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PLANNING JUSTIFICATION REPORT

760 Mosley Street/3 Dunkerron Avenue
Town of Wasaga Beach

760 Mosley Street/3 Dunkerron Avenue

**Town of Wasaga Beach
County of Simcoe**

APPLICATION FOR

**OFFICIAL PLAN AND ZONING BYLAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION**

PREPARED BY

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PLANNING JUSTIFICATION REPORT
OPA, ZBA, Plan of Condominium, Site Plan

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1.0 Introduction

Innovative Planning Solutions has been retained by ADA Custom Homes Ltd. to complete a Planning Justification Report in support of Applications for Official Plan (OPA) and Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision to permit the development of 14 townhouses on lands known municipally as 760 Mosley Street and 3 Dunkerron Avenue, and described as all of Lots 37, 38 and 49, and Part of Lot 48, RP No. 674, in the Town of Wasaga Beach.

The subject lands have a total area of 0.27 hectares (0.67 acres), with approximate frontages of 88 metres (289 feet) on 18th Street, 20 metres (66 feet) on Mosley Street and 30.5 metres (100 feet) on Dunkerron Avenue, in the Town of Wasaga Beach. (Figure 1 provides a Key Map of the subject lands).

The purpose of this Planning Justification Report is to review the merits of the development proposal and to provide a planning rationale in support of proposed Applications under the applicable Provincial, County and Municipal planning policies. The intent of the Applications is to facilitate the development of the subject site for a total of 14 townhomes in a common element condominium ownership structure.

This Report will review the Application in the context of the applicable policies found within the documents noted below to provide the rationale necessary for the approval of the townhouse development:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- County of Simcoe Official Plan
- Town of Wasaga Beach Official Plan
- Town of Wasaga Beach Zoning By-law

The Applications will also be reviewed in the context of other policy documents which provide direction for future growth and development within the Town of Wasaga Beach.

Figure 1: Location of Subject Property

Source: maps.simcoe.ca

**Subject Lands are outlined in red*



2.0 Site Description and Surrounding Land Uses

The property is located at the corner of Mosley Street, 18th Street and Dunkerron Avenue, within the central area of Wasaga Beach, approximately 1 block south of Nottawasaga Bay. The property is relatively flat without any significant grade differences or environmental features that require protection. The lands are currently vacant.

The subject lands and surrounding uses are illustrated in Figure 2.

North: Residential

South: Commercial and Residential

East: Residential.

West: Commercial and Residential

Figure 2: Aerial Photo of Subject Property and Surrounding Land Uses

Source: maps.simcoe.ca

**Subject Lands are outlined in red*



3.0 Description of Development

The proposed concept plan is included in Figure 3, and attached as Appendix 1. The development consists of two buildings of 7 townhouse units each, totaling 14 units. The development is proposed to be a common element condominium project. The common element portion of the project is the vehicular access to the individual units, which is via a 6 metre (20 foot) private access driveway, located on the south west side of the property connecting Mosley Street to Dunkerron Avenue. The units will face onto 18th Street and connect to the boulevard via sidewalks leading from the units. The townhouses will be setback approximately 5.5 metres (18 feet), including the 2.5 metre (8.2 feet) road widening dedication, with the front yards landscaped with a deciduous tree and evergreen shrubs (a landscaping plan has been submitted under separate cover) to provide an enhanced and complimentary street view of the property. The height of the buildings will be 10.5 metres (34.4 feet) to offer an appropriate human scale relationship to the street and pedestrians. This relationship and

street presence is further enhanced by the design of the facades which are characterized by use of brick and veneer, 2nd floor balconies and roof projections. The design of the townhouse units place the driveways and garages at the rear of the buildings. Each unit is provided with private amenity space located in the front and rear of the unit. These design elements are encouraged by the Town's Urban Design Guidelines (for townhouses). The Guidelines are discussed in more detail in Section 5.1 of this Report.

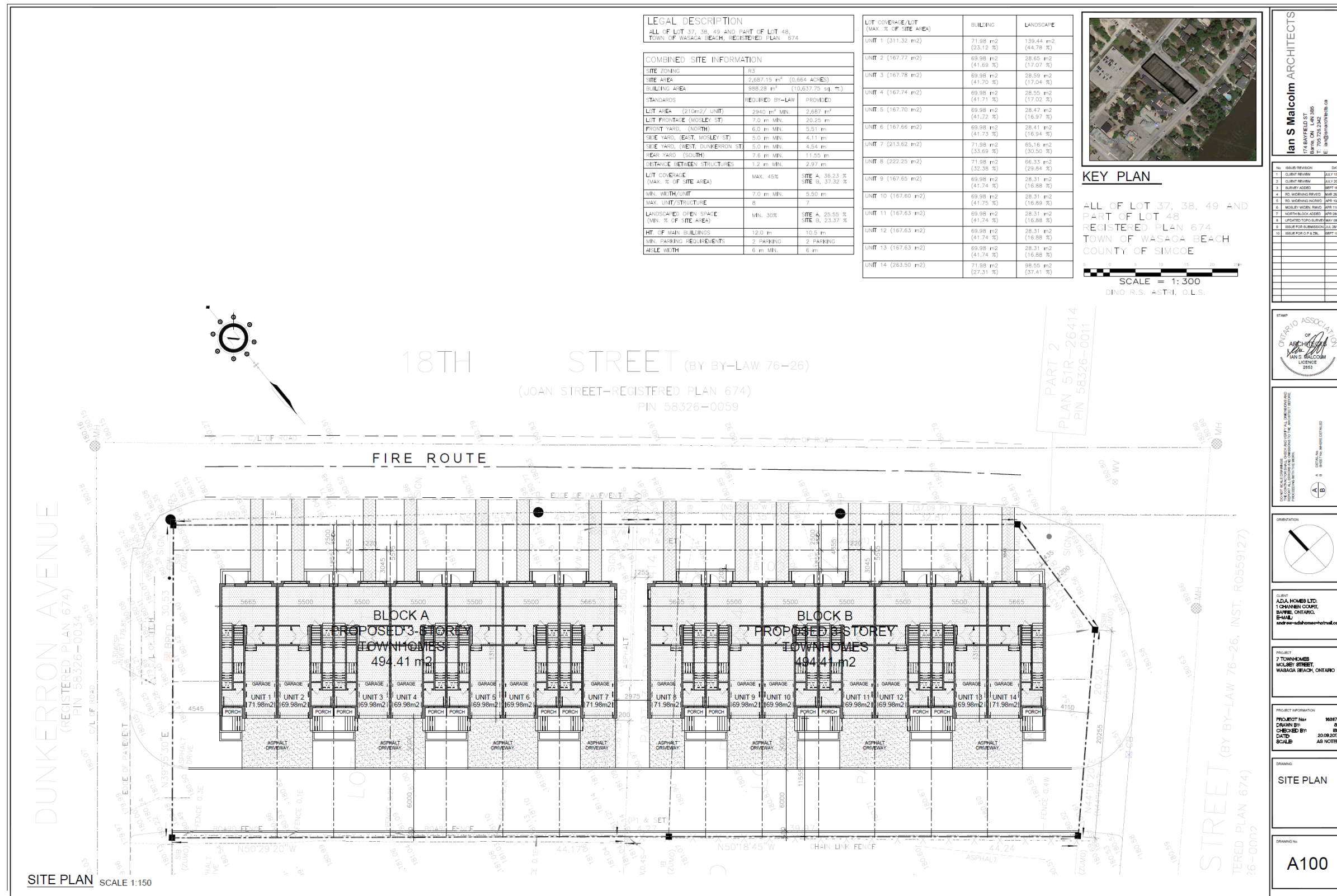
Parking is provided at a ratio of 2.0 spaces/unit, with each townhouse provided one space within the garage and a second in the driveway. Visitor parking is anticipated to be accommodated off-site in the general vicinity of the subject lands.

