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PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT



PLANNING JUSTIFICATION REPORT

66 - 90 RIVER ROAD EAST
TOWN OF WASAGA BEACH

66 - 90 RIVER ROAD EAST

**TOWN OF WASAGA BEACH
COUNTY OF SIMCOE**

APPLICATION FOR

**OFFICIAL PLAN AMENDMENT, ZONING BYLAW AMENDMENT AND
SITE PLAN APPROVAL APPLICATIONS**

PREPARED BY

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TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES	2
3.0	DESCRIPTION OF DEVELOPMENT	3
3.1	Official Plan Amendment Application	6
3.2	Zoning Bylaw Amendment Application	8
4.0	PLANNING POLICY AND ANALYSIS	10
4.1	Provincial Policy Statement	10
4.2	Growth Plan for the Greater Golden Horseshoe, 2017	11
4.3	County of Simcoe Official Plan	13
4.4	Town of Wasaga Beach Official Plan	15
4.5	Town of Wasaga Beach Zoning By-law 2003 – 60	19
5.0	OTHER CONSIDERATIONS	22
6.0	CONCLUSION	24

FIGURES

FIGURE 1:	Location of Subject Property
FIGURE 2:	Aerial Photo of Subject Property and Surrounding Land Uses
FIGURE 3:	Proposed Site Plan
FIGURE 4:	Current Land Use Designation Schedule
FIGURE 5:	Proposed Official Plan Amendment Schedule
FIGURE 6:	Current Zoning Schedule
FIGURE 7:	Proposed Zoning By-law Amendment Schedule

TABLES

TABLE 1:	Required and Proposed Zoning Provisions for 66-90 River Road East “Residential (R4)” Zone
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APPENDICES

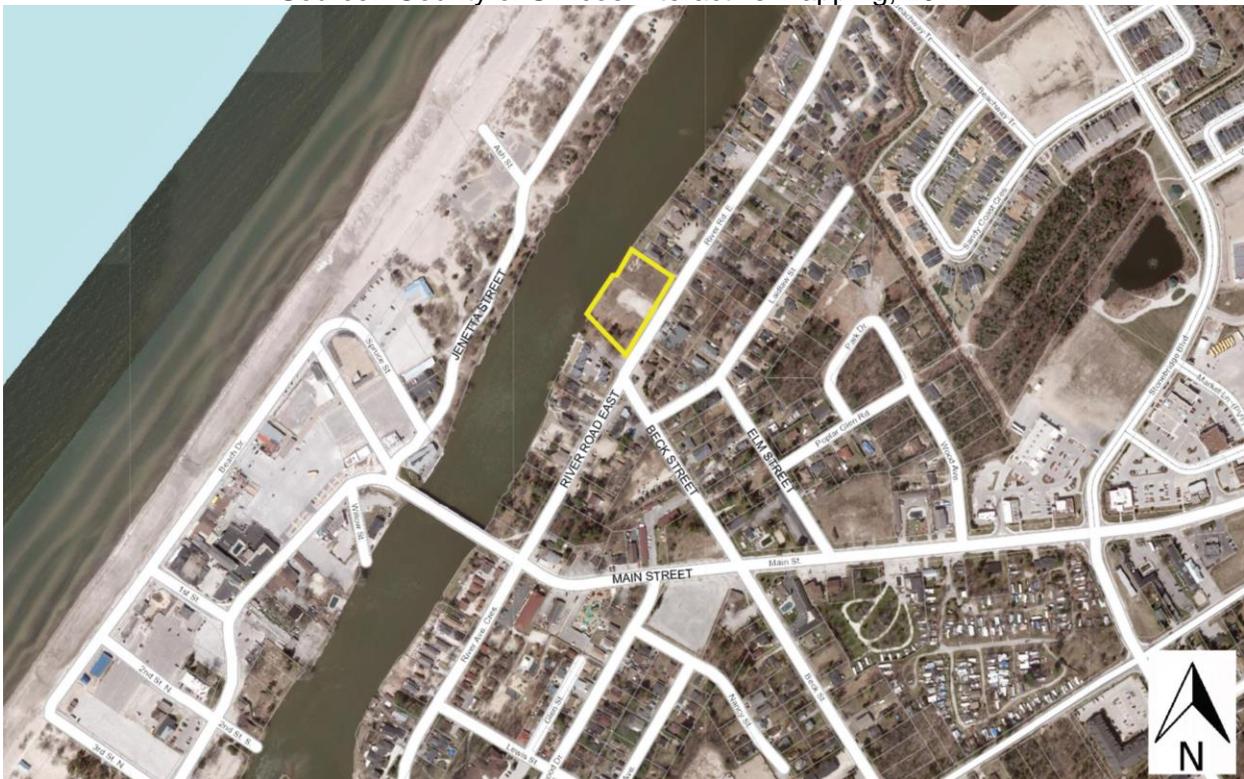
APPENDIX 1:	Proposed Site Plan
APPENDIX 2:	Official Plan Amendment & Schedules
APPENDIX 3:	Zoning Bylaw Amendment & Schedules

1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Bremont Homes to complete a Planning Justification Report in support of proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Site Plan Applications to permit the development of a 4 storey, 50-unit condominium apartment building on lands known municipally as 66 – 90 River Road East, in the Town of Wasaga Beach. The property is legally described as Lots 1 – 5, north side of Watson Street and part of Watson Street, Registered Plan 648, Town of Wasaga Beach.

The subject lands have a total area of 0.64 hectares (1.59 acres), with approximately 106 metres (348 feet) of frontage on River Road East, and access to Beck Street (north of River Road East), to the south-west of the site. (Figure 1 provides a Key Map of the subject lands)

Figure 1: Location of Subject Property
Source: County of Simcoe Interactive Mapping, 2017



The purpose of this Planning Justification Report (PJR) is to review the merits of the development proposal and to provide planning rationale in support of proposed Applications under applicable Provincial, County and Municipal planning policies. The intent of the Amendment Applications is

to facilitate the development of the subject site for a 4 storey apartment building providing a total of 50 condominium units.

