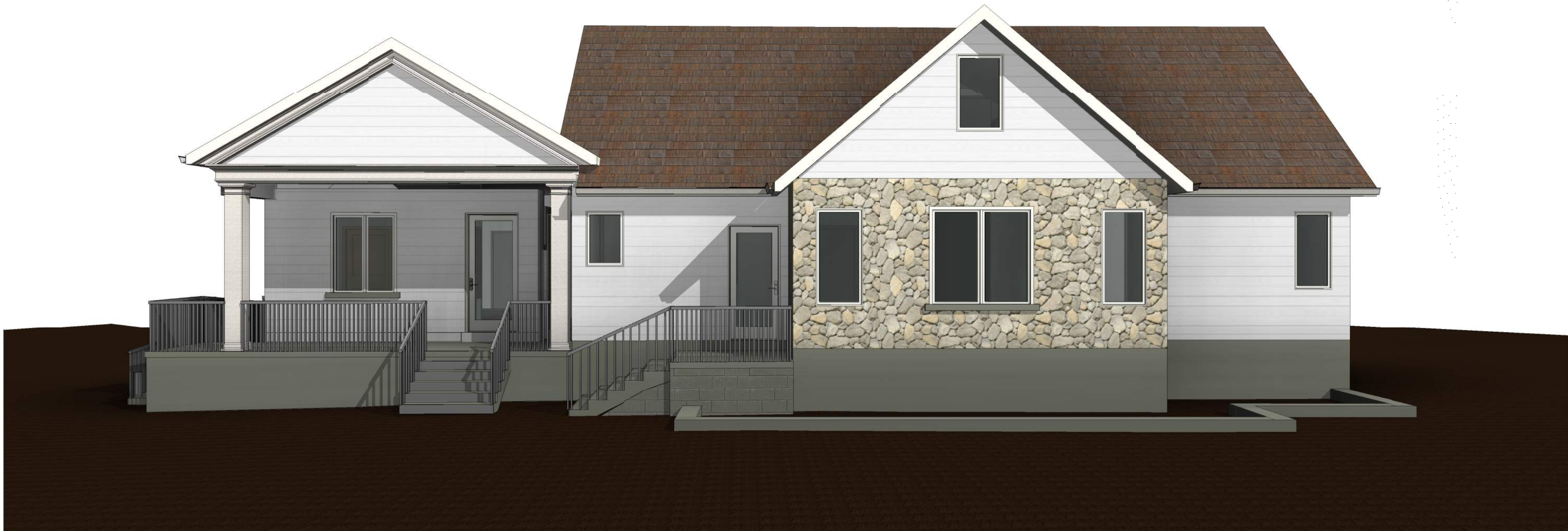
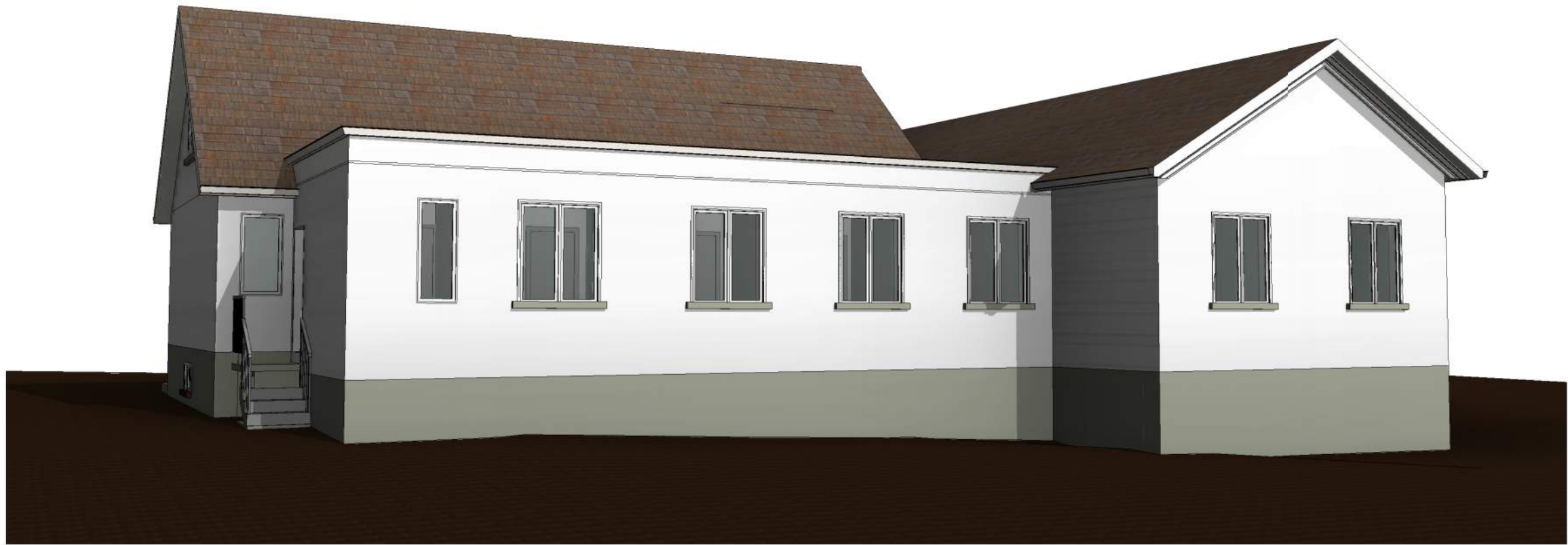
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **November 1, 2023**

Toomaj Haghsheenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316




ARCHITECTURAL SHEET LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
A0-00	COVER	0420/23	3
A0-01	LANDSCAPE AREA PLAN	0420/23	3
A0-02	LOT AREA	0420/23	3
A0-03	LOT COVERAGE	0420/23	3
A0-04	SITE PLAN	0420/23	3
A0-05	FLOOR AREA PLAN AND STATISTICS	0420/23	3
A0-07	SURVEY	0420/23	3
A0-08	CONSTRUCTION NOTES	0420/23	3
A1-01	EX. BASEMENT	0420/23	3
A1-02	EX. GROUND FLOOR	0420/23	3
A1-03	EX. SECOND FLOOR	0420/23	3
A1-04	EX. ROOF PLAN	0420/23	3
A1-05	PROPOSED BASEMENT	02/27/23	3
A1-06	PROPOSED GROUND FLOOR	02/27/23	3
A1-07	PROPOSED SECOND FLOOR	04/20/23	3
A1-08	PROPOSED ROOF PLAN	04/19/23	3
A2-01	EX. FRONT AND REAR ELEVATIONS	0420/23	3
A2-02	EX. SIDE ELEVATIONS	04/19/23	3
A2-03	PROPOSED FRONT AND REAR ELEVATIONS	04/19/23	3
A2-04	PROPOSED SIDE ELEVATIONS	04/19/23	3
A3-01	SECTION 1	0420/23	3
Grand total: 21			



PROJECT

7982 YONGE ST. INNISFIL, ON





REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

COVER

DRAWN

JB

CHECKED


SA

SCALE @ ARCH D

DATE

0420/23

PN N



PROJECT NO.

230103

STAGE

COA

DRAWING NO.

A0-00

LOCATION

INNISFIL

REVISION

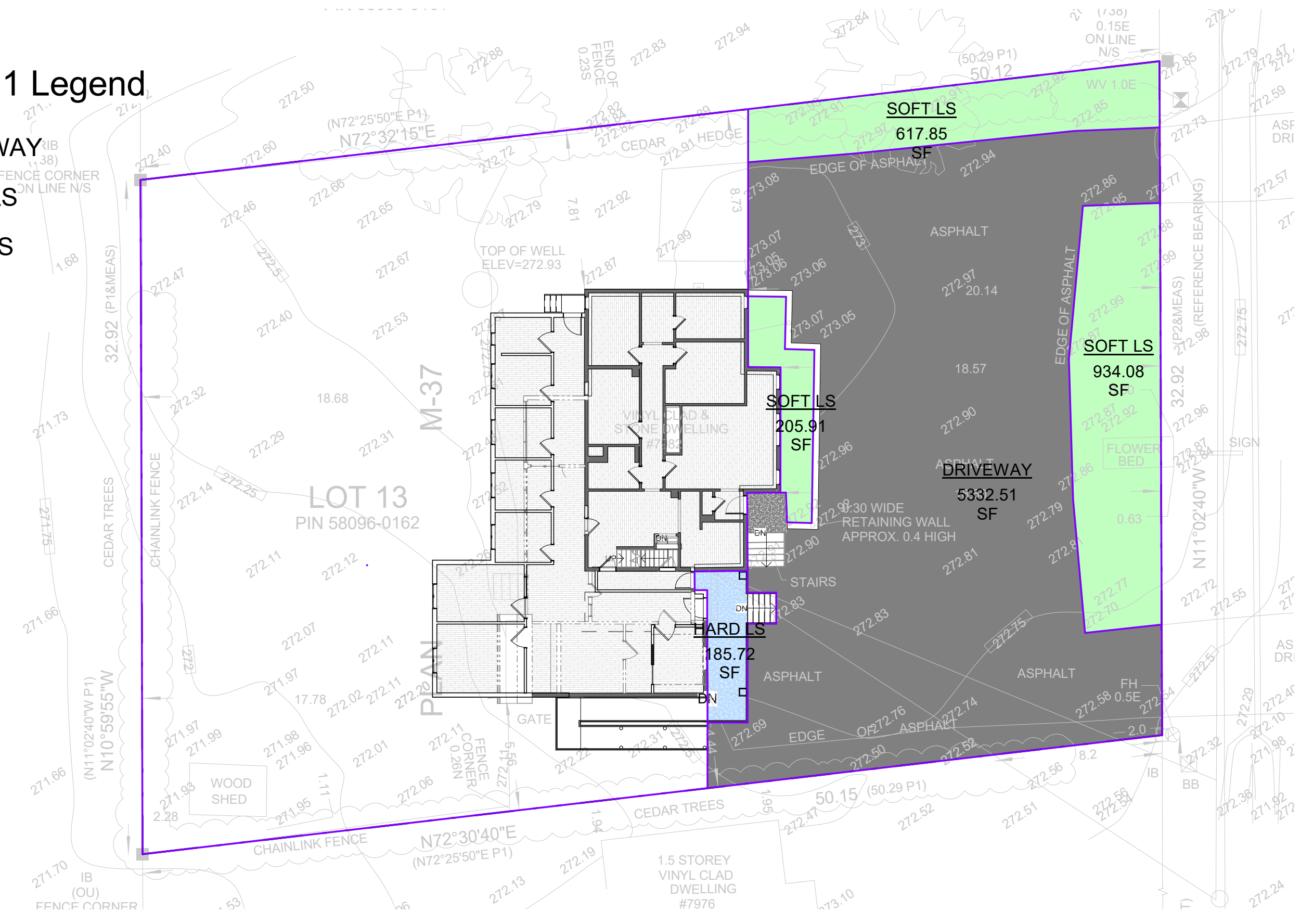
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Schema 1 Legend

- DRIVEWAY
- HARD LS
- SOFT LS

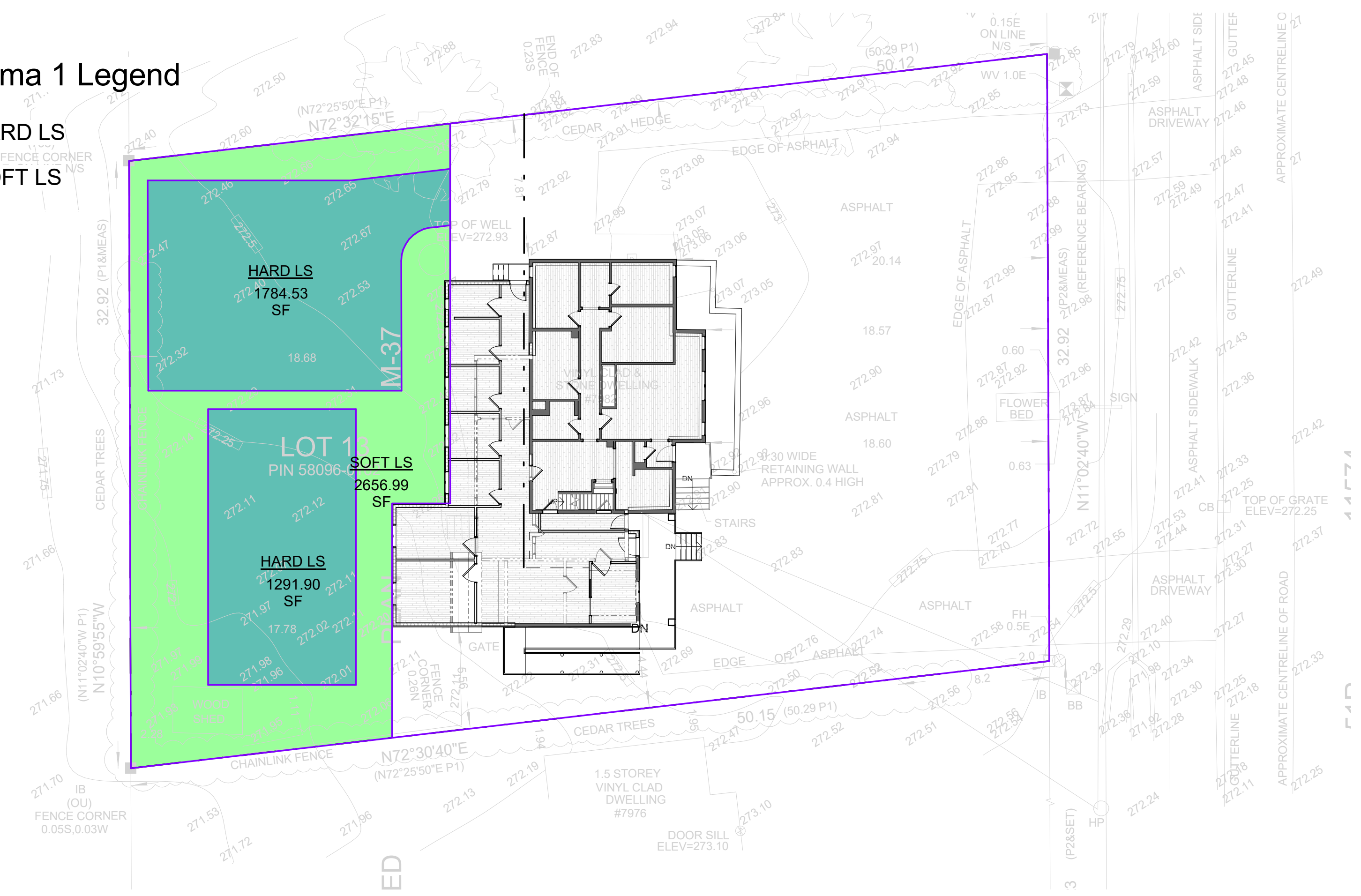
01 - FRONT YARD AREA CALCULATION			
Name	Area	AREA SF	
SOFT LS	66.78 m²	934.08 SF	
SOFT LS	57.40 m²	617.85 SF	
SOFT LS	19.13 m²	206.91 SF	
HARD LS	17.25 m²	185.72 SF	
DRIVEWAY	495.41 m²	5332.51 SF	
FRONT YARD AREA	675.97 m²	7276.07 SF	



