



**SPECIAL
COMMITTEE MEETING
OF COUNCIL**

**Tuesday
July 16th, 2013
6:00 p.m.**

MEETINGS

**FOR THE WEEK OF
JULY 16TH, 2013**

Tuesday, July 16, 2013

6:00 p.m.

Special Committee Meeting of
Council
Council Chambers, 2nd Floor,
City Hall

MEETINGS

**HELD UNDER THE
PLANNING ACT**

Tuesday, July 16, 2013

6:00 p.m.

Rezoning, Plan of Subdivision &
Plan of Condominium Applications
1866409 Ontario Limited
750 Scollard Street

COMMUNITY SERVICES COMMITTEE

Tuesday, July 16, 2013

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Chairperson: Councillor Mendicino
Vice-Chair: Councillor Mayne
Member: Councillor Vaillancourt
Ex-Officio: Mayor McDonald

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- CS-2013-18 Motion presented by Councillor Maroosis and Councillor Mendicino on June 4, 2013 re Age Friendly Community (D00/2013/GENER/GENERAL)
- CS-2013-19 Report from Peter Carello dated June 5, 2013 re Rezoning application by Ron Tambeau on behalf of Greenwood Avenue Baptist Church – 312 Greenwood Avenue (D14/2013/GABC/312GREEN).
- **CS-2013-20 Report from Peter Carello dated June 6, 2013 re Rezoning, Plan of Subdivision and Plan of Condominium applications by Celia Teale on behalf of 1866409 Ontario Limited – 750 Scollard Street (D14/2013/18664/750SCOLL).**

CS-2013-20

Draft Recommendation:

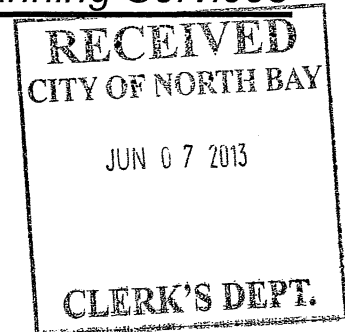
- "That a) the proposed Zoning By-Law Amendment application by Celia Teale on behalf of 1866409 Ontario Limited, 750 Scollard Street in the City of North Bay to rezone the property legally described as Registered Plan No. 78, Lots 256-277, Lots 287-289, Lots 456 - 489, Part of Lot 278, Part of Lavery Street and Part of certain lanes in the City of North Bay, District of Nipissing from an "Institutional (N)" zone to a "Residential Third Density (R3)" zone, "Residential Fifth Density (R5)" zone and "Residential Multiple Second Density (RM2)" zone, as shown on Schedules "A" & "B", attached to Planning Advisory Committee recommendation dated June 6, 2013, be approved;
- b) the proposed Plan of Subdivision (19 Lots, Subdivision File No. 48T-13101) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands, shown as Lots 1 to 19 on Schedule "B" attached to Planning Advisory Committee recommendation dated June 6, 2013, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Peter Carello dated May 29, 2013;
- c) the proposed Draft Plan of Condominium (17 Units, Standard Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the lands as shown on Schedule "B" attached to Planning Advisory Committee recommendation dated June 6, 2013, be given Draft Approval subject to the conditions in Appendix "B" to the Planning Report prepared by Peter Carello dated May 29, 2013;
- d) the proposed Draft Plan of Condominium (12 Units, Vacant Land Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the lands as shown on Schedule "B" attached to Planning Advisory Committee recommendation dated June 6, 2013, be given Draft Approval subject to the conditions in Appendix "C" to the Planning Report prepared by Peter Carello dated May 29, 2013; and
- e) that the Owner(s) enter into a Subdivision Agreement and a Condominium Agreement with the City of North Bay prior to site development to address lot grading, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication."

INTER OFFICE

MEMO

*City of North Bay
Planning Services*

To: Cathy Conrad, City Clerk
From: Peter Carello - Senior Planner, Current Operations
Subject: Resolution No. 4 - Planning Advisory Committee
Date: June 6, 2013



Quoted below is Resolution No. 4 passed at the regular meeting of the Planning Advisory Committee held on Wednesday May 29, 2013:

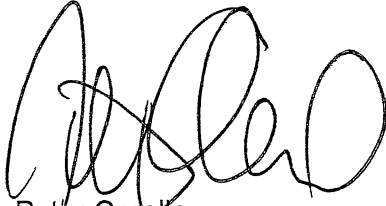
Resolution No. 4

"That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment Application by Celia Teale on behalf of 1866409 Ontario Limited, 750 Scollard Street in the City of North Bay to rezone the property legally described as Registered Plan No. 78, Lots 256-277, Lots 287-289, Lots 456 to 489, Part of Lot 278, Part of Lavery Street and Part of certain lanes in the City of North Bay, District of Nipissing, from an "Institutional (N)" zone to a "Residential Third Density (R3)" zone, "Residential Fifth Density (R5)" zone and "Residential Multiple Second Density (RM2)" zone be APPROVED;
- 2) That the proposed Plan of Subdivision (19 Lots, Subdivision File No. 48T-13101) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands, shown as Lots 1 to 19 on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Peter Carello dated May 29, 2013; and
- 3) That the proposed Draft Plan of Condominium (17 Units, Standard Condominium; Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "B" to the Planning Report prepared by Peter Carello dated May 29, 2013;
- 4) That the proposed Draft Plan of Condominium (12 Units, Vacant Land Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "C" to the Planning Report prepared by Peter Carello dated May 29, 2013; and

- 5) That the Owner(s) enter into a Subdivision Agreement and a Condominium Agreement with the City of North Bay prior to site development to address lot grading, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication.”