This Report will review the merits of the Applications in the context of the applicable policies found within the documents noted below to support the approval of the proposed apartment building:

- 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 or reports which provide direction to future growth and development within the Town of Wasaga Beach.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The property is located at the north-east corner of River Road East and Beck Street, abutting the south side of the Nottawasaga River. The majority of the site is relatively flat, but has a moderate grade on the north side of the property where it slopes downward to the Nottawasaga River. The lands are currently vacant.

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

North: Nottawasaga River and Wasaga Beach Provincial Park

South: Commercial and Residential uses.

East: Residential and Commercial uses.

West: Commercial uses.

Figure 2: Aerial Photo of Subject Property and Surrounding Land Uses
Source: County of Simcoe Interactive Mapping, 2017



3.0 DESCRIPTION OF DEVELOPMENT

The proposed site plan is included in Figure 3, and attached as Appendix 1. The development consists of a single 4 storey 50-unit condominium building. The main pedestrian access to the building will be directly from River Road East, and vehicular traffic will access at-grade parking and the parking garage via Beck Street, which abuts the property to the south-west. The majority of the 17 at-grade parking stalls will be no closer to River Road East than the front face of the building. Where parking is situated closer than that (7 spaces), landscaping and fencing will be used to help protect the view of cars from the street. Parking is provided at a ratio of 1.14 parking stalls per unit, realizing a total of 57 spaces which will be allocated on the basis of 1 space per unit, with 7 spaces allocated for visitor parking.

The building (façade) will be setback approximately 10.5 metres (34 feet) from River Road East, and the yard facing the street will include landscape features throughout to provide an enhanced and complimentary street view of the property. The River side of the building will also be characterized by enhanced landscaping, and will provide amenity features such as a patio area

and a boardwalk. The boardwalk will provide access to the Nottawasaga River from the building, where boat slips will be provided for the use of the residents. The slips will be provided as temporary accommodation for boats during the summer months only, and will be removed during the winter months.

The 4-storey building will be approximately 15 metres (50 feet) in height. The roof top will provide approximately 600 square metres of common amenity space for the residents of the building, in addition to a picnic area at the rear of the building, and will include a sitting area with landscaping. The amenity space will potentially include a small, decorative structure, which has been accounted for in the 15 metre height request. The two proposed amenity areas combined will exceed the minimum recreation use area requirement of 5% of the lot area (322 square metres).

The subject lands provide a unique infill opportunity for the Town, situated as it is adjacent to the Nottawasaga River in close proximity to commercial, service and transit facilities, that will provide a needed housing form and tenure that will add to the resident population base, which will in turn contribute to the vibrancy and energy of this area within the downtown.

Full municipal services will be provided to the development as sewer and water infrastructure is located within the River Road East right-of-way. Transit is available in the area for easy and convenient access through, and external to, the Town. A portion of the Wasaga Beach Provincial park is located directly across the River from the site, as are the beaches and other services, attractions and amenities.

3.1 Official Plan Amendment Application

The subject lands are currently designated “Tourism Accommodation”, as depicted on Schedule ‘A-7’ 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 condominium apartment development an Official Plan Amendment is required to redesignate the subject lands to “Residential” and to permit a density of 78 units per hectare. An Official Plan Amendment is required as the current “Tourism Accommodation” designation contemplates the predominant uses being temporary accommodations for the traveling public and seasonal residents. As the proposal is anticipated to attract permanent residents, an Amendment to “Residential” is being requested. The detailed 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