Schema 1 Legend

- HARD LS
- SOFT LS

01 - REAR YARD AREA			
Name	Area	AREA SF	
HARD LS	165.79 m²	1784.53 SF	
SOFT LS	245.84 m²	2656.99 SF	
HARD LS	129.00 m²	1391.90 SF	
TOTAL REAR YARD AREA	532.65 m²	5733.42 SF	



PROJECT  
7982 YONGE ST. INNISFIL, ON



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DRAWING TITLE  
LANDSCAPE AREA PLAN

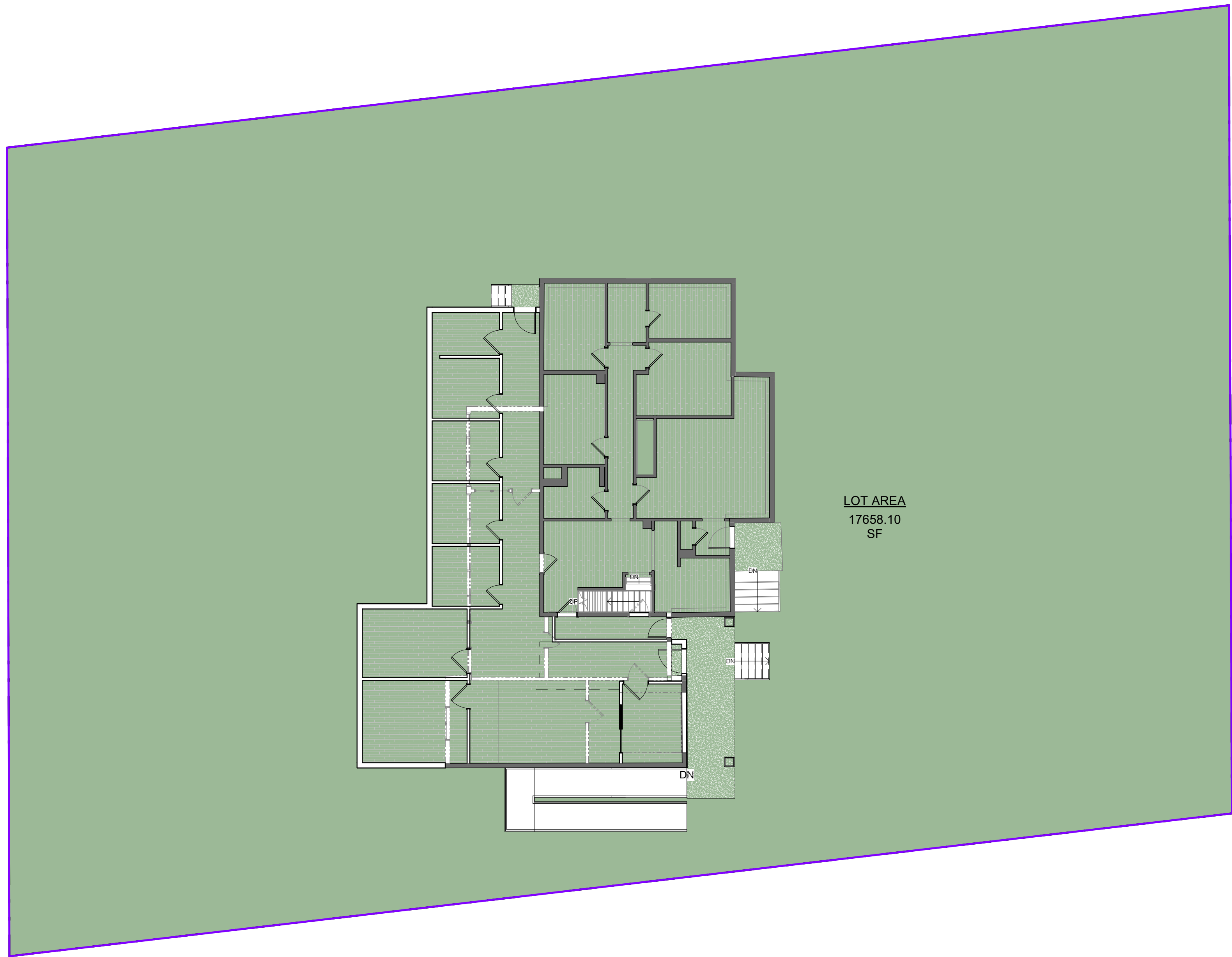
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1/16" = 1'-0"	DATE 0420/23

PROJECT NO.  
230103

STAGE <b>COA</b>	DRAWING NO. <b>A0-01</b>
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LOCATION INNISFIL	REVISION <b>10</b>
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1 LOT AREA  
1" = 10'-0"

PROJECT

7982 YONGE ST. INNISFIL, ON



REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
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4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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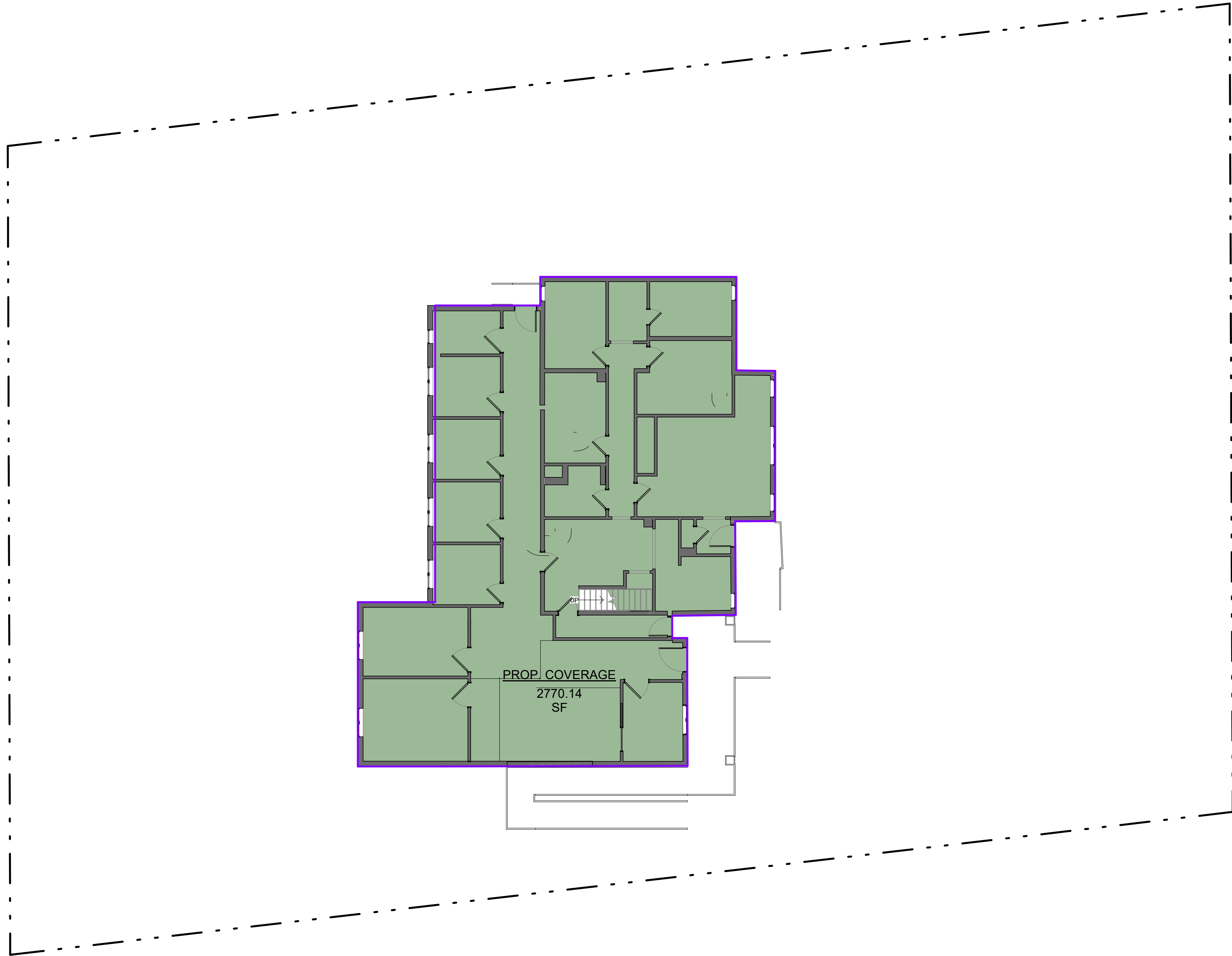
TORONTO - CANADA    416.546.2040    info@qbsarchitects.com

DRAWING TITLE

LOT AREA

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
1" = 10'-0"	04/20/23
	
PROJECT NO. 230103	
STAGE	DRAWING NO.
COA	A0-02
LOCATION	REVISION
INNISFIL	10





2 PROP. COVERAGE  
1" = 10'-0"

PROJECT  
7982 YONGE ST. INNISFIL, ON



REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE  
LOT COVERAGE

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1" = 10'-0"	DATE 0420/23

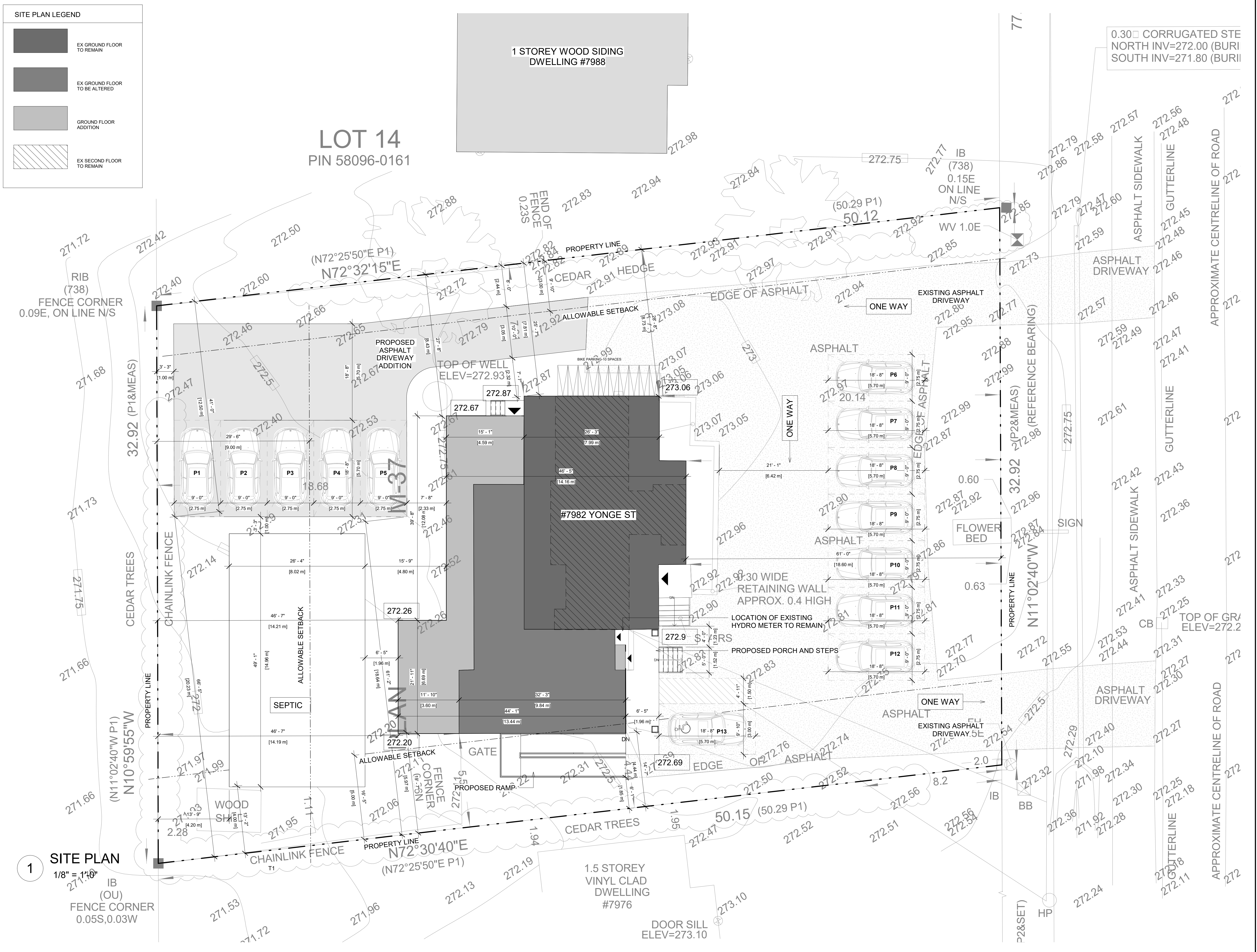
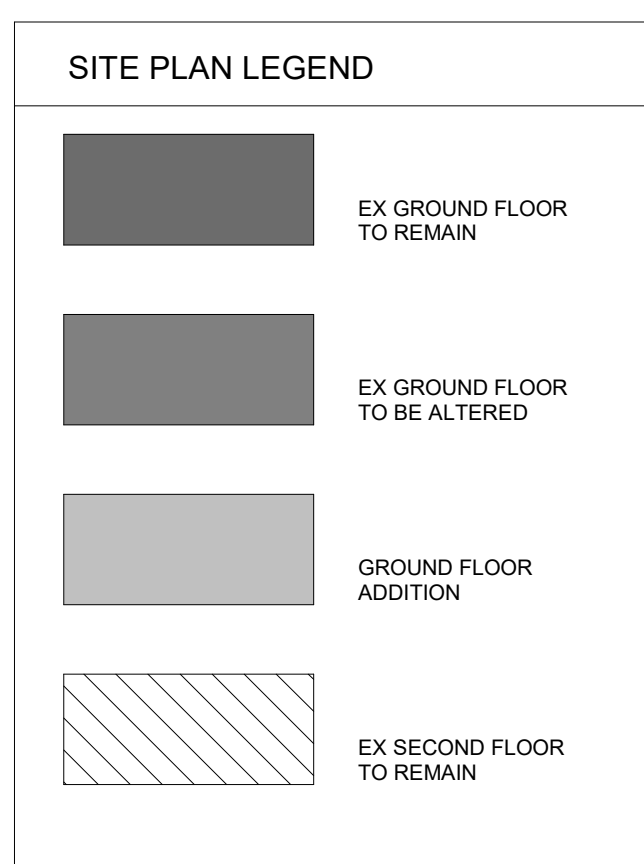