Please note that a length of notice period of 20 will be required for this application.

A handwritten signature in black ink, appearing to read 'Peter Carello', written in a cursive style.

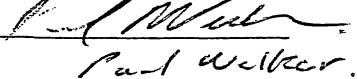
Peter Carello
Senior Planner, Current Operations
Secretary-Treasurer, Planning Advisory Committee

North Bay Planning Advisory Committee


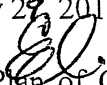
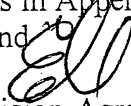
Resolution No. 4

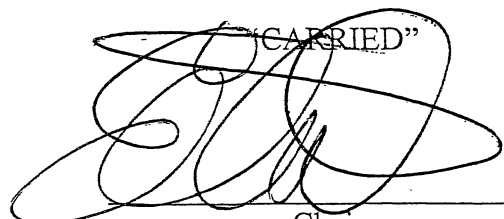
Date: May 29, 2013

Moved By: 

Seconded By: 
Paul Walker.

“That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment Application by Celia Teale on behalf of 1866409 Ontario Limited, 750 Scollard Street in the City of North Bay to rezone the property legally described as Registered Plan No. 78, Lots 256-277, Lots 287-289, Lots 456 to 489, Part of Lot 278, Part of Lavery Street and Part of certain lanes in the City of North Bay, District of Nipissing, from an “Institutional (N)” zone to a “Residential Third Density (R3)” zone, “Residential Fifth Density (R5)” zone and “Residential Multiple Second Density (RM2)” zone be APPROVED;
- 2) That the proposed Plan of Subdivision (19 Lots, Subdivision File No. 48T-13101) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands, shown as Lots 1 to 19 on Schedule “B” attached hereto, be given Draft Approval subject to the conditions in Appendix “A” to the Planning Report prepared by Peter Carello dated May 29, 2013; and 
- 3) That the proposed Draft Plan of Condominium (17 Units, Standard Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule “B” attached hereto, be given Draft Approval subject to the conditions in Appendix “B” to the Planning Report prepared by Peter Carello dated May 29, 2013; 
- 4) That the proposed Draft Plan of Condominium (12 Units, Vacant Land Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule “B” attached hereto, be given Draft Approval subject to the conditions in Appendix “C” to the Planning Report prepared by Peter Carello dated May 29, 2013; and 
- 5) That the Owner(s) enter into a Subdivision Agreement and a Condominium Agreement with the City of North Bay prior to site development to address lot grading, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication..”


Chair

INTER OFFICE

City of North Bay

PLANNING SERVICES

MEMO

To: Chair and Members, Planning Advisory Committee

From: Peter Carello – Senior Planner, Current Operations

Subject: Proposed Zoning By-law Amendment by Celia Teale on behalf of the 1866409 Ontario Limited, 750 Scollard Street in the City of North Bay

Date: May 29, 2013

Recommendation

1. That the proposed Zoning By-law Amendment Application by Celia Teale on behalf of 1866409 Ontario Limited, 750 Scollard Street in the City of North Bay to rezone the property legally described as Registered Plan No. 78, Lots 256-277, Lots 287-289, Lots 456 to 489, Part of Lot 278, Part of Lavery Street and Part of certain lanes in the City of North Bay, District of Nipissing, from an "Institutional (N)" zone to a "Residential Third Density (R3)" zone, "Residential Fifth Density (R5)" zone and "Residential Multiple Second Density (RM2)" zone BE APPROVED;
2. That the proposed Plan of Subdivision (19 Lots, Subdivision File No. 48T-13101) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands, shown as Lots 1 to 19 on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Peter Carello dated May 29, 2013; and
3. That the proposed Draft Plan of Condominium (17 Units, Standard Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "B" to the Planning Report prepared by Peter Carello dated May 29, 2013;
4. That the proposed Draft Plan of Condominium (12 Units, Vacant Land Condominium, Condominium File No. 48CDM-13102) by Celia Teale on behalf of 1866409 Ontario Limited for the above described lands as shown on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "C" to the Planning Report prepared by Peter Carello dated May 29, 2013; and
5. That the Owner(s) enter into a Subdivision Agreement and a Condominium Agreement with the City of North Bay prior to site development to address lot grading, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication.