The subject lands provide a unique intensification opportunity for the Town, bounded by collector roads on three sides, with transit service on both 18th and Mosley Streets, and in proximity to commercial/service facilities and amenities. The development will add to the diversity of the local housing market, providing a needed housing form and tenure within Mosley Village that will add to the resident population base, which in turn will contribute to the vibrancy of this area.

Full municipal services will be provided to the development as sewer and water infrastructure are available along both 18th Street and Dunkerron Streets. Transit is available on both Mosley and 18th Streets for easy and convenient access through, and external to, the Town. Recreational areas and associated amenities are also available in close proximity.

The submitted Applications request approval of both Official Plan and Zoning By-law Amendment, together with approval of a Draft Plan of Subdivision. The Draft Plan is necessary to permit a Block Plan that will be further divided later in the process through the Part Lot Control process to create the individual townhouse lots. Applications for Site Plan Control and Approval of a Common Element Condominium will also be submitted for the Town's consideration later in the process. This Report will provide a review of the proposed development in acknowledgement that these future processes and approvals will be necessary.

Figure 3: Proposed Site Plan

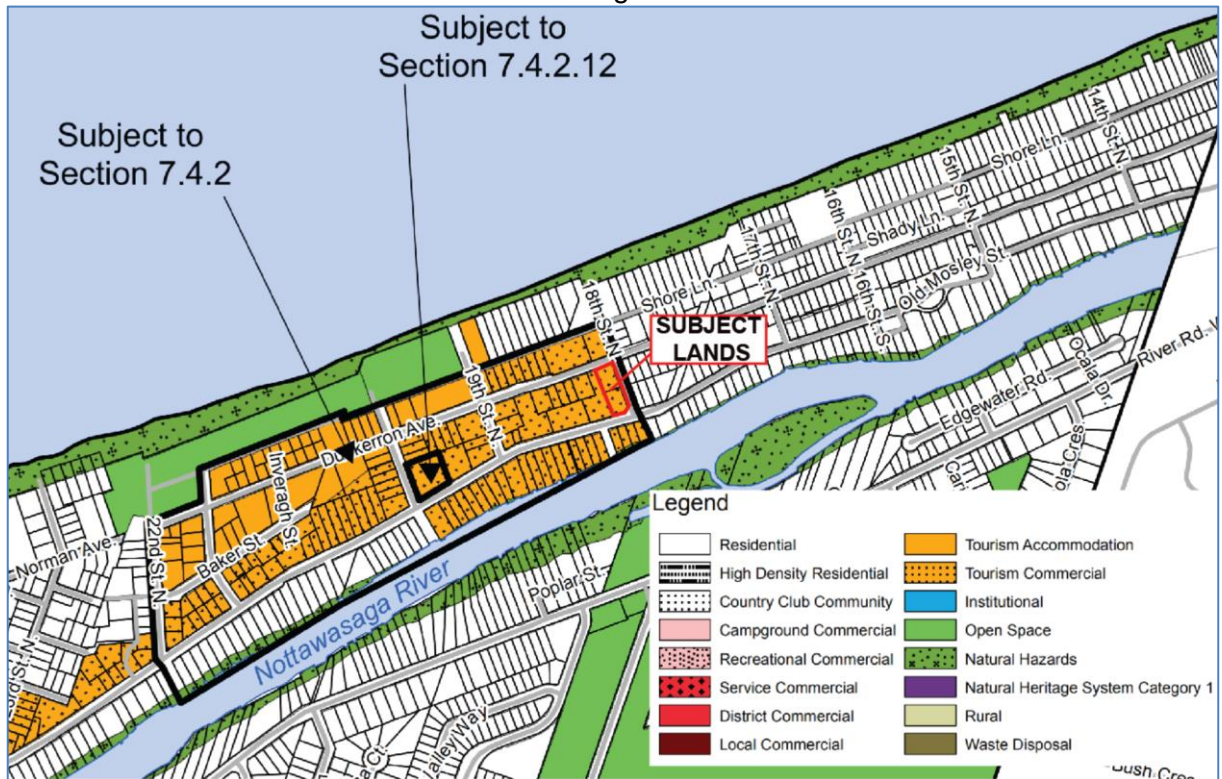


3.1 Official Plan Amendment Application

The subject lands are currently designated ‘Tourism Commercial’ and lie within the ‘Mosley Village’ area, as depicted on Schedule ‘A-3’ to the Town’s Official Plan. Figure 4 below illustrates the Official Plan designation of the subject lands and lands in the immediate vicinity.

To facilitate the proposed townhouse development, an Official Plan Amendment is required to redesignate the subject lands to ‘Residential’ to permit the development of 14 townhouses as the current Tourism Commercial designation does not include residential as a permitted use, notwithstanding that Official Plan policies applying to the Mosley Village area encourage residential uses, and due to the proposed development being interpreted as high density. The discussion regarding the requested Amendment is included in Section 4.4.

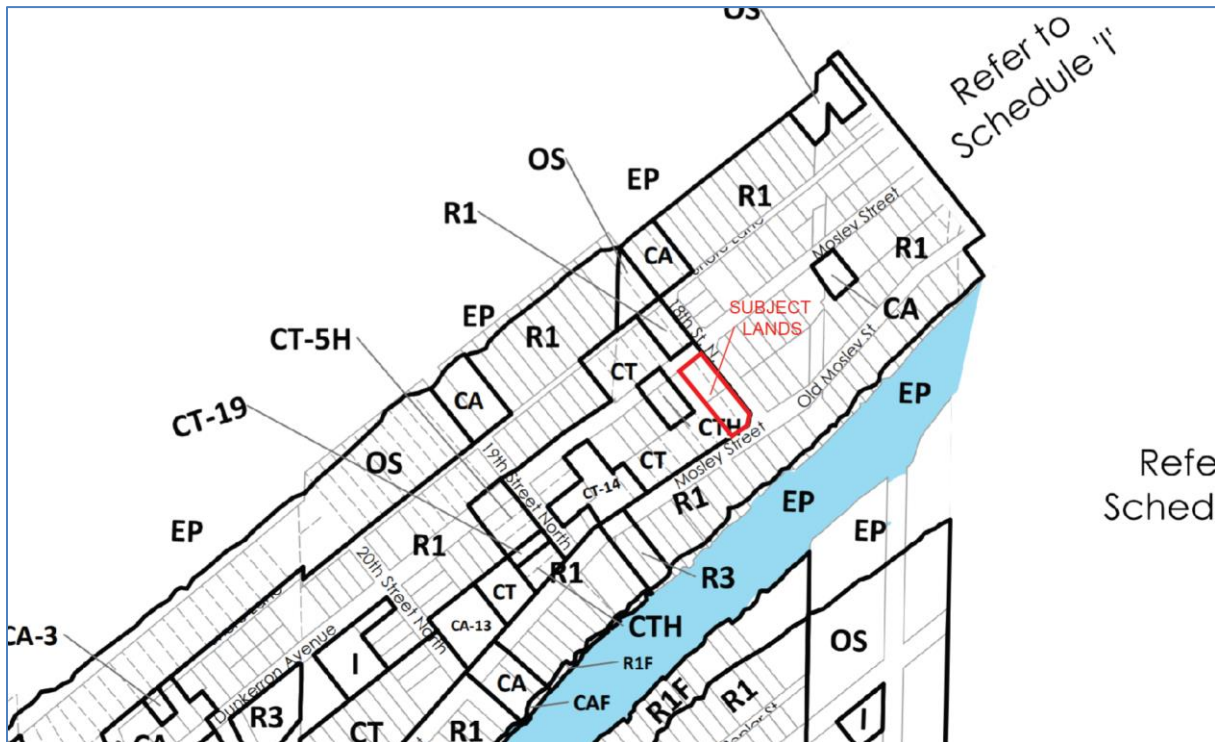
Figure 4: Current Land Use Designation Schedule
Source: Town of Wasaga Beach Official Plan



3.2 Zoning Bylaw Amendment Application

The subject lands are currently zoned “Tourist Commercial (CT) Zone” by Wasaga Beach Comprehensive Zoning By-law 2003-60. To facilitate the proposed development a site-specific Amendment to re-zone the subject lands to “Residential (R3) exception” is required. Figure 5 below illustrates the current zoning of the subject lands and that of properties within the general vicinity. The ZBA would permit stand alone residential townhouse units, in addition to facilitating variances to other zone provisions as noted below in Section 4.5.