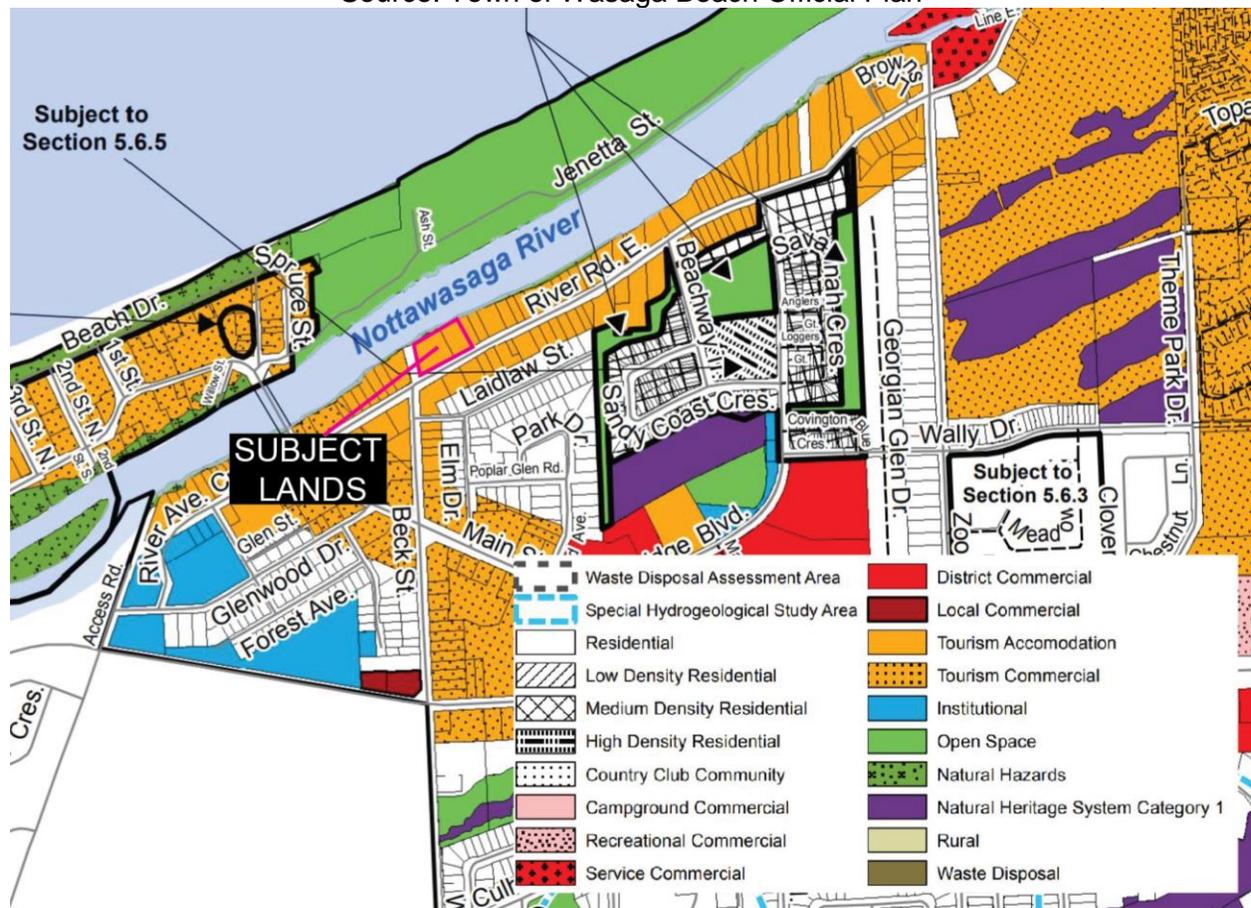


Figure 5: Proposed Official Plan Amendment Schedule

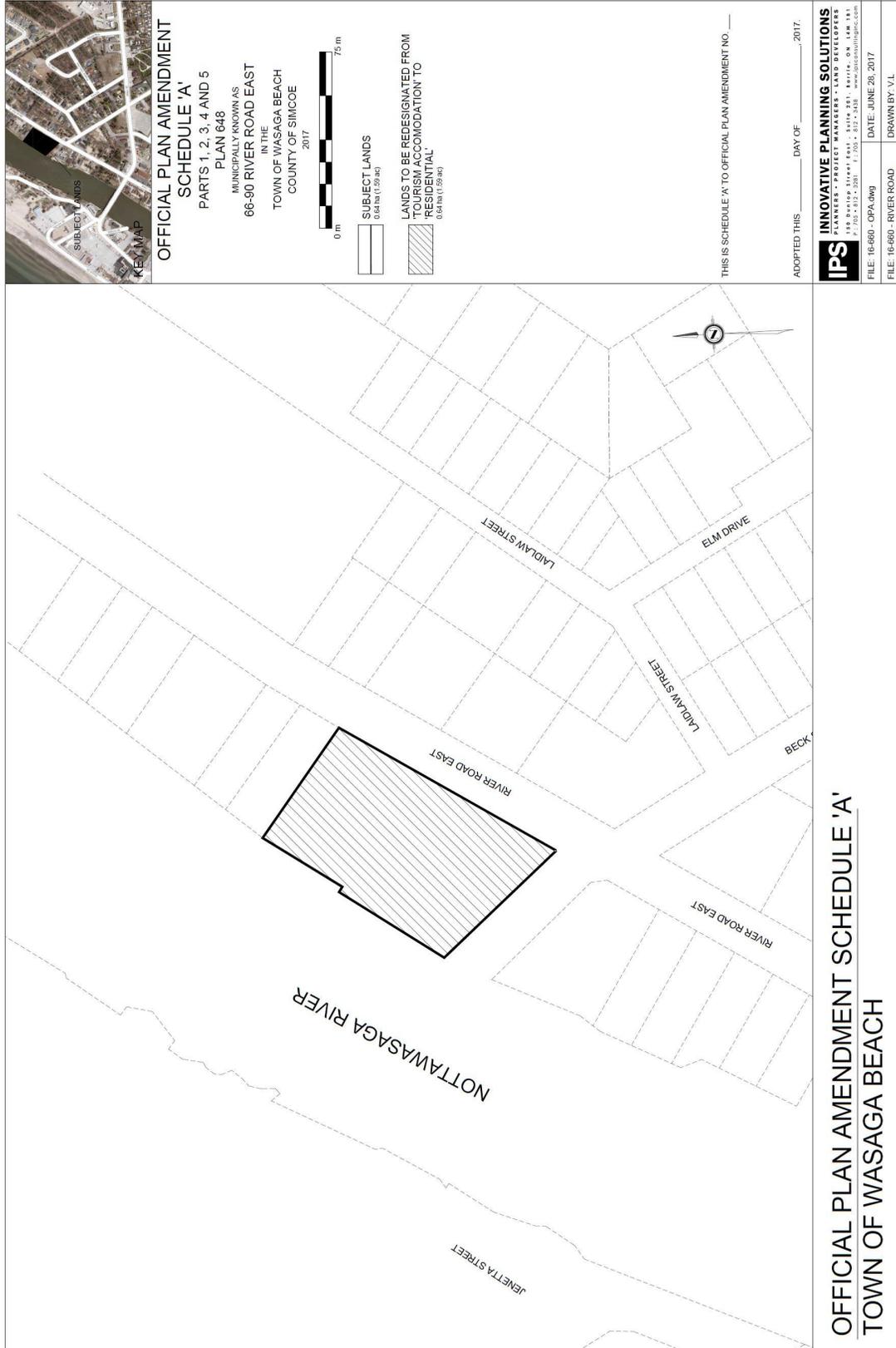
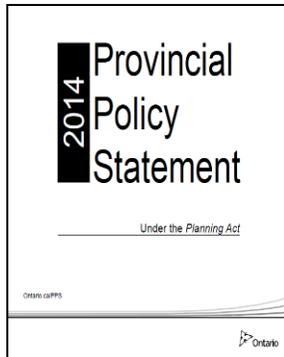


Figure 7: Proposed Zoning By-law Amendment Schedule



4.0 PLANNING POLICY AND ANALYSIS

This Section outlines the applicable planning policies of the Province of Ontario, County of Simcoe and Town of Wasaga Beach. Each sub-section will outline the policies and provide a planning analysis with respect to how the proposed condominium apartment dwelling conforms with those specific policies.