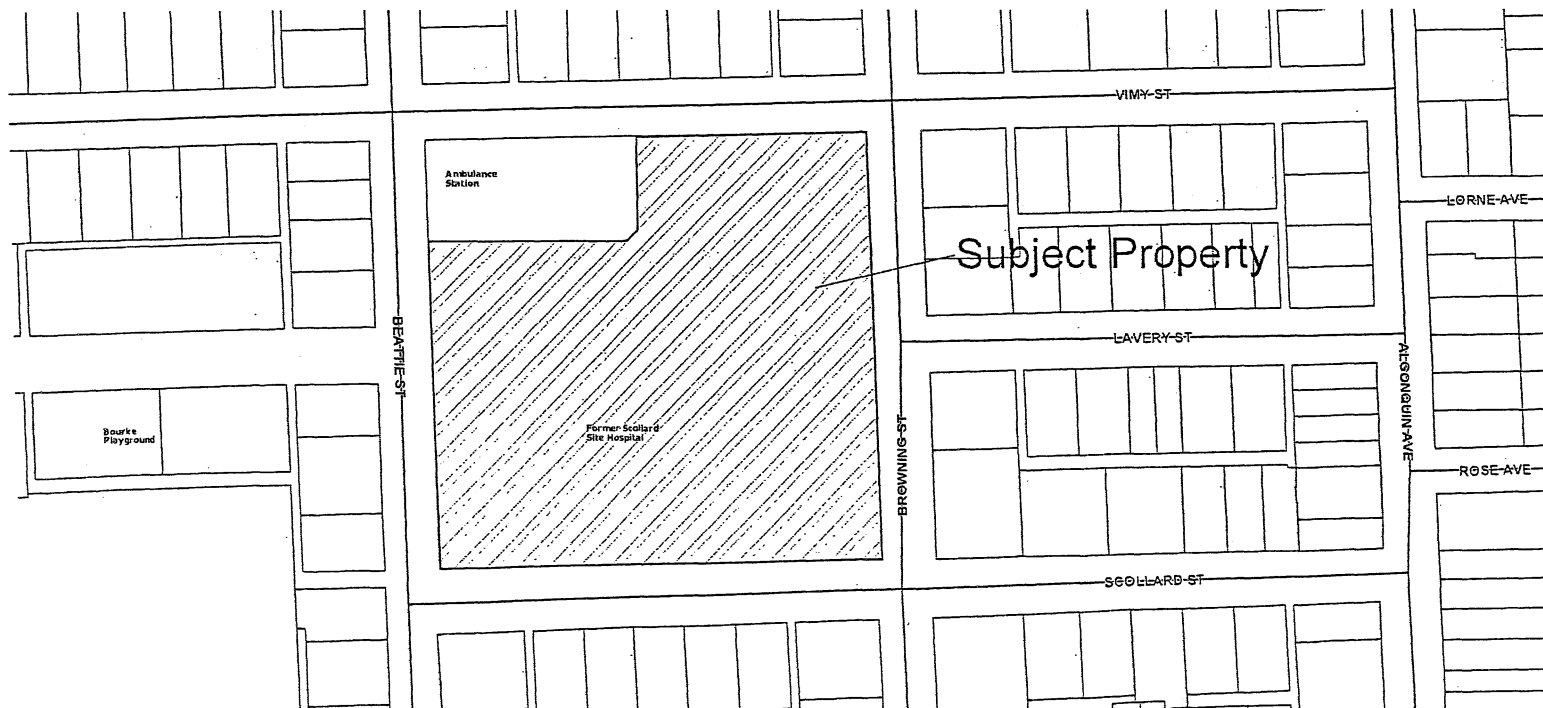
Site Information

Legal Description: Registered Plan No. 78, Lots 256-277, Lots 287-289, Lots 456 to 489, Part of Lot 278, Part of Lavery Street and Part of certain lanes in the City of North Bay, District of Nipissing.

Site Description: The subject property is an existing lot of record. Up until January 30, 2011 (when the new hospital on Highway 17 West was opened), the property was the site of the former Civic Hospital. Since that time, the former hospital has been decommissioned and razed. There are presently no structures on the subject property. At the time of this report, there are some remnants from the demolition of the former building, such as piles of crushed stone. These are expected to be removed at some point in the near future.

The subject property is approximately 2.1424 hectares. It has road access on four roads, Vimy Street, Browning Street, Scollard Street and Beattie Street. The property's frontage is considered to be 83.3 metres on Vimy Street. Apart from a 0.27 hectare area of land in the north-west corner that remains occupied by the North Bay Regional Hospital's ambulance station, the subject property comprises of an entire city block.

It is presently zoned "Institutional (N)" under Zoning By-law 28-80 and is designated "Residential" under the Official Plan.



Neighbouring properties are mostly low density residential units. The municipally owned and maintained Bourke Playground is immediately to the west of the subject property. There are several commercial office uses within relatively close proximity to the subject property (approximately one block, along Algonquin Avenue and Bloem Street). St. Alexander School is also approximately a block from the subject lands.

Proposal

Celia Teale, on behalf of the 1866409 Ontario Limited, has submitted a Zoning By-law amendment application to rezone the property from an "Institutional (N)" zone to a "Residential Third Density (R3)" zone, "Residential Fifth Density (R5)" zone and "Residential Multiple Second Density (RM2)" zone in order to permit the redevelopment of the property for residential use.

The applicants are proposing four different types of housing. For the block at the southern portion of the property, the applicants are proposing to develop single detached dwelling units. Nine of the eleven single detached dwellings are being proposed on lots with 13.8 metres of frontage on Scollard Street. The two remaining lots are corner lots, which would have 17 metres frontage. These single detached dwellings are all being proposed in freehold ownership. This portion of land is being proposed to be rezoned "Residential Third Density (R3)".

Directly to the north of the proposed single detached dwellings would be a row of seventeen townhouse units. The townhouse units would be condominium units and are proposed to have 8.5 metres of frontage. Road access would be provided by a common element road located to the north of the townhouse units. This road is to be 13 metres wide and would line up with the adjacent Lavery Street. The portion of land to contain the cluster of townhouses is being proposed to be rezoned "Residential Multiple Second Density (RM2)".

To the north of the proposed townhouse units would be another row of single detached dwelling units. These particular units, however, would be developed as a vacant land condominium. Ten of the twelve units in this row are proposed to be developed on lots with 12.9 metres of frontage. Road access is proposed to be achieved by a common element road to the north of the vacant land condominium units. This second private road would measure between 9.4 metres at the east end of the property and 10.7 metres at the west end of the property. The portion of land to contain the single detached dwellings in the vacant land condominium is being proposed to be rezoned "Residential Fifth Density (R5)".