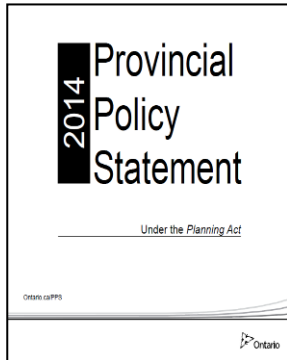
Figure 5: Current Zoning Schedule
Source: Town of Wasaga Beach Zoning Bylaw



A detailed illustration of the proposed zoning can be seen under Figure 7, and Appendix 3.

4.0 PLANNING POLICY AND ANALYSIS

This Section will outline the applicable planning and development policies impacting this application. Each sub-section will outline the policies and provide a planning analysis with respect to conformity of this application.



4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (2014) has been reviewed relative to this proposal with specific attention paid to:

- | | |
|---------------|--|
| Section 1.1.1 | Healthy, liveable and safe communities |
| Section 1.1.3 | Settlement Areas |
| Section 1.4 | Housing |
| Section 1.6.6 | Infrastructure and Public Service Facilities |

The proposed development is within the Settlement Area of Wasaga Beach, and is consistent with the policies of Section 1.1.1 of the PPS as the proposed development will: contribute to the range and housing mix within the Town; avoid inefficient expansion to the settlement area; and minimizes land consumption and servicing costs, thus providing an efficient use of existing infrastructure. .

Section 1.1.3 of the PPS states that settlement areas will be the focus of growth and development. The proposed townhouse development represents an excellent infill opportunity on an underutilized property within a key district of Wasaga Beach. The proposal is an efficient use of land and resources through an intensification project which will be developed at a density that is supportive of transit, public service facilities, local businesses and amenities.

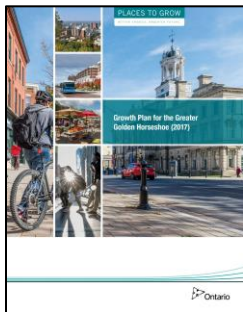
Section 1.4 of the PPS relates to Housing, with Section 1.4.3 specifically referring to permitting and facilitating all forms of housing required to meet the needs of current and future residents through all forms of intensification which promote housing densities which efficiently use existing land, infrastructure and public service resources.

The community of Wasaga Beach, according to the Town's 2013 Housing Strategy, is comprised mainly of single detached dwellings (88%). Row housing (townhouses) accounted for

approximately 275 households, or 3.6% of the total households within Wasaga Beach at that time. The additional 14 townhouses that are being proposed will add to the diversity of the housing mix, and provide housing options in a high density, mid-rise built form in an appropriate location adjacent to collector roads and transit services, and in close proximity to community and community services. These are two areas which the Housing Strategy identified as gaps within the local housing market.

Lastly, Section 1.6 of the PPS relates to Infrastructure and Public Service Facilities. As has been referred to above, growth and development is encouraged and directed to intensification/infill opportunities which cause infrastructure and public services (also referred to as hard and soft services respectively) to be used efficiently. Being within the Settlement Area, with municipal infrastructure, transit services and police, fire, health, etc. currently offered in the community, the proposed townhouse development at this location meets the objective of this policy.

The proposed development is consistent with the Provincial Policy Statement.



4.2 Growth Plan for the Greater Golden Horseshoe 2017

The Growth Plan for the Greater Golden Horseshoe has been prepared and approved under the Places to Grow Act. The Government of Ontario recognizes that in order to accommodate future population growth, support economic prosperity and achieve a high quality of life for residents of Ontario, planning must occur in a rational and strategic way. The 2017 Growth Plan, which came into effect on July 1st, 2017, has been reviewed in conjunction with this application with particular emphasis placed on the following;

Section 1.2.1 Guiding Principles

Section 2.2.1 Managing Growth

Section 2.2.2 Delineated Built-up Areas

Section 2.2.6 Housing

The realization of the vision of Places to Grow (“PtG”) is based on a number of guiding principles listed in Section 1.2.1. The most applicable of these with respect to the subject Applications are:

- Support achievement of complete communities;
- Prioritize intensification and higher densities; and
- Support a range and mix of housing options.

Section 2.2.2 sets out residential development targets for delineated built-up areas to 2031 and beyond. The County of Simcoe Official Plan has established an intensification target for Wasaga Beach of 20% - meaning that by 2015 and for each year after 20% of all new residential units within the Town are to be constructed within the built boundary. The proposed development will assist in the achievement of these targets through intensification.

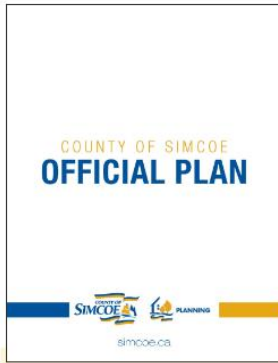
Managing Growth policies direct the majority of growth to settlement areas which have existing or planned infrastructure and can support the achievement of complete communities. “Complete communities” are defined by PtG as:

“Places such as mixed-use neighbourhoods or other areas within cities, towns and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.”

For many of the same reasons as were identified through the review/discussion under the Provincial Policy Statement above, the proposal supports the diversity and range of housing opportunities and efficiencies of service delivery which are components of complete communities and are desired outcomes of the implementation of the Places to Grow Act.

Section 2.2.6 relates to Municipalities preparing a housing strategy, which Wasaga Beach completed in 2013, that supports the principles of the Places to Grow legislation. These principles have been discussed in the above Sections and it has been demonstrated that the proposed townhouse development conforms to these objectives.

The proposed townhouse development is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe.



4.3 County of Simcoe Official Plan

The County of Simcoe Official Plan (December 29, 2016) provides a policy context for land use planning within the Municipalities constituting the County. The County Plan takes into consideration the economic, social, and environmental impacts of land use and development decisions while attempting to achieve a balance between the demands for economic development, community building and environmental conservation. It also provides a framework for coordinated planning by adjacent municipalities, agencies, and other levels of government.

The following will provide an overview of the applicable policies of the County of Simcoe Official Plan in comparison with the proposed condominium townhouse development.

Section 3.1.1. sets out the planning strategy for the County Plan by centering on four themes. Two of these themes are relevant for consideration in conjunction with the subject Application:

- Directing significant portion of the growth within the County to settlements where it can be effectively serviced; and
- Develop communities with diversified economic functions and opportunities, and a diverse range of housing.

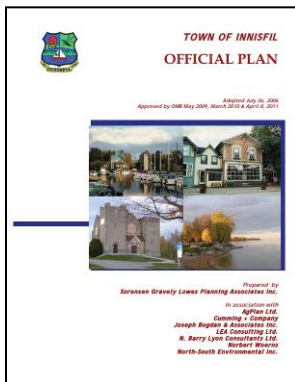
From a high-level perspective, the proposal meets these themes as it will add to the housing diversity with Wasaga Beach, which is a designated settlement area within the County.

Section 3.2.12 of the County Plan requires that Municipalities establish land use policies to ensure that new development within settlement areas: provides for a mix of land uses (including residential); provides for densities and land use patterns supportive of transit service; and provides for a variety of housing types, including affordable housing. The proposed townhouses, which are located on a transit route, will contribute towards the accomplishment of all of these goals.