4.1 Provincial Policy Statement

The proposal has been reviewed in conjunction with the Provincial Policy Statement (2014) ("PPS") 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 | Infrastructure and Public Service Facilities |

The apartment proposal is consistent with the policies of Section 1.1.1 of the PPS as it will: contribute to the range and housing mix within the Town; avoids inefficient expansion to the settlement area; and minimizes land consumption and servicing costs and provides an efficient use of existing infrastructure.

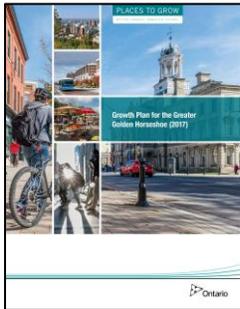
Section 1.1.3 of the PPS states that settlement areas will be the focus of growth and development. The proposed apartment development represents an excellent example of what the Statement is trying to accomplish: an efficient use of land and resources through an intensification project which is developed at a density which is supportive of transit, public service facilities, and local businesses. The subject lands are an underutilized property within a key area of Wasaga Beach, being within the downtown area, and in close proximity to commercial areas, service facilities, open space and recreational opportunities along the beach front.

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%). Low rise apartment dwellings accounted for approximately 270 households, or 3.6% of the total households within Wasaga Beach at that time. The additional 50 apartment dwellings being proposed will add to the diversity of the housing mix, and provide housing options for seniors desiring market housing in mid-rise elevated apartment buildings close to community services and transit, both of which were noted by the Strategy as a major housing issue. The residential development and resultant increase in population will also help support the surrounding commercial areas and businesses, transit and public services.

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 apartment building 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 takes effect on July 1st, 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 to the subject Applications are:

- Support achievement of complete communities;
- Prioritize intensification and higher densities;
- Support a range and mix of housing options; and
- Protect and enhance natural heritage; hydrologic, and landform systems, features and functions.

Section 2.2.2 sets out residential development targets for delineated built-up areas to 2031 and beyond. Municipalities are required to develop a strategy to achieve these targets – 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:

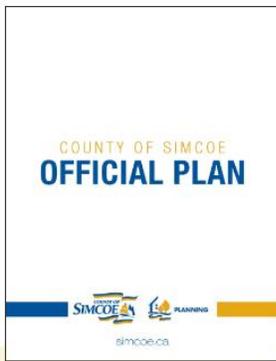
“Places such as mixed-use neighbourhoods or other areas within cities, towns and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, 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 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. Many of these principles have been discussed in the above Sections and so won’t be reiterated, however one of the policies includes Municipalities encouraging a mix of unit sizes in multi-unit residential

developments. The proposed apartment building will have 1- and 2-bedroom units which range in sizes between 544 square feet – 832 square feet for 1-bedroom units (53% variation), and between 1,061 square feet. and 1,375 square feet for 2-bedroom units (30% variation). With the different types of units and difference in sizes, the proposed apartment provides the mix of unit sizes desired by this policy.

The apartment building proposal 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 sixteen 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 apartment 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.

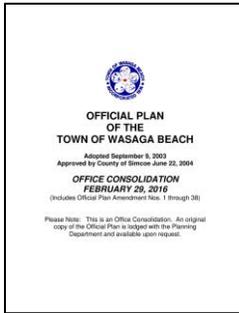
From a high-level perspective, the proposal meets these themes as it will add to the housing diversity with Wasaga Beach, which is a designated settlement area within the County.

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 apartment building to be located on a transit route helps in accomplishing 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 50-unit condominium apartment building 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 subject lands are designated “Tourism Accommodation” which generally contemplates the predominant use of lands being to provide accommodation for the travelling public and for seasonal residents. This designation does not contemplate permanent housing of the type being proposed and therefore as a result an Amendment to the Plan is being requested. The most appropriate designation for the proposed condominium apartment building is “Residential”.

One of the goals of the Official Plan is to provide policies that encourage a broad range of housing choices and tenures. These policies are contained in the Residential Section of the Official Plan.

“Section 5 Residential”, and specifically “Section 5.2.6 High Density Residential”, provides the policy basis for considering the approval of high density developments such as the one being proposed with the Town of Wasaga Beach. The proposed condominium apartment building proposes 50-units, results in a proposed density of 77.6 units/hectare, which is interpreted as being “high density” under the policies of the Official Plan (which notes that high density should not exceed a density of 74 units/hectare.) 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 these 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, allowing for a low-rise building to be provided with the majority of parking underground. The proposed building is conducive to the site being 4 storeys in height and compatible with development within the general vicinity. The location of the property is in close proximity to adjacent to existing commercial areas, within walking distance to transit routes, in close proximity to amenities and services and located on an arterial road, all of which benefit higher density uses like an apartment building.

b) Availability of adequate facilities and services.

The lands are located within the settlement boundary of Wasaga Beach, and more particularly within the “downtown” area where high density uses are best suited 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 the Nottawasaga River and Nottawasaga Bay, and where necessary infrastructure and transit services currently exist and are available without need for inefficient and costly extensions.

c) Physical relationship with other adjacent uses.

The proposed apartment building is proposed to be 4 storeys in height. There is a detached dwelling immediately north of the subject lands which is a single storey. Attention has been paid to provide separation between the buildings, keeping balconies to a minimum and to avoid having the side of the apartment building directly parallel with the entire length of the dwelling. Landscaping will also be utilized to help with the transition between the two buildings.

A shadow study has been provided to the Town under separate cover, which illustrates that there are some shadow impacts to properties to the north at certain times during the year. The impacts tend to cause shadowing on the properties at certain times during these days, but does not impact buildings except during the winter solstice where shadows will include buildings to the north of the subject lands. The design and placement of the apartment on the site has attempted to limit the impacts of shadows to the extent possible.

The proposed building is 4-storeys in height and is considered compatible with the existing built form in the immediate vicinity.

d) Impact of traffic on street network.