To the north of the vacant land condominium units, the applicant is proposing to construct eight semi-detached dwelling units with frontage on Vimy Street. As the ambulance station continues to occupy the north-west portion of the property, this is the sole row of housing that does not extend the entire block from Browning Street to Beattie Street. These units will each have between 10m and 12m of frontage on Vimy Street. These units are proposed to be developed in freehold ownership. The portion of land to contain the semi-detached dwelling units is being proposed to be rezoned "Residential Fifth Density (R5)".

As part of this application, the property owner is requesting concurrent approvals for a Plan of Subdivision and a Plan of Condominium, as described above.

Provincial Policy Statement (PPS 2005)

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.3 of the PPS 2005 provides policy for Settlement Areas. This section of the PPS 2005 states:

“1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and*

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

One of the Provincial Policy Statement’s overarching goals is to encourage infill and increased levels of density within Settlement Areas where there are adequate public services in place to accommodate potential residents. Both Sections 1.1.3.1 and 1.1.3.3 of the PPS 2005 specifically outlines this goal.

The subject property is an existing lot of record within the Settlement Area, as identified by Schedules 1 and 2 of the City of North Bay’s Official Plan. The property was previously used as a hospital. However, all medical services were relocated to the new regional hospital in early 2011. It is now appropriate to consider the regeneration of the subject lands.

The proposed subdivision/condominium development is appropriate for the infrastructure and public service facilities in the area, consistent with Section 1.1.3.2.a). Municipal sewer and water are available in the area. No capacity increases to existing infrastructure are required in order to service the proposed Plan of Subdivision/Condominium.

The PPS 2005 encourages municipalities to support the development of a range of housing types and densities where an appropriate level of public services are available. Section 1.4.3 of the PPS 2005 states that *“Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:...*

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;”

The former hospital was able to successfully operate on the existing services for many years. It is anticipated proposed redevelopment of the property would have a lesser demand on most services, such as sewer, water and road access and is therefore appropriate for the level of available infrastructure.

Consistent with the above noted policy's directive to provide a range of housing types, the proposed development includes three different types of forms of low density housing (single detached dwellings, townhouses and semi-detached dwellings). The Applicants are also proposing both condominium and freehold ownership options.

In my professional opinion, the proposed Zoning By-law Amendment and Plans of Subdivision and Condominium are consistent with the policies contained in the Provincial Policy Statement (PPS 2005).

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario.

One of the underlying principles of the GPNO 2011 is to focus growth and development in central areas. Section 3.4.3 of the GPNO 2011 states that "*Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land use, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores.*"

The subject property is an existing parcel of record located in a central area of the community. It is in relatively close proximity to local businesses, employment areas and open spaces.

The proposed Zoning By-law amendment conforms to the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Official Plan

The subject property is designated "Residential" under the Official Plan.

Section 1.4.2 of the Official Plan (Guiding Principles) encourages residential intensification to occur within the Settlement area, particularly in areas of the community that have access to amenities. An excerpt from this section of the Official Plan states:

"North Bay endorses the principles of "smart growth" by concentrating growth within the Settlement Area in a manner that new development has easy access to employment lands, commercial lands, residential lands, parks, trails and public transit. North Bay continue the practice of concentrating growth within the Settlement Area in a manner that allows new development to have easy and efficient access to employment, residential, commercial and park areas."

Section 2.1.1 of the Official Plan (Settlement Area Policies) further states that *“Infill and intensification development will be primarily encouraged in the Central Business District (CBD) and surrounding neighbourhoods, where appropriate, and where adequate municipal services, facilities and transit routes exist.”*

The subject property is located within the “Pinewood” Planning District, as identified by Schedule 4 of the Official Plan. The “Pinewood” Planning District is directly adjacent to the Central Business District, as stated by Section 2.1.1.

The subject property is located in a well-established neighbourhood that has easy access to a broad range of municipal services. Some examples:

- Municipal water supply and sanitary sewer services are available to the subject property.
- A transit stop is located directly adjacent to the subject property, with multiple other routes that travel on Algonquin Avenue located a block away.
- Bourke Playground is located immediately adjacent to the subject lands, which would provide a decent sized public park to the subdivision. The Park has been recently upgraded and now has play equipment. Future capital investments are planned, including increased green space and an outdoor hockey rink.
- St. Alexander School is located less than a block from the subject property. Two other schools (King George and Ecole Secondaire Algonquin) are located less than 500 metres from the subject property.

It is my professional opinion this Zoning By-law Amendment request maintains the general purpose and intent of the City of North Bay’s Official Plan.

Zoning By-Law No. 28-80

The subject property is presently an “Institutional (N)” zone, which permits the following uses:

- boarding, lodging or rooming house;
- cemeteries;
- colleges, universities and private schools;
- day nurseries;
- elementary and secondary schools;
- government lands and buildings;
- Group Home Type 1;
- Group Home Type 2;
- Group Home Type 3;
- homes for the aged;
- hospitals or health care and treatment facility;
- museums;
- nursing home;
- place of worship;
- prison;
- recreational facilities owned and operated by a public authority
- solar farm;

- welfare institutions; and
- buildings or structures accessory to the foregoing.

The Applicant is proposing to rezone the subject lands “Residential Third Density (R3)”, “Residential Fifth Density (R5)” and “Residential Multiple Second Density (RM2)” zones as shown on the attached Schedule B.

