

SUBJECT SITE





SITE STATISTICS

- Lot Area (approx.):
 - Phase 1: 11,634 m2
 - Total: 22,584 m2
- Frontage:
 - 183m along Big Bay Point
- Existing Site Conditions
 - Single detached dwellings
 - Generally flat

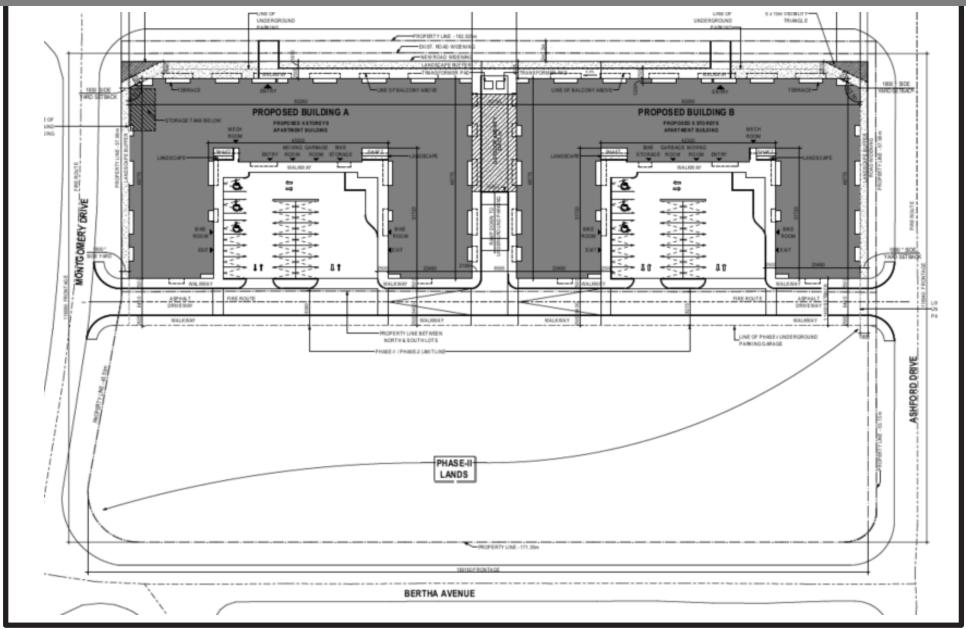
PROJECT TIMELINE



- ✓ Neighborhood Meeting: October 2024
- ✓ 1st Submission: November 2024
- ✓ Public Meeting: February 2025
- ✓ Comments received on submission: April 2025
- ✓ After discussion with staff, Phase 2 lands have been included in the rezoning
- Second Public Meeting: May 2025 (Today)
- Council Vote

DEVELOPMENT CONCEPT





DESIGN CONSIDERATIONS



- Exterior building
 - Modern building with glass facades and contrasting panels.
- Sustainable design
 - Landscaped areas with seating
 - Sustainable materials and finishes to reduce environmental impact

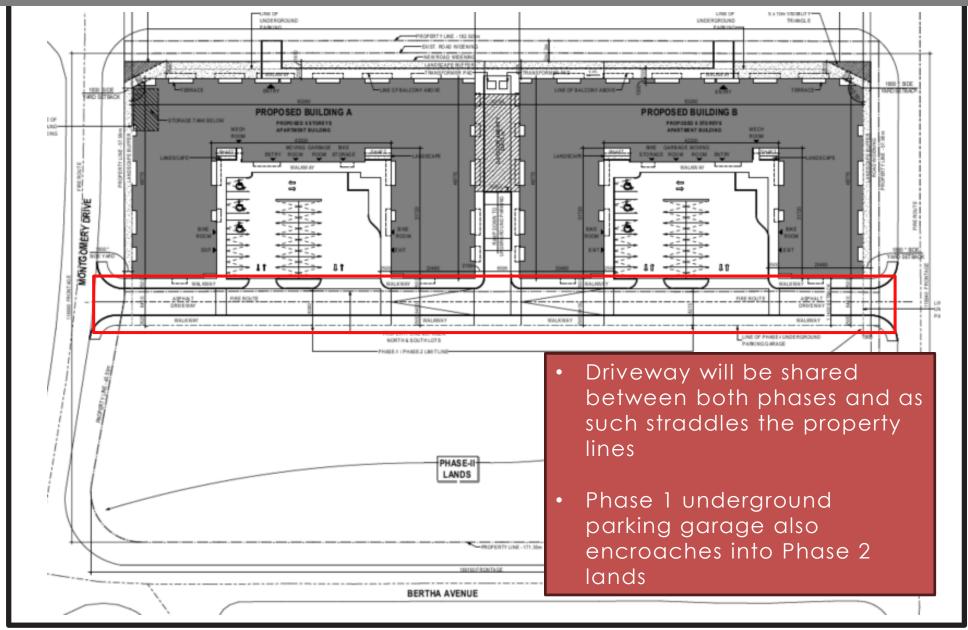






PHASE 2 ENCROACHMENT





PHASE 2 REZONING



- In order to permit the driveway and parking garage, we need to rezone the Phase 2 lands to RA2-1
- The zoning for the Phase 2 lands will also have a holding provision to ensure no development on the Phase 2 lands until plans are provided to the City

SITE-SPECIFIC PROVISIONS



Table 1: Residential Apartment 2 (RA2-1) Zone Section 5.3.1 of By-law 2009-141

PROVISIONS	REQUIRED	PROVIDED
Permitted uses	Apartment Dwelling	Apartment Dwelling
Lot Area – Gross (min)	1,300 m2	11,633.92 m2
Front Lot Line	For a corner lot, the shorter	Big Bay Point Road
	lot line	
Lot Frontage (min.)	30 m	180.93 m
Front Yard Setback to	7 m	4 m
Dwelling Unit (min.)		
Side Yard Setback (min.)	Where abuts a street: 3 m	Abutting a street: 1.8 m
	Otherwise: 5m	
Rear Yard Setback (min.)	7 m	11.4 m
Landscape Buffer	3m	1.8m
Landscaped Open Space	4,071.87 m2	2,681.5 m2
(min.)	35%	23 %
Lot Coverage (max. % of	4,071.87 m2	5,630.38 m2
lot area)	35%	48.39%
Gross Floor Area (max. %	23,267.84 m2	26,992.8 m2
of lot area)	200%	232%
Building Height (max.)	30 m	22.56 m
Parking (min.)	702 (468 x 1.5)	0.7 spaces per units
	1.5 spaces per unit	
Barrier Free Parking	23 Spaces	24 spaces
(min.)	(1 + 3% of required)	
Drive aisle width (min.)	6.4 m	6 m

- Rezone Phase 1: (RA2-1)(SP-XXX)
 - Front Lot Line
 - Reduced front yard setback
 - Reduced side yard setback
 - Reduced landscape buffer
 - Reduced landscaped open Space
 - Increased lot coverage
 - Increased Gross Floor Area
 - Reduced Parking Ratio
- Rezone Phase 2: (RA2-1)(SP-YYY)(H-ZZ)

CONCLUSION



- This proposal seeks to facilitate a Zoning By-law Amendment in support of two 6-storey purpose-built rental apartment buildings.
- The request also includes a rezoning of the Phase 2 lands, which will partially be used for a driveway and parking as part of Phase 1.
- The main reason for the second public meeting is because the Phase 2 lands are now included in the rezoning request.
- We want to thank city staff for all their work on this project, and for being pro-active.

QUESTIONS & COMMENTS



