

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Lindsay Seniors GP Limited
Report Number COA2021-023

Public Meeting

Meeting Date: April 15, 2021

Time: 1:00 pm

Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 5, former Town of Lindsay

Subject: The purpose and effect is to request relief from the following provisions in order to facilitate the construction of a 5-storey apartment building:

1. Section 11.3.7 (g) to increase the maximum building height from 18 metres to 21.8 metres to allow for rooftop mechanical and design features;
2. Section 5.12 (j) x. to allow twenty-eight (28) parking spaces within the front yard; and
3. Section 5.13 (b) to allow for a portion of the loading space within the front yard.

The variances are requested at 37 Adelaide Street North, former Town of Lindsay (File D20-2021-001).

Author: Kent Stainton, Planner II

Signature:



Recommendations:

Resolved That Report COA2021-023 Lindsay Seniors GP Limited, be received;

That minor variance application D20-2021-001 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **That** the building construction related to this approval shall proceed generally in accordance with the site plan sketch in Appendix C and elevations in Appendix D and landscape plantings plans in Appendix E submitted as part of Report COA2021-023, which shall be attached to and form part of the Committee's Decision; and
- 2) **That** the site plan agreement shall be registered within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2021-023. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: The application proposes a 5-storey, 176 unit seniors' apartment building at the above-noted address. Site Plan application D19-2020-001 has been submitted with three rounds of comments provided between December 2019 and December 2020. Through review of the submissions, it was identified that relief from the building height, loading space and parking space location provisions would be required.

This application was last amended March 29, 2021.

Proposal: To permit an additional storey for design features, which conceal rooftop components of the building. Also, to permit a portion of a loading space as well as twenty-eight (28) parking spaces within the front yard of the subject property.

Owner: Lindsay Seniors GP Ltd. (MTCO Holdings Ltd.)

Applicant: Carolyn Molinari – CM Planning Inc.

Legal Description: 37 Adelaide Street North, Block 15, Plan 57M-782, former Town of Lindsay now the City of Kawartha Lakes

Official Plan: Residential within the Town of Lindsay Official Plan

Zone: 'Residential High-Rise One Special Five Holding One' (RH1-S5(H1)) Zone within the Town of Lindsay Zoning By-law 2000-75.

Site Size: 11,519.8 square metres (2.85 acres)

Site Servicing: Full municipal services available

Existing Uses: Vacant Land (former Lindsay Fair Grounds)

Adjacent Uses: North: High and Low Rise Residential,
East: Low Rise Residential, Fair Avenue
West: Vacant Lands owned by Ross Memorial Hospital,
South: Ross Memorial Hospital, Low Rise Residential

Rationale:

1) Are the variances minor in nature? Yes
And

2) Is the proposal desirable and appropriate for the use of the land? Yes

The subject property is situated on a portion of the old Lindsay Fairgrounds adjacent to the former Fair Avenue entrance. The property is bordered by Adelaide Street North to the east.

The Adelaide Street North-Colborne Street neighbourhood, where higher residential densities exist, is evidenced by the three apartment buildings, one proposed apartment building and retirement residence within the vicinity (53 Adelaide Street North, 107, 126, vacant lands to the south of 126 & 133 Colborne Street East) of the subject lands. The building will provide additional residential options in Lindsay and add to Lindsay's skyline. The additional storey is required for design elements in order to conceal the rooftop mechanical features of the building. The additional storey is not anticipated to adversely impact the Adelaide Street North streetscape and will compliment the overall façade and appearance of the building.

A portion of the loading zone associated with the building is located within the front yard of the subject lands. The location was chosen as it represents the least impact to surrounding residential properties by being located closest to the northeast parking lot of the Ross Memorial Hospital. Amenity space and connectivity to the property to the north as well as connectivity to the hospital will be maintained as a result. As per Appendix E, fencing and a continuous minimum 4 metre landscaped strip is proposed in order to screen the loading zone from adjacent properties alleviating any visual or auditory impacts from the loading space.

As per Appendix E, a continuous minimum 4 metre landscaped strip is proposed along the front lot line adjacent to Adelaide Street North; whereas, the Zoning By-law requires a minimum of 3 metres. The vegetative buffer will assist in alleviating any impacts to the adjacent low rise residential homes on the east side of Adelaide Street North as well as any impacts to pedestrians. It is important to note that the majority of the existing mature deciduous trees along Adelaide Street North are proposed to be maintained.

Due to the above analysis, the variances are minor in nature and desirable and appropriate for the use of the land.

3) Do the variances maintain the intent and purpose of the Zoning By-law? Yes

The subject property is zoned Residential High-Rise One Special Five Holding One (RH1-S5(H1)) Zone. The category permits an apartment building and a senior citizens' home among other uses. The holding provision relates to site plan approval being granted and confirmation of an adequate supply of

municipal water and sanitary services to the proposed development by the Director of the City of Kawartha Lakes Public Works Department.

As high-rise development is already proposed within the zoning, the addition of one storey is not anticipated to substantially change the scale of the built form. Eighteen (18) metres is the maximum height permitted under the Zoning By-law with an additional 3 metres proposed (according to Appendix D) for construction elements used to conceal rooftop access stairs and mechanical items. The proposed parapets and façade work will ultimately present a more esthetically-pleasing product. While 21 metres is the maximum height indicated in the drawings, an additional 0.8 metres for construction differences is being accounted for as part of application.

Only a portion of the proposed loading space will be located within the front yard (in relation to the eastern face of the building). The intent of locating loading spaces in the side and/or rear of buildings is to prevent incompatibilities with front yard and streetscape. As only a portion of the loading space is proposed within the front yard, no incompatibilities are anticipated, especially considering the landscape and design elements proposed within the front yard, which will help to screen the loading space. The landscape plantings plan indicates a mixture of tree and shrub (cedar and lilac) species along the southeastern lot line that will assist in negating any visual or audio impacts from the presence of the loading dock. Moreover, additional screening through 1.8 metre-high fencing along the southern lot line as well as an elaborate raised garden, patio plantings of shrubs, a trellis and a decorative fountain proposed in the front yard assist in being the focal points of the front yard.

The intent of limiting parking within the front yard of apartment buildings is to minimize potential conflicts between vehicles, pedestrians and the streetscape. Landscaping provisions of the zoning by-law are to provide minimum landscaping requirements in the form of continuous vegetative plantings around the immediate perimeter of the property and the parking lot to buffer the property from surrounding uses. In this case, the applicant has proposed landscaping that exceeds the minimum requirements in order to account for the parking spaces within the front yard of the building. Without relocating the building further towards Adelaide Street North, the proposed landscaped buffer comprised of tree and shrub species along with the proposed maintenance of the existing mature deciduous trees will assist in the integration of the parking spaces with the streetscape and provide to pedestrians. The proposed configuration also maintains amenity space consisting of walkways, gardens and benches for residents within the rear yard

Therefore, the variances maintain the general intent and purpose of the Zoning By-Law.

4) Do the variances maintain the intent and purpose of the Official Plan?

Yes

As the Lindsay Secondary Plan is under appeal, the Town of Lindsay Official Plan remains in effect. The property is designated 'Residential' within the Town

of Lindsay Official Plan. High density residential development in the form of apartment buildings is permitted.

In consideration of the above the variances maintain the general intent and purpose of the Official Plan.

Other Alternatives Considered:

The applicant has submitted three revised versions of the proposal that were circulated to City staff associated with the Site Plan Approval process. No other alternatives have been considered at this time.

Servicing Comments:

The development will be on full municipal services once constructed.

Consultations:

Notice of this application was circulated in accordance with the requirements of the Planning Act. Comments have been received from:

Agency Comments:

Development Engineering Division (April 1, 2021): No objections to the proposed Minor Variance. The engineering review of the proposed site plan for this property is continuing.