The “Residential Third Density (R3)” zone permits the following uses:

- single detached dwelling (min frontage 13.7 m);
- duplex dwelling;
- semi-detached dwelling;
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The “Residential Fifth Density (R5)” zone permits the following uses:

- single detached dwelling;
- semi-detached dwelling;
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The “Residential Multiple Second Density (RM2)” zone permits the following uses:

- duplex dwelling;
- semi-detached dwelling;
- triplex;
- double duplex;
- maisonette dwellings;
- townhouses;
- multiple dwellings
- Group Home Type 1;
- Group Home Type 2;
- accessory home based businesses;
- parks, playgrounds & non-profit uses;
- day nurseries; and
- institutional uses;

The subject property is able to meet all other regulations of the Zoning By-law.

It is my professional opinion this application meets the requirements of the Zoning By-law.

Correspondence

This proposal was circulated to municipal departments and agencies that may have an interest in the subject application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

- Engineering and Environmental Services: advised municipal water and sanitary sewer is not available along Scollard Street. Existing residential lots on Scollard Street are serviced via municipal infrastructure located in the laneway at the rear of the properties. To accommodate the proposed development, municipal services would need to be relocated onto Scollard Street prior to the development of the proposed single detached dwellings on this roadway.

The Engineering Department further advised more detailed plans, such as a Lot Grading Plan and Profile Drawings, would be required as part of the Plan of Subdivision, but that a full stormwater management plan is not needed for this development.

A professional engineer is required to confirm the water distribution and the sanitary sewer systems in the area are adequate for what is being proposed.

- Building Department: No objections
- Fire Department: No objections.
- Parks, Recreation and Leisure Services: advised they would require cash in lieu of parklands as part of the subdivision agreement. No additional parkland is required due to the investments in the adjacent Bourke Street Park.
- Economic Development: No concerns.

Many neighbourhood residents responded to the notice of the proposed rezoning. The Planning Advisory Committee meeting held on April 2nd, 2013 was well attended and a number of residents made presentations expressing opposition to the proposed rezoning. A petition with 106 names in opposition to the proposed development was submitted to the Planning Advisory Committee meeting.

The following is intended to summarize the concerns expressed by the neighbourhood:

- Density: Many individuals expressed concerns the density of the proposed subdivision and condominium is greater than the existing neighbourhood. Several individual stated that they were of the opinion that the existing built form of large lots should be maintained on the subject property.

The City's Official Plan directs the City to have varying levels of density throughout the community. Section 2.1.11 (Housing Policies) of the Official Plan states that *"It is the general intent of this Plan to encourage the development and maintenance of an efficient and pleasant environment for all lifestyles.*

In providing for these demands, the objective is an appropriate mixture of densities and an

arrangement that will minimize conflicts between different forms of housing.”

In this instance, the highest density of proposed housing would be found in the proposed RM2 zone, which is proposed to be developed with townhouses. This RM2 zone is proposed to be located in the centre of the subdivision, shielded to the south by a row of new single detached dwellings and to the north by a row of single detached dwellings and an additional partial row of semi-detached dwellings.

Planning Services is of the opinion the density of the proposed development is appropriate. Each of the three zones requested (R3, R5 and RM2) are all considered low density zones by the Official Plan and Zoning By-law 28-80. The proposed development would meet the minimum size requirements of the Zoning By-law without requiring variances or reductions from the standard zones (frontage, lot area per dwelling unit, setbacks, coverage, etc.). Planning Services is also of the opinion the design of the proposed subdivision and the manner the different forms of housing have been staggered would minimize the opportunity for any conflict between the different forms of housing, as directed by Section 2.1.11 of the Official Plan.

- Type of Housing: Most individuals expressed their opinion the subject property should be developed exclusively with single detached dwellings or as a retirement community. Many individuals expressed some level of concern regarding the potential for the construction of townhouses, stating that would be incongruent with the neighbourhood.

Townhouses are a form of housing that is found in many neighbourhoods throughout the community. While clusters of townhouses have a higher density than single detached dwellings, they are considered low density residential. Experience from other areas with townhouses offers no indications this form of development has a negative effect on neighbourhoods or is inconsistent with areas made up of single detached dwellings.

- Negative Effect on Property Values: Several individuals expressed concerns the proposed development would have a negative effect on their property value as a result of the development.

The Applicants have stated they anticipate the newly constructed dwelling units to be listed for sale between \$250,000-\$400,000. These price points are similar to what other new homes are listed at throughout the community.

Planning Staff conducted an internet research to attempt to find a study that supports the notion the proposed development would have a negative effect on property values. The majority of the literature found during this research considered affordable housing and its effect on surrounding neighbourhoods. While this application is not for affordable housing, the research was still relevant, as it considered the effect of new housing on existing neighbourhoods.

The general conclusion of most studies is the housing market is a complex and dynamic industry. There are many factors that influence housing prices. However, new residential development has no statistically discernible effect on housing prices.

- Traffic/Parking: Several neighbours expressed concerns regarding the impact the proposed development might have on traffic and parking.

With regards to parking, the Applicant would be subject to meeting the minimum standards of the Zoning By-law as part of any Building Permit. Section 3.26. of the Zoning By-law provides minimum parking requirements, which requires 1.5 to 2 parking spaces per dwelling unit.

Regarding traffic, it should be noted the subject property was previously developed as a six storey hospital. With hundreds of employees and beds located within this facility, the traffic impact of the proposed subdivision and condominium is expected to be significantly lower than this previous use.