The subject property is designated Settlement Area in the County of Simcoe Official Plan, but the policies within this Section are largely for guidance to local Municipalities in planning for, and expansion to, settlement areas. The County does not require an amendment to the County Plan when a land use change within a settlement area is approved. The policy guidance provided by the Plan to local Municipalities demonstrates that the objectives of Settlements are: for a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services; the creation of strong and vibrant mixed use sustainable settlements; development forms and patterns which minimize land consumption and servicing costs; the focus of population and employment growth; and are planned to accommodate a diversity of land uses, including residential and commercial.

These are similar to the objectives of the Provincial Policy Statement and Places to Grow legislation that was reviewed in previous Sections of this Report. As was discussed in these Sections above, the proposed development of a 14-unit condominium townhouse development on the subject property meets the intent of all of these objectives as it provides an infill opportunity, within the Wasaga Beach settlement area, in an area where existing municipal services can be utilized without the need for new ones or extensions to existing ones. The additional population will not only provide more users to existing services, the additional people will also help to create additional demand for local commercial and community services, and potentially lead to the growth in the employment opportunities in these sectors.

The proposed development conforms to the County of Simcoe Official Plan.



4.4 TOWN OF WASAGA BEACH OFFICIAL PLAN

The “Tourism Commercial” designation contemplates uses that relate to tourism and the traveling public. Section 7.2.2. of the Official Plan outlines a wide variety of permitted uses which include commercial and retail services, accommodations, entertainment and recreational facilities and open space uses which are encouraged within this designation. This designation however does not permit “stand alone” residential uses, and

as a result an Amendment to the Plan is being requested.

The Official Plan interprets development which have a density range from 37 units/hectare to 74 units/hectare to be high density, and requires a site specific Amendment when a high density development is proposed. A site-specific Amendment is also required to recognize the density of the proposed townhouses (which is in the order of 52 units/hectare).

The subject lands are located in the “Mosley Village” area of Wasaga Beach within which, notwithstanding the Tourism Commercial designation, residential uses are encouraged. The vision for Mosley Village is to develop a village centre theme “around commercial businesses that generally provide a unique variety and spatial arrangement of these uses”. Residential uses can either be stand-alone or part of a mixed-use development, and are envisioned to closely surround the commercial area and to compliment the village theme wherever possible.

The development includes a total of 14 condominium townhouses, which will assist in achieving the goals of the Official Plan, including those for Mosley Village, by adding to the range and tenure of available housing within the Town of Wasaga Beach. The provision of greater diversity in housing mix was one of the key recommendations of the 2013 “Your Home, Your Future: Town of Wasaga Beach Housing Strategy”, which will be discussed in further detail in Section 5.2.

The policies of this designation strongly encourage a high level of urban design which apply to site planning, streetscaping and landscaping, built form, signage and relationship to adjacent uses. The Town has recently approved Urban Design Guidelines for townhouse and apartment built form against which this proposal will be measured. Section 5.1 of this Report will review the draft Guidelines in further detail.

“Section 5 Residential” contains the key policies guiding new residential developments. Many of the key general Residential objectives have been discussed above. “Section 5.2.6 High Density Residential”, provides the policy basis for considering the approval of high density developments. The condominium townhouse development proposes 14 units, which results in a density of approximately 52 units/hectare (21 units/acre) which is interpreted as being “high density” under the policies of the Official Plan. Areas for high density residential uses have not been pre-designated by the Official Plan, so when considering a proposed high density development, the

Town is to review proposals in conjunction with criteria contained in the Plan under Section 5.2.6.1. The criteria are outlined below, followed by a discussion of how the proposed development conforms with each of these.

- a) Sites which are well suited to low building coverage and higher densities because of their amenities or other physical attributes.

The subject lands are located in the built-up area and are relatively flat, vacant of any existing buildings or vegetation, are considered to be a prime site to accommodate infill development. The proposed buildings are conducive to the site as they are 3 storeys in height and compatible with development within the general vicinity. The location of the property is in close proximity to existing commercial areas, amenities and services, located on two collector roads, and are located on a transit route, all of which benefit higher density uses.

- b) Availability of adequate facilities and services.

The lands are generally located within the settlement boundary of Wasaga Beach, and able to take advantage of existing services. In this regard the site is in close proximity to many commercial business activities, amenities such as parks, open space and Nottawasaga Bay, and where necessary infrastructure and transit services currently exist.

- c) Physical relationship with other adjacent uses.

The proposed townhouses are proposed to be three storeys in height and therefore will be compatible with the existing built form in the immediate vicinity. Attention has been paid to provide separation between the buildings, keeping a minimum of 11.6 metres separation between the townhouse buildings and the property line with the adjacent hotel (which is also well setback from the same property line). Fencing will also be utilized to help with the transition between the two buildings.

- d) Impact of traffic on street network.

A Traffic Brief has been prepared in support of this Application, and has been submitted under separate cover. The Brief concludes as a result of the introduction of the 14 townhouse units that: no additional infrastructure improvements are necessary; the proposed access for the site provides the necessary capacity; and the additional traffic generated by the proposed development is expected to have a negligible impact.

e) The eventual community structure;

It is assumed that the community structure will continue to evolve in much the same manner as it has to-date; development growing outward from the built-up area in a planned and phased manner, while infill development projects will be accommodated within the built boundary. The general make-up of the immediate vicinity of the site, with tourist accommodations and commercial facilities being located in proximity to the site, is not anticipated to be altered as one of the attractions are the beach areas which are located to the west of the subject lands. The location of the proposed townhouse condominium project will continue to be well positioned in close proximity to these amenities and services.

f) Location of other high density uses.

The Town of Wasaga Beach is generally comprised of low and medium density residential uses. There are no existing readily identifiable high density uses in the immediate area of the subject lands (although there appear to be in other areas of the Town).

High density uses are only to be permitted in areas which are provided with municipal sanitary and water services, and are limited to one or two access points to/from a collector or arterial street. The proposed development meets both of these requirements as the property is serviced with both municipal sewer and water, and only two access points are proposed to the adjacent roadways, which are identified as collector roads.

Section 5.3.1 of the Official Plan specifies that development will not be approved if it causes an undue extension of public services or if an undesirable pattern of growth preventing orderly, compact growth is caused. Neither of these are the case as the proposed townhouses are located

on an infill lot and fronting onto roads which have municipal services currently existing in the rights-of-way.

There is no parkland proposed as part of this development, as is typically the case where infill development is being considered. Cash-in-lieu of parkland is a tool that can be utilized by the Town to assist park development in the vicinity of the subject property.

The policies of this designation strongly encourage a high level of urban design which apply to site planning, streetscaping and landscaping, built form, signage and relationship to adjacent uses. The Town has recently released Urban Design Guidelines for townhouse and apartment built forms against which this proposal will be measured.

Site Plan Control is a tool available for the Town to apply to this development. Among other matters, it will assist the Municipality in ensuring that the urban design guidelines applicable to this property are implemented in an appropriate manner.

The policies of the Official Plan encourage development which makes efficient use of such things as public transit and walking and cycling routes. As mentioned above, the site is located on a transit route, and the adjacent roads are conducive for walking and cycling traffic.

As was referred to above, the subject lands lie within the “Mosley Village” Area. Mosley Village is intended to develop “in a village theme having an atmosphere and uniqueness that enhances its opportunities for growth and prosperity”. The vision is for a village center theme around commercial businesses. Residential uses, particularly medium density, are encouraged in this area and are encouraged to compliment the village theme wherever possible.

Design considerations in the Mosley Village area may include such things as scale, proportion, continuity, architectural character and texture of built form to achieve a village theme and environmentally sustainable themes, orderly transition to lands adjacent to policy area, relationship of buildings to street where setbacks may be reduced to achieve village theme, consideration of reduced zoning standards concerning multi unit residential developments that

promote the village concept, and preservation of trees where possible to improve the overall landscaping (including additional planting).