PROJECT NO. 230103

STAGE <b>COA</b>	DRAWING NO. <b>A0-03</b>
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LOCATION INNISFIL	REVISION <b>10</b>
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PROJECT	

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
9	ISSUED FOR CLIENT	2023-09-22
8	ISSUED FOR CONSULTANT	2023-09-14
7	ISSUED FOR CONSULTANTS	2023-09-08
6	ISSUED FOR CONSULTANT	2023-09-01
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02

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DRAWING TITLE

## SITE PLAN

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1/8" = 1'-0"	DATE 04/20/23



PROJECT NO.	230103
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STAGE	DRAWING NO.
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**COA** **A0-04**

LOCATION		REGION	
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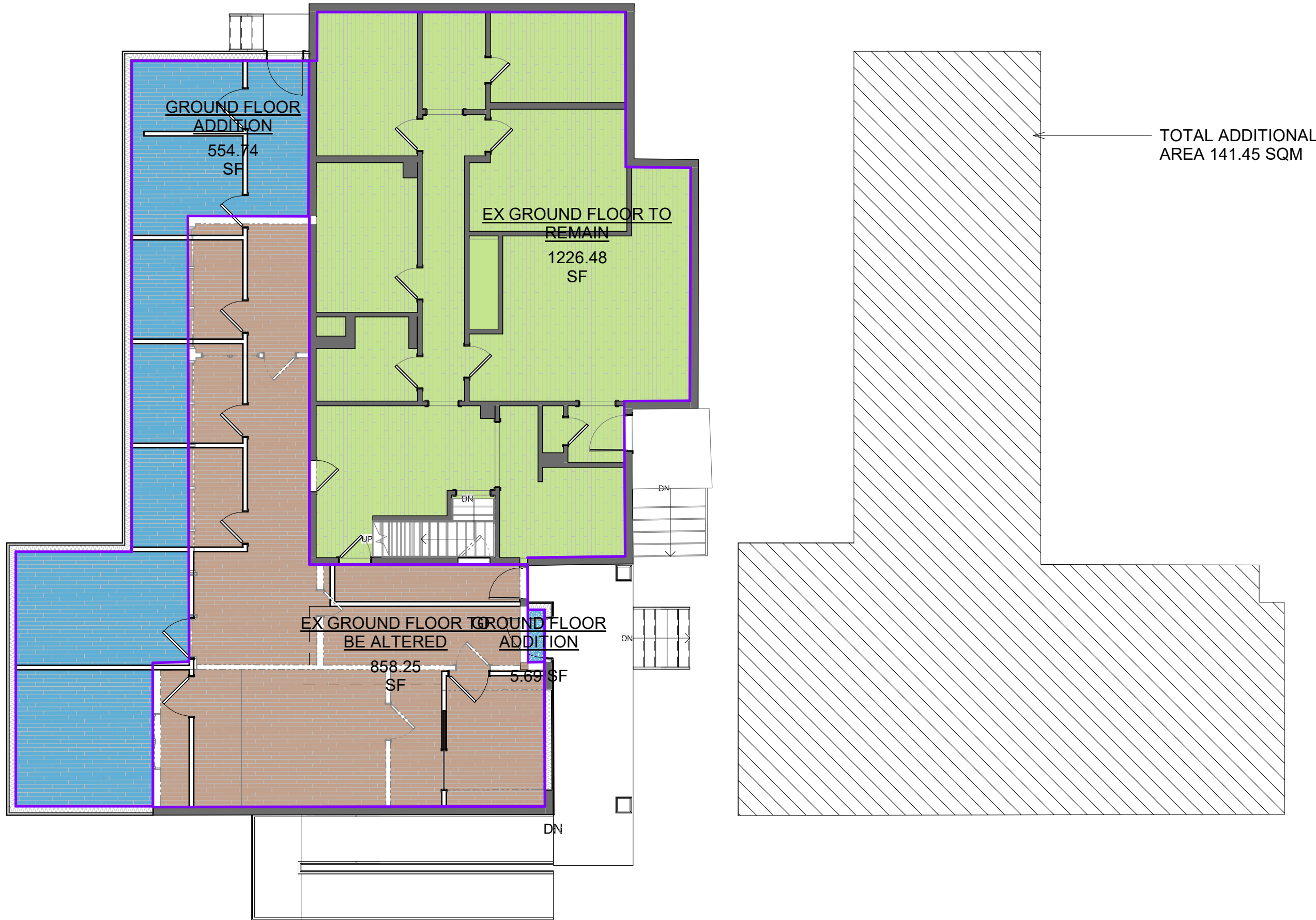
LOCATION INNISFIL	REVISION <b>10</b>
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EX SECOND FLOOR TO REMAIN	63.68 m²	685.45 SF
EX GROUND FLOOR TO REMAIN	113.94 m²	1226.48 SF
EX GROUND FLOOR TO BE ALTERED	79.73 m²	858.25 SF
GROUND FLOOR ADDITION	51.54 m²	554.74 SF
GROUND FLOOR ADDITION	10.33 m²	111.69 SF
Grand total: 5	309.42 m²	3330.62 SF

Schema 1 Legend

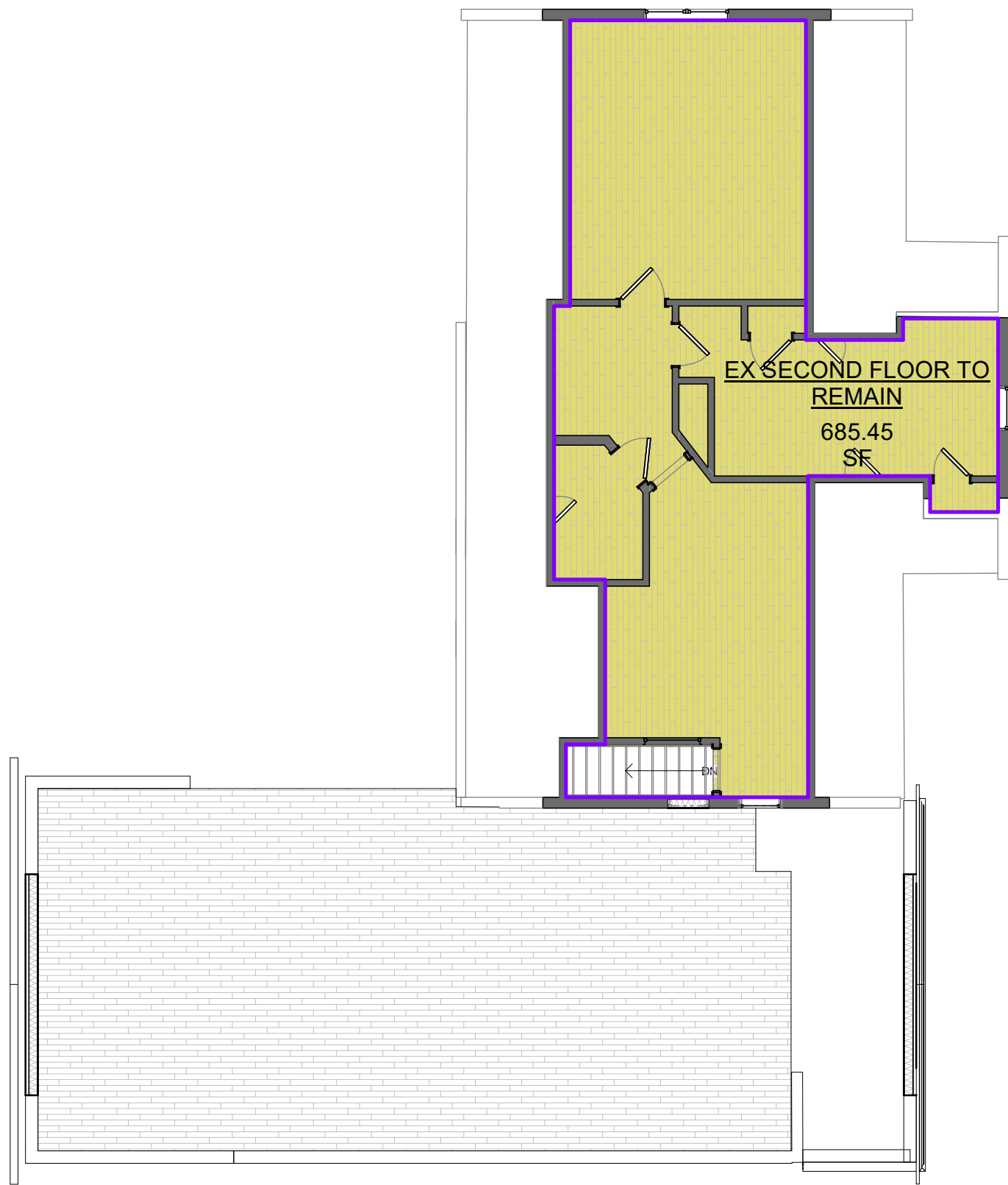
- EX GROUND FLOOR TO BE ALTERED
- EX GROUND FLOOR TO REMAIN
- GROUND FLOOR ADDITION



2 GROUND FLOOR-PROPOSED  
1/8" = 1'-0"

ZONING INFORMATION FOR 7982 YONGE ST. INNISFIL, ON					
			(sq. m)	(sq. ft)	
LOT AREA			1640.49 m²	17658.10 SF	
PROPOSED GROUND FLOOR			245.7	2645.2	
PROPOSED SECOND FLOOR			63.7	685.5	
PROPOSED TOTAL GFA			309.4	3330.6	
PROPOSED TOTAL COVERAGE 15.68%:			257.35	2770.14	
SETBACKS			EXISTING		PROPOSED
			(m)	(ft)	(ft)
FRONT:			19.60	61.02	EXISTING TO REMAIN
REAR:			17.78	58.33	EXISTING TO REMAIN
SIDE-SOUTH(LEFT):			4.44	14.58	EXISTING TO REMAIN
SIDE-NORTH(RIGHT):			7.91	25.92	EXISTING TO REMAIN
BUILDING HEIGHT:			5.71	18.73	EXISTING TO REMAIN
LOT FRONTAGE:			32.92	108.00	EXISTING TO REMAIN

AVERAGE GRADE CALCULATION: 273.06+272.87+272.67+272.26+272.20+272.89+272.9+1908.657÷272.66



1 SECOND FLOOR-EX TO REMAIN  
1/8" = 1'-0"

PROJECT

7982 YONGE ST. INNISFIL, ON



REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20
2	ISSUED FOR CLIENT	2023-04-10
1	ISSUED FOR CLIENT	2023-02-28

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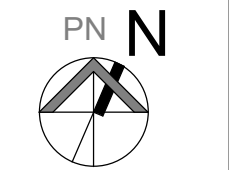