- Communication of the proposal: The notice for the Planning Advisory Committee meeting contained an error, stating that 29 townhouses were to be constructed (whereas only 17 townhouses are to be constructed). Planning Staff acknowledge this was incorrect. A new notice regarding the proposal was not recirculated. The error was noted at the outset of the Public Meeting at the Planning Advisory Committee meeting and was identified to members of the public who contacted Planning staff. The notice of the statutory Public Meeting at City Council will be corrected.

Several individuals stated they did not receive notice of the meeting at the Planning Advisory Committee. Staff reviewed the distribution list and confirmed the individuals in question did not receive notice. However, each of these individuals' properties are located further than 120 metres from the subject property. The Planning Act states municipalities must only notify property owners within 120 metres. The City of North Bay strictly adheres to this stipulation. All property owners who have participated in the public process will be added to the circulation list so they are made aware of all future public meetings and decisions made by City Council

Summary

The Applicants are proposing to rezone the subject property from an "Institutional (N)" zone to "Residential Third Density (R3)", "Residential Fifth Density (R5)" and "Residential Multiple Second Density (RM2)" zones. This Zoning By-law Amendment would enable the redevelopment of a decommissioned hospital site to a residential subdivision and condominium development. The proposed Zoning By-law Amendment would permit the construction of 11 single detached dwelling units in freehold ownership, 8 semi-detached dwelling units in freehold ownership, 17 townhouse dwelling units as a standard condominium and 12 single detached dwelling units as a vacant land condominium, for a total of 48 dwelling units.

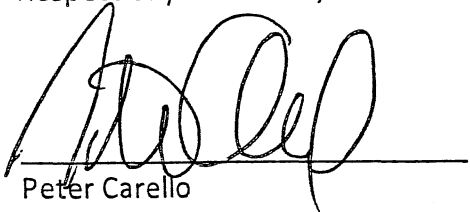
The property's current zoning is "Institutional (N)". This zone permits a wide variety of uses that are far more intense than the proposed development. The previous use as a hospital is a good indication of how intrusive the current zoning could be, with 24-hour per day operations, the continuous arrival and departure of staff, patients and visitors. Planning staff is of the opinion that the requested Zoning By-law Amendment is a significant improvement of the current situation, representing a better use of the subject property and a development that is far more compatible with the existing neighbourhood. While simply being an improvement of a situation is not enough reason to approve a Zoning By-law Amendment, the proposed redevelopment of the subject lands is supported by both Provincial and Municipal policy documents, as outlined in this report.

The proposed development would redevelop an existing parcel of land within the Settlement Area. The property is on full municipal services. The proposed Zoning By-law Amendment would be considered infill development by Planning Services. This type of intensification and infill is supported by Provincial Policy.

The property is designated "Residential" under the City's Official Plan. The Official Plan includes policies that encourage varying densities in residential areas. The Official Plan also includes policies that support infill development, such as what is proposed within this application.

It is my professional opinion the proposed Zoning By-law Amendment is in conformity with the Official Plan and the end use is consistent with Provincial Policy, as set out by the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005).

Respectfully submitted,




Peter Carello
Senior Planner, Current Operations

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attach.

I concur with the recommendations contained in this report.


Beverley Hillier, MCIP, RPP
Manager, Planning Services

City of North Bay
File No. 48T-13101

APPENDIX "A" - PLAN OF SUBDIVISION – LOTS 1 to 19

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-13101, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated March 13, 2013 including nineteen (19) residential lots identified as Lots 1 to 19 on the attached Schedule "B". |
| 3) | That prior to signing the Final Plan by the Municipality, the proposed subdivision conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs and for the construction of model homes. |
| 5) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 6) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage prior to final approval. |
| 7) | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">a) The Owner agrees that a lot grading plan shall be undertaken by the Owner; andb) The Owner agrees to pay a Stormwater Management fee of \$2,200 per lot as recommended in the Watson Report. |
| 8) | That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay. |
| 9) | That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, as shown on the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated March 13, 2013. |

- 10) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 11) That the Subdivision Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 12) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 13) The subdivision agreement for the subject subdivision application shall include a statement informing the first purchaser of a lot within the subject Plan of Subdivision that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 14) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

1. We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

City of North Bay
File No. 48CDM-13102

APPENDIX "B" – FREEHOLD CONDOMINIUM UNITS 1 TO 17

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-13102 are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board (OMB) issued in respect of the appeal or from the date of a notice issued by the OMB under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated March 13, 2013 including seventeen (17) condominium units identified as Units 1 to 17 & parts marked "Common Element" (former Lavery Street) on Schedule "B" attached hereto. |
| 3) | That prior to the signing of the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs, and for the construction of model homes. |
| 5) | That all streets in the Plan of Condominium be named to the satisfaction of the City of North Bay. |
| 6) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 7) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 8) | That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
a) The Owner agrees that a lot grading plan shall be undertaken by the Owner; and
b) The Owner agrees to pay a Stormwater Management fee of \$2,200 per lot as recommended in the Watson Report. |
| 9) | That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay. |

- 10) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
- 11) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 12) That the Condominium Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 13) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 14) The Condominium agreement for the subject Condominium application shall include a statement informing the first purchaser of a unit within the Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 15) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

1. We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

City of North Bay
File No. 48CDM-13102

APPENDIX "C" – VACANT LAND CONDOMINIUM – UNITS/LOTS 1 TO 12

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-13102, are as follows:

No. Conditions

- 1) That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 2) That this approval applies to the Draft Plan of Condominium prepared by R.D. Miller, OLS dated March 13, 2013 including twelve (12) residential condominium units, as shown on the attached Schedule "B".
- 3) That all streets on the Plan of Condominium be named to the satisfaction of the City of North Bay.
- 4) That no removal of trees be undertaken prior to final approval except; within the proposed road allowance and for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs as prescribed by Section 51(57) of the *Planning Act*.
- 5) That prior to signing the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality.
- 6) That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage.
- 7) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 8) That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
 - a) The Owner agrees that a lot grading plan shall be undertaken by the Owner; and
 - b) The Owner agrees to pay a Stormwater Management fee of \$2,200 per lot as recommended in the Watson Report.
- 9) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu or combination thereof to the Municipality for park or other public recreational purposes.