The proposed townhouse development has been shown to conform to all of the relevant policies of the Official Plan. The reasons why an Amendment is required is due to the fact that the Tourism Commercial designation does not include residential as a permitted use, notwithstanding that the Mosley Village area policies encourage residential uses, and to permit a high density development. The proposed Official Plan Amendment is included in Appendix 2. The above review of the Plan's policies indicates that the development proposal meets all of the objectives, and conforms to the applicable policies, of the Residential designation of the Official Plan.

4.5 Comprehensive Zoning By-law 2003-60

Similar to the Official Plan, the proposed development will also necessitate an Amendment to the Town's Zoning By-law. Currently the site is zoned "Tourist Commercial (CT)". As townhouse dwellings are not permitted by the current zoning, an Amendment to the By-law to re-zone the property to "Residential R3 Exception" is being requested. Table 1 below compares the standard R3 requirements to those being proposed by the townhouse condominium proposal.

Due to the subject lands having three street frontages, it is also requested that for the purposes of zoning interpretation that 18th Street be deemed to be the "lot frontage". The analysis found below in Table 1 is based on this interpretation.

Table 1: Required and Proposed Zoning Provisions
“Residential Type 3 (R3) Zone”

Provision	Required (R3)	Provided
Minimum Lot Area	2,940 sq. m. (210 sq. m./unit)	2,687 sq. m. (192 sq. m./unit)
Minimum Lot Frontage	7m	5.5 m
Min. Front Yard Depth	6 m	3.0 m
Minimum Exterior Side Yard	5 m	4.1 m (Mosley Street) 4.5 m (Dunkerron Avenue)
Minimum Interior Side Yard	6 m	N.A.
Minimum Rear Yard Depth	7.6 m	11.5 m
Minimum Dwelling Unit Area	65 sq. m	213.5
Min. Landscaped Open Space	30%	16.88%
Maximum Lot Coverage	45%	41.75%
Maximum Building Height	12 m	10.5
Minimum Width Per Unit	7m	5.5m
Maximum Units Per Structure	8	7
Encroachments for Porch/Verandas	1.2 m in Front or Rear yard	1.2 m
Encroachments for Steps and Accessibility Ramps	1.2 m in Front Yard	1.2 m
Distance Between Structures	1.2 m	2.9 m
Minimum Parking Requirements	2 parking spaces	2 parking spaces
Parking Space (length)	5.5 .	5.0 m
Driveway (side yard setback)	1.0 m	0.60 m

(The bolding above is meant to illustrate provisions for which a variance is being requested.)

Attached as Appendix 3 is a copy of the draft Zoning Bylaw Amendment and associated Schedule.

As can be seen from Table 1 and Appendix 3, a total of eight exceptions are being requested. These relate to: lot area; lot frontage; front yard depth; exterior side yard width; landscaped open space; unit width; length of parking space; and setback of the driveway.

All of the requested variances from the Zoning By-law are associated with efforts to implement intensification effectively. The size of typical infill properties within the “built-up area” of designated settlements are generally smaller and more constricted than development sites in greenfield areas, and therefore offer specific challenges that are not present in these other areas. As was discussed earlier in this Report, the guiding principles for intensification projects include making more efficient use of existing services (infrastructure; community; commercial) while minimizing land consumption by providing increased densities and housing choice. In meeting these principles the proposed townhouse development is unable to achieve all of the performance standards that are set out in the Zoning By-law.

It appears that the current R3 standards are difficult to be applied effectively to intensification projects; this is assumed based upon the standards themselves, and the number of times the Zoning By-law has been amended to allow reductions to one or more of the current standards for townhouse and other intensification/infill housing forms.

The variances requested with respect to lot area, lot frontage and front yard and exterior side yard setbacks all impact on the size of lot available for use other than to accommodate the building itself and parking. While these reductions are being requested, the extent of the reductions are regarded as being relatively minor in terms of their impact on the usability of the lot, ability to accommodate landscaping, and enjoyment of the lot. The front yard setback is caused in part also by the required 2.5 metre road widening to 18th Street. Wasaga Beach is well served by beaches, parks, trails and gardens in close proximity to the subject lands which offer many and varied recreational amenities and opportunities for residents.

Since the size of the individual yards are requested to be decreased as a result of the requested variances above, the overall area available for landscaped open space as a result also decreases. For similar reasons as were noted above, while the overall area is proposed to be reduced it is not believed to be a significant impact on the usability and enjoyment of the lot.

A reduction from 7 to 5.5 metres is requested for the required minimum width of the individual townhouse units. This request is being made so that an efficient use of the property can be achieved. A larger unit width would obviously result in fewer units being constructed, and therefore less efficient use of the services and amenities available in the immediate area for the future residents of the proposed townhouses.

A 0.5 metre variance for a parking space (5.5 metres to 5.0 metres) and a reduction to the side yard setback for a driveway from 1.0 metres to 0.6 metres are requested as the property is relatively shallow and cannot accommodate the current zoning requirements. A 5.0-metre-long parking space, which in this circumstance would be the driveway for the unit, is sufficient to accommodate most vehicles. A second space is provided within the garages themselves, which are approximately 6.0 metres in length and can accommodate a larger vehicle if necessary. Reducing the side yard setback by 0.4 metres would not have impact on the existing hotel abutting the development to the south.

A technical Amendment is also requested that would cause 18th Street to be interpreted as the “lot frontage”. Due to the subject lands having 3 street frontages it is beneficial and provides clarity to designate one of these as the lot frontage for the purposes of zoning interpretation.

These variances are felt to be relatively minor and all contribute to the ability of constructing the 14-unit townhouse condominium building in this location. None of these reductions are considered excessive, and in fact similar variances seem to be becoming more typical in Municipalities which, like Wasaga Beach, are encouraging intensification projects and efficient use of lots within the built-up area, which tend to have area limitations which aren't as prevalent on greenfield sites.

5.0 OTHER CONSIDERATIONS

5.1 Urban Design Guidelines

The Town of Wasaga Beach has recently approved “Urban Design Guidelines Townhouse and Apartment Built Form (July 20, 2017)”. These Guidelines will be reviewed in much finer detail during the Site Plan Control review process, however it appears that the proposed townhouse

buildings and the site design incorporate many of the attributes espoused through the draft Urban Design Guidelines. These include:

- Buildings oriented to the public realm;
- Locating garages/parking to the rear of the buildings;
- Providing paths at the front of the building for ease of access to sidewalks;
- Incorporation of porches at the front of the townhouse;
- Appropriate building height/massing to the abutting street; and
- Use of architectural features and elements.

The proposed building includes these and other attributes which are encouraged by the Design Guidelines. The limited areas of the Guidelines which have not been strictly adhered to are mainly due to the configuration of the site. Where this occurs the building/site design strives to meet the general objectives of the Design Guidelines.

5.2 Town of Wasaga Beach Housing Strategy

“Your Home, Your Future: Town of Wasaga Beach Housing Strategy” was prepared in 2013 and was reviewed in conjunction with the proposed 14-unit condominium townhouse development.

As was identified above, the proposal will assist the Town in achieving the goals of the Official Plan by adding to the range and tenure of available housing within the Town of Wasaga Beach. The provision of greater diversity in housing mix was also one of the key recommendations of the Housing Strategy, and which will be assisted as a result of the introduction of the proposed condominium townhouse proposal.

The Strategy also contemplates “the creation of medium and higher density developments at select and appropriate locations in the Town such as at sites adjacent to commercial nodes”. As has been outlined above, the townhouse development proposal assists in attaining this goal.

The proposal therefore is seen to be complimentary and responsive to the objectives of the “2013 Your Home, Your Future: Town of Wasaga Beach Housing Strategy”.