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DRAWING TITLE

FLOOR AREA PLAN AND STATISTICS

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
As indicated	04/20/23

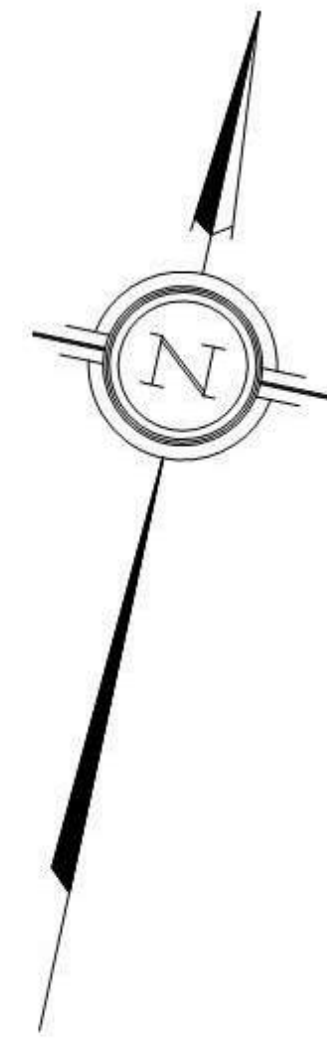


PROJECT NO. 230103

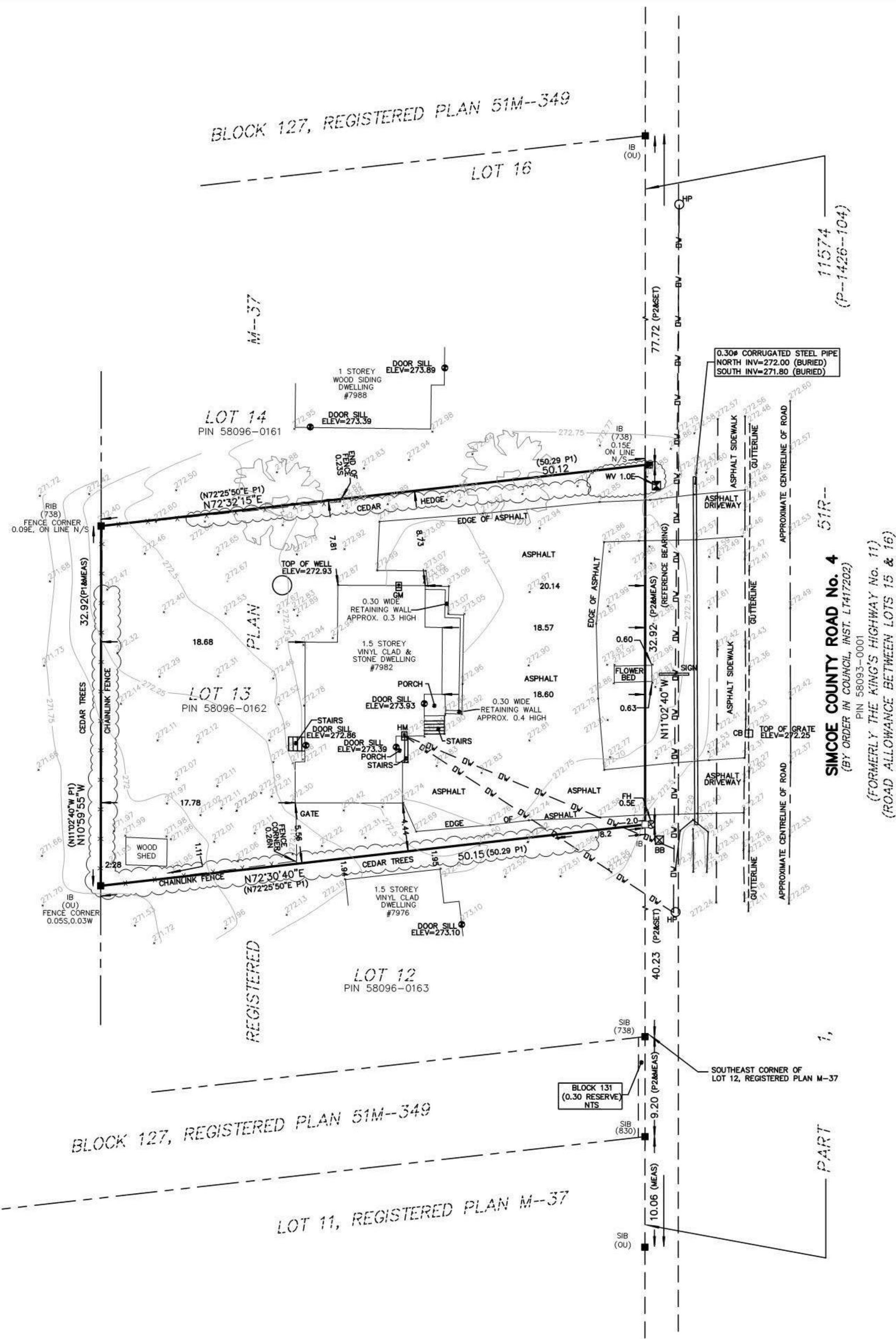
STAGE	DRAWING NO.
COA	A0-05

LOCATION	REVISION
INNISFIL	10





BLOCK 127, REGISTERED PLAN 51M-349  
PIN 58096-0157



TOPOGRAPHIC PLAN OF SURVEY  
OF ALL OF  
LOT 13, REGISTERED PLAN M-37  
(CONFIRMED BY BA-1322)  
(GEOGRAPHIC TOWNSHIP OF INNISFIL  
NOW IN THE  
TOWN OF INNISFIL  
COUNTY OF SIMCOE

0 5 10 15 20 25 30 Metres  
Scale 1:300

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:

- DENOTES FOUND SURVEY MONUMENT
- DENOTES SET SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- MEAS DENOTES MEASURE
- 738 DENOTES R.C. KIRKPATRICK O.L.S.
- 830 DENOTES E.W. PETZOLD, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES REGISTERED PLAN M-37
- P2 DENOTES PLAN 51R-11574
- FP DENOTES FENCE POST
- NTS DENOTES NOT TO SCALE
- CB DENOTES CATCH BASIN
- X- DENOTES FENCE

- OW- DENOTES OVERHEAD WIRE
- HP DENOTES HYDRO POLE
- HM DENOTES HYDRO METER
- GM DENOTES GAS METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT

ALL TIES TAKEN TO BUILDING CORNERS, NOT FOUNDATIONS.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC AND DERIVED FROM GPS OBSERVATIONS  
USING THE TOPNET NETWORK AND ARE REFERRED TO GSC DATUM HT  
V2.0.

ELEVATIONS HAVE NOT BEEN RELATED TO A GEODETIC MONUMENT OR A  
LOCAL BENCHMARK.

BEARING NOTES:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT  
OF SIMCOE COUNTY ROAD NO. 4 (FORMERLY THE KING'S HIGHWAY NO. 11) HAVING  
A BEARING OF N11°02'40"W AS SHOWN ON P1.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE  
UNDER THEM.
- THE SURVEY WAS COMPLETED ON DECEMBER 17, 2022.

JANUARY 12, 2023  
DATE

JAMES A. NICOL  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM  
NUMBER: V-2201313

NOTE:  
FIDDES CLIPSHAM INC. is not liable for use of this  
REPORT BY any party or parties for FUTURE TRANSACTIONS  
or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING  
may be required to issue ADDITIONAL COPIES subsequent to  
the DATE of the SURVEYOR'S CERTIFICATE.

© COPYRIGHT 2023 FIDDES CLIPSHAM INC.

Project: 22-5785B

PROJECT

7982 YONGE ST. INNISFIL, ON



REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE

SURVEY

DRAWN JB	CHECKED SA
SCALE @ ARCH D	DATE 0420/23

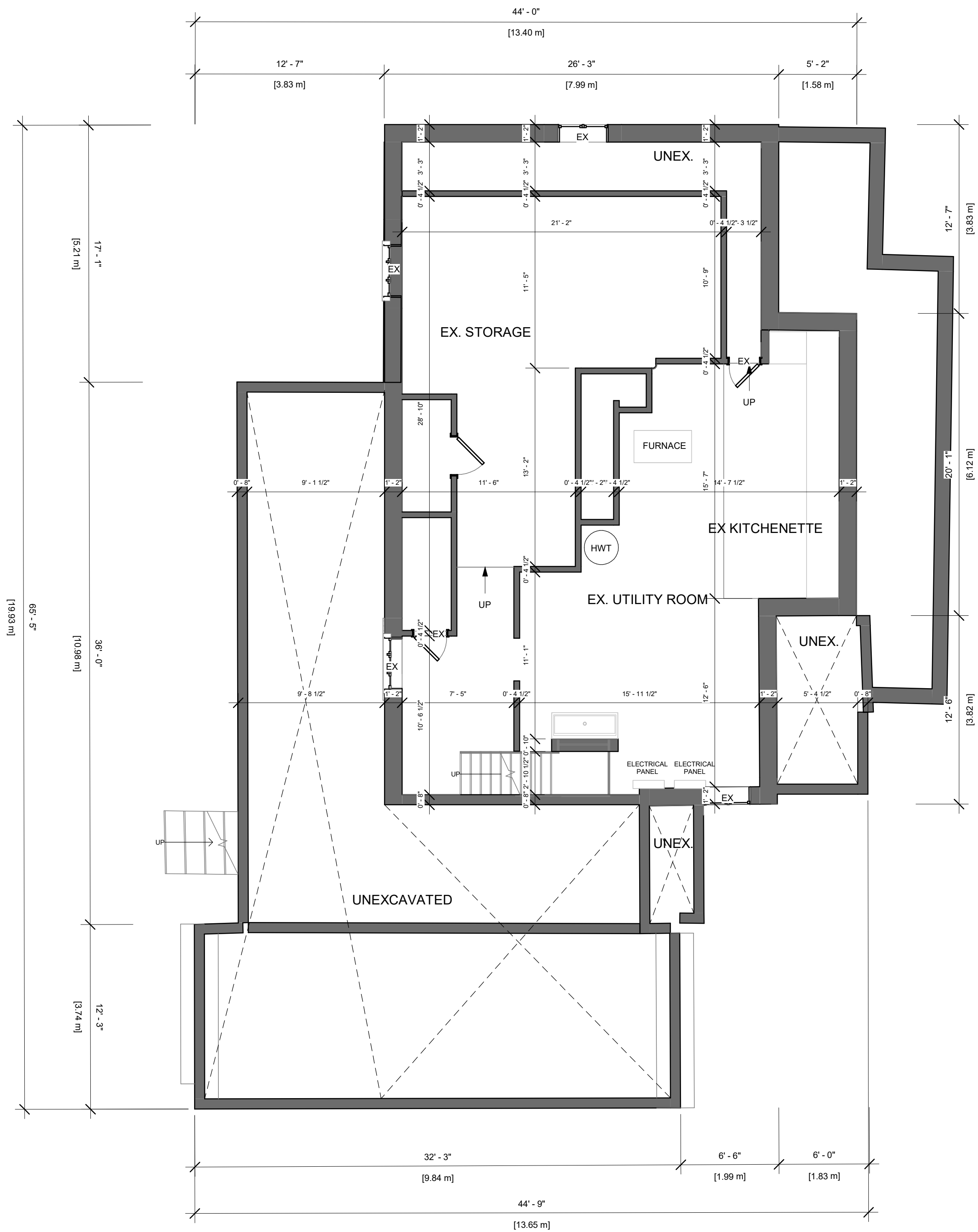


PROJECT NO. 230103

STAGE COA DRAWING NO. A0-07

LOCATION INNISFIL REVISION 10





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20
1	ISSUED FOR CLIENT	2023-02-28

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DRAWING TITLE

EX. BASEMENT

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	0420/23

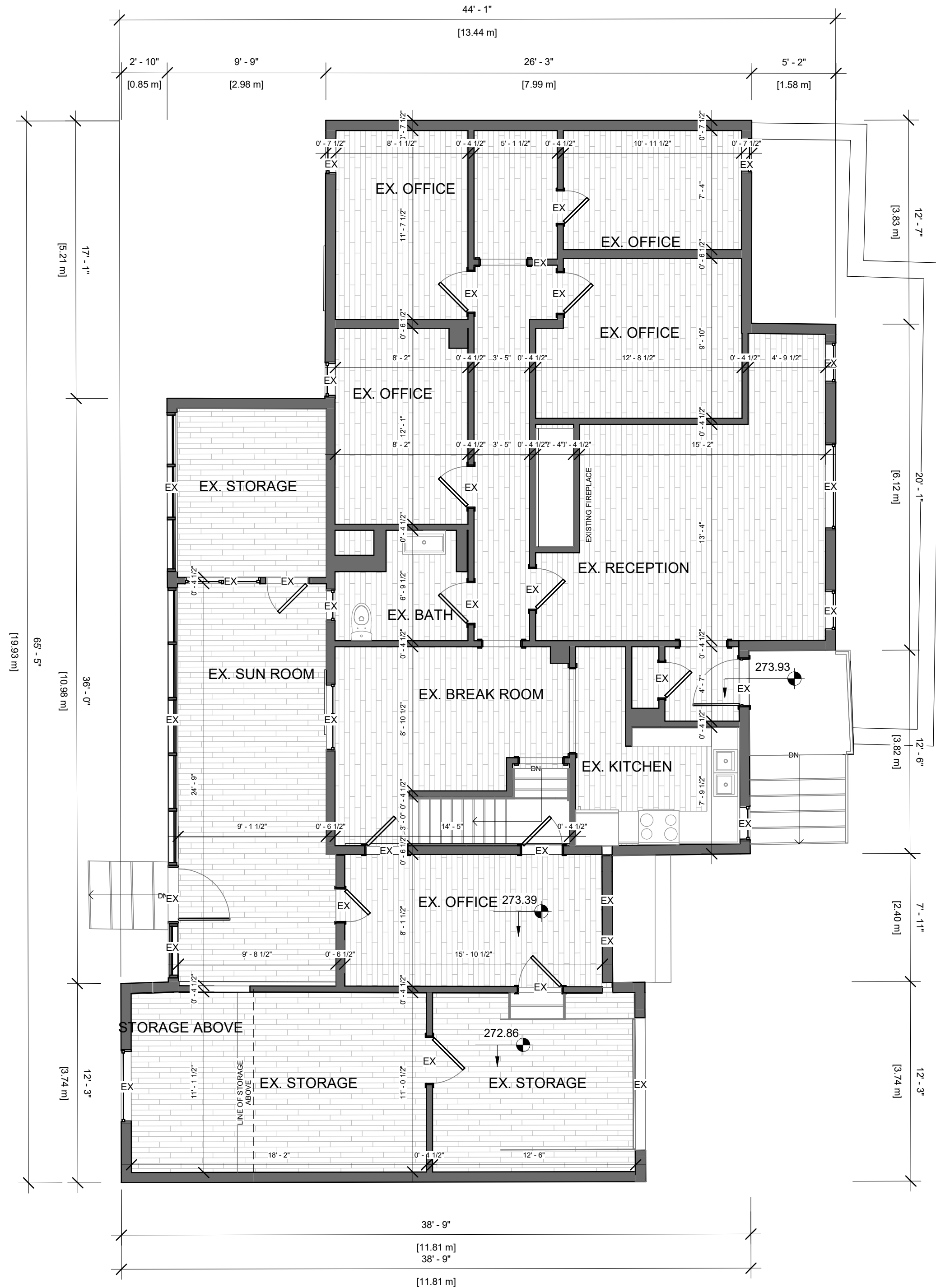
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PROJECT NO.

230103


STAGE	DRAWING NO.
COA	A1-01
LOCATION	REVISION
INNISFIL	10





PROJECT

7982 YONGE ST. INNISFIL, ON



REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
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1	ISSUED FOR CLIENT	2023-02-28

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DRAWING TITLE

EX. GROUND FLOOR

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	0420/23

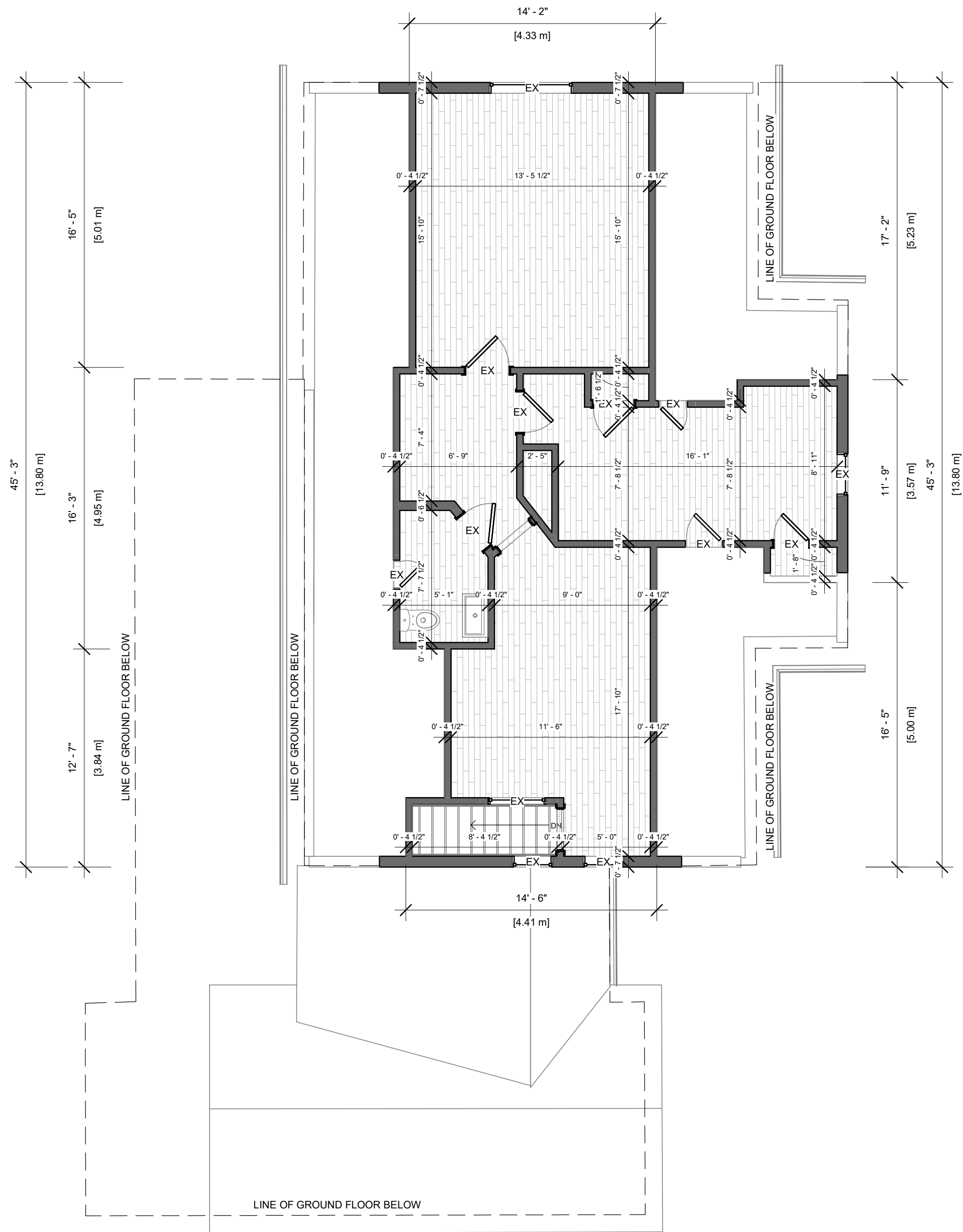


PROJECT NO. 230103

STAGE	DRAWING NO.
COA	A1-02

LOCATION	REVISION
INNISFIL	10





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

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DRAWING TITLE

EX. SECOND FLOOR

DRAWN	JB	CHECKED	SA
SCALE @	ARCH D 3/16" = 1'-0"	DATE	0420/23

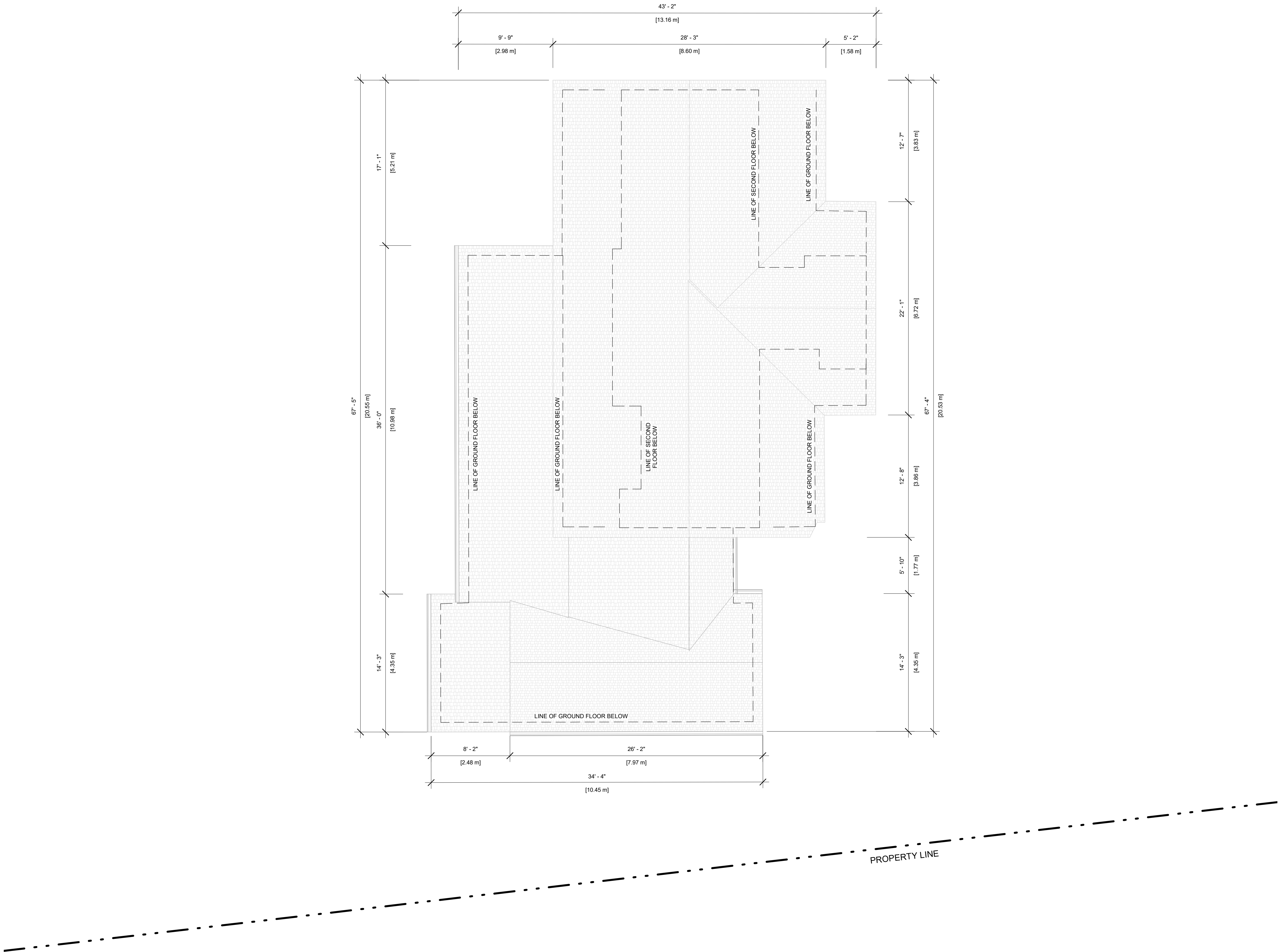
PN N

PROJECT NO. 230103

STAGE	DRAWING NO.
COA	A1-03

LOCATION	REVISION
INNISFIL	10





PROJECT

7982 YONGE ST. INNISFIL, ON



REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
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**QBS** ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS

SABA AL MATHNO  
SABA  
LICENCE 8863

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DRAWING TITLE

EX. ROOF PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	0420/23



PROJECT NO.

230103

STAGE

COA

DRAWING NO.

A1-04

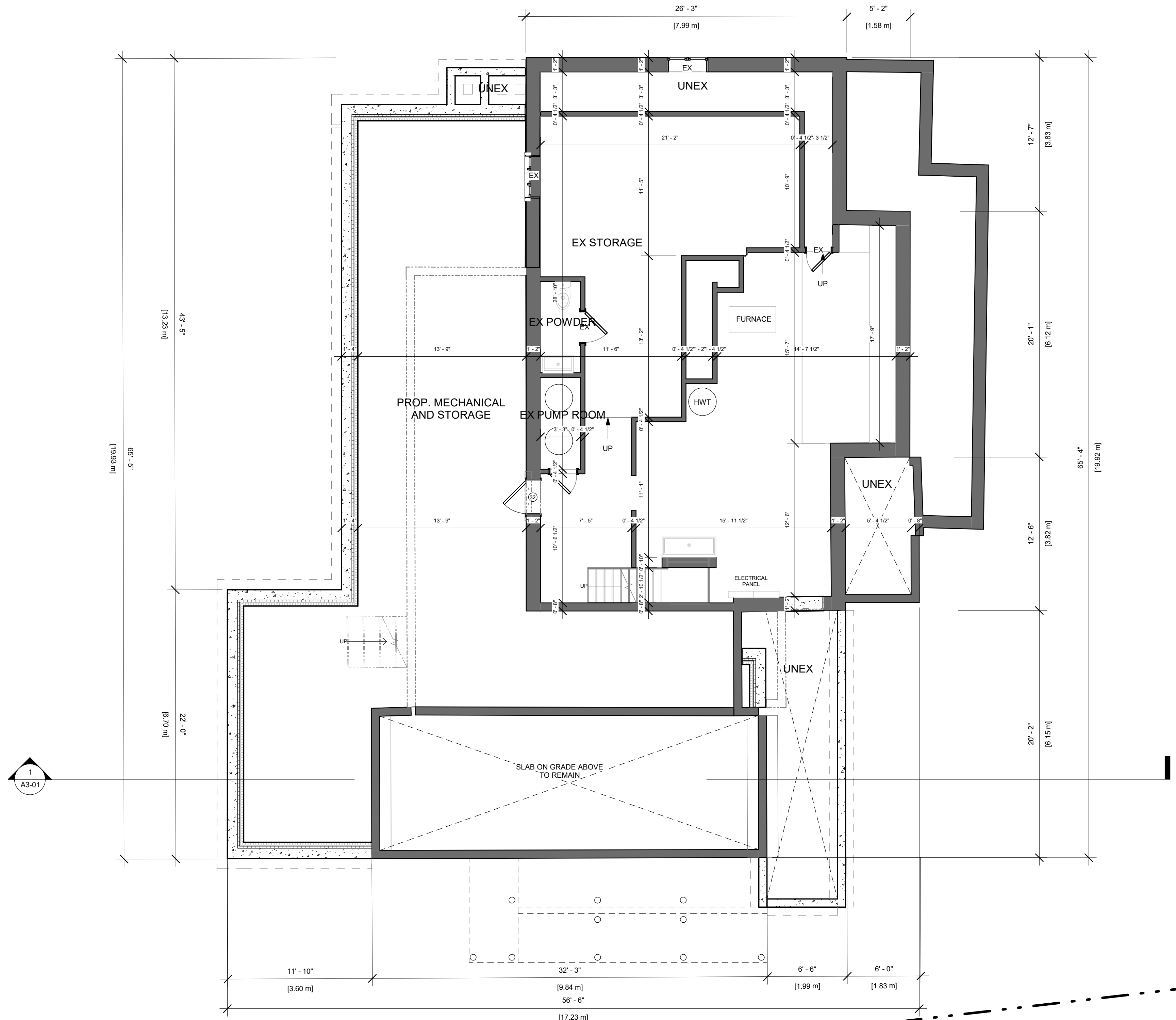
LOCATION

INNISFIL

REVISION

10





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

No.	Description	Date
9	ISSUED FOR CLIENT	2023-09-22
5	ISSUED FOR QUOTE	2023-06-29
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DRAWING TITLE

