



City of North Bay Report to Council

Report No: CSBU-2022-003

Date: January 11, 2022

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Zoning By-law Amendment by Miller and Urso Surveying Inc.
on behalf of 2808138 Ontario Inc. – 327 Dudley Avenue

Closed Session: yes ☐ no ☒

Recommendation

1. That the proposed Zoning By-law Amendment by Miller and Urso Surveying Inc. on behalf of 2808138 Ontario Inc. – 327 Dudley Avenue in the City of North Bay to rezone the property from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special No. 138 (RM2 Sp.138)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2022-03 be approved; 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

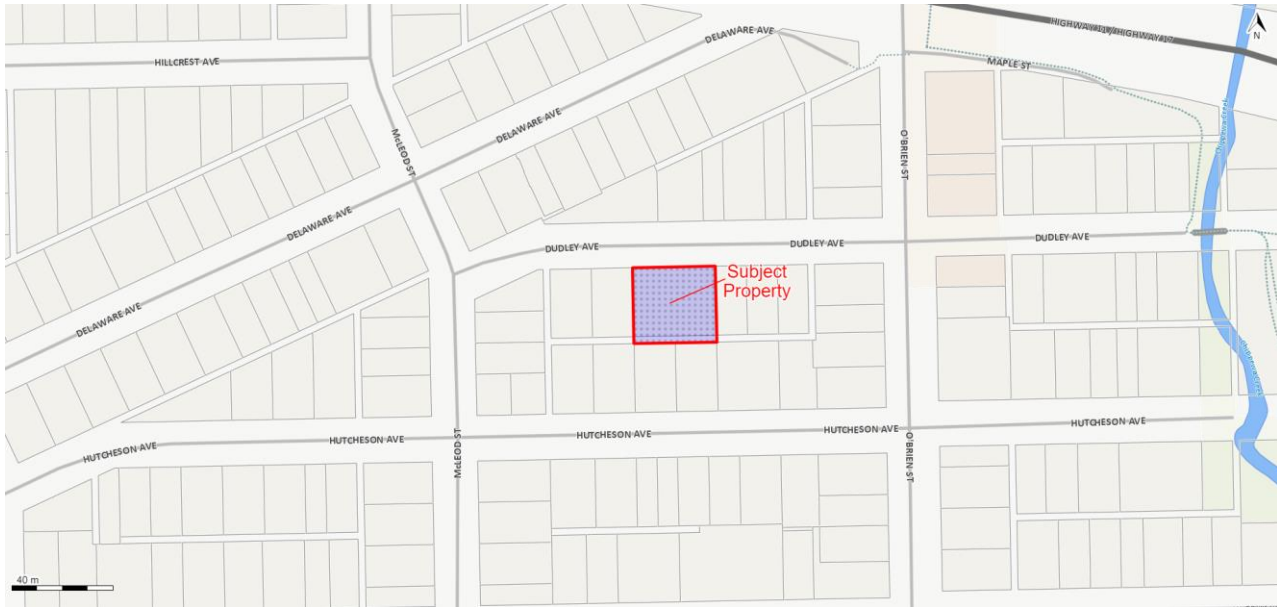
Legal Description: See Appendix A

Site Description: The subject property is an existing lot of record located at 327 Dudley Avenue. This is located just west of the intersection of Dudley Avenue and O'Brien Street, as shown below and on attached Schedule A.

It is designated "Residential" by the Official Plan and is zoned "Residential Third Density (R3)" under the City's Zoning By-law No. 2015-30.

The property is developed with a structure that is relatively large in comparison to surrounding low density residential uses. This building was used as a privately-owned community centre known as "Les Compagnons".

Figure 1: Map of Subject Property and Surrounding Area



The property has an existing lot area of 1,224 square metres and lot frontage of 36.5 metres on Dudley Avenue, as shown on attached Schedule B.

Surrounding Land Uses:

The surrounding neighbourhood is comprised largely of low density residential uses. There are also a few apartment buildings scattered throughout the area.

There are some commercial uses found throughout the area. The nearest commercial uses are approximately 100 metres to the west along O'Brien Street. These uses include an office building, some retail and a restaurant.

Highway 11/17 is located a short distance to the north. This major transportation corridor is one of the defining features of the area.

Other notable items in the area include St. Joseph Scollard Hall to the south, a motel and Chippewa Creek to the east and to the north.

Proposal

Miller and Urso Surveying Inc. on behalf of the property owner, 2808138 Ontario Inc., has submitted an application to rezone the property located at 327 Dudley Avenue from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special No. 138 (RM2 Sp.138)" zone.

The purpose of the application is to allow the conversion of the existing building from a community centre use into apartment units.

The Special zone request would recognize the existing built form of the property. There is no new construction proposed at this time.

Summary

The subject property is a former service club community centre that hosted a variety of social events. This use has been discontinued and the building is now vacant. The property owner has acquired the lands with the intention of redeveloping the property into apartment units, as proposed in the subject Zoning By-law Amendment application.

The proposed redevelopment of the property would consist of entirely interior renovations; there are no proposed changes to the building footprint. The Special Zone request made as part of this application would recognize the existing built form of the property.