Public Comments:

No comments received as of April 7, 20201.

Attachments:



Appendices A-E
COA2021-023.pdf



Appendices E-F
COA2021-023.pdf

- Appendix A – Location Map
- Appendix B – Aerial Photo
- Appendix C – Applicant's Site Plan
- Appendix D – Elevations
- Appendix E – Landscape Plantings Plan
- Appendix F – Department and Agency Comments

Phone:	705-324-9411 extension 1367
E-Mail:	kstainton@kawarthalakes.ca
Department Head:	Richard Holy, Acting-Director of Development Services
Department File:	D20-2021-001

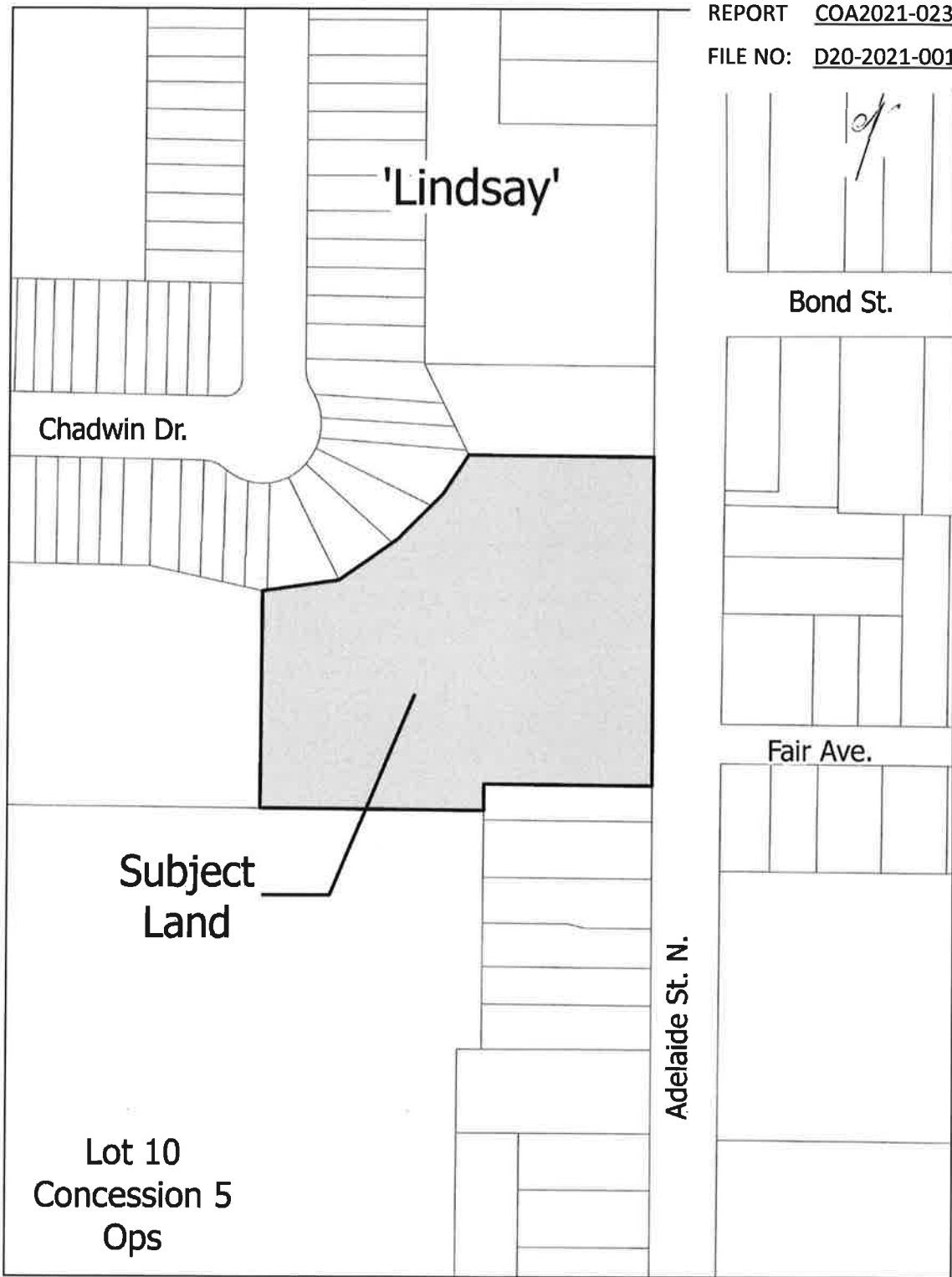
D20-2021-001

APPENDIX " A "

to

REPORT COA2021-023

FILE NO: D20-2021-001



31 Adelaide Street North, Former Town of Lindsay



Legend

- ☐ Property Roll Number
- ☒ Lots and Concessions

Notes

Notes

APPENDIX " B "

to

REPORT COA2021-023

FILE NO: D20-2021-001

0.11 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City Of Kawartha Lakes



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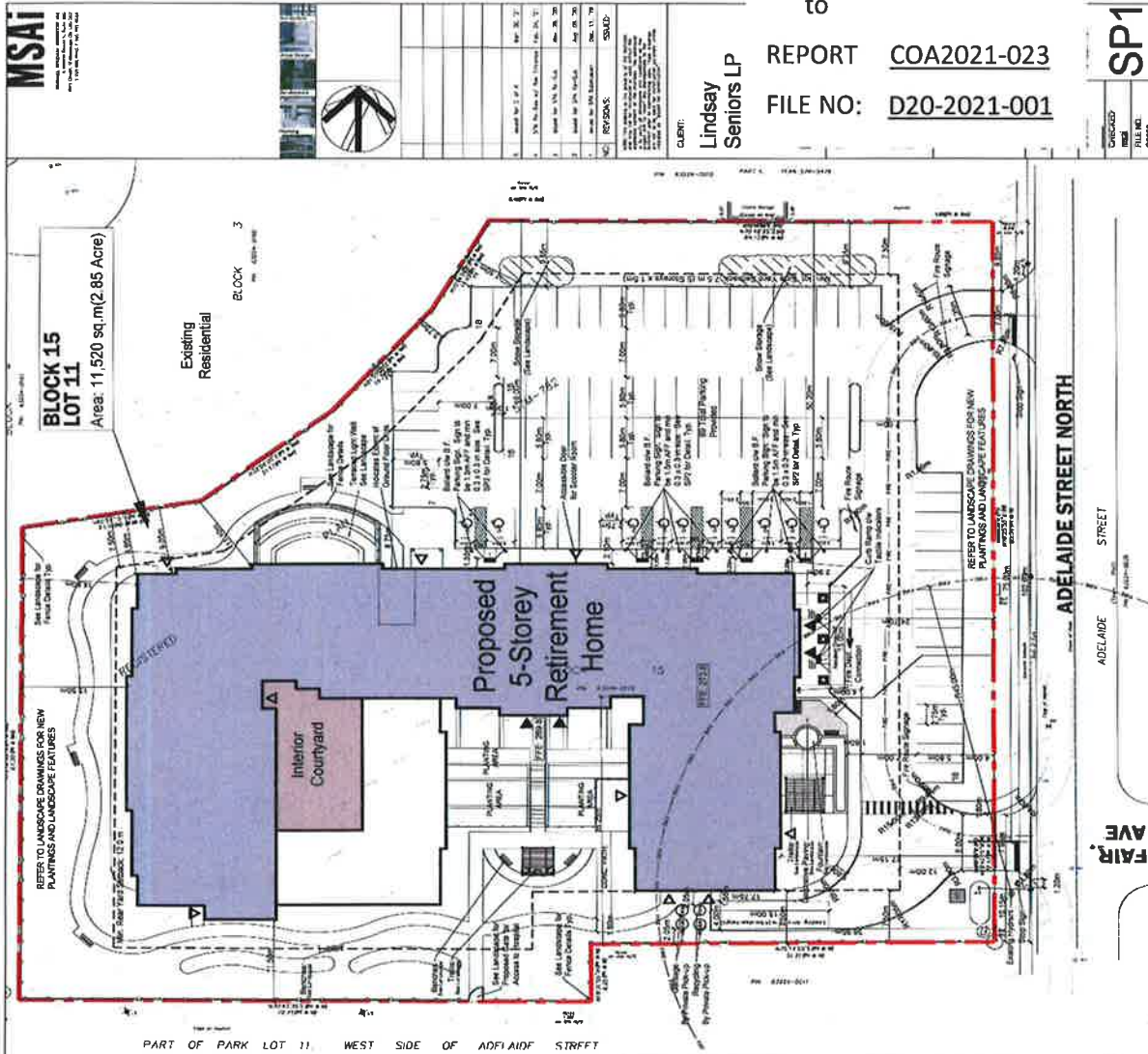
APPENDIX " C "

