



City of North Bay Report to Council

Report No: CSBU-2021-061

Date: November 17, 2021

Originator: Peter Carello, Senior Planner

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Zoning By-law Amendment by Antech Design and Engineering Group on behalf of Consolidated Homes Ltd. – 151 Bain Drive BK 19

Closed Session: yes no

Recommendation

1. That the proposed Zoning By-law Amendment by Antech Design and Engineering Group on behalf of Consolidated Homes Ltd. – 151 Bain Drive BK 19 in the City of North Bay to rezone the property from a “Residential Holding (RH)” zone to a “Residential Multiple First Density Special No.137 Holding (RM1 Sp.137H)” zone for the property legally described in Appendix A be approved as amended and outlined in to Report to Council No. CSBU 2021-061; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

Background

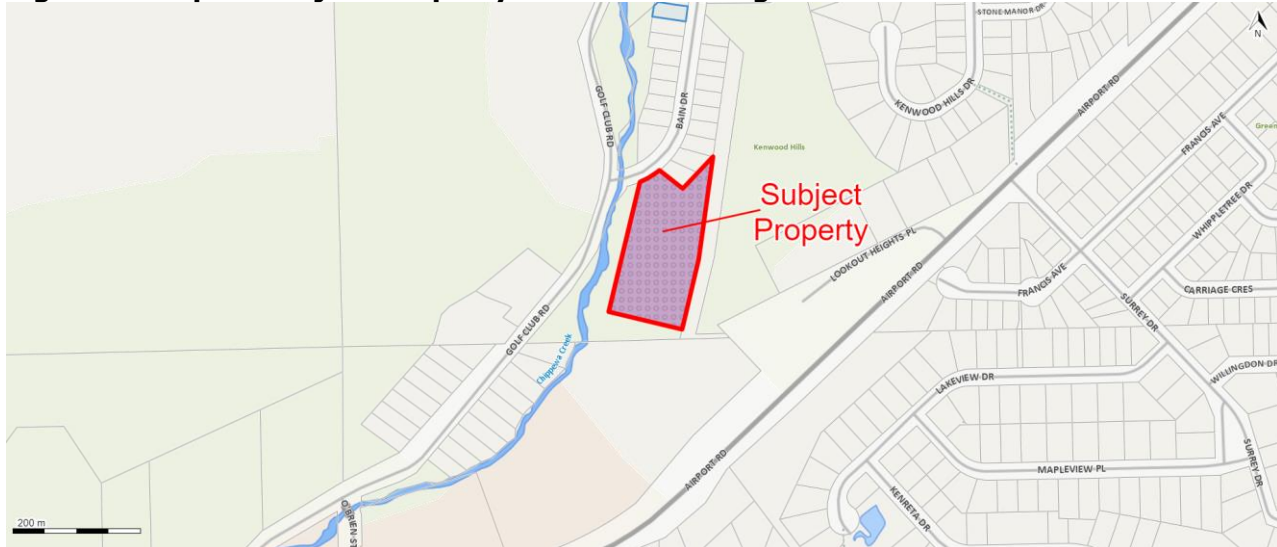
Site Information

Legal Description: See Appendix A

Site Description: The subject property is an existing lot of record on Bain Drive, located at the south part of Bain Drive, near the intersection with Golf Club Road, as shown below and on attached Schedule A.

It is designated “Residential” by the Official Plan and is zoned “Residential Holding (RH)” under the City’s Zoning By-law No. 2015-30.

Figure 1: Map of Subject Property and Surrounding Area



The property has an existing lot area of 1.538 hectares and lot frontage of 26.57 metres on Bain Drive, as shown on attached Schedule B. The property is currently vacant. It is at a higher elevation than other neighbouring properties in the area.

Staff would note that there are two properties addressed as 151 Bain Drive. The property subject to the rezoning application is directly adjacent to and of the west of 170 Bain Drive, as shown above in Figure 1.

Surrounding Land Uses:

The property is in a mixed use neighbourhood.

Lots immediately adjacent to the north, as well as some properties further to the east and to the south-west are low density residential uses. These are the predominant use in the area.

Properties to the south and further to the south-west are commercial zoned.

The property immediately to the east is the City owned Lookout Park. Lands to the west are privately owned, are designated "Open Space", "Escarpment" by the Official Plan, and form part of the North Bay Escarpment.

Chippewa Creek runs just west of the subject lands. A small tributary to Chippewa Creek crosses the property near Bain Drive.

Proposal

Antech Design and Engineering Group on behalf of Consolidated Homes Ltd. has submitted a Zoning By-law amendment application to rezone the property located at 151 Bain Drive BK 19 to a "Residential Multiple First Density Special No.137 Holding (RM1 Sp.137H)" zone.

The purpose of the application is to allow the construction of a six storey, seventy unit apartment building.

As discussed throughout this report, Planning Services staff is recommending amending the request in the following manners:

1. Placing in the property in a Holding Zone until such a time that the property owner has provided the City with a Traffic Study, a Service Capacity study and a Landscaping Plan. The findings from these studies and Plan shall be incorporated into the final site design, if necessary.
2. Amending the Special zone request to require a minimum front yard setback of sixty metres.

Summary

The subject property is a large, vacant parcel close to the southern end of Bain Drive, near the intersection of Bain Drive and Golf Club Road. The property owner has made a Zoning By-law amendment application in order to permit the construction a six-storey, seventy unit apartment building.

Staff has reviewed applicable policies of the Provincial Policy Statement and the Official Plan in the preparation of this report. In staff's opinion, the proposed amendment is consistent with these policy documents.

Each of the Provincial Policy Statement and the City of North Bay's Official Plan include policies that support the placement of higher levels of density within the Settlement Area (urban area) where public services are available. Infill development limits the amount of land consumed by a community for housing. Reducing the amount of land used for housing leaves more land within a community in a natural state.

More specifically, the Official Plan has policies that identify property characteristics that are positive markers for high density residential use. Applicable policies are discussed in more detail in the Official Plan section of this report.

The Official Plan identifies features such as proximity to major facilities (i.e. shopping areas, recreational features, open space) and locations on the periphery of residential areas as being positive characteristics for the placement of high density residential uses. The subject property is located at the southern edge of an established residential neighbourhood, near a commercially designated area. There are several strip malls in the immediate area and further to the west on Airport Road, McKeown Avenue and Algonquin Avenue. There are public and privately owned open space found throughout the area.

The Official Plan also includes measures to mitigate the potential impact on the surrounding area and public infrastructure. The proposed development would occur at the south part of the property, furthest away from

neighbouring uses. It is in very close proximity to a commercial use to the south and vacant open spaces to the west and east. Staff recognizes the low density residential uses to the north. However, there is both a physical setback to these uses and mature vegetation present on the subject property that could provide adequate buffering.

In order to ensure sufficient spacing from the development to the low density residential homes to the north, staff is recommending increasing the minimum front yard setback from 7 metres to 60 metres. The site plan, as presented, meets these proposed special provisions.

Staff received correspondence from the public in opposition to the proposed rezoning. This includes a seventy-nine person petition that urged City Council to deny the application. The reasons expressed for the opposition primarily centre around concerns related to traffic, safety, decrease in property value, decrease in privacy and increase in noise.

Planning Staff has summarized the comments received from the public in the Correspondence section of the report, as well as indicating staff's reply to these comments. All correspondence received has been attached as an appendix to this report for Council's review and consideration.

Several neighbouring property owners expressed concerns regarding the effect the proposed development might have on traffic. Specifically, respondents questioned whether the existing road network could accommodate the increase in traffic and if the proximity to the intersection of Golf Club Road and Bain Drive presented a safety concern.

The City's Engineering Department has commented that a traffic impact study will be required to be completed prior to the development moving forward. Given these comments, Planning Services are recommending that the property be placed in a holding zone until such a time that the Traffic Study is completed. The purpose of the study would be to determine whether the existing road network is capable of accommodating post-development volumes and to determine what improvements (if any) are required.

The City's Official Plan policies related to high density development state that the applicant must demonstrate that there would be no undue impact on public services. At this point, the applicant has not provided any information on this subject. While there is no indication that services are insufficient, staff are recommending placing the property in a Holding zone until this matter is addressed.

In addition, it is staff's recommendation that the Holding zone remain in place until the applicant provides a Landscaping Plan showing the mature vegetation at the north of the property that is to be maintained. This Landscaping Plan will also be incorporated into the Site Plan Control Agreement. The preservation of the mature trees should provide additional buffering between the low density residential uses and the proposed new building.

It is my professional opinion that the proposed Zoning By-law Amendment is in conformity with the Official Plan and the Growth Plan for Northern Ontario (GPNO 2011) and the end use is consistent with the Provincial Policy Statement (PPS 2020).

Provincial Policy

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. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

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. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed development conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Policy Statement (PPS 2020)

The current Provincial Policy Statement issued by the Provincial government came into effect on May 1, 2020. This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2020).

The PPS 2020 encourages residential intensification and infill development, particularly within a community's Settlement Area. Passages of the PPS 2020 outlining these policy directives and are relevant to the proposed Zoning By-law amendment are cited below:

The Preamble to Part IV (Vision for Ontario's Land Use Planning System) states that "*Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.*"

Section 1.1.3 – Settlement Areas:

- 1.1.3.1 *Settlement areas shall be the focus of growth and development.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*
- a) efficiently use land and resources;*
 - b) 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;*
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - d) prepare for the impacts of a changing climate;*
 - e) support active transportation;*
 - f) are transit-supportive, where transit is planned, exists or may be developed; and*
 - g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.4.3 – Housing:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

For clarification purposes, the PPS 2020 defines the Residential Intensification as follows:

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new housing options within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.

The general objectives of these policies, taken in combination with policies restricting development in the rural area, are to direct new development into a community's urban area and to limit growth in the outskirts and environmentally sensitive areas. In doing so, a municipality can limit the overall size of its footprint and make use of public services, which are largely located within the urban area.

The subject property is a vacant lot in an existing built up area. It has access to the full range of public services, including municipal water and sewer. In staff's opinion, the proposed development would be considered residential intensification, as encouraged by the PPS 2020.

The PPS 2020 is a high level visionary document. It does not provide direction that is explicit enough to identify locations that are preferred for apartment buildings. The City's Official Plan does provide some level of specificity and is discussed later in this report.

Planning Services Staff are of the opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS 2020).

Official Plan

The property is currently designated "Residential" in the City of North Bay's Official Plan.

Similar to the PPS 2020, the Official Plan encourages communities to direct higher levels of development to take place within the City's Settlement Area where the full range of public services is available. Section 1.4.2 of the Official

Plan states that *“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.”*

The subject property is an existing lot of record located in a built up section of the City. It has access to all public services. The development of this lot would meet the intent of this general policy directive of the Official Plan.

More relevant the proposed Zoning By-law amendment, the Official Plan includes policies that provide direction on the placement of high density residential development and what site characteristics are considered favourable to this type of construction. Excerpts of the Official Plan that are most relevant to the subject application are referenced below:

- 2.1.12.2 High and medium density developments should include common facilities, such as parks or open space.*
- 2.1.12.3 High density developments will be encouraged to locate in suitable areas including:
 - a) the Central Business District and its immediate vicinity, or*
 - b) in close proximity to major shopping areas, community facilities, open space and recreational facilities, or*
 - c) in peripheral locations around residential neighbourhoods with access to major collector or arterial roads, or*
 - d) when designed as an integral part of a new Plan of Subdivision.**
- 2.1.12.4 Apartment buildings shall be sited so that they:
 - a) enhance the visual image of the City;*
 - a) create focal points that emphasize important locations in the City;*
 - b) do not unduly overshadow or interfere with visual amenities of lower density residential areas by reason of their bulk; and*
 - c) relate compatibly with existing buildings and with the character of the immediate area, and do not constitute an intrusion into an established area of lesser density.**
- 2.1.12.7 In the development of new apartment buildings, the City may require that a minimum amount of the land, or an equivalent amount of cash, be dedicated for park or open space purposes.*
- 2.1.12.8 In considering applications for higher density residential uses, it shall be clearly demonstrated to the satisfaction of the City that no undue pressure will result on:
 - a) arterial or collector roads;*
 - b) parks, open space and recreational facilities;**

- c) schools; and*
- d) sewers and water mains.*

- 2.1.12.9 Apartments shall not be approved where major traffic flows will result on local streets serving low density residential development.*
- 2.1.12.10 Apartment buildings shall be separated from adjacent dwellings by a distance sufficient to maintain adequate privacy, amenity and the value of surrounding property.*
- 2.1.12.11 The City shall ensure that existing and future low density residential uses shall be protected from future high density residential development through the use of adequate setbacks and buffering.*
- 2.1.12.12 There shall be no development of high density residential units except by site plan control, as provided for in the Planning Act.*

It is Planning staff's opinion that the proposed Zoning By-law amendment is largely consistent with these policies.

The property is in close proximity to major shopping areas along Airport Road and further to the west in the McKeown/Algonquin Avenue. The property is also on the peripheral of an established residential neighbourhood, near commercially designated lands.

The proposed site plan includes open spaces on the subject property. The property is also directly adjacent to publicly owned lands that are designated open space within the Official Plan. These lands form part of the North Bay Escarpment and include the City's Airport Lookout Park.

With respect to the Section 2.1.12.4, staff would note that the proposed six storey structure would be larger than all the immediately abutting residential uses to the north. However, there is a six storey apartment building approximately 430 metres to the south-west.

Staff would also note that the proposed apartment, if approved, would be located on a higher elevation than the surrounding properties. Site Plan Control Agreement will be utilized to regulate site development, including the colour of the apartment, to ensure that it blends in with the escarpment.

There is mature vegetation on the north part of the property. The proposed site plan shows the construction being located at the south part of the property, furthest away from low density residential uses. The abutting property to the east is a municipally owned park that forms part of the escarpment. Immediately abutting to the west is Chippewa Creek, which is publicly owned by the North Bay Mattawa Conservation Authority. Uses to the south and south-east are mostly commercial. These characteristics in combination would limit overshadowing or intrusion on neighbouring uses.

In order to ensure that the vegetation and the placement of the building are maintained beyond this approval process, staff is recommending placing the property in a Holding zone until the applicant provides a Landscaping Plan. The purpose would be to define the limits of the mature vegetation with the ultimate goal of maintaining this buffer in place permanently.

Staff is recommending amending the Special zone request to require a minimum front yard setback of 60 metres. The standard front yard setback is 7 metres. This increased setback is a significant increase from the usual minimum and would provide a large buffer between the proposed apartment and the existing low density residential use.

It is recognized that the effect the proposed development may have on the adjacent road network has not been studied. The City's Engineering Department has recommended that a Traffic Study be completed in order to determine the impact the proposed apartment building would have on traffic volumes and whether capacity in the area is sufficient. Staff is recommending that the property be placed in a holding zone until such a time that this study is completed.

At the time of this report, the applicant has not submitted a study of service capacity in the area. While there is no indication that infrastructure in this area is insufficient, Section 2.1.12.8d) says that this should be "clearly demonstrated". Planning staff are recommending that the Holding zone include a requirement that the owner provide a service capacity study in order to lift the Holding zone provision.

Planning Staff are of the opinion the Zoning By-law Amendment is appropriate and conforms to the City of North Bay's Official Plan.

Zoning By-Law No. 2015-30

The subject property is presently zoned "Residential Holding (RH)". The current RH zone permits the following uses:

- Single Detached Dwelling
- Cemetery;
- Commercial Agricultural Uses;
- Conservation Area;
- Golf Course;
- Group Home Type 1;
- Hobby Farm (as an Accessory Use to a residential use only);
- Kennel;
- Rural Recreational Facility;
- Solar Farm; and
- Wind Farm

The property owner is requesting that the property be rezoned to a "Residential Multiple First Density Special (RM1 Sp.)" zone. The proposed RM1 Sp. zone would permit the following uses:

- Apartment Dwellings
- Boarding, Lodging or Rooming House
- Group Home Type 2
- Accessory Home Based Business
- Parks, Playgrounds and Non-profit uses
- Day Nursery
- Institutional Uses

The Special zone request would recognize the existing lot frontage of 26.57 metres.

Staff is recommending amending the Special zone request to increase the minimum front yard setback to 60 metres. The purpose of this additional special provision is to limit the overall scope of development and to provide a buffer between this proposed use and the neighbouring properties.

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

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

Of the agencies that provided comments, Building Department, Parks Department, and the Ministry of Transportation each offered no concerns or objections.

The Conservation Authority provided the following comments:

This property lies within the Chippewa Creek subwatershed and forms part of its valley system. The entire property is regulated by the Conservation Authority as per Ontario Regulation 177/06. A DIA permit will be required for this development. The main channel of Chippewa Creek is found approximately 15m to the west, on property owned by the Conservation Authority. A small tributary of Chippewa Creek crosses the front of this property. Due to the slopes on the property an erosion hazard assessment may be required to determine appropriate setbacks for development. The application for development should include, but may not be limited to:

- *Engineered design drawings for grading and drainage*
- *A sediment and erosion control plan*
- *Geotechnical assessment/report*
- *A stormwater management plan*
- *Culvert sizing for the access to ensure no upstream/downstream impacts.*

Due to the elevation of the property, it is anticipated that the building will be prominent. It is recommended that the property be placed under site plan control to regulate the design and location in such a manner as to preserve the natural, visual and cultural characteristics of the area.

The Conservation Authority had previously issued a permit for the alteration of this site. It is anticipated that there are no significant natural heritage features on this property. Subject to the owner obtaining a DIA Permit from the Conservation Authority, we are satisfied that the application will be consistent with the policies as set out in Sections 2 and 3 of the PPS.

The Engineering Department provided the following response to the application:

We have reviewed the preliminary information provided for a potential multi-residential development at 151 Bain Drive BK 19. Our comments are as follows:

- 1. We will require a stormwater management (SWM) report for the proposed development which meets our technical standards for quality and quantity control.*
- 2. The following engineered civil plans/drawings are required:*
 - a) Site Servicing;*
 - b) Grading Plan;*
 - c) Pre and post development drainage plans;*
 - d) Erosion and sediment control.*
- 3. All the drawings and SWM reports must be designed and stamped by a Professional Engineer licensed to practice in the province of Ontario. Documents must be sealed prior to being submitted to the City for review.*
- 4. Private Approaches (entrance and exits) will need to meet the City's Private Approach By-Law 2017-72.*
- 5. It will be the proponent's responsibility to confirm servicing requirements and conduct necessary testing.*
- 6. The developer must enter into a Service Contract with the Engineering Department for any services, restoration work or work in general on City property.*
- 7. A traffic impact study is required for this development.*
- 8. A security deposit of 10% of the value of all on-site works (excluding the building) will be required. An engineering estimate of the on-site*

works is to be provided in order to determine the security deposit value. A deposit of \$1,000 will be required as a minimum.

At this stage, these comments are very high level and upon receiving further information and detailed plans we will have additional comments to provide.

Planning staff received a number of responses from the public. A petition signed by seventy-nine (79) residents was also submitted to the City expressing opposition to the development.

The following is intended to provide a general summary of some of the concerns raised by members of the public. It is not intended to discuss all points made by the public. A complete copy of correspondence received is attached as Appendix B.

- Traffic: A recurring comment throughout all the correspondence was concern regarding the impact the proposed development would have on traffic and safety in the area. Specifically identified was the volume of traffic that the apartment building would generate, as well as concerns regarding the proximity of the proposed entranceway to the intersection of Golf Club Road and Bain Drive and the grade of the driveway.

The City's Engineering has considered these concerns as part of their comments. They have stated that a Traffic Study is required prior to the commencement of construction. This study would consider traffic volumes, as well as making any infrastructure design suggestions that may be required. The Engineering Department did not express any concerns regarding the grade of the driveway, noting that there are design standards that would be need to be met in the engineered drawings that would be part of the Site Plan Control Agreement and Building Permit processes.

Planning Services are recommending that the property be placed in a holding zone until the Traffic Study is completed and its conclusions are incorporated into the proposed design.

- Property Value: Several individuals and the petition referenced the expected decline in their property value as being part of the reason for their opposition. Property values are not a land use matter and are not a consideration when evaluating the merits of an application made under the Planning Act. However, staff has recently reviewed research conducted by outside parties on the effect of affordable housing on neighbouring properties. It should be noted that staff have not been given any indication that the proposed development would be affordable housing. However, staff is of the opinion that this research is still relevant, as it represents what could be considered similar in general nature to an apartment building.

There have been numerous studies from different jurisdictions that have examined the question the effect of affordable housing on property value. The significant majority of this research shows no particular effect on property values.

The Ontario HomeComing Coalition document titled *Yes, In My Backyard – A Guide for Ontario Supportive Housing Providers*, reached the following conclusion regarding the effect of affordable housing:

“In 26 U.S. and Canada studies, 25 studies showed social housing – including housing for people with mental illness – had no impact on property values, and the 26th study was inconclusive. In fact, property values near social housing typically rose faster than property values in other areas. In B.C., for example, professional appraisers tracked the impact of seven social housing projects. In every case, neighbours opposed the projects because they feared their property values would go down. The appraisers tracked sale prices among nearby houses, and compared these to a control area, over five years. The findings: house prices near the controversial projects increased as much – and in five of the seven cases, more than – houses in the control area. There was no evidence of panic selling, or of houses taking extraordinarily long times to sell.”

- Character of Neighbourhood: Some individuals stated that the opposed development would be incompatible with the neighbourhood. Staff recognizes the presence of low density homes to the north and some to the west (though the homes to the west are separated by Chippewa Creek and Golf Club Road). However, it should also be noted that the property is at the southern extremity of a residentially designated area. The lands to the south and south-west are designated commercial. Immediately to the east is a municipally owned natural park and to the west is Chippewa Creek (owned by the Conservation Authority). There is also a similar sized apartment building less than 500 metres to the west. In Staff’s opinion, the proposed development would be able to be incorporated into the neighbourhood.
- Water course: Both in written correspondence and in discussions with the neighbours, several individuals identified the presence of a small watercourse that travels through their back yard and over the driveway into the proposed development. This watercourse is a tributary into Chippewa Creek. It would appear that the owner placed an undersized culvert in the driveway. Neighbouring property owners claim that this is creating flooding damage upstream. Staff would note that the required size of this culvert would need to be examined and potentially upsized to meet the water flow requirements for this tributary. Doing so would address the problems caused by this tributary to abutting property owners.

As mentioned above, the North Bay Mattawa Conservation Authority has commented on the subject application. If approved, the application would be required to obtain a DIA permit from their office. The Conservation Authority's application process and requirements would help ensure that the development does not have a negative impact on the adjacent watercourse.

- Grade of Property: In conversation with some of the neighbours, concern was expressed about the grade of the property and the steepness of the driveway leading to/from the proposed area of development. The Engineering Department has responded that the property owner would be required to provide engineered drawings at the time of development. These drawings include maximum grade standards. In order for construction to proceed, the owner would need to meet these design requirements.

Financial/Legal Implications

None to the Corporation of the City of North Bay.

Corporate Strategic Plan

- | | |
|--|--|
| <input type="checkbox"/> Natural North and Near | <input 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

- Promote and support public and private sector investment
- 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

Option 1

Approve the proposed Zoning By-law amendment as amended by staff, with an additional Special zone provision to increase the minimum front yard setback 60 metres and subject to the property being placed in a Holding Zone to complete a Traffic Study, a Service Capacity Study and a Landscape Plan. The findings from these studies are to be incorporated into the final site design.

Option 2

Approve the proposed Zoning By-law amendment as requested by the applicant without a Holding zone or additional Special zone recommendations.

Option 3

Deny the proposed Zoning By-law amendment.

Recommended Option

Option 1 is the recommended option

1. That the proposed Zoning By-law Amendment by Antech Design and Engineering Group on behalf of Consolidated Homes Ltd. – 151 Bain Drive BK 19 in the City of North Bay to rezone the property from a “Residential Holding (RH)” zone to a “Residential Multiple First Density Special No.137 Holding (RM1 Sp.137H)” zone for the property legally described in Appendix A be approved as amended and outlined in to Report to Council No. CSBU 2021-061; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner

We concur with this report and recommendation.

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP. RPP

Title: Director, Community Development and Growth

Name: David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

Title: Senior Planner

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Appendix A

PIN 49132-0485 (LT)

PCL Block 19-1 SEC 36M629; BLK 19 PL 36M629 Widdifield; S/T LT416404; North Bay; District of Nipissing

Appendix B – Correspondence

Internal Correspondence

Parks Department

Parks has no comments or concerns with this proposal.

David Schroeder
Manager of Parks
Direct Line: (705) 472 - 3932
City Line: (705) 474 - 0400 ext. 2601
david.schroeder@cityofnorthbay.ca

Building Services Department

Good morning Peter,

The Building Services department has no concerns with this proposed Zoning By-law amendment.

The only item to note is 151 Bain drive is already an existing civic address on North / West side of Bain Drive, upon issuance of a building permit in the future, this property will receive a new civic address to comply with Civic Address By-law. Thanks

Aaron Lott
Acting Chief Building Official
Plan Examiner
Building Services
Community Services Business Unit

Ministry of Transportation

Hi Peter,

The Ministry of Transportation of Ontario (MTO) has reviewed the information provided and has determined that the subject property is not located within MTO's permit control area, and as such the MTO does not have any comments on the proposed zoning by-law amendment.

Thank you,
Jamie

Jamie Geauvreau, Corridor Management Planner (A)
Operations Division, Northeastern Region
Ministry of Transportation Ontario

Engineering Department

We have reviewed the preliminary information provided for a potential multi-residential

development at 151 Bain Drive. Our comments are as follows:

1. We will require a stormwater management (SWM) report for the proposed development which meets our technical standards for quality and quantity control.
2. The following engineered civil plans/drawings are required:
 - a) Site Servicing;
 - b) Grading Plan;
 - c) Pre and post development drainage plans;
 - d) Erosion and sediment control.
3. All the drawings and SWM reports must be designed and stamped by a Professional Engineer licensed to practice in the province of Ontario. Documents must be sealed prior to being submitted to the City for review.
4. Private Approaches (entrance and exits) will need to meet the City's Private Approach By-Law 2017-72.
5. It will be the proponent's responsibility to confirm servicing requirements and conduct necessary testing.
6. The developer must enter into a Service Contract with the Engineering Department for any services, restoration work or work in general on City property.
7. A traffic impact study is required for this development.
8. A security deposit of 10% of the value of all on-site works (excluding the building) will be required. An engineering estimate of the on-site works is to be provided in order to determine the security deposit value. A deposit of \$1,000 will be required as a minimum.

At this stage, these comments are very high level and upon receiving further information and detailed plans we will have additional comments to provide.

North Bay Mattawa Conservation Authority

September 24, 2021

Corporation of the City of North Bay
200 McIntyre St. E., P. O. Box 360
NORTH BAY, Ontario P1B 8H8

Attention: Peter Carello, Senior Planner-Current Operations

Dear Mr. Carello:

**Re: Zoning By-law Amendment – Consolidated Homes Ltd
151 Bain Drive
Blk. 19 of Plan 36M-629
City of North Bay
Our File No.: PZB13-NB-21**

This office has received and reviewed the proposed zoning by-law amendment. The property is currently designated "Residential " under the City of North Bay Official Plan and is zoned "Residential Holding (RH)" under Zoning By-law 2015-30. The property is presently vacant. The applicants are seeking to amend Zoning By-law 2015-30 to rezone the property to a "Residential Multiple First Density Special (RM1 Sp.)" zone. The purpose of the application is to construct a six storey, seventy-unit apartment building. The Special Zone request would recognize the existing frontage of 26.57 metres.

The following comments are based on a review of the application with respect to our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and our regulatory authority under Ontario Regulation 177/06 Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA). The Conservation Authority also provides advice as per our Plan Review Agreement with the Municipality regarding Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement (PPS) 2020. The Conservation Authority has no objection to this application.

This property lies within the Chippewa Creek subwatershed and forms part of its valley system. The entire property is regulated by the Conservation Authority as per Ontario Regulation 177/06. A DIA permit will be required for this development. The main channel of Chippewa Creek is found approximately 15m to the west, on property owned by the Conservation Authority. A small tributary of Chippewa Creek crosses the front of this property. Due to the slopes on the property an erosion hazard assessment may be required to determine appropriate setbacks for development. The application for development should include, but may not be limited to:

- Engineered design drawings for grading and drainage
- A sediment and erosion control plan

- Geotechnical assessment/report
- A stormwater management plan
- Culvert sizing for the access to ensure no upstream/downstream impacts.

Due to the elevation of the property, it is anticipated that the building will be prominent. It is recommended that the property be placed under site plan control to regulate the design and location in such a manner as to preserve the natural, visual and cultural characteristics of the area.

