

Summary of Comments

A-029-2024 -1870 Big Bay Point Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-029-2024 1870 Big Bay Point Road
RELATED APPLICATION(S): SP-2020-007; 1870 Big Bay Point Road
MEETING DATE: August 15, 2024
TO: Toomaj Haghshenas, Secretary-Treasurer Committee of Adjustment
FROM: Stephen A. Marano, Assistant Development Planner
SUBJECT: Minor variance application A-029-2024 seeking relief from Section 3.35.1.1e which requires 1.75 parking spaces per unit to permit 1.0 parking spaces per unit.

PROPERTY INFORMATION:

Municipal Address	1870 & 1902 Big Bay Point Road
Legal Description	Concession 13; S pt Lot 17 & 18
Official Plan	Rural Area and Key Natural Heritage Features & Key Hydrologic Features
Zoning By-law	Agricultural General Zone

RECOMMENDATION:

The Planning Department recommends approval of A-029-2024 subject to the following condition(s).

CONDITION:

1. The variances only apply to the submitted drawings and any future development of the lands is subject to *Planning Act* regulations.

Application Number	By-law Section	Requirement	Proposed	Difference
A-006-2022	3.35.1.1 e)	1.75 parking space/unit	1.25 parking space/unit	0.50 parking spaces per unit

REASON FOR APPLICATION:

The applicant, Simcoe County Christian Home Inc. (SCCSHI), is proposing to construct a senior citizens' residential development of four four-storey residential buildings and one central amenity building. It will be known as Tollendale Village No. 2; the first one is in the City of Barrie.

SCCHI requests a reduction in the parking requirement from 1.75 parking spaces per unit to 1.25 parking spaces per unit and is therefore seeking relief from 3.35.1.1 e) of the Zoning By-law. Specifically, it would be 1.0 resident space per unit and 0.25 visitor parking spaces.

SURROUNDING LANDS:

North	3710 Strathallan Woods Lane South (Agricultural General Zone)
East	1858 Big Bay Point Road (Agricultural General Zone)
South	Big Bay Point Road, The City of Barrie
West	3710 Strathallan Woods Lane South (Agricultural General Zone)

ANALYSIS:

Site Inspection Date	N/A
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Rural Area and Key Natural Heritage Features & Key Hydrologic Features in the Town Official Plan (Schedule B). The proposed development was approved under a Minister's Zoning Order (MZO) which in effect overrides the Official Plan designation. The closest evaluative policies of the Official Plan for this development are the Residential Medium Density policies and Residential Design policies. S. 10.1.50 of the Official Plan requires all Residential Medium Density areas to have "adequate" on-site parking for residents and visitors. The Zoning By-law is the instrument that defines what an "adequate" amount of parking is in specific for various land uses.</p> <p>The applicants submitted a parking study in support of the parking reduction proposed. It found that the first Tollendale site only needed 1.1 parking spaces. The applicant provided proxy sites for similar developments as part of the parking justification. Since it is safe to assume that the second Tollendale site will resemble the first, one can conclude that 1.25 parking spots would be more than enough and be considered "adequate" under the Official Plan.</p> <p>Staff conclude that the proposed variance maintains the purpose and intent of the Official Plan.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>A site plan control application, SP-2020-007, was submitted for a retirement home development.</p> <p>That stated s. 2.192 of the Zoning By-law defines a retirement home as:</p> <p style="padding-left: 40px;">"premises that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from</p>

	<p>a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, but which shall not include a long term care home.”</p> <p>Staff believes that the requested minor variance is appropriate and meets the general intent of the Zoning By-law. The dwelling units in the new Tollendale development do not completely fit into the definition of Retirement Home, but are also not “Dwelling, Apartments” in the traditional sense, which require 1.75 spaces per unit, of which 0.25 can be visitor. If not for the kitchenette in each unit, this development would match the definition of a Retirement Home, which is permitted by the MZO in effect for the subject land,</p> <p>Now s. 3.35.1.1. e) the Zoning By-Law, requires Retirement Homes to have one parking space per unit. The zoning by-law requires visitor parking for family members of the residents, hence the 0.25 visitor parking spots. Staff believes that the number of parking spaces and visitor parking spaces are appropriate given the parking study provided</p> <p>In this context, the reduced parking standards can be considered to maintain the purpose and intent of the Zoning By-law in the opinion of Staff.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Planning complete communities includes consideration of the needs of all residents, including seniors. Furthermore, the Official Plan wants people to access community hubs via public transit and active transportation, which is something the designers of the new Tollendale development took into consideration. Car-use is allowed but is not the main form of transportation the residents would use.</p> <p>Staff conclude that the proposed variance is desirable for the appropriate development or use of the land.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>As mentioned, the proposed variance of 1.25 spaces per unit is considered minor in nature. There will be suitable visitor parking for the friends or family members of the people who will live in the buildings. Furthermore, there will be easy access to public transit if using a car is undesirable.</p> <p>Staff conclude that the applicant’s proposed variance is minor in nature.</p>

PREPARED BY:

Stephen A. Marano
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: August 8, 2024

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: A-029-2024

SUBJECT: 1870 Big Bay Point Road

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comments.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments.