


TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL FILE: D14-1580

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: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT (370 BIG BAY POINT ROAD) MASON HOMES LTD.

DATE: April 13, 2015

Pursuant to Staff Report PLN029-14 (Motion 14-G-225) the Planning Department has implemented the Ward (Neighbourhood) Meeting process and revised Public Meeting system. The Public Meeting will be conducted in accordance with past practice but now with the addition of a staff presentation of planning and land use items that have been identified by the public at the Neighbourhood Meeting and through initial staff review of the application. The staff presentation will occur between the presentation by the applicant and questions/comments by the public. A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.


The property is designated General Commercial in the Official Plan and zoned General Commercial C4. The site is located on the northeast corner of Big Bay Point Road and Leggott Drive. The applicant is proposing to redesignate and rezone the lands from General Commercial and General Commercial C4 (H-40) to Residential and Residential Multiple Dwelling Second Density RM2 (SP) with special provisions. The proposed land use is for a development that would result in the construction of 38 block/cluster townhouse units. The special provisions would permit a reduced front yard setback, an increase in the permitted gross floor area and an increase in the permitted density.

The applicant has also filed a site plan application for the subject lands which is being reviewed concurrent with the rezoning application. Approval of the site plan will follow Council decision on the rezoning application.

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

- The suitability of the removal of commercial lands to allow residential;
- The built form of the development as it interfaces at the intersection of Big Bay Point Road and Leggott Drive, and to adjacent residential properties;
- The increased density and requested special provisions related to front yard setback and gross floor area.

The applicant did participate in a Neighbourhood Meeting on January 6, 2015, in which members of the public provided comments regarding the height of the buildings adjacent to the existing residential development and their impact on their privacy; stormwater runoff from the property and its impact on adjacent property; loss of sunlight in the rear yards of lots north of the subject lands; and the impact on the neighbourhood as a result of an increase in traffic volumes generated by the development.



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