5.2 Mosley Village Community Improvement Project Area

The Official Plan includes policies for the “Mosley Village Community Improvement Project Area” (“CIP”). The Project Area’s intent is to improve deficiencies like road and infrastructure conditions; pedestrian infrastructure; property maintenance and appearance; and property underuse and vacancy. Although the development of the subject lands is not directly related to this program, the intended outcomes of the Mosley Village Community Improvement Project are assisted with the development of the 760 Mosley Street/3 Dunkerron Avenue property.

6.0 CONCLUSION

The proposed Official Plan and Zoning By-law Amendment and Site Plan Applications would facilitate the development of a 14-unit condominium townhouse building, including a private driveway and parking at the rear of the townhouse units.

The lands are a prime location for an infill project such as this one as they are located in the Wasaga Beach Settlement Area on two Collector Roads that are transit routes, with full municipal servicing available, and commercial facilities, services and amenities in close proximity. The proposed townhouse buildings will utilize the land in an efficient manner and will be compatible with the uses in the immediate vicinity.

The proposed Amendments will permit an increase in density that will allow the development of a 14-unit townhouse building as an addition to the housing stock within the Town. The specific variances to the Zoning By-law being requested are related to standards which are being considered in other Municipalities which, like Wasaga Beach, are encouraging infill development on lots where the standard zoning provisions are difficult, if not impossible, to implement. The requested variances, as were reviewed in the Report above, are not considered “excessive” and in fact are felt to be appropriate for the type of development being proposed, would permit an efficient design and would not compromise the livability, enjoyment and compatibility of the site. For the reasons outlined in this Report the requested variances are considered to be appropriate. While the specific design details will be discussed with Staff in detail as the Applications are processed, in comparison of the proposed site and buildings to the approved Design Guidelines,

it appears that the proposal generally meets the intent and objectives of the Guidelines for townhouse buildings. Where this isn't possible due mostly to site characteristics, the design of the site/building strives to meet the overall goals of the Guidelines.

The proposed residential development conforms to the goals and objectives of the Provincial Policy Statement, Growth Plan, County of Simcoe Official Plan and the Town of Wasaga Beach Official Plan, as well as related land use planning instruments. As such, this Application represents good planning.

Respectfully submitted,



Stephen Naylor, B.E.S., MCIP, RPP
Associate



Victoria Lemieux, B.URPI
Planner/ Planning Technician

APPENDIX 1: SITE PLAN

LEGAL DESCRIPTION
 ALL OF LOT 37, 38, 49 AND PART OF LOT 48,
 TOWN OF WASAGA BEACH, REGISTERED PLAN 674

COMBINED SITE INFORMATION		
SITE ZONING	R3	
SITE AREA	2,687.15 m ² (0.664 ACRES)	
BUILDING AREA	988.28 m ² (10,637.75 sq. ft.)	
STANDARDS	REQUIRED BY-LAW	PROVIDED
LOT AREA (210m ² / UNIT)	2940 m ² MIN.	2,687 m ²
LOT FRONTAGE (MOSLEY ST)	7.0 m MIN.	20.25 m
FRONT YARD, (NORTH)	6.0 m MIN.	5.51 m
SIDE YARD, (EAST, MOSLEY ST)	5.0 m MIN.	4.11 m
SIDE YARD, (WEST, DUNKERRON ST)	5.0 m MIN.	4.54 m
REAR YARD, (SOUTH)	7.5 m MIN.	11.55 m
DISTANCE BETWEEN STRUCTURES	1.2 m MIN.	2.97 m
LOT COVERAGE (MAX. % OF SITE AREA)	MAX. 45%	SITE A, 36.23 % SITE B, 37.32 %
MIN. WIDTH/UNIT	7.0 m MIN.	5.50 m
MAX. UNIT/STRUCTURE	8	7
LANDSCAPED OPEN SPACE (MIN. % OF SITE AREA)	MIN. 30%	SITE A, 25.55 % SITE B, 23.37 %
HT. OF MAIN BUILDINGS	12.0 m	10.5 m
MIN. PARKING REQUIREMENTS	2 PARKING	2 PARKING
ABLE WIDTH	6 m MIN.	6 m

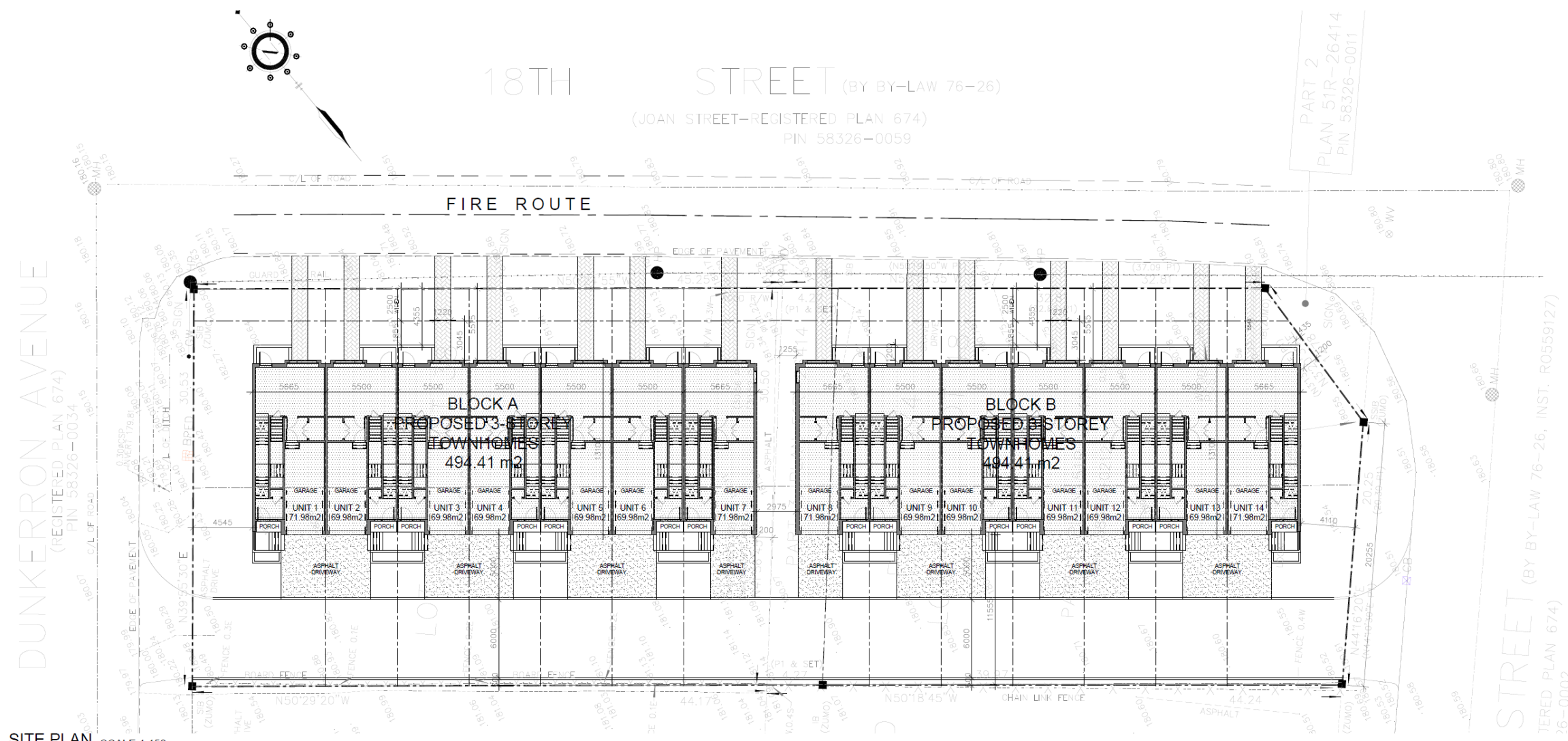
LOT COVERAGE/LOT (MAX. % OF SITE AREA)	BUILDING	LANDSCAPE
UNIT 1 (311.32 m ²)	71.98 m ² (23.12 %)	139.44 m ² (44.78 %)
UNIT 2 (167.77 m ²)	69.98 m ² (41.69 %)	28.65 m ² (17.07 %)
UNIT 3 (167.78 m ²)	69.98 m ² (41.70 %)	28.59 m ² (17.04 %)
UNIT 4 (167.74 m ²)	69.98 m ² (41.71 %)	28.55 m ² (17.02 %)
UNIT 5 (167.70 m ²)	69.98 m ² (41.72 %)	28.47 m ² (16.97 %)
UNIT 6 (167.68 m ²)	69.98 m ² (41.73 %)	28.41 m ² (16.94 %)
UNIT 7 (213.62 m ²)	71.98 m ² (33.69 %)	85.16 m ² (39.50 %)
UNIT 8 (222.25 m ²)	71.98 m ² (32.38 %)	66.33 m ² (29.84 %)
UNIT 9 (167.65 m ²)	69.98 m ² (41.74 %)	28.31 m ² (16.88 %)
UNIT 10 (167.60 m ²)	69.98 m ² (41.75 %)	28.31 m ² (16.89 %)
UNIT 11 (167.63 m ²)	69.98 m ² (41.74 %)	28.31 m ² (16.88 %)
UNIT 12 (167.63 m ²)	69.98 m ² (41.74 %)	28.31 m ² (16.88 %)
UNIT 13 (167.63 m ²)	69.98 m ² (41.74 %)	28.31 m ² (16.88 %)
UNIT 14 (263.50 m ²)	71.98 m ² (27.31 %)	98.55 m ² (37.41 %)