The Conservation Authority had previously issued a permit for the alteration of this site. It is anticipated that there are no significant natural heritage features on this property. Subject to the owner obtaining a DIA Permit from the Conservation Authority, we are satisfied that the application will be consistent with the policies as set out in Sections 2 and 3 of the PPS.

Trusting this is satisfactory. Should you have any questions, please do not hesitate to contact this office at [redacted]. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Yours truly,

Paula Scott
Director, Planning and Development/Deputy CAO

Encl. (1)

Public Correspondence

From: Brian M
Sent: September 3, 2021 11:39 AM
To: Peter Carello
Subject: [EXTERNAL] Re: 151 Bain dr

Thank you for the quick response Mr Carello.

I do understand the application has little to do with the tax assessment. However, there is no denying there will be an impact to local property values. More importantly there is a rather large amount of traffic on this street as it is currently. Motorist speed on the hill is becoming more of a concern with little to no enforcement present since we have lived here. The addition of a 700 unit building on this street will certainly be a disaster.

Best regards
Brian mathieu

On Sep 3, 2021, at 11:24 AM, Peter Carello <Peter.Carello@northbay.ca> wrote:

Hello Mr. Mathieu,
Thank you for your email with respect to the proposed rezoning of 151 Bain Drive. My colleague Ms. Courville was not aware that this application had been submitted and was circulating to the public. We apologize for the confusion.

Your correspondence will be added to the file and will be considered in the preparation of the report. Your comments will both be summarized within the report and a complete copy will be attached as an appendix to the report.

Specific to the comments regarding property value, zoning decisions are based on land use policy documents (largely the Provincial Government's Provincial Policy Statement, the City of North Bay's Official Plan and Zoning By-law). There is a separate process for assessing property values, which means that individual taxes and property values are a separate matter from the property's zoning and are largely outside the scope of the application.

PC

Pietro Carello, MCIP, RPP
Senior Planner – Current Operations
City of North Bay

P – (705) 474-0626, ext. 2409
E – peter.carello@cityofnorthbay.ca

From: Brian M
Sent: Thursday, September 2, 2021 9:37:50 PM (UTC-05:00) Eastern Time (US & Canada)
To: Zoning
Subject: 151 Bain dr

Hello

As a resident of Bain dr I would like to know how much our property tax will be reduced with the construction of this proposed apartment building?

Regards

Brian Mathieu

Name Colleen Mathieu
Street Address 165 Bain Dr
Phone Number
Email Address
Address of Concern 151 Bain Dr
Description of Concern 151 Bain, Re-Zoning. I object to an apartment building being built two doors down from my house on Bain. We are a quiet street with many young children. I expect our high taxes to go down if this takes placed.

From: Peter Carello

Sent: September 7, 2021 5:16 PM

To: 'Kerry Sinden'

Subject: RE: [EXTERNAL] 151 Bain Drive, BK 19 Zoning Amendment question

Good afternoon Mr. and Ms. Sinden,

I will attempt to answer your questions as best as possible. If I miss anything or you want more details, please do not hesitate to ask.

1. I've attached an electronic copy of Schedule B. We try our best to keep things as legible as possible, but it is difficult. Hope this is clear enough but let me know if it is not
2. The lands labelled Kenwood Hills are owned by the City (we don't usually give out property ownership info, but when it is City owned, I can)
3. Schedule A is generated by our internal mapping system. I imagine that there is a size threshold for watercourses to appear on the maps. The Conservation Authority is receiving this notice at the same time as the public and will be commenting on the application
4. I do not know if further blasting is required or not. I can ask the property owner, but this information is not always available at this point in applications.
5. I am not sure what the plans are for trees in that area. There is a requirement that the owner maintain a 1.5 metre landscaping buffer along the property line. I would also note the development is located at the south part of the property, away from that area.
6. I'm not sure what you mean by density of the apartments. There was not a condominium application submitted with this application, so at this time it would appear that they would be rental units. This could change in the future, they could submit a condominium application after the fact. I do not know if they will be subsidized or not. If I'm being blunt though, zoning doesn't consider who would occupy the units as part of the application (i.e. renter vs. owners, subsidized vs. unsubsidized).

One small clarification, the proposed apartment would be six storeys, not seven.


I will forward your message on to the owners to see if I can get clarification on a few of your points that I could not answer.

I hope this helps, but please let me know if you have further questions.

PC

Pietro Carello, MCIP, RPP
Senior Planner – Current Operations
City of North Bay

P – (705) 474-0626, ext. 2409
E – peter.carello@cityofnorthbay.ca

Invest In North Bay 

-----Original Message-----

From: Kerry Sinden
Sent: September 7, 2021 4:20 PM
To: Peter Carello
Subject: [EXTERNAL] 151 Bain Drive, BK 19 Zoning Amendment question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe. Please forward this email to infosec@cityofnorthbay.ca if you believe this email is suspicious.

Hi Peter

We received the recent notification of the application to change the above mentioned zoning and have a few questions and hope you are able to assist.

- 1) Schedule B - is there a larger copy of the plans available? The enclosed copy is quite blurry and the legend cannot be read.
- 2) Who is the owner of the property noted on Schedule A labeled as Kenwood Hills? Is that information available and what is the current zoning for that?
- 3) There is a creek that runs behind the houses and into Chippewa Creek, however, it is not noted on the drawings. Do you know of any reason it was not included and is the North Bay - Mattawa Conservation Authority aware of these rezoning plans?
- 4) Is the current grade of the land to be maintained or will there be further drilling and blasting?
- 5) Specific to 170 & 168 Bain Drive, would the existing woodlands behind these properties be maintained?
- 6). What is the density of the the proposed 7 storey apartment building? Will it be rentals or owned condominiums? Will it be subsidized?

Your assistance would be greatly appreciated and look forward to hearing from you soon.

Best regards

Kerry and Bill Sinden
168 Bain Drive

From: Nicole Prokopetz
Sent: September 21, 2021 9:42 AM
To: Peter Carello
Subject: [EXTERNAL] 151 Bain Drive

Hi Peter:

We received your letter of August 30, 2021 regarding the Application for Zoning By-law Amendment. Would this six storey, seventy unit apartment building be provided for “low income” families/residents?

Best Regards,

Nicole Prokopetz

From: terry brandon
Sent: September 22, 2021 7:19 PM
To: Peter Carello
Subject: Re: [EXTERNAL] Zoning By-Law 151Bain Drive

Thank you for your speedy reply Peter.

After considering your question, I don't think we want anything from Consolidated Homes Ltd as that could be considered as opening the door to negotiations and we are completely against this build as is everyone I've talked to.

I do hope that the residents of Bain Drive are being heard and this is not just a prerequisite to the build being approved. I worked for the Provincial government for over 35 years so I am sceptical.

There are lots of locations for a 70 unit apartment building in this city other than on this short, residential street. When we moved here, we saw how nearby apartment complexes affected property sales. There is no doubt, if this build gets the green light, that our properties will be negatively affected. Please find another location. Profit for one does not equal the loss to all.

Terry Brandon

From: Peter Carello <Peter.Carello@northbay.ca>
Sent: September 22, 2021 3:28 PM
To: 'terry brandon'
Subject: RE: [EXTERNAL] Zoning By-Law 151Bain Drive

Good afternoon,

Thank you for your correspondence. It has been added to the file for consideration as part of the evaluation of the proposed rezoning. I will attempt to answer your questions as much as possible.