to
REPORT COA2021-023
FILE NO: D20-2021-001

CLIENT:
Lindsay
Seniors LP

SP1

FILE NO: D20-2021-001
DATE: 03/08/2021



UNIT BREAK DOWN PER FLOOR

	Memory Living	Assisted Living	Independent Living
Ground Floor	25	2	27
Second Floor	25	2	27
Third Floor	25	2	27
Fourth Floor	25	2	27
Fifth Floor	25	2	27
SUB-TOTAL	125	10	135
TOTAL UNITS PROPOSED	125	10	135

SITE PLAN LEGEND

- ▲ Backlot Entry
- ▲ Primary Entrance
- ▲ Secondary Entrance

GROSS FLOOR AREA

	Sq. m	Sq. ft
Underground	1,797.9	19,300
Ground Floor	2,699.1	29,046
Second Floor	2,324.8	25,025
Third Floor	2,324.8	25,025
Fourth Floor	2,324.8	25,025
Fifth Floor	2,324.8	25,025
SUB-TOTAL	13,796.2	148,070

KEY PLAN



Zoning

11.3.7
RHI-SSPH1 Zone notwithstanding the permitted uses and zone requirements for this RHI zone, on land zoned RHI-SSPH1 the following requirements shall apply:
a. The only permitted uses shall be for an apartment building, Senior Citizens' home and an accessory dwelling unit and/or personal service establishment in a permitted use containing more than 15 dwelling units.

Permitted	Provided
a. Minimum lot coverage 40.0 m	100.0 m
b. Minimum lot width 10.0 m	10.0 m
c. Minimum lot depth 10.0 m	10.0 m
d. Minimum lot area 1.0 ha	1.0 ha
e. Minimum lot front setback 1.5 m for each story	1.5 m
f. Minimum lot side and rear setback 1.5 m for each story	1.5 m
g. Maximum building height 12.0 m	12.0 m
h. Maximum lot coverage 40.0 m	40.0 m
i. Maximum gross floor area per lot 150,000 (17,270.67 sqm)	13,796.2 sqm
j. Maximum density per gross lot area 125 dwelling units	125 dwelling units
k. Maximum landscaped open space 40%	44%

Area Calculation

Area Calculation	Site Area
Total Site Area	11,518.8 sqm (120,095)
Memory Care	27 x 0.257 = 6.75 Stalls
Assisted Living	25 x 0.257 = 6.50 Stalls
Independent Living	125 x 0.15 = 18.75 Stalls
Total Required	32.00 Stalls
Total Provided	88 Parking Stalls
(Includes 2 Type A, and 6 Type B for Special)	

APPENDIX “ D ”

to
REPORT COA2021-023
FILE NO: D20-2021-001

MSAI Municipal Services Agency 100 King Street West, Suite 200 Toronto, Ontario M5X 1C5 Tel: 416-392-3100			
Project Name: Lindsay Seniors LP		Project Address: Lindsay, Ontario	
Client: Lindsay Seniors LP		Project File: D20-2021-001	
Project Description: See attached drawings for details.		Project Status: See attached drawings for details.	
Project Date: See attached drawings for details.		Project Version: See attached drawings for details.	
Project Author: See attached drawings for details.		Project Reviewer: See attached drawings for details.	
Project Approver: See attached drawings for details.		Project Date: See attached drawings for details.	