- 10) That the owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 11) That the Condominium Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 12) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 13) The condominium agreement for the subject condominium shall include a statement informing the first purchaser of a unit/lot within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 14) That the Vacant Land Condominium Agreement require that the total financial security necessary to complete all sewer, water, road and stormwater services be deposited with the City of North Bay prior to Final Approval of any phase.

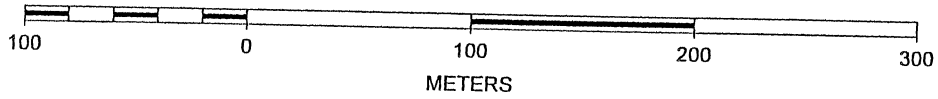
NOTES

- 1) We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
- 2) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
- 3) The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

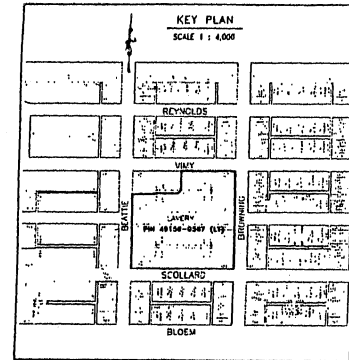
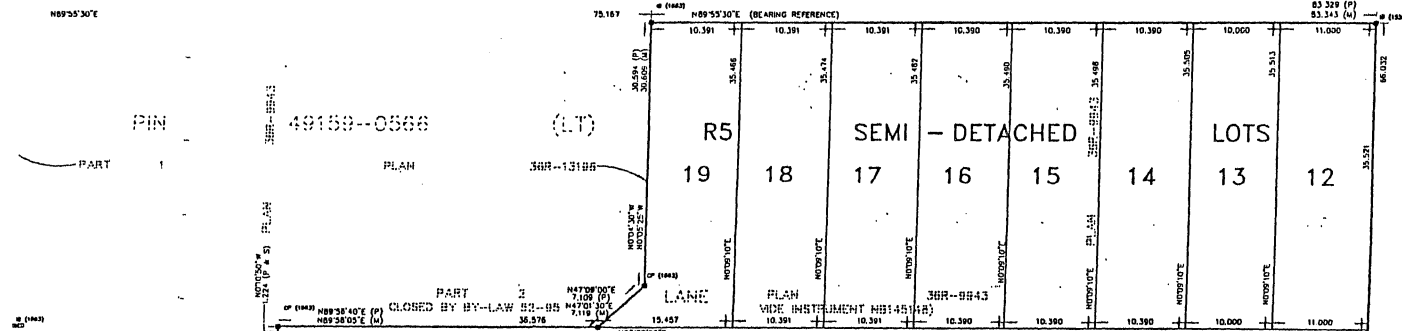
SCHEDULE A



SCALE 1 : 3,423

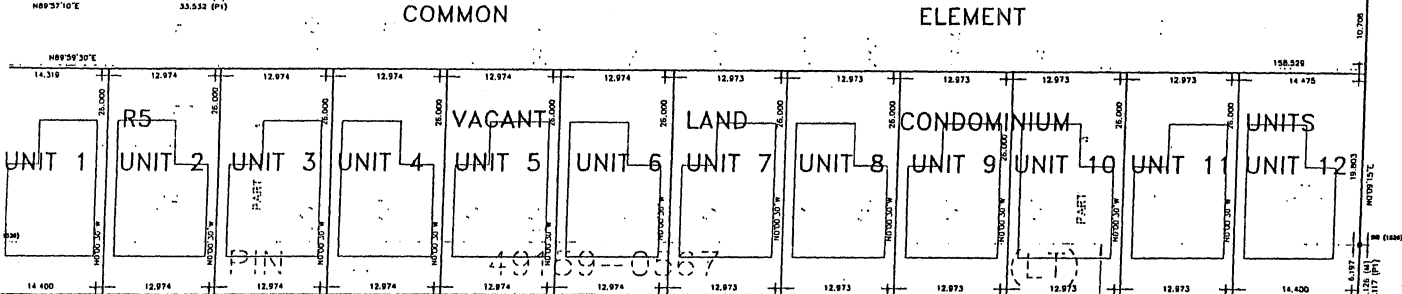


VIMY STREET PIN 49159-0540 (LT) REGISTERED PLAN No. 78



DRAFTPLAN OF SUBDIVISION AND ALL OF LOTS 256 TO 277 INCL. ALL OF LOTS 287 TO 289 INCL. ALL OF LOTS 456 TO 489 INCL. PART OF LOT 278, PART OF LAVERY STREET AND PART OF CERTAIN LANES REGISTERED PLAN No. CITY OF NORTH DISTRICT OF NIPISSING MILLER & URSO SURVEYING INC. SCALE 1 : 300