When we review a rezoning application matter, municipalities are obligated to consider the use of the land and how it fits with the land use policy documents that direct types of applications. For the most part, this means the Provincial Government's Provincial Policy Statement and the City's Official Plan. My review doesn't really take into account taxes or property values or anything along those lines. There are separate processes for those types of issues.

With respect to snow storage and parking and other matters related to the site design, I would comment that should this application were to be approved, it would be subject to a Site Plan Control Agreement. A Site Plan Control Agreement regulates where everything would be located on the property, such as the location of the building, the parking, snow storage, landscaping, etc.

Regarding the effect the development may have on Chippewa Creek, the North Bay Mattawa Conservation Authority received notice of this application at the same time as the public. I do not believe I have their comments at this time, but I will have this prior to this rezoning going to City Council for their decision. The Conservation Authority would comment whether or not the proposed development would have an impact on the Creek.

To your question about "what will Consolidated Homes do for the residents of Bain Drive?", I'm not sure that I know how to answer this. The property owner has the right to make the request to rezone their property, just like any other property owner in the City. And the City is obligated to consider such a request. Is there something specific you were asking for from Consolidated Homes?

PC

Pietro Carello, MCIP, RPP
Senior Planner – Current Operations
City of North Bay

P – [\(705\) 474-0626](tel:7054740626), ext. 2409

E – peter.carello@cityofnorthbay.ca

Invest In North Bay  

From: terry brandon

Sent: September 22, 2021 2:25 PM

To: Peter Carello

Subject: [EXTERNAL] Zoning By-Law 151Bain Drive

Peter Carello, Senior Planner

Thank you for the invitation to comment concerning the application to amend the zoning by-law for 151 Bain Drive.

We are completely against this amendment.

We purchased our home on Bain Drive because it is such a beautiful street with private residences that are well maintained.

The street is travelled predominantly by residents so the traffic is acceptable at this time. The area is quiet with single family homes.

We presently do not have any sidewalks and our garbage pick up has been reduced. We pay just under \$6000 per year in city taxes as we see the city reducing their responsibilities. We also do not have bus service on Bain Drive so not really sure why the city is collecting such high taxes from those that reside here. Perhaps you could explain?

Our street cannot handle a 70 unit apartment building. The added traffic would congest the street; adding a minimum of an additional 70 vehicles. It does not make sense to build a 70 unit apartment building on a street that does not have bus service or sidewalks.

The lot in question is not a good choice for such a complex being almost on top of Chippewa Creek, which is home to naturally occurring brook trout. The lot is small; there would have to be a very large parking area to accommodate up to 100+ vehicles. Where will all the snow be piled during the winter months?

White-tailed deer use this area to move around under the cover of trees and shrubs; this build would certainly have a negative effect on the deer.

Questions:

- 1) Would this build reduce or increase residential taxes on Bain Drive that are already ridiculously high for the lack of services? As I stated, we pay almost \$6000 per year for recently reduced garbage pick up and seasonal snow plowing.
- 2) What is Consolidated Homes Ltd willing to do for the residence of Bain Drive in return for allowing the build?
- 3) I do not believe that this 70 unit building would be a good fit for Bain Drive. I am confident that this build would reduce the value of our home. What is Consolidated Homes Ltd willing to do to ensure our property values do not decrease if this build takes place since they are the only entity to come out ahead; and of course the City will have their hands out for the extra taxes. Will the city be giving us sidewalks and bus service?
- 4) Has Consolidated homes considered building a few private residences on this lot rather than the 70 unit complex? I believe every Bain Drive resident would rather see this.

Again; we are totally against this build on Bain Drive as are other residents I have talked to. I am

confident that as a whole, Bain Drive residents do not want this build so I ask the City to explain their position. Surely the city will not support this build turning their backs to Bain Drive residents who have already purchased homes and are paying unreasonably high taxes.

This location is not a good choice.

Look elsewhere please!

Terry and Carol Brandon
154 Bain Drive, North Bay

From: Alison Jackson
Sent: September 30, 2021 12:56 PM
To: Peter Carello
Subject: [EXTERNAL] Zoning By-law Amendment on Bain Drive

Dear Mr. Carello,

This letter is in response to the Notice of Complete Application for a Zoning By-law Amendment on Bain Drive. My husband and I reside at 164 Bain Drive. We are opposed to the zoning by-law amendment. We prefer for the zoning to stay as originally zoned as "Residential Holding". We are opposed to the development of an apartment building on Bain Drive. The street we live on and adjacent Golf Club Road is very busy with traffic as it is and we don't want it to be any busier. We pay close to \$5500.00 in taxes annually to the City of North Bay. We are hopeful that the City will respond to residents of Bain Drive and turn down the rezoning application from Antech Design and Engineering Group.

Sincerely,

Alison Jackson
and Peter Andrew Jackson

From: Jim Kislinsky
Sent: September 27, 2021 10:00 AM
To: Peter Carello
Subject: [EXTERNAL] Questions About Bain Drive Developments

Hi Peter,

I live on Bain Drive, and I'm concerned about rumors I'm hearing, so I have several questions about the future of our street:

1. Is there an apartment complex being planned for the bottom of the Bain Drive (where Mr. Orsi has built a hill)? If so, how many units?
2. Is the city planning on having a new bus route on Bain? If so, in which direction, and how often would buses run?
3. Are sidewalks going to be built on Bain Drive? If so, on which side and how close to our homes?
4. Is there an apartment complex being planned for the top of Bain Drive (as it curves towards Airport Road)?

I'd like to go on record as being opposed to both a bus route and a sidewalk on Bain. I believe a bus route is unnecessary as Bain has been fine without being serviced for over twenty years. Also, I'm very afraid that our privacy and peace will be greatly affected by bus noise, and I'm afraid the sidewalks will be installed so that people will be walking about 15 to 20 feet from my living room window. In addition, snow removal on the sidewalks would

be difficult as we already get huge snowbanks on our lawn. People have been walking up and down Bain for over 20 years without a problem.

Thanks in advance for your responses and your consideration.

James Kislinsky
117 Bain Drive

From: Michael Bartolucci
Sent: September 30, 2021 8:10 PM
To: Peter Carello
Subject: [EXTERNAL] Bain Drive Rezoning

Hello Peter,

I hope this email finds you well. I apologize for being tardy in responding to your letter concerning the rezoning of the property at the bottom of Bain Drive. You gave us a month to respond and there truly is no excuse. That being said, the last month has been spent garnering support from the entirety of the neighborhood in form of petition, all of which have been in unanimous agreement against the proposed rezoning for a variety of reasons. Below, I've listed the reasoning reflective of my family and myself.

Firstly, and chiefly, behind our home at 166 Bain drive, runs a watershed for Chippewa creek. There are other watershed further up hill that feed in from Kilmory and Briarwood area. Every rain event, that creek swells, and on rare occasions, the inflow of water causes localized flooding in our backyard. So far this year alone, that creek has overflow its banks twice, depositing silt and debris in our new inground pool. This issue has been brought to the attention of Reid Porter. Our concern arises from what shall occur, not only to our creek in terms of volume and back flow, but also what will inevitably be deposited into Lake Nippissing from the sand, salt and debris from that apartment parking lot.

