
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: D. SUDDABY, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
821 BIG BAY POINT ROAD**

DATE: MARCH 23, 2021

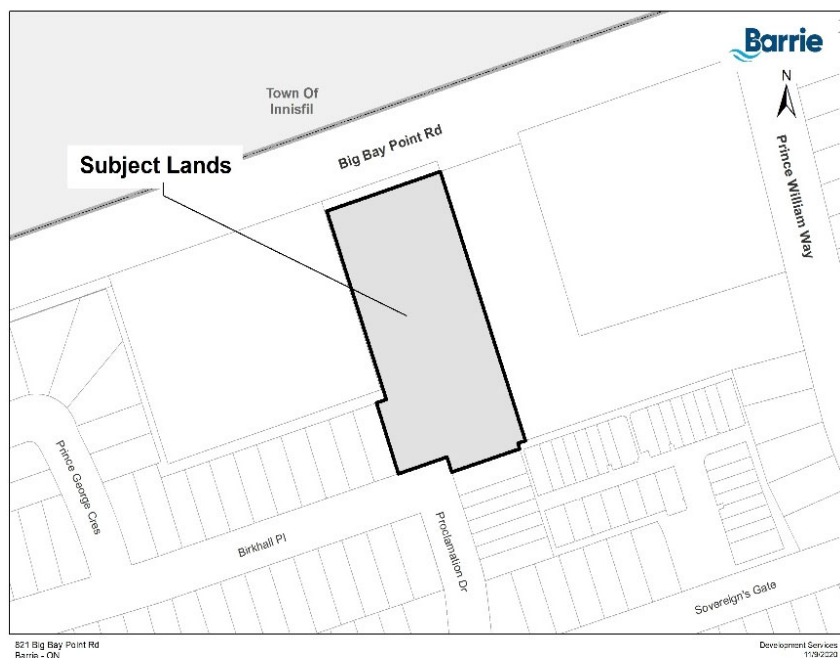
The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Baldwin Planning and Development Consultants on behalf of Robert Gilroy to permit a residential development consisting of 30 condominium townhouse units on a private roadway.

The lands are municipally known as 821 Big Bay Point Road and are located on the south side of Big Bay Point Road, west of Prince William Way and north of Birkhall Place and Proclamation Drive.

The subject lands are designated 'Residential' on Schedule 'A' – Land Use in the Official Plan.

The application proposes to rezone the lands from 'Residential Single Detached Dwelling Third Density' (R3) and 'Residential Multiple Dwelling Second Density – Townhouse' (RM2-TH) in Zoning By-law 2009-141, to 'Residential Multiple Dwelling Second Density – Special Provision' (RM2)(SP-XXX).

The site-specific zoning requested includes a reduced front yard setback, reduced rear yard setback and reduced setback to secondary means of access (see Figure 1: Concept Plan).



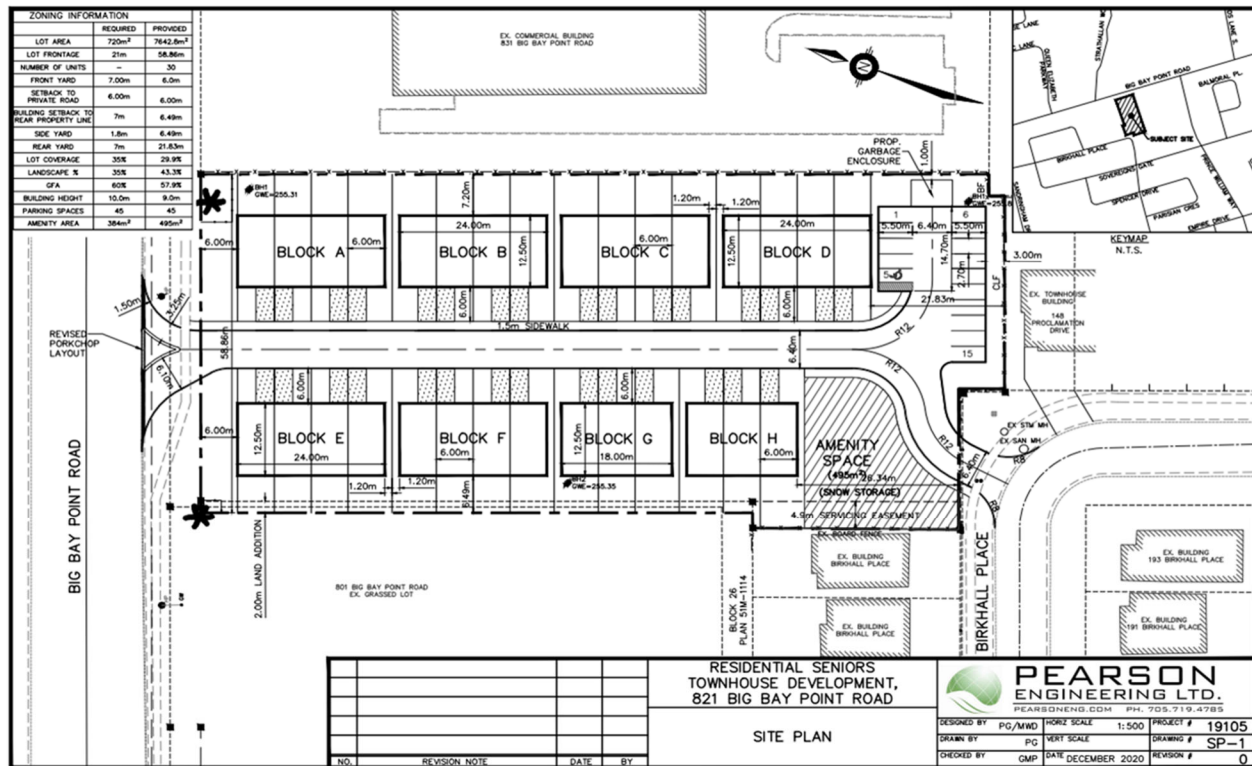


Figure 1: Concept Plan

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 10](#).

Neighbourhood Meeting

A neighbourhood meeting was held virtually on December 2, 2020. The meeting had nine (9) registrants as well as the applicant, development representative, Ward 10 Councillor Mike McCann and Planning staff. Comments from attendees have been summarized as follows:

- Concerns regarding traffic impacts generated by the proposed development; and,
- Confirmation on the proposed tenure and target market for the development (i.e. retirement, affordable housing, rental, freehold, etc.).

Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Justification and the appropriateness of the proposed amendment and the requested site specific provisions;
- Potential impacts on the surrounding neighbourhood including traffic, access onto Birkhall Place and Big Bay Point Road, as well as servicing; and,
- Integration of the proposed development into the surrounding residential area.



DEVELOPMENT SERVICES MEMORANDUM

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2021
Pending #:

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in late spring 2021 for consideration on the application. If approved, a subsequent application for Site Plan Control and a Condominium Exemption would be required.

For more information, please contact Dana Suddaby, Planner at 705-739-4220 ext. 4473 or by email at dana.suddaby@barrie.ca.