A Traffic Impact Study and Parking Justification Report (‘TIPS’) has been prepared in support of this Application, and has been submitted under separate cover. The TIPS concludes as a result of the introduction of the 50-unit apartment building 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 minimal 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. The general make-up of the immediate vicinity of the site, with tourist accommodations and commercial facilities being located in close proximity to the site, is not anticipated to be altered as the primary attraction are the beach areas which are located to the west of the subject lands. The location of the proposed apartment building 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 traditional low and medium density residential uses. While there are some high density residential uses in the Town, most uses appear to be similar in character to the apartment building being proposed: a medium rise building (3 – 4 storeys) which is located on a smaller property which generates a higher density than other similar forms of development on larger land holdings.

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 a single access is proposed from Beck Street to River Road East, which is identified by the Official Plan as an arterial road.

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 apartment is located

on an infill lot and fronting onto River Road East which has municipal services currently existing in the right-of-way.

There is no parkland proposed as part of this development. Amenity areas for the residents will include a rooftop outdoor sitting area, a patio area in the rear yard between the building and the Nottawasaga River, and boat slips/dock. 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 draft Urban Design Guidelines for townhouse and apartment built form against which this proposal will be measured.

Site Plan Control is a tool available to the Town to apply to this development. It will assist the Municipality in ensuring that the urban design guidelines applicable to this property are implemented in an appropriate manner. Further discussion on urban design and streetscape is found in a Report provided under separate cover from Ian S. Malcolm Architects.

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 in close proximity to transit routes, and River Road East is conducive for walking and cycling traffic which can be used to access commercial and service areas which are near to the property.

The subject property is within a Wellhead Protection Area. A formal assessment of the developability of the site for residential use has not been completed as yet, but it is assumed that since the property is currently zoned for accommodation uses, combined with the low risk of contamination associated with residential uses, that there is no risk with the apartment building use. It is understood that the Town's Risk Management Official will screen the Application to determine any necessary actions.

The purpose of the Official Plan Amendment is to re-designate the property from "Tourism Accommodation" to "Residential" to accommodate the proposed 50-unit, 4 storey condominium apartment building. The Amendment is required to be site specific to allow for the slight increase

to the 74 units per hectare density limit to 78 units per hectare. The proposed Official Plan Amendment is included in Appendix 2. The above review of the Plan’s policies indicates that, even with the marginal increase in density being requested, the development proposal meets all of the objectives, and conforms to the applicable policies 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 “Accommodation Commercial (CA-14)”. In addition to the permitted Accommodation Commercial uses, the special CA-14 zoning also permits street townhouses. As an apartment building is not permitted by the current zoning, an Amendment to the By-law to re-zone the property to `Residential R4 Exception is being requested. The R4 zone is the only zone which permits an apartment building as-of-right. Table 1 below compares the standard R4 requirements to those being proposed by the condominium apartment building.

**Table 1: Required and Proposed Zoning Provisions for 66 – 90 River Road East
“Residential (R4)” Zone**

Provision		Required (R4)	Provided
Minimum Lot Area		835 m ²	6,447 m ²
Minimum Lot Frontage		30 m	43.5 m (approx..)
Min. Front Yard Depth		6 m	19.78 m
Minimum Exterior Side Yard Width		6 m	10.5 m
Minimum Interior Side Yard Width		6 m	22.8 m
Minimum Rear Yard Depth		6 m	6 m
Minimum Dwelling Unit Areas	1 Bedroom or Less	37 sq. m.	544 sq. m.
	Two Bedrooms	65 sq. m.	1,061 sq. m.
Maximum Building Height		12 m	15 m
Maximum Gross Floor Area, Apartment		100% of Lot Area	85%
Maximum Lot Coverage		35%	21.5%
Minimum Landscaped Open Space		35%	68.3%
Minimum Recreation Use Areas		5% of Lot Area	5% of Lot Area

Minimum Privacy Yard	6 m	6 m
Parking	1.75 parking spaces per dwelling unit (50 x 1.75 = 88 parking spaces)	1.14 parking spaces per dwelling unit (50 x 1.14 = 57 parking spaces)
Parking for Persons with Disabilities	4	3
Parking Space Encroachment	Permitted in Front Yard	Front Yard
Steps/Accessibility Ramp Encroachment	1.2 m Encroachment into Required Front Yard	6.0 m Encroachment into Required Front Yard

(The yellow hi-liting above is meant to denote 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 four exceptions are being requested. These relate to: building height; number of parking spaces; number of handicapped spaces; and steps/accessibility ramp encroachment.

The height of the building is proposed to be in the order of 15 metres, which represents an increase of 3 m to the maximum height allowed in the R4 Zone. The additional 3 metres in height being requested will allow the site to be used more efficiently and able to provide an additional 50 apartment condominium units into the Wasaga Beach housing market, while assuring that the development on the subject lands remain to be compatible with existing development within the local area. Without the height increase (which will also account for an amenity feature structure potentially to be located on the roof) the viability of the project would be in question.

The second and third requested variances relate to the provision of on-site parking. Due to the site's configuration, and proximity of the River, the maximum amount of on-site parking able to be constructed, including one floor of underground parking, is 57 spaces. This will afford each unit one parking space, with an additional 7 spaces allocated for visitor parking. The Traffic Impact Study & Parking Justification Report has reviewed this request and states "based on site specific considerations this parking supply is considered to be sufficient to meet the demands of the residents and visitors of the apartment building". The TIPS notes that due to the site's location, alternate modes of travel are available (i.e. transit; bicycling) as well as off-street parking options

are available in the immediate vicinity for those occasions where additional parking is needed. In a location like this which has accessible transit facilities, trail and sidewalk connections available, and commercial and services in close proximity, car ownership is not essential and the need for parking spaces can be anticipated to be less than other similar developments located further away.

The third requested variance is also related to parking and has to do with the provision of parking for persons with disabilities being reduced from 4 to 3 spaces. The provision of parking for persons with disabilities is based strictly on the number of parking stalls required for the site. As the Zoning By-law requires 88 parking spaces to be provided, the By-law requires 4 of those spaces to be provided for persons with disabilities. A comparison was made to these requirements by other Simcoe County Area Municipalities and the required parking for persons with disabilities ranged from 1 – 3 spaces. The request to provide 3 spaces is in line with the practice of other Municipalities surveyed and is viewed as being reasonable for a 50-unit apartment building.