Secondly, the influx and increase in traffic. I work for the Corporation of North Bay, as a professional Firefighter. I am no stranger to the ramifications of both high and low speed traffic collisions, as well as the carnage that can result from vehicles versus pedestrians. The proposed driveway for the property in question poses an immense traffic concern. It lays 30 yards from an uncontrolled, blind corner. Our neighborhood is predominantly families with young children, and given the lack of sidewalks, any intrusion into the travelled part of the roadway is already dangerous, even without the certainty of increased traffic at the bottom end. Even if my request to deny this rezoning falls on deaf ears, I urge you to undertake a traffic survey to see the possible impact this structure will present.

Lastly, my wife and I, as well as neighbours, through conversations, purchased this home for it's beautiful parkland surrounding us, and the privacy that goes hand in glove with it. Should this structure be approved and completed, given it's already high ground, without doubt will our privacy be encroached upon. I am all for the growth of this city, and I also appreciate the lack of housing that is occurring currently, but I am also of the belief that the aesthetic and the spirit of the neighborhood is what draws people to this area.

I sincerely hope that from one public servant to another, that despite my lack of candour in replying within the appropriate timeframe that my email does fall on deaf ears. I understand the value added should this project go through. I have looked at this through both the lense of a homeowner in the neighborhood and the lense of a growing city, but I implore to at least consider the ramifications to both the waterways and the surrounding properties. If I can offer a solution, instead of a high rise structure, perhaps townhomes. This idea will limit the amount of traffic, and also greatly reduce the visibility to adjacent properties. I ask that you please reply at your earliest convenience with any comments or concerns you may have.

All the best, North Bay Proud

Michael and Samantha Bertolucci

RE: Application for Zoning By-Law Amendment Invitation to Comments 151 Bain Drive

Attention: Peter Carello - Senior Planner - Current Operations, Planning Services

Please be advised that we (William and Kerry Sinden, 168 Bain Drive) are opposed to the above mentioned Proposed Zoning By-Law Amendment Residential Holding (RH) to Residential Multiple First Density Special (RM1 Sp.) zoning, due to the following concerns:

- 1) **PROPOSED DRIVEWAY LOCATION:** The driveway location for the proposed Zoning Bylaw Amendment presents a major safety concern. There will be undoubtedly be more children, which will result in School buses. The proximity of the driveway to the corner of Golf Club Road is unsafe. It is too close to the blind corner at Golf Club Road. It is also at the bottom of a curved hill for traffic coming south on Bain Drive. In the winter, this could potentially be catastrophic. There is no sidewalk from the proposed Bain Drive driveway location to Airport Road. Adding more children to this area, with the increased traffic, would be very dangerous. As per North Bay's Official Plan:

2.1.12.8 : In considering applications for higher density residential uses, it shall be clearly demonstrated to the satisfaction of the City that ***no undue pressure*** will result on:

- a) arterial or collector roads;**
- b) parks, open space and recreational facilities;**
- c) schools; and**
- d) sewers and water mains**

2.1.12.9: Apartments shall not be approved where major traffic flows will result on local streets serving low density residential development.

2) **PROPOSED ZONING BY-LAW AMENDMENT FROM RESIDENTIAL HOLDING(RH) TO RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL (RM1 Sp.):**

The proposed development change with 111 parking spaces, 6 stories would have many detrimental impacts on the neighbourhood. These impacts include: a significant increase in traffic, noise, safety, and environmental (due to its proximity to 2 creeks).

The proposed entrance off of Bain Drive will add significantly higher volume of traffic to the quiet residential area. Many people purchased these homes as forever homes, with the understanding it was zoned a residential area, not Residential Multiple First Density Special, with a 6 storey, 70 unit apartment building. This proposed zoning By-law amendment does not appear to be in accordance with North Bay's Official Plan, as stated below:

2.1.12.4 Apartment buildings shall be sited so that they:

- a) enhance the visual image of the City;
- b) create focal points that emphasize important locations in the City;
- c) do not unduly overshadow or interfere with visual amenities of lower density residential areas by reason of their bulk; and**
- d) relate compatibly with existing buildings and with the character of the immediate area, and do not constitute an intrusion into an established area of lesser density.**

This proposed Amendment is also **outside** the scope of the **Official Plan Schedule 11 Residential Intensification Area.**

3) DECREASE VALUE OF HOMES IN THE NEIGHBOURHOOD:

The proposed Zoning By-law Amendment to RM1 Sp. will have a significant impact on the values of the homes in the neighbourhood. A Realtor was contacted and advised this impact could range between 15 - 20% decrease in the value of homes, which is significant amount of money. There are many people in this neighbourhood who are seniors and/or retirees and this impact would have very long lasting affect. These homes were purchased due to the quality of life, quietness, closeness to nature and its natural habitat. This Zoning By-law Amendment would go against North Bay's Official Plan, :

2.1.12.10 : Apartment buildings shall be separated from adjacent dwellings by a distance sufficient to maintain adequate privacy, amenity and *the value of surrounding property*.

4) ENVIRONMENTAL, ECOLOGICAL AND POTENTIAL FLOODING ISSUES:

The proposed amendment calls for a parking lot with 111 parking spaces, which would abut Chippewa Creek. The concern is the potential run off and possible flooding and erosion, caused by rain and snow. This would have an impact on both Chippewa Creek and the stream that runs behind our houses. The current culvert over the stream, running into Chippewa Creek (where the proposed driveway would be), has flooded over many times this year. This causes the stream to back up, causing flooding issues for the houses backing on to it, along Bain Drive.

The natural habitat for the wildlife behind our homes will also be put at risk. There are many species of animals as well as birds. The bike and walking trails will also be impacted negatively.

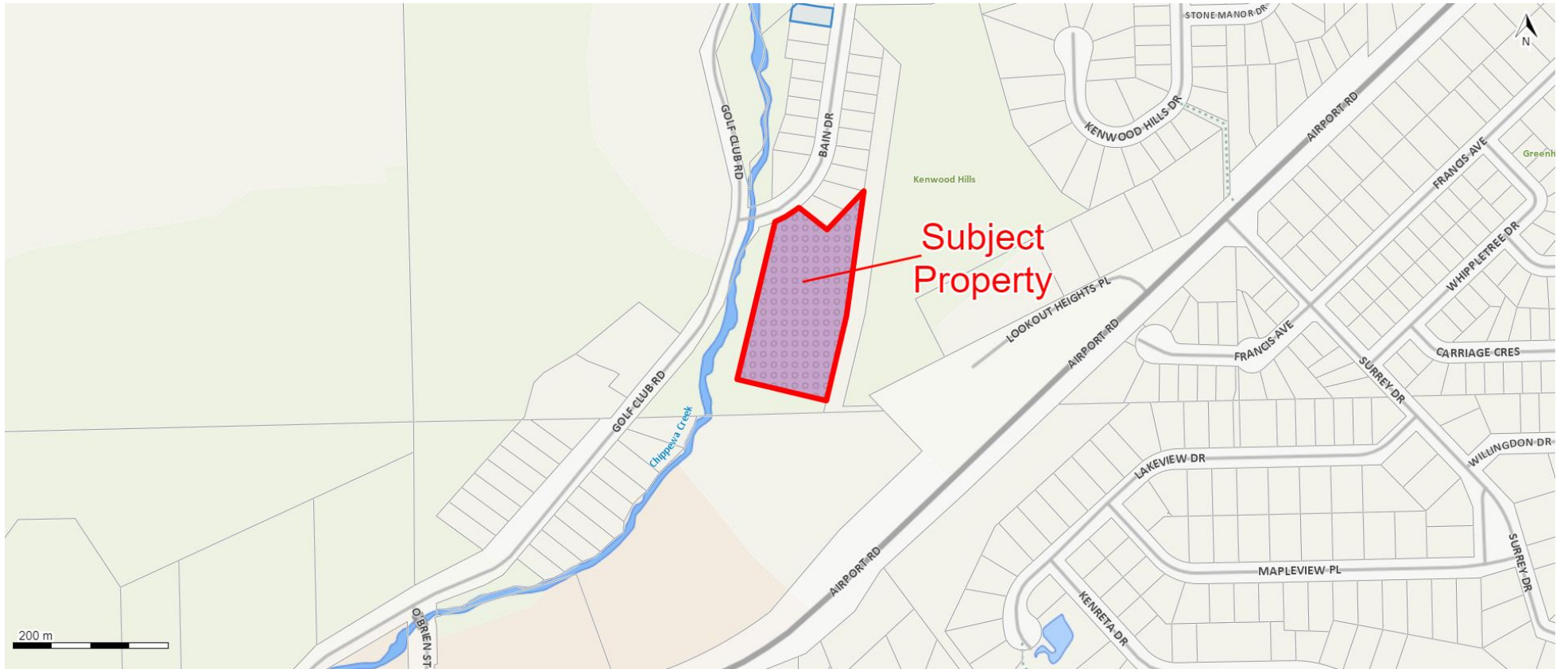
We would appreciate that these comments and concerns be presented, on our behalf, to the City Council, for their consideration, in the opposition of the of the Zoning By-law Amendment to RM1 SP. We would also like to be kept informed of any correspondence and future meeting details in regards to this issue, so we are able to follow it closely. We can be reached by email at [redacted] or by phone at [redacted]