PROPOSED BASEMENT

DRAWN	Author	CHECKED	Checker
SCALE @	ARCH D	DATE	
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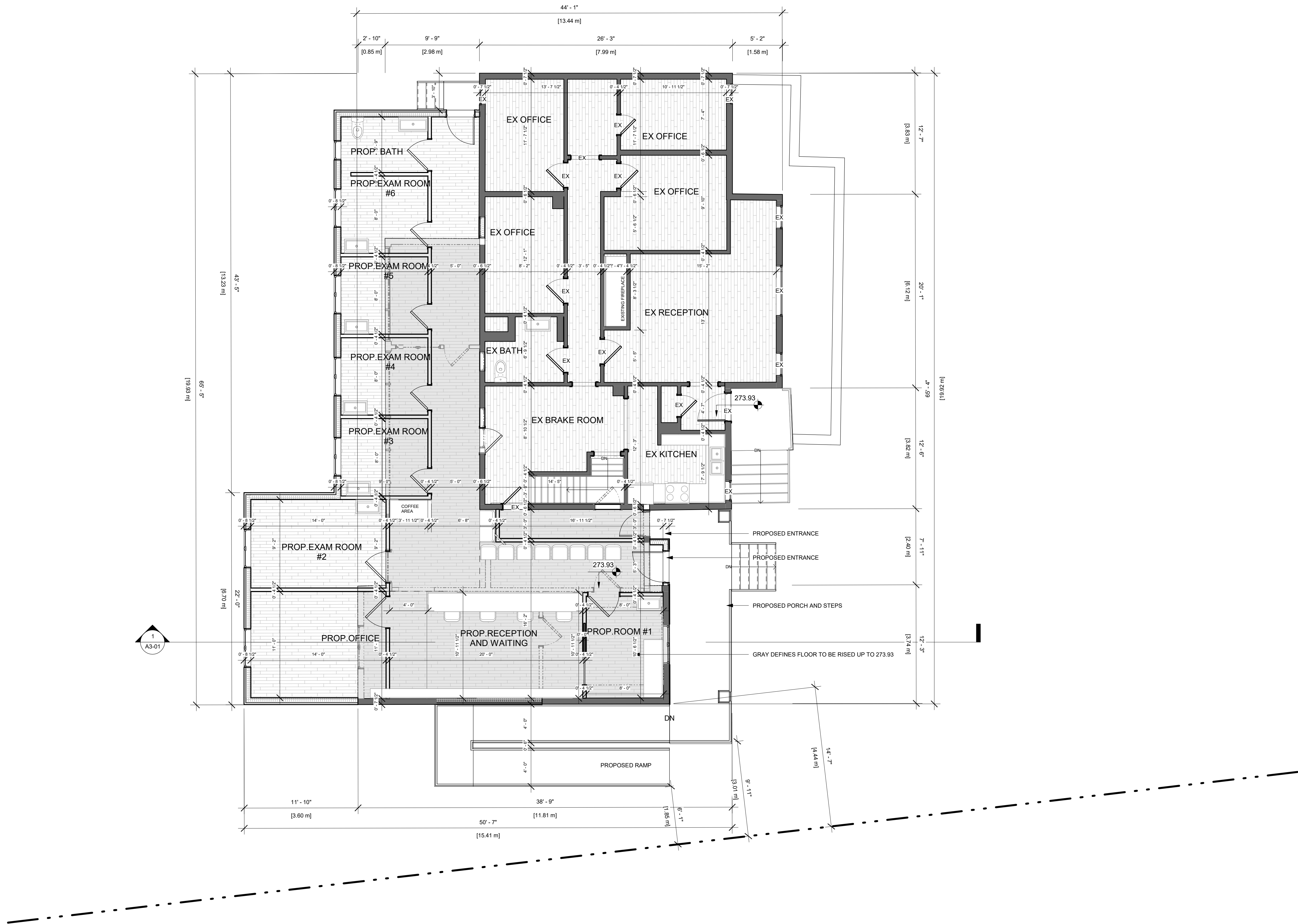
PROJECT NO.

230103

STAGE	DRAWING NO.
COA	A1-05

LOCATION	REVISION
INNISFIL	9





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
9	ISSUED FOR CLIENT	2023-09-22
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20
2	ISSUED FOR CLIENT	2023-04-10
1	ISSUED FOR CLIENT	2023-02-28

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DRAWING TITLE

PROPOSED GROUND FLOOR

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	02/27/23

PROJECT NO.

230103

STAGE

DRAWING NO.

COA

A1-06

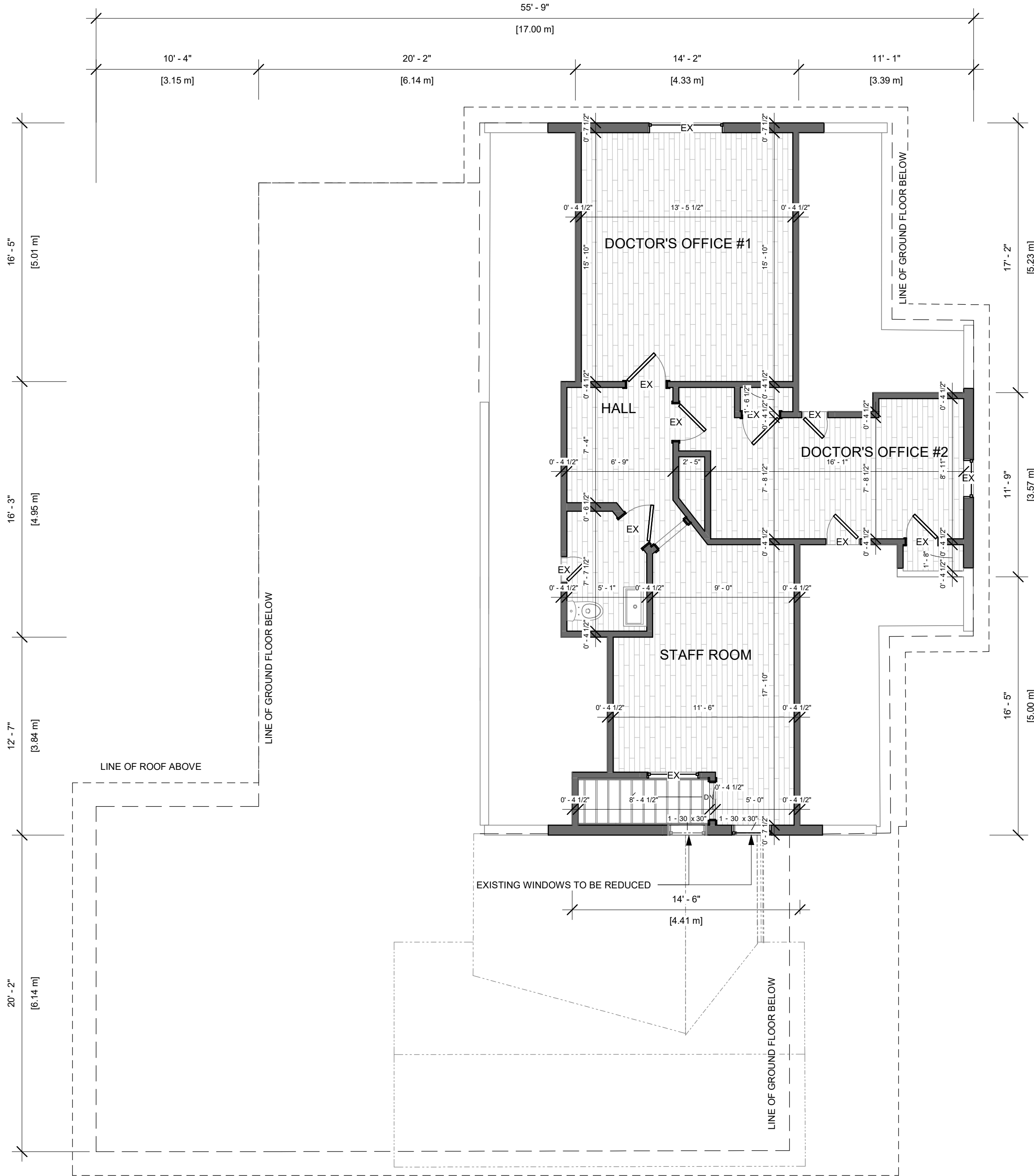
LOCATION

INNISFIL

REVISION

10





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

No.	Description	Date
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9	ISSUED FOR CLIENT	2023-09-22
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE

PROPOSED SECOND FLOOR

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH D	DATE
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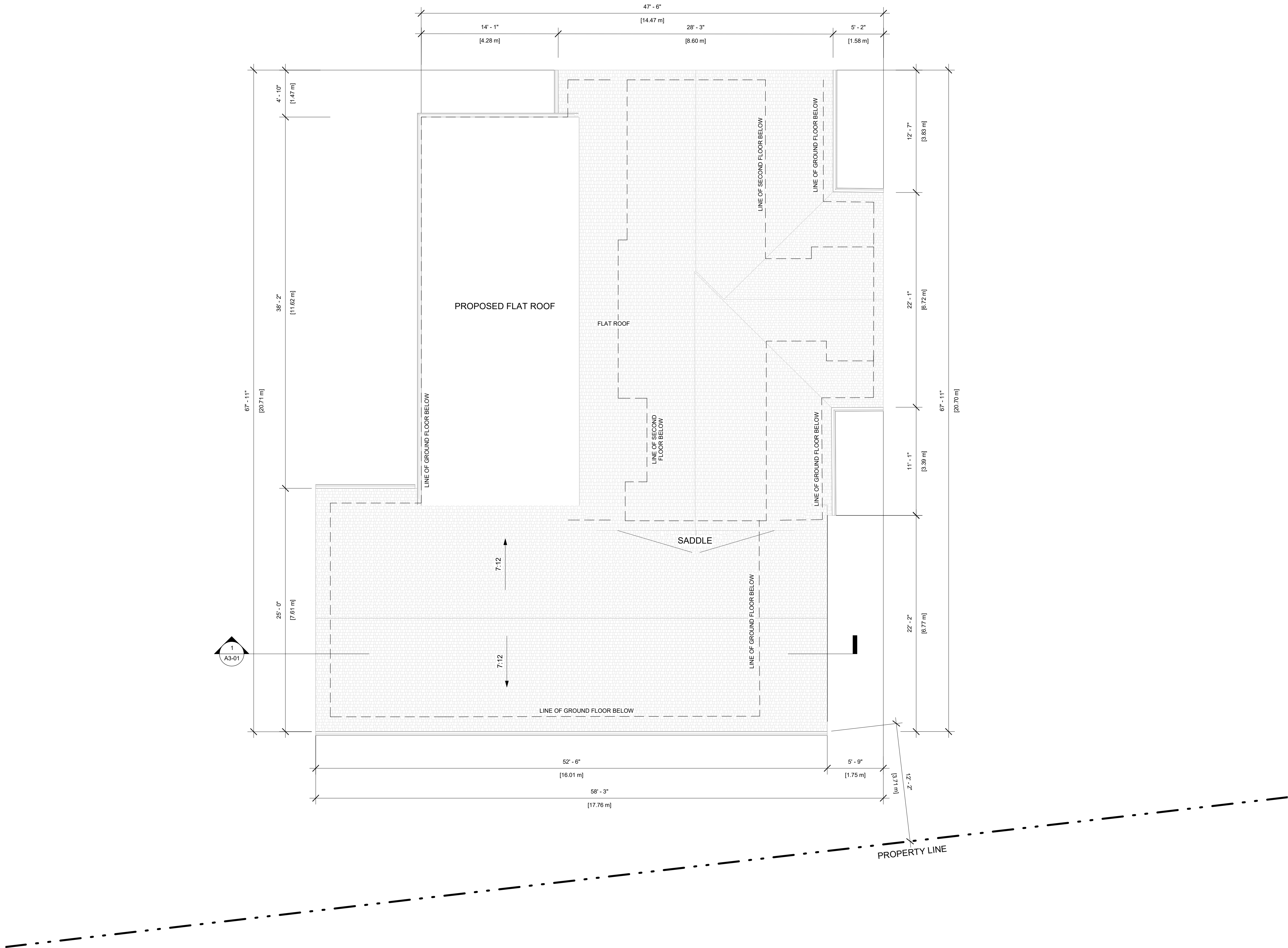
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230103

STAGE	DRAWING NO.
<b>COA</b>	<b>A1-07</b>

LOCATION	REVISION
INNISFIL	<b>10</b>





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS

No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
9	ISSUED FOR CLIENT	2023-09-22
5	ISSUED FOR QUOTE	2023-06-29
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3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE

PROPOSED ROOF PLAN

DRAWN	Author	CHECKED	Checker
SCALE @	ARCH D	DATE	04/19/23
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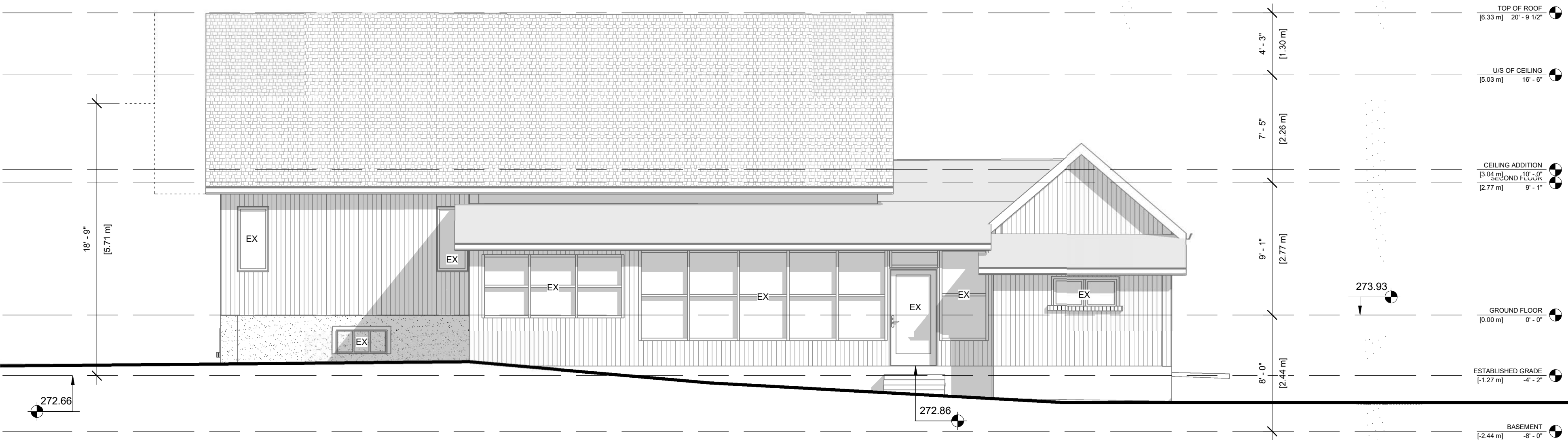
PROJECT NO.

