



**PLANNING AND BUILDING SERVICES DEPARTMENT
MEMORANDUM**

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

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

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT - 521, 527, 531
BIG BAY POINT ROAD**

FILE: D14-1640

DATE: NOVEMBER 27, 2017

The purpose of this Memorandum is to advise members of Council of a Public Meeting concerning an Application for a Zoning By-law Amendment, submitted by Innovative Planning Solutions on behalf of 2440511 Ontario Incorporated. The subject lands are municipally known as 521, 527, and 531 Big Bay Point Road. The lands are approximately 0.50 hectares of land (1.24 acres). The subject lands are designated 'Residential' in the City's Official Plan and are located west of Yonge Street, east of Painswick Park, on the south side of Big Bay Point Road.

The Applicant is proposing to amend the zoning of the subject lands from Single Detached Residential First Density (R1) and Multiple Residential Second Density with Special Provisions (RM2 (SP-546)) to Multiple Residential Second Density with Special Provisions (RM2 (SP-XXX)). The proposed rezoning would permit the development of sixty (60) back-to-back condominium townhouses in three blocks across the subject lands.

Background

A Zoning By-law Amendment was passed on June 19, 2017 for lands located at 521 and 527 Big Bay Point Road to permit development for a similar built form. The Applicant has since acquired an additional property (531 Big Bay Point Road) and therefore requires this Zoning By-law Amendment to facilitate coordinated development across all properties.

The Applicant is proposing to rezone the subject lands to Multiple Residential Second Density with Special Provisions (RM2 (SP-XXX)). The Special Provisions (SP) would allow for a reduction in the front and rear yard setbacks, parking requirements (both standard and accessible spaces), increased maximum lot coverage, gross floor area, building height and density, and removal of the requirement to have consolidated amenity space. Specifically, the following amendments to development standards requested are:

Proposed Variance	Current Standard	Proposed Standard
Front Yard Setback	7.0m	5.0m
Rear Yard Setback	7.0m	5.0m
Parking Requirements (Standard)	1.5 spaces per unit (90 spaces)	1.35 spaces per unit (81 spaces)
Parking Requirements (Accessible)	2 Type A and 2 Type B	1 Type A and 1 Type B
Lot Coverage (max.)	35%	45%
Gross Floor Area (max.)	60%	150%
Building Height (max.)	10.0m	12.0m
Density (max.)	40 units per hectare	119.4 units per hectare
Amenity Space	12.0 m ² per unit of consolidated space (720 m ²)	12.0 m ² per unit of unconsolidated space



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These Special Provisions are similar to the Special Provisions approved in the June 19th decision, but are not identical. The applicant is proposing a further increase to both density, gross floor area, number of parking spaces, and unconsolidated amenity space, as shown in the table below:

Proposed Variance	Approved July 19	Proposed Standard
Front Yard Setback	5.0m	5.0m
Rear Yard Setback	5.0m	5.0m
Parking Requirements (Standard)	1.0 space per unit	1.35 spaces per unit (81 spaces)
Parking Requirements (Accessible)	—	1 Type A and 1 Type B
Lot Coverage (max.)	45.3%	45%
Gross Floor Area (max.)	112.5%	150%
Building Height (max.)	12.0 m	12.0m
Density (max.)	101.2 units per net hectare	119.4 units per hectare
Amenity Space	9.6 m ² per unit of unconsolidated space	12.0 m ² per unit of unconsolidated space

A Neighbourhood Ward Meeting was held on November 1, 2017 regarding the proposed Zoning By-law Amendment. A total of 10 local residents attended the meeting. Residents raised issues such as: increased density, loss of privacy, removal of, and impact on, existing vegetation, stormwater management and runoff, snow storage and removal, and site design and layout.

The subject application was circulated to applicable City departments and external agencies for their review and comment on October 6, 2017. The primary planning and land use matter being considered at this time are:

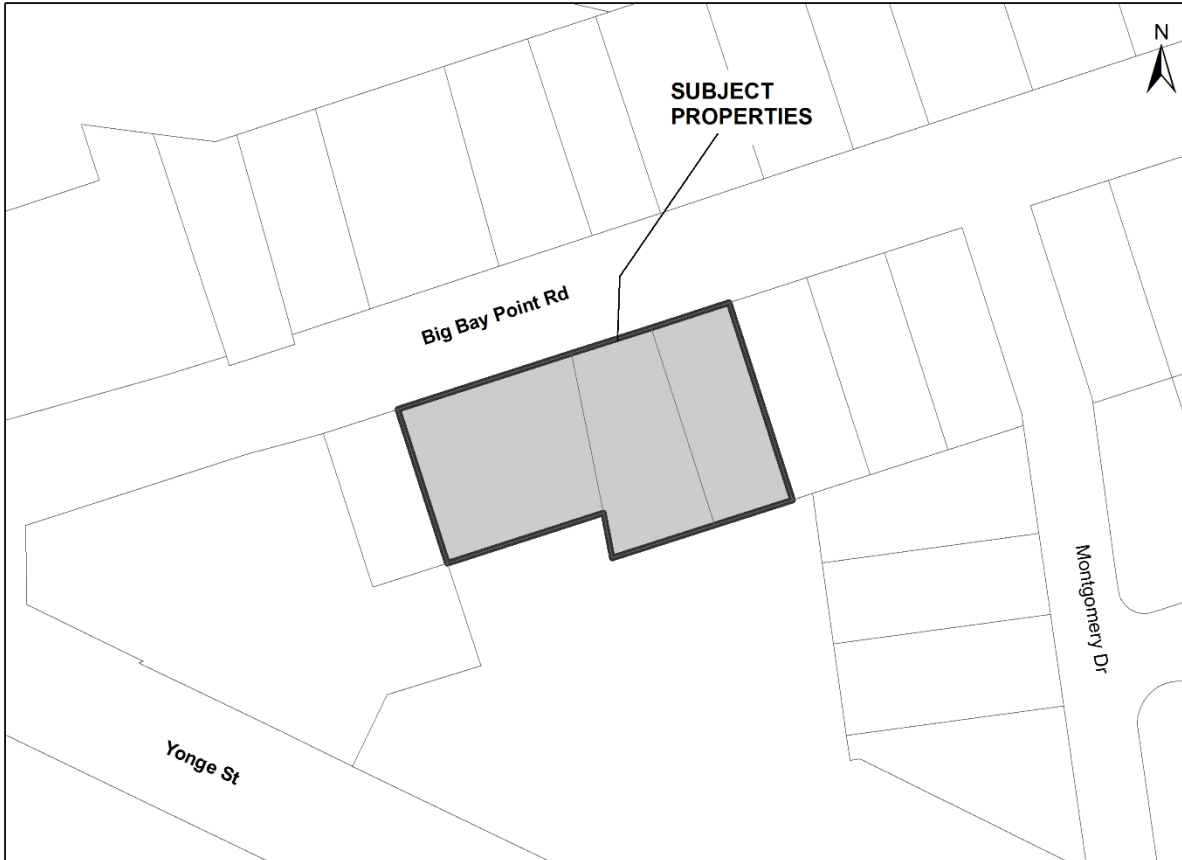
- The requested site-specific zoning provisions;
- Compatibility with the surrounding neighbourhood;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of existing vegetation;
- The impact of the development on adjacent properties; and,
- The impacts that the development may have on traffic and parking in the area.

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 late January 2018 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, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

APPENDIX 1

Key Map



D14 -1640
521/527/531 Big Bay Point Road

GIS Branch. 10/2/2017