The final zoning variance requested is to remove the restriction on how far steps and accessibility ramps can encroach (0.9 metres) into the required exterior side yard. The purpose of this restriction is not immediately known, but it cannot be met for the subject site and proposed apartment building as a connection from the building directly to River Road East is desired, and with the finished grades steps are necessary (and therefore so is the accessibility ramp). Landscaping in the exterior side yard is being proposed that will soften the visual effect of the steps and ramps, but the connection will allow for access to the future sidewalk and street in front of the building, and therefore encourage its use.

These four variances are felt to be minor and all contribute to the ability of constructing the 50-unit apartment condominium building in this location. None of these reductions are considered excessive, and in fact the requested amounts are becoming 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 seen as much on greenfield sites.

5.0 OTHER CONSIDERATIONS

5.1 Urban Design Guidelines

The Town of Wasaga Beach has recently issued a draft of “Urban Design Guidelines Townhouse and Apartment Built Form (February 23, 2017). It is understood from Staff that these Guidelines are anticipated to be adopted by Council in the near future. As a result it is prudent to review these in conjunction with the apartment building proposed to be built on the subject lands. The proposed building exhibits a large number of the attributes which are encouraged by the Design Guidelines. The minimal areas of the Guidelines which have not been strictly adhered to is mainly due to the configuration of the site and the inability to conform more closely with the Guidelines. Where this occurs the building/site design strives to meet the general objectives of the Design Guidelines.

These Guidelines will be reviewed in much finer detail during the Site Plan Control process, however it appears that the proposed apartment and the site design incorporate many of the objectives espoused through the draft Urban Design Guidelines.

An Urban Design Report has been prepared by Ian S. Malcolm Architects, and is being submitted under separate cover as part of the Complete Application requirement.

5.2 Community Improvement Plan Area

The Town of Wasaga Beach adopted boundaries for a Community Improvement Plan Area in May, 2016. The subject lands are included within this Area, but lies outside of the “Priority Investment Area”. The overall approach (as outlined in the draft Downtown Community Improvement Plan, June, 2017, prepared by N. Barry Lyon Consultants Limited) to the Community Improvement Plan (CIP) is to link the public-sector investment related to public space and road network enhancements with private sector financial inducements. One of the goals of the CIP is to create a broad mix of housing forms in the Downtown that meets the needs of a wide range of residents.

While the CIP is still in draft form, the direction it appears to be taking is one which not only complements the policy direction of the Province of Ontario, County of Simcoe and Town of Wasaga Beach, but also is one which is supportive of the proposed development of a low rise apartment building within downtown Wasaga Beach.

5.3 Town of Wasaga Beach Housing Strategy

The Housing Strategy was also reviewed in conjunction with the proposed 50 unit condominium apartment unit 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 2013 “Your Home, Your Future: Town of Wasaga Beach Housing Strategy”. The Strategy 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”. The development proposal accomplishes that goal.

The Housing strategy also makes recommendations towards encouraging the development of housing for seniors, one of which is to encourage the development of condominium and rental low rise apartment buildings suitable for seniors seeking a more accessible and affordable housing form. The proposed low-rise 4 storey apartment building will include an elevator, and is well located within Wasaga Beach as it is close to transit routes and is proximate to commercial and other amenities and services. The proposed building also satisfies the Strategy where it notes that housing diversity should reflect the desires held by many residents to remain a predominantly lower density community and “see the creation of medium and higher density developments at select and appropriate locations in the Town such as at site adjacent to commercial nodes”.

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

5.4 Downtown Development Master Plan

The Town of Wasaga Beach approved the Downtown Development Master Plan – Final Report on March 28, 2017 with a series of actions being directed. The Plan appears to create various

“districts” within the Downtown area. The subject lands are within a “supporting neighbourhood” district in which residential development appears will be encouraged as the implementation of the master Plan proceeds. The Plan recognizes the importance of a supporting population in close proximity to commercial and service facilities and will moving forward on these principles through the implementation steps associated with the Plan. One of the steps will be to revise the Official Plan policies so that they are supportive of the recommendations of the Downtown Development Master Plan. It appears from the Master Plan that these policy changes would be in keeping with the requested Amendments for the subject lands.

6.0 CONCLUSION

The proposed Official Plan and Zoning By-law Amendment and Site Plan Applications would facilitate the development of a 50-unit condominium apartment building, including at-grade/below ground parking and amenity spaces in the form of roof top and at-grade patio areas and a seasonal dock with boat slips.

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 an arterial road, with full municipal servicing available, and transit, commercial and services in close proximity. The proposed apartment building 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 apartment building to provide an additional 50-units to the housing stock within the Town. The specific variances to the Zoning By-law being requested are related to standards which are being re-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 provide. 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 building to the draft Design Guidelines at a high level, it appears that the proposal meets the majority of the objectives of the Guidelines for this type of building. 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.

It is my professional planning opinion that this 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, MES, MCIP, RPP
Associate



Victoria Lemieux, B.URPL
Planner/Planning Technician

APPENDIX 1: PROPOSED SITE PLAN

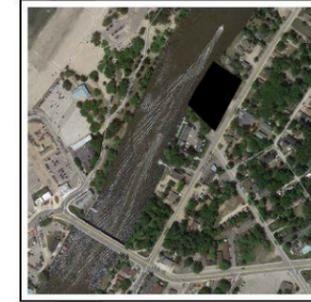
LEGAL DESCRIPTION
 LOTS 60 & 90, RIVER ROAD EAST, TOWN OF WASAGA BEACH
 REZONED PLAN 649