230103

STAGE	DRAWING NO.
COA	A1-08

LOCATION	REVISION
INNISFIL	10





PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE

EX. FRONT AND REAR ELEVATIONS

DRAWN	CHECKED
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SCALE @ ARCH D	DATE
3/16" = 1'-0"	0420/23

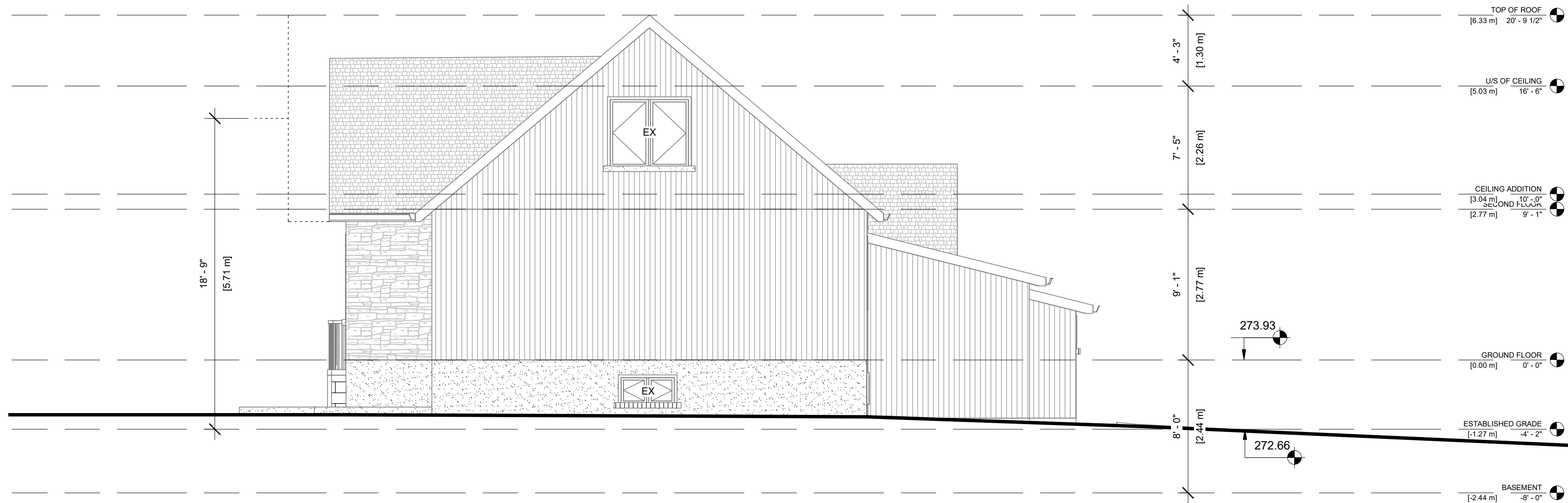
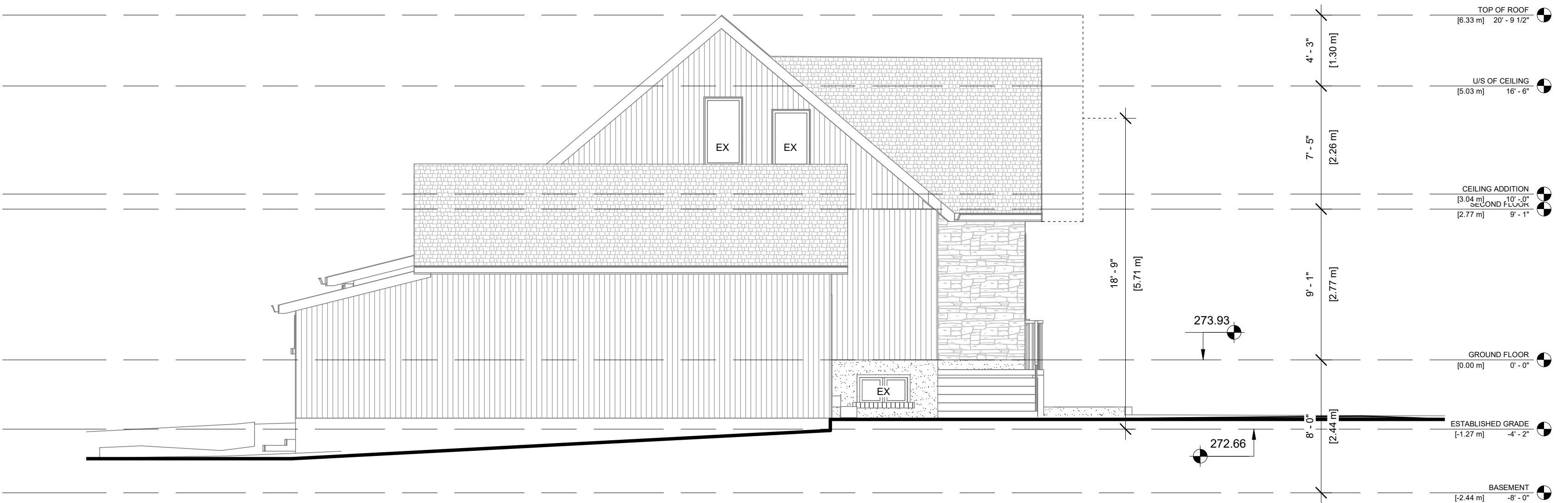


PROJECT NO. 230103

STAGE	DRAWING NO.
COA	A2-01

LOCATION	REVISION
INNISFIL	10





PROJECT  
7982 YONGE ST. INNISFIL, ON



REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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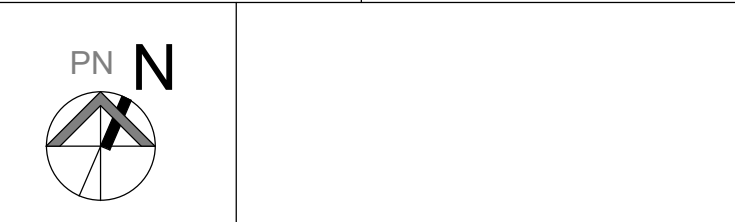
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DRAWING TITLE  
EX. SIDE ELEVATIONS

DRAWN JB	CHECKED SA
SCALE @ ARCH D 3/16" = 1'-0"	DATE 04/19/23



PROJECT NO.  
230103

STAGE <b>COA</b>	DRAWING NO. <b>A2-02</b>
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LOCATION INNISFIL	REVISION <b>10</b>
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1 -FRONT  
3/16" = 1'-0"



2 -REAR  
3/16" = 1'-0"

NOTE:  
BUTTER PROJECTION  
AND DIMENSIONS NOTED ON THE DRAWINGS  
IS INDICATED.

NOTE:  
INDICATE ADEQUATE ROOF SEPARATION TO  
ALLOW FOR FLOOR AND ELEVATION THROUGH  
LOWER ROOF.

NOTE:  
BUTTER PROJECTION  
AND DIMENSIONS NOTED ON THE DRAWINGS  
IS INDICATED.

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AND DIMENSIONS NOTED ON THE DRAWINGS  
IS INDICATED.

PROJECT  
7982 YONGE ST. INNISFIL, ON



REVISIONS		
No.	Description	Date
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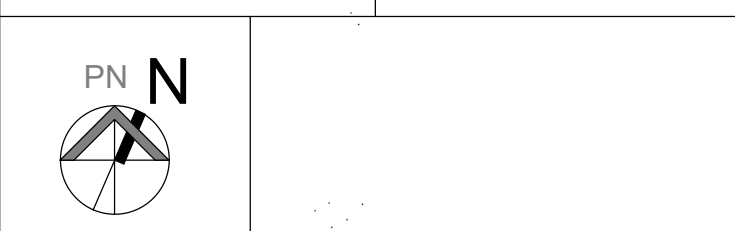
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DRAWING TITLE  
PROPOSED FRONT AND REAR  
ELEVATIONS

DRAWN	Author	CHECKED	Checker
SCALE @	ARCH D	DATE	04/19/23



PROJECT NO. 230103

STAGE	DRAWING NO.
COA	A2-03

LOCATION	INNISFIL	REVISION	10
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2 -LEFT  
3/16" = 1'-0"



1 -RIGHT  
3/16" = 1'-0"

PROJECT  
7982 YONGE ST. INNISFIL, ON



REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
9	ISSUED FOR CLIENT	2023-09-22
5	ISSUED FOR QUOTE	2023-06-29
4	ISSUED FOR COMMITTEE OF A.	2023-06-02
3	ISSUED FOR CITY	2023-04-20

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DRAWING TITLE  
PROPOSED SIDE ELEVATIONS

DRAWN Author	CHECKED Checker
SCALE @ ARCH D 3/16" = 1'-0"	DATE 04/19/23

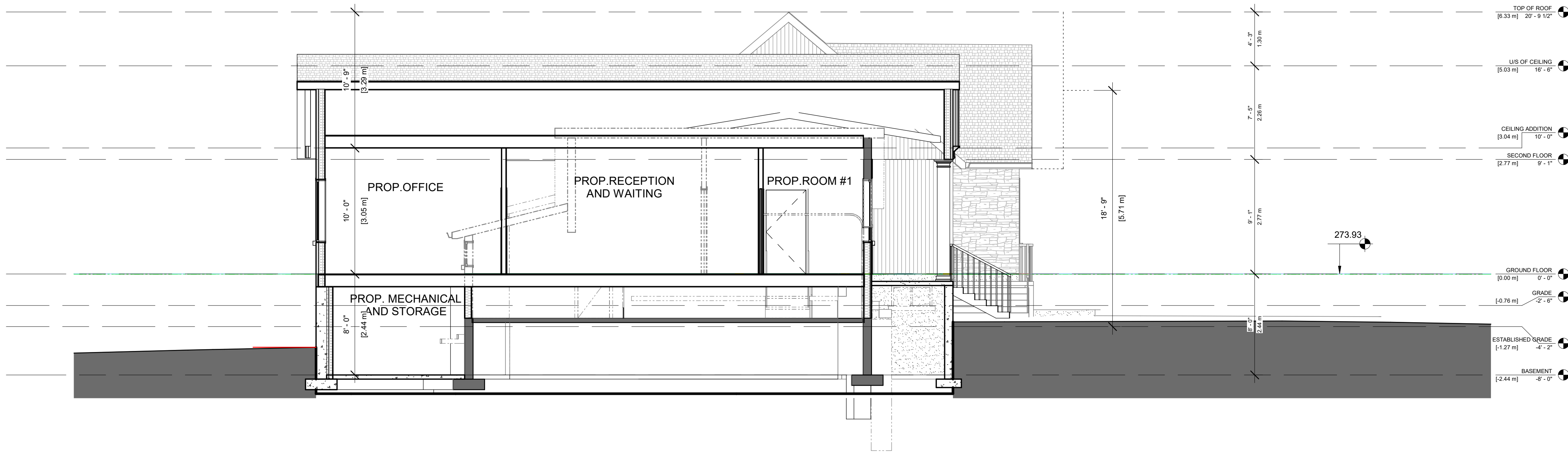


PROJECT NO.  
230103

STAGE <b>COA</b>	DRAWING NO. <b>A2-04</b>
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LOCATION INNISFIL	REVISION <b>10</b>
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1 Section 1  
3/16" = 1'-0"

PROJECT

7982 YONGE ST. INNISFIL, ON

REVISIONS		
No.	Description	Date
10	ISSUED FOR COMMITTEE OF A.	2023-10-02
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DRAWING TITLE

SECTION 1

DRAWN	JB	CHECKED	SA
SCALE @	ARCH D 3/16" = 1'-0"	DATE	0420/23

PROJECT NO.

