



City of North Bay Report to Council

Report No: CSBU-2021-051

Date: September 16, 2021

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Lotus Development – Redline of Draft Plan of Subdivision (48T-14101)

Closed Session: yes ☐ no ☒

Recommendation

That the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. to revise the Draft Plan of Subdivision (Subdivision File No. 48T-14101) as indicated in Report to Council CSBU 2021-51 be approved as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated May 21, 2021, attached here to as Schedule B;

Background

The subject property is located at the end of Thompson Avenue, a small road allowance that intersects with Lakeshore Drive. A previous property owner applied to the City to rezone the property to allow for residential development. This application was approved by City Council in 2013, which established entirely low density residential uses.

A subsequent rezoning was approved by City Council in 2015 to establish pockets of high density uses within the property. The property owner at the time also established a Draft Plan of Subdivision over the whole property. Through Report to Council CSBU 2020-19 Council granted an extension to this approval to November 2022 and an amendment to the Plan of Condominium layout.

A map showing the Subdivision lands and the Condominium lands is attached to this report as Schedule A.

Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. has requested a redline amendment to the Draft Approved Plan of Subdivision, as shown on the

attached Schedule B. For clarity purposes Schedule C shows the Plan if approved by City Council.

Through Report to Council CSBU 2020-26 Council authorized entering into a pre-servicing agreement to begin extending services to both the approved Draft Plan of Condominium and portions of the Draft Plan of Subdivision. Through the finalization of the engineering plans for the adjacent land the owners have determined a redline amendment to the Plan of Subdivision is necessary to provide more efficient lot layout and services.

Staff have reviewed this proposed redline amendment and are supportive of this change as it creates efficient water looping and removes the originally proposed cul-de-sac. This will allow more efficient access to the subdivision and is favorable from an operational perspective for items such as snow plowing and garbage/recycling pick up. The Owners will be required to submit detailed engineering plans that reflect the revised street and lot layout.

Financial/Legal Implications

None at this time. The Owners will be required to enter into further agreements with the City of North Bay for pre-servicing of this subdivision and a subdivision agreement at the time of the request for final approval.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

The City's Engineering Services and Planning Services Departments have reviewed the requested redline amendment. Staff considers the proposed revisions to be relatively minor in nature and will not affect the overall function of the development.

Option 1: Deny the requests to amend the Draft Approved Plan of Subdivision.

Option 2: Approve the request to amend the Draft Approved Plan of Subdivision.

Recommended Option

That the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. to revise the Draft Plan of Subdivision (Subdivision File No. 48T-14101) as indicated in Report to Council CSBU 2021-51 be approved as shown on the revised Draft Plan of Subdivision prepared by Rick Miller, OLS, dated May 21, 2021, attached here to as Schedule B.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Adam Lacombe, P. Eng.

Title: Senior Capital Program Engineer

I concur with this report and recommendation

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name John Severino, P.Eng., MBA

Title: City Engineer – Infrastructure and Operations

Name David Euler, P.Eng., PMP

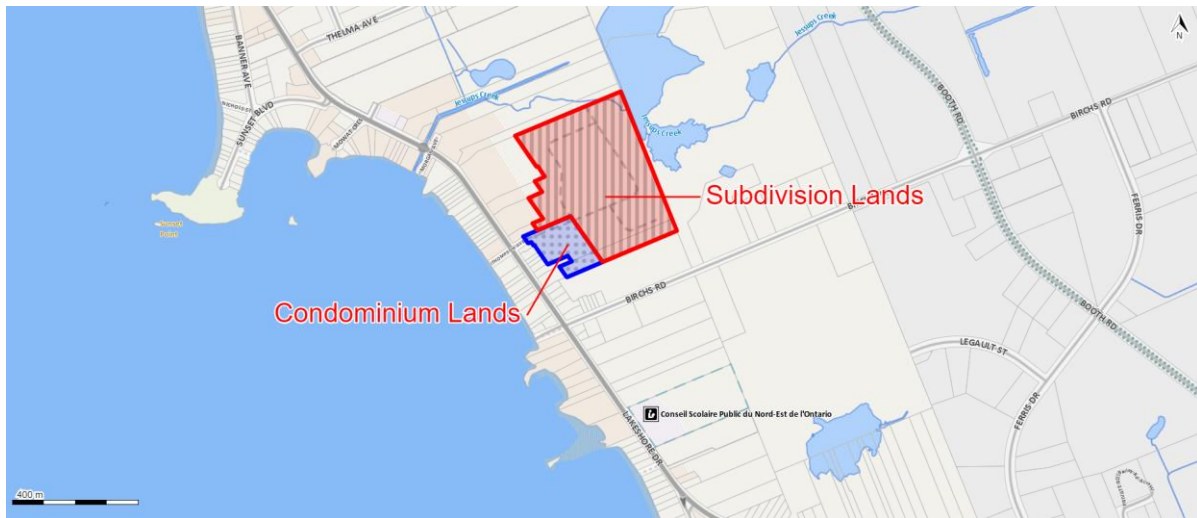
Title: Chief Administrative Officer

Personnel designated for continuance:

Peter Carello, MCIP, RPP

Senior Planner

Schedule A



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Schedule C

