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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1592**

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.   
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

**RE:** ZONING BY-LAW AMENDMENT – 875 BIG BAY POINT ROAD

**DATE:** MARCH 7, 2016

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The subject lands are designated Residential in the City's Official Plan and are zoned Agricultural (A) by Zoning By-law 2009-141. The property is located on the south side of Big Bay Point Road, on the west side of Westminster Circle, within the Innis-shore Planning Area. The property is approximately 0.35 hectares (.87 acres) in size. There was a single detached dwelling located on the property which has now been demolished. The property is currently accessed from Big Bay Point Road.

The applicant is proposing to rezone the subject lands from Agricultural (A) to Residential Single Detached Dwelling Third Density (R3) to permit the creation of 9 detached residential building lots. The nine lots would all meet the minimum lot frontage of 12 metres and minimum lot area of 400m<sup>2</sup> in accordance with the proposed Residential R3 zone.

The primary planning/land use items being considered at this time are:

- The creation of the nine lots in conformity with the proposed Residential R3 standards which would be through a consent application with a development agreement rather than a plan of subdivision;
- Ensuring that the land owner is in good standing and has paid their fair share of the costs associated with the preparation and approval of the Innis-shore secondary plan and the applicable reports. This is a typical requirement for developments occurring within an approved secondary planning area.
- Tree preservation along the westerly rear property line adjacent to the existing low density residential units fronting Balmoral Place.

The applicant did participate in a Neighbourhood Meeting on December 1, 2015, in which 10 members of the public were in attendance and provided comments regarding:

- Existing tree removal/preservation across the rear of the property;
- Fencing along the rear property boundaries;
- Grading and drainage and any impact on adjacent properties;
- Maintaining rear yard privacy on adjacent residential properties given the change in grade;
- Timing of the development;
- Traffic generated by the development and its impact on surrounding roads safety for the residents;
- Form of the development and consistency with the existing development in the area;
- Property values and how the new homes may negatively affect the value of existing homes.

Since the Neighbourhood Meeting, the applicant has made the following changes to the plans originally submitted:

- The site servicing and grading plan have been adjusted to shift the rear yard swale that will result in the retention of a row of trees along the rear property line adjacent to the existing homes to the west;
- The existing retained trees will continue to provide privacy for the existing residents to the west;
- The proposed homes are to be consistent with the existing homes in the area;
- Two proposed catch basins in addition to grading in accordance with City standards will serve to address drainage concerns.

Planning staff are targeting April 18, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment.

If you have any questions regarding the above, please contact Andrew Hill at ext. 5135.

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S. Naylor, M.C.I.P., R.P.P.  
Director of Planning Services