230103

STAGE	DRAWING NO.
COA	A3-01

LOCATION	REVISION
INNISFIL	10



June 06, 2023

2820510 Ontario Inc.  
7982 Yonge Street  
Innisfil, ON L9S 1L5

**Attention: Mr. Kamran Dashti**

**Re: Parking Study  
7982 Yonge Street – Proposed Medical Office  
Town of Innisfil  
SP-2023-008**

## **1.0 INTRODUCTION**

CGE Consulting was retained to prepare a Parking Study in support of a Site Plan Control application for the conversion and extension of an existing real estate office into a medical office building. The property is located at 7982 Yonge Street, in the Town of Innisfil, and the study was requested by Town Staff during the preliminary consultation stage.

The intention of the owner is to slightly expand the southern façade and the rear section of the existing one-storey building by approximately 50 m<sup>2</sup>. Upon completion, the renovated building will operate as medical office building that will include a total gross floor area (GFA) of 306.28 m<sup>2</sup> (3,296.8 ft<sup>2</sup>).

Discussions with the owner indicate that the proposed medical office building will house a practice that is run by two gynecologist specialists/doctors, assisted by a team of five full-time staff. It's important to note that the two specialists predominantly attend to their duties at hospital settings, thereby limiting their visits to this medical office to once per week, with each specialist alternating their availability.

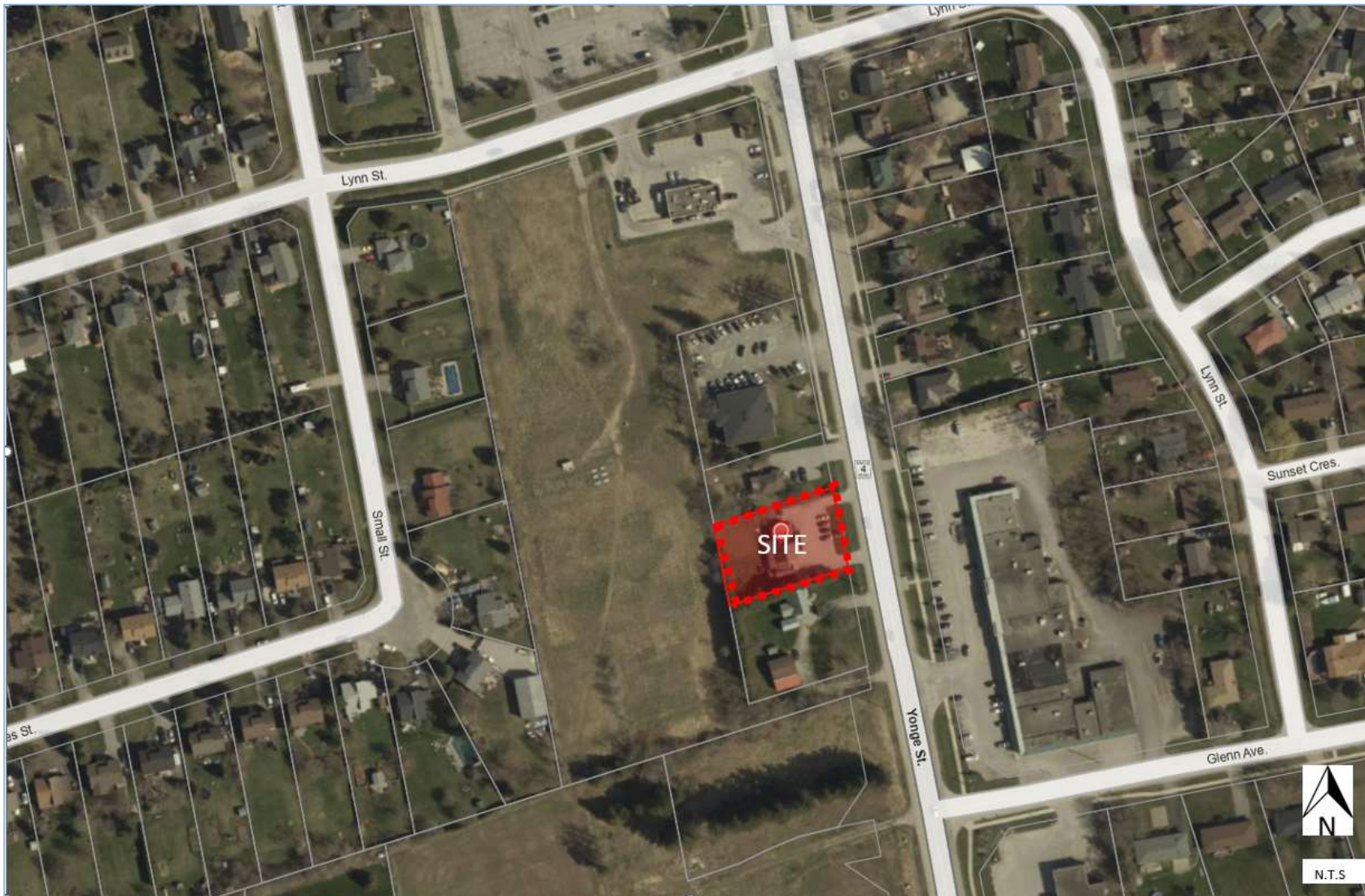
Operating strictly on an appointment-only basis, the medical office will offer services from 9:00 a.m. to 4:00 p.m. on weekdays. Considering the nature of the practice, the typical duration of appointments (15-20 minutes), and the specialists' availability, it is anticipated that the medical office will cater to a maximum of three to four patients per hour.

The site plan shows the provision of a total of 13 parking spaces including one barrier-free space. Access to the site will be maintained via a one-way ingress and one-way egress loop connection to Yonge Street.

The location of the site property is illustrated in **Figure 1** and is currently zoned as *Commercial Village* (CV). The site plan is shown in **Figure 2**.



**Figure 1 Site Location**



Source: Town of Innisfil



**Figure 2 Site Plan**





## 2.0 PARKING ASSESSMENT

### 2.1 Proposed Development Characteristics

The site statistics and proposed building operations are as follows:

- The existing building has a total GFA of 257.35 m<sup>2</sup>.
- The anticipated building extension will add an additional 48.92 m<sup>2</sup> to the building.
- The total GFA after the addition will be 306.28 m<sup>2</sup> and includes the following areas:
  - Five dedicated office spaces
  - Six examination rooms
  - Two reception/waiting areas
  - A multifunctional break room with kitchen facilities
  - Two separate bathroom facilities
- **Staff Allocation:** The office will have 5 staff members and 2 rotating doctors, with one doctor present at a time.
- **Patient Flow and Operational Hours:** The office will operate from 9:00 a.m. to 4:00 p.m. on weekdays., with each appointment lasting about 15-20 minutes. Consequently, the facility can accommodate a maximum of 4 patients per hour. It's important to note that, given the appointment durations, it's unlikely all these patients will be present simultaneously. At any given moment, a maximum of 4 patients could be accommodated within the premises.

### 2.2 Town of Innisfil Parking By-law

Based on the Comprehensive Zoning By-law 080-13, the proposed use is categorized as a Medical Office. The minimum parking rate for this use is 1 parking space per 15 m<sup>2</sup>.

**Table 1** summarizes the minimum parking requirement calculations for the proposed development.

**Table 1: Minimum Parking Requirements – Zoning By-law 0225-2007**

Type of Use	Total GFA (m <sup>2</sup> )	Zoning By-law 0225-2007		Proposed Parking Supply
		Rate	Minimum Parking Supply Required	
Medical Office	306.28	1 space 15 m <sup>2</sup>	21	13

The Zoning By-Law indicates that 21 parking spaces are required. The site plan depicts 13 parking spaces resulting in a deficiency of eight spaces.



## **2.3 Parking Reduction Justification**

To justify the proposed reduced parking supply for the proposed medical office building, the following methodologies were analyzed:

- Computation from First Principles: Calculation of parking demand specific to the medical office/practice was performed.
- Institute of Transportation Engineers (ITE) Standards: A review of parking rates as stipulated in the ITE's Parking Generation Manual was conducted.
- Assessment of non-auto/ Transportation Demand Management (TDM) opportunities within and in the vicinity of the site.

### **2.3.1 First Principles Calculation**

The First Principles Approach is an analytical method used to estimate parking demand, focusing explicitly on the distinctive characteristics and operational dynamics of the proposed development.

By scrutinizing the medical office's operating parameters, the parking demand can be ascertained through the following potential scenarios:

**Scenario 1: Rotational presence of one doctor, five staff members, and a maximum of four patients present concurrently.**

**Staff:** The office will have 5 staff members and 2 doctors, with one doctor present at a time. Discussions with the owner suggest that one staff member does not possess a personal vehicle. Nevertheless, for the purposes of this first principles analysis, a conservative approach is adopted, assuming that all staff members will commute using personal vehicles. Consequently, a maximum of six parking spaces would be required to accommodate the staff and doctor.

**Patients:** The office will operate from 9 am to 4 pm, with each appointment lasting about 15-20 minutes. Thus, a maximum of 4 patients can be seen per hour. However, not all these patients would be at the office at the same time. Given the appointment duration, there would be a maximum of 4 patients present at any one time.

Combining the parking needs of the staff/doctors and patients, a maximum of 11 parking spaces would be needed at peak times. This is less than the 13 spaces being provided, suggesting that the proposed number of parking spaces may be adequate.



**Scenario 2: Simultaneous presence of two doctors, five staff members, and a maximum of six patients present concurrently.**

This conservative scenario anticipates a rare eventuality where both doctors are in rotation, all five staff members are engaged, and a patient occupies each of the six examination rooms.

In this scenario, seven parking spaces would be required to accommodate the staff members and doctors, while an additional six parking spaces would be needed for the patients. The cumulative total equates to 13 parking spaces. Therefore, the proposed parking supply of 13 spaces appears to be sufficient to meet the anticipated demands of the proposed development, even in this rare eventuality.

### **2.3.2 Institute of Transportation Engineers (ITE)**

The Institute of Transportation Engineers publication *Parking Generation Handbook, 5th Edition* was reviewed to determine industry accepted parking demand rates for a Medical-Dental Office Building are summarized in **Table 4**.

**Table 1 ITE Parking Generation 5th Edition – Weekday**

ITE Equation/Rate	Recommended Parking Supply	Proposed Parking Supply	Difference
Equation: $3.34(X) - 5.21$	7 spaces	13 spaces	+6 spaces
Average Rate: 3.23	11 spaces	13 spaces	+2 spaces

According to ITE, the proposed parking supply of 13 spaces will exceed the demand rate requirements for a medical office building.



### **3.0 TRANSPORTATION DEMAND MANAGEMENT**

Transportation Demand Management (TDM) refers to variety of strategies to reduce congestion, minimize the number of single-occupant vehicle, encourage non-auto modes of travel, and reduce vehicle dependency to create a sustainable transportation system. In short, TDM works to change how, when, where, and why people travel.

#### **3.1 TDM Strategy Options**

TDM strategies that can be applied to the subject site including the followings:

- Promoting the use of transit among staff and patients could help to reduce parking demand at the medical office. Providing information
- Encourage and promote internal carpool programs among the employees and consider joining the local/regional carpool programs by providing dedicated carpool parking spaces.
- The development proposes 10 bicycle parking spaces. Providing bicycle parking at the medical office could encourage some staff and patients to bike to the office.

#### **3.2 Existing Transit Service**

Within the vicinity of the proposed site, GO Transit operates Route 63-65-68 Barrie during weekdays and weekends. Two bus stops are located within walking distance from the subject site. However, it should be noted that this transit route operates more as an intercity route than a local one.

The town has partnered with Uber to provide subsidized public transit for residents. There are seven hubs within the town for flat-rate travel. One hub includes the GO transit bus stops on Yonge Street. Two transit stops on Yonge Street are within walking distance from the proposed redevelopment site, which qualifies for Uber transit discounts. This on-demand service could provide affordable and flexible transit for the facility's staff and patients, reducing the need for personal vehicles and parking demand.

Implementing TDM strategies, such as transit advocacy, carpool initiatives, and bicycle parking provision, can help mitigate parking deficiencies at the proposed medical office site.



## **4.0 CONCLUSIONS & RECOMMENDATIONS**

The key findings of the parking study conducted for the proposed conversion and extension of the existing real estate office at 7982 Yonge Street into a medical office building are summarized below:

- The owner intends to extend the southern and rear sections of the existing one-storey building, adding roughly 50 m<sup>2</sup>. After renovations, the updated building, functioning as a medical office, will cover a total area of 306.28 m<sup>2</sup> (3,296.8 ft<sup>2</sup>).
- The medical office will host a practice with two gynecologists, supported by five staff, with each doctor visiting weekly due to their other main hospital responsibilities.
- According to the Zoning By-Law, the medical office building requires a minimum of 21 parking spaces. However, the proposed site plan accommodates only 13 parking spaces, indicating a potential parking deficiency of eight spaces.
- The anticipated patient flow, appointment durations, and the rotational presence of the doctors suggest that at peak times, a maximum of 11 parking spaces would be needed. This is less than the 13 spaces being provided, thus the proposed number of parking spaces may be sufficient.
- According to the Institute of Transportation Engineers publication *Parking Generation Handbook, 5th Edition*, the proposed parking supply of 13 spaces will exceed the demand rate requirements for a medical office building.
- In addition to recommended TDM strategies such as transit advocacy and carpool initiatives, ten bicycle parking spaces are provided can help mitigate parking deficiencies at the proposed medical office site.

It is our opinion that the subject site will have sufficient parking supply to accommodate the developmental needs. Should you have any questions regarding this study, please do not hesitate to contact the undersigned.

Yours truly,

**CGE TRANSPORTATION CONSULTING**



Casey Ge, P.Eng.  
President