



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1637**

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING – PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING
BY-LAW AMENDMENT – 512 BIG BAY POINT RD.

DATE: NOVEMBER 27, 2017

The purpose of this Memorandum is to advise members of Council of a Public Meeting relating to an application for an Official Plan Amendment and Zoning By-law Amendment submitted by Riepma Consultants Inc. c/o Clare Riepma on behalf of The BFM Foundation Real Estate Management (2008) Ltd, for lands municipally known as 512 Big Bay Point Road, located just east of Yonge Street on the north side of Big Bay Point Road.

The applicant is proposing to amend the Official Plan designation for the subject lands from Residential to Commercial and to amend the zoning from Residential Single Detached Dwelling First Density (R1) to General Commercial (C4 to permit the development of a parking lot to serve the existing Thrift Store.

Background

The subject application was circulated to applicable City departments and external agencies for their review and comment on September 8, 2017. The primary planning and land use items being considered at this time are:

- Compatibility with neighboring uses;
- Screening of the blank wall;
- Privacy for existing neighbours; and
- Traffic Circulation.

Supporting Documents requested by staff, and provided by the applicant, as part of this application included:

- Planning Justification Report;
- Stage 1 & 2 Archaeological; and
- Tree Inventory & Preservation Plan Report.

A Neighbourhood Meeting was held on September 26th 2017 at Inniswood Church; 3 residents were in attendance. Comments and questions of clarification included:

- Previous on-site testing for soil samples;
- Traffic flow; and
- Catalyst for future commercial development.

All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting January 2018 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Edward Terry, Planner at Ext. 5135.