KEY PLAN

ALL OF LOT 37, 38, 49 AND
 PART OF LOT 48
 REGISTERED PLAN 674
 TOWN OF WASAGA BEACH
 COUNTY OF SIMCOE

SCALE = 1:300
 DINO R.S. ASTRI, O.L.S.



SITE PLAN SCALE 1:150

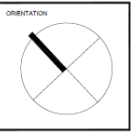
Ian S Malcolm ARCHITECTS
 174 BAYFIELD ST
 BARRIE, ON L4M 3B5
 T: 519-941-1111
 F: 519-941-1112
 E: info@iansmalcolm.ca

NO.	REVISION	DATE
1	CLIENT REVIEW	JULY 15/16
2	CLIENT REVIEW	JULY 15/16
3	SURVEY ADDED	SEP 15/16
4	RD WORKING REVISED	MAR 20/17
5	RD WORKING REVISED	APR 20/17
6	MOSLEY WOOD ROAD	APR 20/17
7	NORTH BLOCK ADDED	APR 28/17
8	UPDATED TOP SURVEY	APR 28/17
9	SEAL FOR SUBMISSION	23 JUN 17
10	SEAL FOR P.I.P.S. 2/16	SEP 14/17



DO NOT SCALE DRAWINGS
 DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES
 INDICATED UNLESS OTHERWISE SPECIFIED TO THE CONTRARY
 PROFESSIONAL SEALS ARE REQUIRED

A B



I.S. MALCOLM
 ADRIAN HOMES LTD.
 1 CHANNEN COURT,
 SIMCOE, ONTARIO,
 E-MAIL:
 andrea-adrianhomes@hotmail.com

PROJECT:
 7 TOWNHOMES
 MOSLEY STREET,
 WABAGA BEACH, ONTARIO

PROJECT INFORMATION:
 PROJECT No: 163577
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 20/06/17
 SCALE: AS NOTED

SITE PLAN

DRAWING No:
A100

APPENDIX 2: OFFICIAL PLAN AMENDMENT & SCHEDULES

AMENDMENT NO. __ TO THE

OFFICIAL PLAN OF THE

TOWN OF WASAGA BEACH

ADA Custom Homes Ltd.
760 Mosley Street/3 Dunkerron Avenue

Prepared: September 2017

AMENDMENT NO. __ TO THE

OFFICIAL PLAN OF THE

TOWN OF WASAGA BEACH

The attached explanatory text and Schedule “A” constituting Amendment No. ____ of the Official Plan of the Town of Wasaga Beach, was prepared and adopted by the Council of the Corporation of the Town of Wasaga Beach, by By-law Number 2017- in accordance with the provisions of Section 17, 21 and 22 of the Planning Act., R.S.O. 1990, as amended.

MAYOR

CLERK

**THE CORPORATION OF THE
TOWN OF WASAGA BEACH**

BY-LAW NO. 2017-

A BY-LAW TO ADOPT AN AMENDMENT TO THE
TOWN OF WASAGA BEACH OFFICIAL PLAN

WHEREAS Section 21 of the Planning Act, R.S.O. 1990, c.P.13., as amended provides that Council may amend its Official Plan;

AND WHEREAS the policies of the Official Plan of the Town of Wasaga Beach are approved and in force and effect at this time;

AND WHEREAS the Council has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach deems it necessary and desirable to adopt an amendment to the Official Plan of the Town of Wasaga Beach;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

- 1. THAT the attached explanatory text, policies and Schedule “A” constitute Amendment No. __ to the Official Plan of the Town of Wasaga Beach is adopted.**
- 2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. __ to the Official Plan of the Town of Wasaga Beach.**
- 3. THAT this By-law shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.**

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
____ DAY OF _____, 2017.

Brian Smith, Mayor

Andrea Fay, Clerk

CERTIFICATION

Certified that the above is a true copy of By-law No. _____ as enacted and passed by Council of the Council of The Corporation of the Town of Wasaga Beach on the _____ day of _____, 2017.

AMENDMENT NO. __

TO THE CORPORATION OF THE
TOWN OF WASAGA BEACH OFFICAL PLAN

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Basis	7

PART B – THE AMENDMENT

<u>Introductory Statement</u>	9
Details of the Amendment	9
Implementation and Interpretation	9

PART C – THE APPENDICES

Appendix A	Planning Justification Report
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AMENDMENT NO. __ TO THE TOWN OF WASAGA BEACH
OFFICIAL PLAN

THE CONSTITUTIONAL STATEMENT

PART A – The Preamble does not constitute a part of this Amendment.

PART B – The Amendment consisting of the following text and Schedule “A” and constitutes Amendment No. __ to the Corporation of the Town of Wasaga Beach Official Plan.

PART C – The Appendices attached hereto do not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of the Official Plan Amendment is to re-designate the subject lands from “Tourism Commercial” designation to “Residential” designation, and to recognize the development as high density. The Amendment intends to re-designate the lands to permit residential development in the form of a 14-unit townhouse condominium development with a private driveway.

LOCATION

The lands affected by this Amendment are known as 760 Mosley Street/3 Dunkerron Avenue, legally described as Lots 37, 38 and 49, and Part of Lot 48, RP No. 674 in the Town of Wasaga Beach. The lands subject to this Application have an area of 0.27 hectares (0.67 acres), with frontages of 88 metres (289 feet) on 18th Street, 20 metres (66 feet) on Mosley Street and 30.5 metres (100 feet) on Dunkerron Avenue.

BASIS

The purpose of this Official Plan Amendment is to facilitate a residential development on the subject lands in the form of a 14-unit common element condominium townhouse development.

The development consists of two buildings of 7 townhouse units each, totaling 14 units. The development is proposed to be a common element condominium project. The common element portion of the project is the vehicular access to the individual units, which is via a 6 metre (20 foot) private road connecting Mosley Street to Dunkerron Avenue. The units will face onto 18th Street and connect to the boulevard

via sidewalks from the units. The townhouse facades will be setback approximately 3 metres (10 feet) from the front lot line, with each front yard landscaped with a deciduous tree and evergreen shrubs (a landscaping plan has been submitted under separate cover) to provide an enhanced and complimentary street view of the property. The height of the buildings will be in the order of 10.5 metres (34.4 feet) to offer an appropriate human scale relationship to the street and pedestrians. The design of the units place the driveways and garages at the rear of the units.