M METRIC UNITS DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

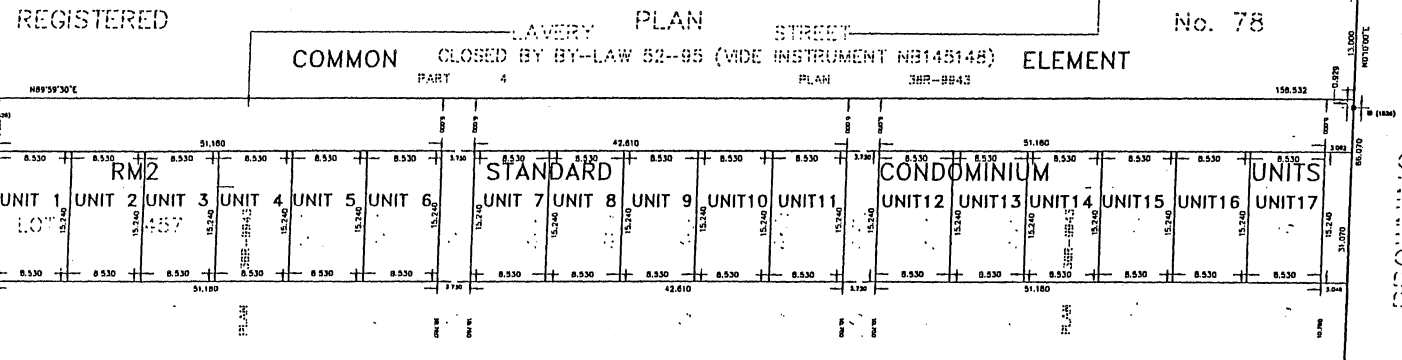


LAND USE ANALYSIS

LOT/BLOCK/AREA	INTENDED USE	No. OF
LOTS 1 TO 11	ZONED R3 - SINGLE FAMILY DWELLING LOTS	1
LOTS 12 TO 19	ZONED R5 - SEMI-DETACHED DWELLING LOTS	8
UNITS 1 TO 17	ZONED RM2 - STANDARD CONDOMINIUM UNITS	17
UNITS 1 TO 12	ZONED R5 - VACANT LAND CONDOMINIUM UNITS	12
COMMON ELEMENT		
TOTAL		4

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5 OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE: LISTED IN THE LAND USE ANALYSIS.
- (E) THE EXISTING USES OF THE ADJACENT NORTH - RESIDENTIAL R1 EAST - RESIDENTIAL R1 SOUTH - RESIDENTIAL R1 WEST - RESIDENTIAL R1
- (F) AS SHOWN ON THE FACE OF THE PLAN
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) MUNICIPALLY OWNED AND OPERA (I) THE NATURE AND POROSITY OF 1 (J) NOT APPLICABLE (K) THE MUNICIPAL SERVICES TO BE EMERGENCY SERVICES - POLICE, MUNICIPAL SERVICES - PIPED W RECYCLING, ROAD MAINTENANCE PUBLIC SERVICES - GAS, ELECT (L) THERE IS NO DRAINAGE EXCEPT



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUND. RELATIONSHIP TO THE ADJOINING LA

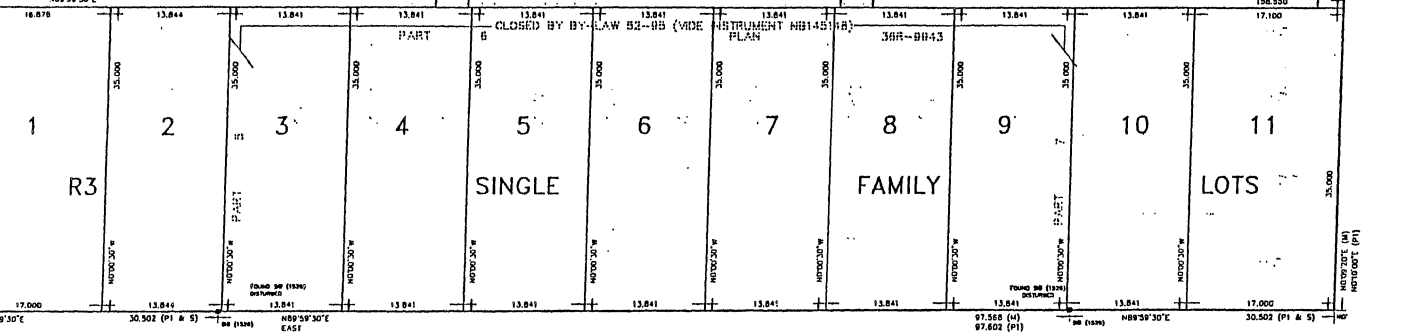
NORTH BAY, ONTARIO
MARCH 13th, 2015

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING C

NORTH BAY, ONTARIO
March 19, 2015

BEARING NOTE
BEARINGS ARE ASTROMONIC AND IN LIMIT OF VIMY STREET, AS SHOWN I

BROWNING STREET REGISTERED PLAN No. 65 PIN 49159-0542 (LT)



LEGEND

- P - DENOTES DEPOSITED PLAN 368-15166
- P1 - DENOTES DEPOSITED PLAN 368-8943
- HEF - DENOTES NO EVIDENCE FOUND
- 1528 - DENOTES SIMPSON & OSBORNE SURVEYING LTD.
- 1663 - DENOTES GOODRIDGE WALKER LIMITED

Miller & U
Ontario Land Survey
Project Manager
1501 SCHEWEG ST
TEL (705) 474-
EMAIL "A"
DRAFTED BY: ASR/PWH DMH

SCHEDULE B

SCOLLARD STREET PIN 49159-0541 (LT) REGISTERED PLAN No. 78