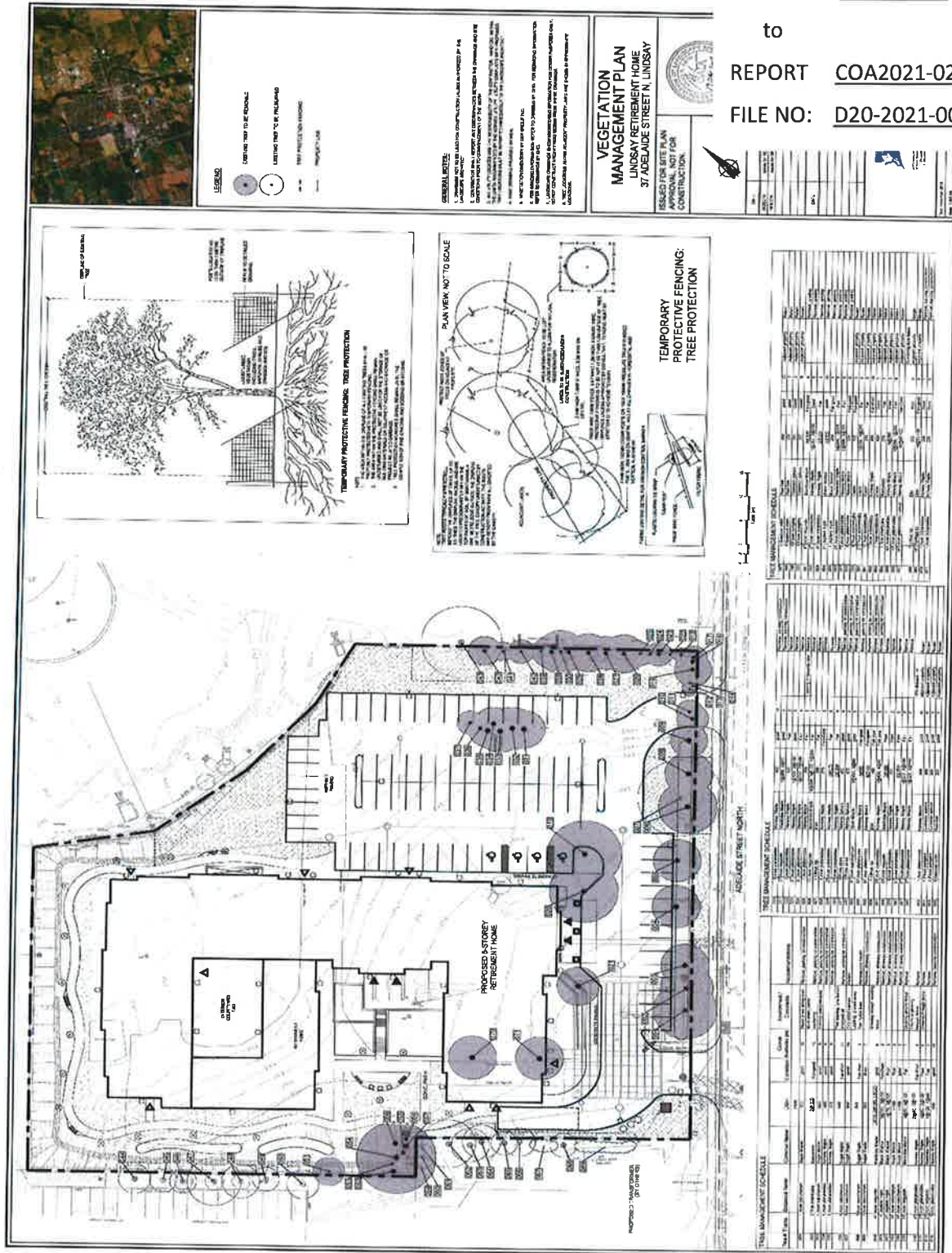


Proposed Front View 1



Proposed Front View 2





Kent Stainton

From: Mark LaHay
Sent: Thursday, April 1, 2021 1:31 PM
To: David Harding; Kent Stainton
Cc: Charlotte Crockford
Subject: FW: 20210401 D20-2021-001 - Engineering review

Importance: High

APPENDIX " F "
to

REPORT COA2021-023

FILE NO. D20-2021-001

FYI - file

From: Kim Rhodes
Sent: Thursday, April 1, 2021 12:46 PM
To: Mark LaHay
Cc: Christina Sisson ; Kirk Timms ; Benjamin Courville
Subject: 20210401 D20-2021-001 - Engineering review
Importance: High

Please see the message below from Christina Sisson:

Good afternoon Mark – further to our engineering review of the following:

Minor Variance – D20-2021-001
37 Adelaide Street North
Block 15, Plan 57M-782
Former Town of Lindsay

It is the understanding by Engineering that the purpose and effect is to request relief from the following provisions in order to facilitate the construction of a 5- storey seniors' apartment building:

1. Section 11.3.7 (g) to increase the maximum building height from 18 metres to 21.8 metres to allow for rooftop mechanical and design features;
2. Section 5.12 (j) x. to allow twenty-eight (28) parking spaces within the front yard; and
3. Section 5.13 (b) to allow for a portion of the loading space within the front yard.

From an engineering perspective, we have no objection to the proposed Minor Variance. The engineering review of the proposed site plan for this property is continuing.

Please do not hesitate to contact our office if you have any questions.

Thanks,

Christina

Christina Sisson, P.Eng.
Supervisor, Development Engineering