COMBINED SITE INFORMATION		
SITE ZONING	R4 (APARTMENTS)	
SITE AREA	6446.65 m ² (1.493 ACRES)	
BUILDING AREA	1368.86 m ² (14,734.28 sq. ft.)	
STANDARDS	REQUIRED BY-LAW	PROVIDED
LIT AREA (135m ² /UNIT)	835 m ² MIN.	6446.65 m ²
LIT FRONTAGE (BECK ST)	30.0 m MIN.	69.1 m
FRONT YARD (SOUTH)	6.0 m MIN.	19.78 m
SIDE YARD (EAST)	6.0 m MIN.	10.5 m
SIDE YARD (WEST)	6.0 m MIN.	22.80 m
REAR YARD (NORTH)	6.0 m MIN.	6.0 m
LIT COVERAGE (MAX. % OF SITE AREA)	MAX. 35%	21.3%
LANDSCAPED OPEN SPACE	MIN. 35%	4404.59m ² (68.32%)
HT. OF MAIN BUILDING	12.0 m	15 m
PARKING & DRIVEWAY AREA	683.23m ² (10.59%)	
DRIVE WIDTH	6 m MIN.	6 m
AREA OF FRONT YARD	---	
AREA OF FRONT YARD LANDSCAPED	---	
NUMBER OF PARKING SPACES	88 SPACES (Ø1.75 SPACES /UNIT)	57 SPACES
NUMBER OF ART UNITS	50	

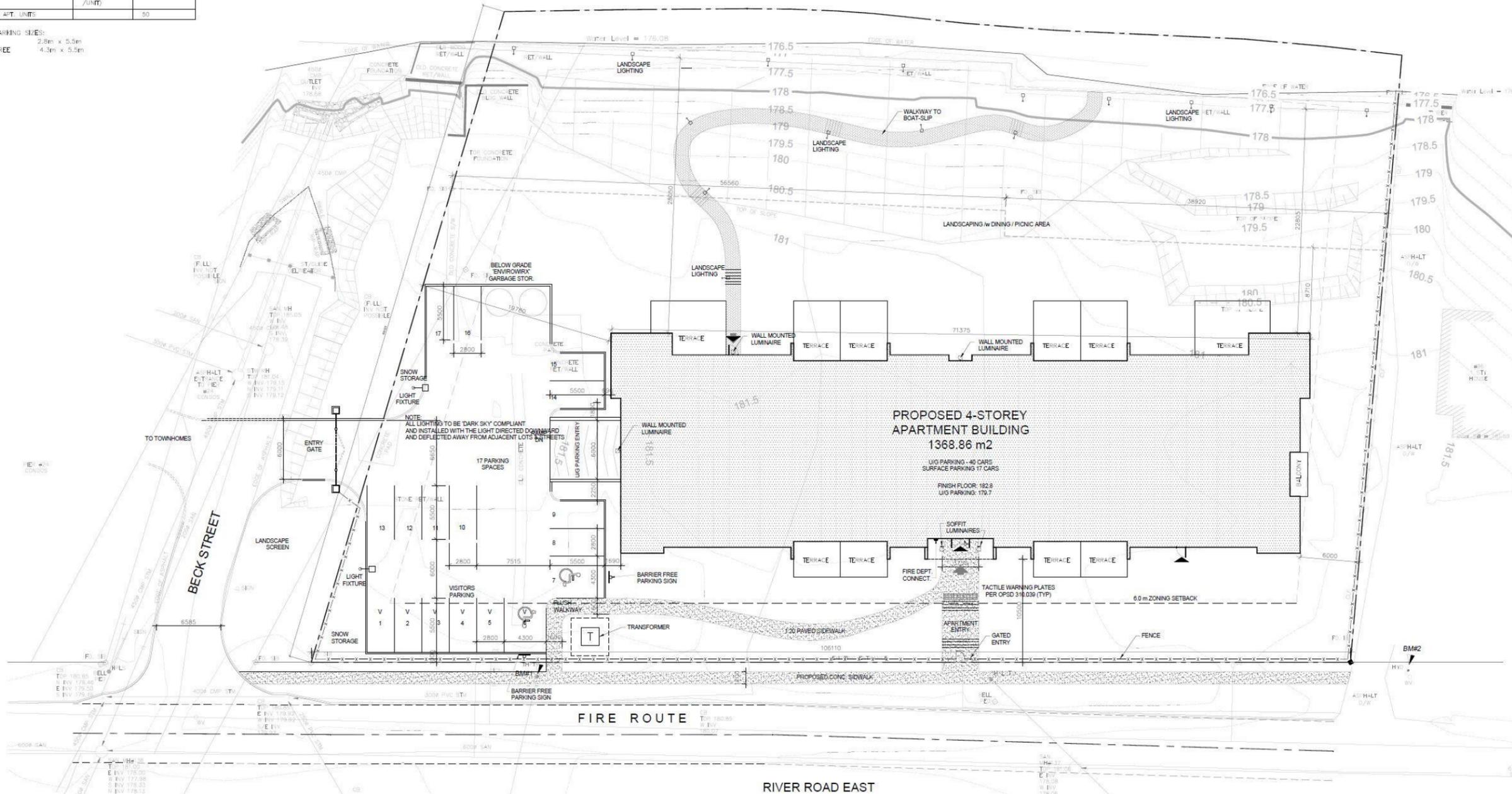
MINIMUM PARKING SIZES:
 STANDARD 2.8m x 5.5m
 BARRIER-FREE 4.3m x 5.5m

FLOOR AREAS		
	GF _A	SF _A
U/O PARKING	1368.86 m ²	---
FIRST FLOOR	1368.86 m ²	1124.88 m ²
SECOND FLOOR	1368.86 m ²	1230.21 m ²
THIRD FLOOR	1368.86 m ²	1230.21 m ²
FOURTH FLOOR	1368.86 m ²	1230.21 m ²
AVENUE ROOFTOP	148.13 m ²	---
TOTAL (NO ROOFTOP)	6844.30 m ²	4815.51 m ²

NOTTAWASAGA RIVER



KEY PLAN



SITE PLAN 1:250

ISM ARCHITECTS
 174 Bayfield Street
 Barrie, ON L4M 8B5
 T: 705.726.2262
 E: info@ismarchitects.ca

No.	ISSUE/REVISION	DATE
1	ISSUE FOR CLIENT REVIEW	FEB 24/17
2	CLIENT CHANGE	MAR 10/17
3	CLIENT CHANGE	MAR 14/17
4	REVISION	MAR 27/17
5	REVISED FOR MODULARITY	JUN 16/17
6	ISSUE FOR SUBMITTAL	JUN 16/17
7	ISSUE FOR SUBMITTAL	JUN 30/17