The subject lands provide a unique intensification opportunity for the Town, situated as they are bounded by collector roads on three sides, with transit service on both 18th and Mosley Streets, and in close proximity to commercial/service facilities and amenities. The development will add to the diversity of the local housing market, providing a needed housing form and tenure within Mosley Village that will add to the resident population base, which in turn will contribute to the vibrancy of this area.

Full municipal services will be provided to the development as sewer and water infrastructure are available along both 18th Street and Dunkerron Streets.

The proposed Applications will permit the subject lands to develop in an efficient and compact form while contributing to the availability of housing options in the Town as desired by Provincial, County and local planning policy.

The subject lands are ideally positioned being inside the “built-up area” of the Town, and located in close proximity to commercial and open space amenities, as well as to services such as transit. The proposed applications will assist the Town toward achieving its residential forecasts.

The development conforms to and is consistent with the goals and objectives of the implementing upper and lower tier planning policies including the Growth Plan, Provincial Policy Statement, the County of Simcoe and Town of Wasaga Beach Official Plans and represents good planning.

PART B – THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled “Part B – The Amendment” consisting of the following text, constitutes Amendment No. __ to the Town of Wasaga Beach Official Plan.

2.0 DETAILS OF THE AMENDMENT

The Official Plan of the Town of Wasaga Beach is amended as follows:

2.1 That Section 7.4 Exceptions of the Official Plan is hereby further amended by the addition of the following sections:

“7.4.7 760 Mosley Street/3 Dunkerron Avenue

The lands located at 760 Mosley Street and 3 Dunkerron Avenue, Lots 37, 38 and 49 and part of Lot 48, RP No. 674, Town of Wasaga Beach, and shown on Schedule A-3 shall be subject to the following policy:

7.4.7.1 Notwithstanding the provisions of the Residential designation of the Official Plan, a maximum density of 53 units/hectare is permitted for lands municipally know as 760 Mosley Street and 3 Dunkerron Avenue.”

2.2 Schedule A-3 to the Official Plan, as amended is hereby further amended by re-designating the lands known as 760 Mosley Street and 3 Dunkerron Avenue, Lots 37, 38 and 49 and part of Lot 48, RP No. 674, Town of Wasaga Beach, from “Tourism Commercial” to “Residential” as shown on Schedule “A” attached hereto and forming part of this Amendment.

3.0 IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Town of Wasaga Beach Official Plan as contained in Section 6 thereof.

PART C – THE APPENDICES

The following Appendices do not constitute part of Amendment No. __ but are included as information supporting the Amendment.

Appendix A

Planning Justification Report – Innovative Planning Solutions September 2017.



**OFFICIAL PLAN AMENDMENT
SCHEDULE 'A'**
 LOTS 37, 38, 48 & 49, REGISTERED
 PLAN 674
 MUNICIPALLY KNOWN AS
 760 MOSLEY STREET &
 3 DUNKERRON AVENUE
 IN THE
 TOWN OF WASAGA BEACH
 COUNTY OF SIMCOE
 2017

- 0 m 75 m
- SUBJECT LANDS
0.27 ha (0.67 ac)
 - LANDS TO BE REDESIGNATED FROM
'TOURISM COMMERCIAL' TO
'RESIDENTIAL'
0.27 ha (0.67 ac)

THIS IS SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. ____

ADOPTED THIS _____ DAY OF _____, 2017.

OFFICIAL PLAN AMENDMENT SCHEDULE 'A'
TOWN OF WASAGA BEACH

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 Dunlop Street East, Suite 201, Barrie, ON L4M 1S1
 P: 705 • 812 • 3281 F: 705 • 812 • 3438 www.ipiconsultinginc.com

FILE: 17-670 - OPA.dwg	DATE: JULY 20, 2017
FILE: 17-670 760 MOSLEY	DRAWN BY: V.L

APPENDIX 3: ZONING BY-LAW AMENDMENT & SCHEDULES

**THE CORPORATION OF THE
TOWN OF WASAGA BEACH**

BY-LAW NO. 2017 -

**A BY-LAW TO AMEND TOWN OF WASAGA BEACH
COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED**

(ADA Custom Homes)

WHEREAS pursuant to Section 34 and 36 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Wasaga Beach has passed a comprehensive Zoning By-Law No. 2003-60 for the Town of Wasaga Beach;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to lands known municipally as 760 Mosley Street and 3 Dunkerron Avenue, Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, permits Council to pass a Zoning By-law Amendment that does not conform to the Official Plan, but will conform with it if Official Plan Amendment No. __ comes into effect;

AND WHEREAS Council deems it advisable and expedient to amend Zoning By-Law No. 2003-60;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT Zoning By-law No.2003-60 as amended as follows:

That Section 6.4 Zone Exceptions be amended by adding a new subsection following Section 6.4.31, as follows:

“6.4.32 R3-32 Zone Schedule ‘H’

For the purposes of the Zoning By-law the Front Yard for all Street Townhouse Units shall be 18th Street. Minimum Lot Area shall be 192 square metres/unit; Minimum Lot Frontage shall be 5.5 metres; Minimum Front Yard Depth shall be 3.0 metres;

Minimum Exterior Side Yard shall be 4.1 metres (Mosley Street) and 4.5 metres (Dunkerron Avenue); Minimum Landscaped Open Space shall be 16 %; Minimum Width per Unit shall be 5.5 metres; Minimum Length of Parking Space shall be 5.0 metres; and Minimum Driveway Setback shall be 0.60 metres.

2. THAT Zoning By-law No.2003-60 as amended as follows:
 - a. That Schedule “H” to By-law 2003-60 as amended is hereby further amended by re-zoning Lots 37, 38 and 49 and part of Lot 48, RP No. 674, municipally known as 760 Mosley Street and 3 Dunkerron Avenue, Wasaga Beach, from “Tourist Commercial (CT) Zone” to “Residential Type 3 (R3 – 32) Zone” as depicted on Schedule A attached hereto, and Schedule “A” attached hereto forms part of By-Law 2003-60 as amended.
3. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
4. THAT this By-law shall come into force and effect in accordance with the provisions of the *Planning Act*, R.S.O., 1990, c.P.13.

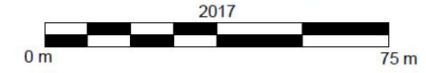
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
__TH DAY OF _____, 2017.

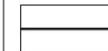

Brian Smith, Mayor

Andrea Fay



**ZONING BY-LAW
AMENDMENT SCHEDULE 'A'**
 LOTS 37, 38, 48 & 49, REGISTERED
 PLAN 674
 MUNICIPALLY KNOWN AS
 760 MOSLEY STREET &
 3 DUNKERRON AVENUE
 IN THE
 TOWN OF WASAGA BEACH
 COUNTY OF SIMCOE



-  SUBJECT LANDS
0.27 ha (0.67 ac)
-  LANDS TO BE REZONED FROM
'TOURISM COMMERCIAL' ('CT') ZONE TO
'RESIDENTIAL TYPE 3 - WITH SPECIAL
PROVISIONS' ('R3-SP*') ZONE
0.27 ha (0.67 ac)

MAYOR _____

CLERK _____

ZONING BY-LAW AMENDMENT SCHEDULE 'A'
TOWN OF WASAGA BEACH

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 P: 705 • 812 • 3281 F: 705 • 812 • 3438 www.ipsconsultinginc.com

FILE: 17-670 - OPA.dwg	DATE: JULY 20, 2017
FILE: 17-670 760 MOSLEY	DRAWN BY: V.L