Lean Six Sigma Black Belt

Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 (office) 705-878-3186 (mobile) www.kawarthalakes.ca



Our office is closed to the public. Please note all courier packages and mail must be directed to City Hall, 26 Francis Street, Box 9000, Lindsay, ON, K9V 5R8.

Charlotte Crockford

From: Derryk Wolven
Sent: Wednesday, March 31, 2021 4:11 PM
To: Charlotte Crockford
Subject: RE: Notice of Public Hearing D20-2021-001 37 Adelaide Street North Lindsay.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: [SharePoint] This message was saved in 'Planning and Development > Apps - Minor Variances > D20-2021-001 Lindsay Seniors GP Ltd. , 37 Adelaide Street North , Lindsay (K. Stainton)'

Please be advised building division has no concerns with this application.

Derryk Wolven
Plans Examiner
City of Kawartha Lakes
705-324-9411 ext 1273
www.kawarthalakes.ca



From: Charlotte Crockford <ccrockford@kawarthalakes.ca>
Sent: Wednesday, March 31, 2021 4:03 PM
To: Christina Sisson <csisson@kawarthalakes.ca>; Kim Rhodes <krhodes@kawarthalakes.ca>; Amber Hayter <achayter@kawarthalakes.ca>; Pat Dunn <pdunn@kawarthalakes.ca>; Susanne Murchison <smurchison@kawarthalakes.ca>; Derryk Wolven <dwolven@kawarthalakes.ca>
Subject: Notice of Public Hearing D20-2021-001 37 Adelaide Street North Lindsay.

Good afternoon

Please find attached the Notice of Public Hearing for application D20-2021-001 to be heard at the Committee of Adjustment Meeting on April 15, 2021.

Many thanks

Charlotte Crockford
Administrative Assistant
Planning Department, City of Kawartha Lakes
705-324-9411 ext. 1231 www.kawarthalakes.ca