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A. DETAIL NO. WHERE DETAIL IS
 A B



CLIENT
 BREMONT HOMES CORP.
 4908 HWY 7
 WOODBRIDGE, ON
 L4L 1G8
 T: 905.266.1851

PROJECT
 BREMONT APARTMENTS
 50 UNIT 4-STORY
 60-62 RIVER ROAD, WASAGA
 BEACH, ON

PROJECT INFORMATION
 PROJECT NO.: 172914
 DRAWN BY: MM
 CHECKED BY: ISM
 DATE: 29.08.2017
 SCALE: AS NOTED

DRAWING
SITE PLAN

DRAWING NO.
A100

APPENDIX 2: OFFICIAL PLAN AMENDMENT & SCHEDULES

**AMENDMENT NO. __ TO THE
OFFICIAL PLAN OF THE
TOWN OF WASAGA BEACH**

**Bremont Homes
66 – 90 River Road East**

Prepared: June 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

Holly Bryce, 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

<u>INDEX</u>	<u>PAGE</u>
The Constitutional Statement	6

PART A – THE PREAMBLE

Purpose	7
Location	7
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
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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 Accommodation” designation to “Residential” designation. The Amendment intends to re-designate the lands to permit residential development in the form of a 4-storey condominium apartment building with outdoor amenity areas (including roof top), docks (seasonal) and at-grade and underground parking.

LOCATION

The lands affected by this Amendment are known as 66 – 90 River Road East, legally described as Parts 1, 2, 3, 4 and 5, Plan 648 in the Town of Wasaga Beach. The lands subject to this Application have an area of 0.6447 hectares (1.59 acres) 106 metres (348 feet) of frontage on River Road East. The lands also front onto the abutting 20metre (66 foot) unopened road allowance (Beck Street) to the south.

BASIS

The purpose of this Official Plan Amendment is to facilitate a residential development on the subject lands in the form of a 4-storey condominium apartment building. The condominium building will feature rear and roof top amenity areas, boat docks which will be available on seasonal basis, and at-grade and below ground parking. The Amendment would also have the effect of allowing the residential development to have a density of approximately 78 units/hectare, which is 4 units/hectare higher than currently contemplated by the Official Plan.

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 for the proposed 50-unit condominium apartment building development. The lands are located inside the “built-up area” of the Town, within the downtown boundaries, and are located in close proximity to commercial and open space amenities, as well as to services such as transit. The location relative to arterial roads, access to public transit, commercial, and open space is ideal for high density residential development. 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 66 – 90 River Road East

The lands located at 66 – 90 River Road East, being Parts 1, 2, 3, 4, and 5, Plan 648, Town of Wasaga Beach, and shown on Schedule A-7 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 78 units/hectare is permitted for lands municipally known as 66 – 90 River Road East.”

- 2.2 Schedule A-7 to the Official Plan, as amended is hereby further amended by re-designating the lands known as Lots 1, 2, 3, 4, and 5, Plan 648, municipally known as 66 – 90 River Road East in the Town of Wasaga Beach, from “Tourism Accommodation” 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 2017.



**OFFICIAL PLAN AMENDMENT
SCHEDULE 'A'**
PARTS 1, 2, 3, 4 AND 5
PLAN 648
MUNICIPALLY KNOWN AS
66-90 RIVER ROAD EAST
IN THE
TOWN OF WASAGA BEACH
COUNTY OF SIMCOE
2017



-  SUBJECT LANDS
0.64 ha (1.59 ac)
-  LANDS TO BE REDESIGNATED FROM
'TOURISM ACCOMODATION' TO
'RESIDENTIAL'
0.64 ha (1.59 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
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150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
P : 705 • 812 • 3281 F : 705 • 812 • 3438 www.ipsconsultinginc.com

FILE: 16-660 - OPA.dwg	DATE: JUNE 28, 2017
FILE: 16-660 - RIVER ROAD	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**

(Bremont 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 66 – 90 River Road East, 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 7.4 Zone Exceptions be amended by adding a new subsection following Section 7.4.4, as follows:

“7.4.5 R4-5 Zone Schedule ‘O’

Maximum building height shall be 15 metres; minimum off-street parking requirements shall be 57 spaces; minimum parking

requirements for persons with disabilities shall be 3 spaces; minimum parking space encroachment into the front yard shall be 0 metres; and a 6.0 metre encroachment into the required Front Yard shall be permitted for steps/accessibility ramps.

2. THAT Zoning By-law No.2003-60 as amended as follows:
 - a. That Schedule “O” to By-law 2003-60 as amended is hereby further amended by re-zoning Lots 1, 2, 3, 4, and 5, Plan 648, municipally known as 66 – 90 River Road East, Wasaga Beach, from “Accommodation Commercial (CA-14) Zone” to “Residential Type 4 (R4 – 5) 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

Holl



**ZONING BY-LAW AMENDMENT
SCHEDULE 'A'**
PARTS 1, 2, 3, 4 AND 5
PLAN 648
MUNICIPALLY KNOWN AS
66-90 RIVER ROAD EAST
IN THE
TOWN OF WASAGA BEACH
COUNTY OF SIMCOE
2017



-  SUBJECT LANDS
0.64 ha (1.59 ac)
-  LANDS TO BE REZONED FROM
ACCOMODATION COMMERCIAL (CA-14)
ZONE TO RESIDENTIALTYPE 4 WITH
SPECIAL PROVISIONS (R4-5) ZONE
0.41ha (1.01 ac)
-  LANDS TO REMAIN ZONED
ENVIRONMENTAL PROTECTION (EP)
0.18 ha (0.44 ac)

MAYOR _____

CLERK _____

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

CA-14/ EP CURRENT ZONING

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FILE: 16-660 - ZBA.dwg	DATE: JUNE 28, 2017
FILE: 16-660 - RIVER ROAD	DRAWN BY: V.L