Thanks in advance and look forward to hearing from you.

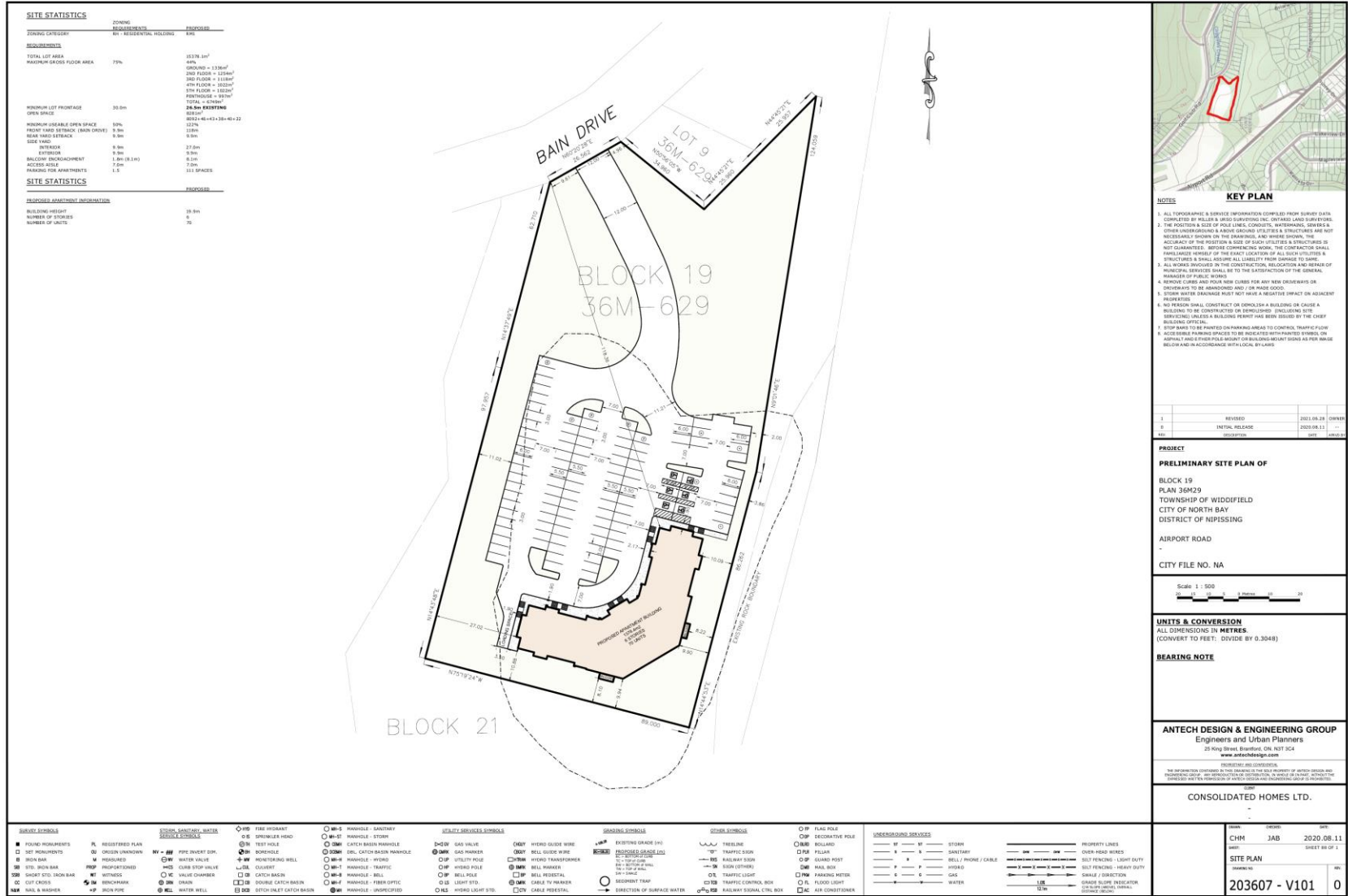
Best regards,

Bill & Kerry Sinden
168 Bain Drive
North Bay, Ontario P1C 1M4

Schedule A



Schedule B



Schedule C



PRELIMINARY ONLY
NOT VALID FOR CONSTRUCTION



① NORTH ELEVATION
1" = 10'-0"



② SOUTH ELEVATION
1" = 10'-0"

NO.	ISSUED FOR	DATE	BY	APPROVED BY
1	DESIGN FOR PERMIT REVIEW	2021-09-18	J.L.A.	
	DESCRIPTION			

THE INFORMATION CONTAINED HEREIN IS PREPARED BY THE FIRM FOR THE SOLE PURPOSE OF PROVIDING PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES TO THE CLIENT AS SPECIFIED IN THE CONTRACT AGREEMENT. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ANTECH DESIGN & ENGINEERING GROUP. THERE SHALL BE NO LIABILITY FOR CONSTRUCTION LACKING ALL NECESSARY APPROVALS FROM LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS.

ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
25 King St. Suite 200
Burlington, ON, N7T 3C4
www.atechdesign.com

PROJECT:	MULTI-RESIDENTIAL NORTH AVE, ONTARIO
DESIGNED DATE:	2021-09-18
DESIGNED BY:	J.L.A.
CHECKED BY:	J.L.A.
PROJECT NUMBER:	2021-02-18
ISSUE DATE:	2021-09-18
CHECKED DATE:	2021-09-18
CHECKED BY:	J.L.A.
CLIENT ADDRESS:	NORTH AVE, ONTARIO

TITLE: ELEVATIONS DRAWING NO.: SKA-22