Planning staff have evaluated this application's fit with the applicable land use policy documents. In our opinion, the proposed Zoning By-law Amendment is in line with the objectives of the relevant policies as discussed throughout this report.

The Provincial Policy Statement and the Official Plan contain policies that encourage greater levels of density to take place within the Settlement Area on full public services. The subject property meets this policy objective.

As described in the Provincial Policy Statement section of this report, it is staff's opinion that the vacant former community centre meets the definition of a brownfield site. The Provincial Policy Statement and the Official Plan both have policies that are supportive of the redevelopment of Brownfield sites.

The proposed conversion of this large, vacant structure into apartment units would represent the type of redevelopment encouraged by the Official Plan and the Provincial Policy Statement.

The City's Official Plan contains policies that identify site characteristics that support the placement of higher levels of densification. The Official Plan states that features such as being in or near the Central Business District, being in close proximity to major facilities (such as shopping areas, recreational facilities, etc.), access to collector or arterial roads or being on the periphery of a residential area are all positive indicators for high density uses.

It is staff's opinion that the property largely meets the characteristics identified by the Official Plan as being appropriate for higher density residential use.

The subject property has easy access to major roadways, with both the Highway and O'Brien Street nearby. There are various forms of commercial uses in the area, with smaller commercial uses being located on O'Brien Street and major commercial uses being located a short distance along Algonquin Avenue. The property is near the Kinsmen Trail, which provides active transportation throughout the City. Secondary and Elementary schools are nearby.

It is staff's opinion that the proposed development would fit into the character

of the neighbourhood. It is also staff's opinion that the use of the building as an eleven unit apartment should be less intrusive on the adjacent residential uses than the previous community centre use.

Staff received some correspondence and communications from nearby neighbours expressing opposition to the proposed redevelopment. These concerns are summarized in the Correspondence section of this report, including staff response to the concerns raised. A complete copy of the correspondence is also attached as an Appendix to this report.

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).

Excerpts of the Provincial Policy Statement (PPS 2020) applicable to this application are outlined below.

One of the general objectives is to direct higher levels of development into the Settlement Area on public services. Focusing development in the Settlement Area limits the amount of land consumed by a community, leaving more lands in a natural state. This is considered a more efficient and environmentally friendly approach to development. Relevant policies are as follows:

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 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 subject property is located within the Settlement Area in an existing built up area. It has access to the full range of public services. It would provide additional housing options for the community. The proposed development would be consistent with the above cited policies of the PPS 2020 that encourages greater residential intensification and focusing development within the Settlement Area.

The PPS 2020 defines a Brownfield as follows:

Brownfield sites: *means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.*

Though there is no evidence that the property is contaminated, as the building is currently vacant and no longer serving its previous function, it is staff's opinion that the property meets the definition of a brownfield site.

There are several passages of the PPS 2020 that encourage the redevelopment of brownfield sites. Sections that are most relevant to this application includes

the aforementioned "Residential Intensification" passage and Section 1.7.1 (Long-Term Economic Prosperity), which states that "*Long-term economic prosperity should be supported by:... f) promoting the redevelopment of brownfield sites;*"

The proposed development would result in the renovation of a former community centre into residential use. The proposed rezoning application would redevelop a former community centre into apartment units and would put an existing vacant structure back into use, as encouraged by the PPS 2020.

Renovations at the property would require the property owner to obtain a Record of Site Condition to allow the residential use as part of the Building Permit process.

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.

One of the central objectives of the Official Plan is to encourage higher levels of density into the Settlement Area where public services are available. Similar to the PPS 2020, the intention of these policies is to create efficient development patterns and to reduce the amount of land utilized by a municipality (thereby leaving more land in a natural state). This goal is most concisely iterated by Section 1.4.2 of the Official Plan, which says 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 property is located in an existing, fully developed neighbourhood. It has access to all public services commonly available within the Settlement Area.

More specific to this application, the Official Plan provides more policies regarding high density residential development. Excerpts from the Official Plan are cited 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;*
 - e) *create focal points that emphasize important locations in the City;*
 - f) *do not unduly overshadow or interfere with visual amenities of lower density residential areas by reason of their bulk; and*
 - g) *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.*
- 2.1.12.8 *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 staff's opinion that the proposed development is largely compatible with these policies.

The subject property has access to major shopping areas, with small format commercial development on O'Brien Street and large format retail a short distance away on Algonquin Avenue.

While the property is located on a local road, it does have easy access to collector and arterial roads. O'Brien Street and Lansdowne Avenue (two blocks to the south, approximately 125 metres measured straight line) are both arterial roads. Algonquin Avenue, an arterial road, is less than 600 metres to the west. Highway 11/17 is less than 150 metres to the north.

Regarding parks and open spaces, the property is near the Kinsmen Trail, which provides active transportation to most of the community. There are also some schools and publicly owned natural spaces (Chippewa Creek) in the general area that provide recreational

opportunities.

Section 2.1.12.4 of the Official Plan seeks to ensure that high density residential development is compatible with the character of the existing neighbourhood. The subject property was previously a community centre, which at times would have generated significant activity (such as traffic, noise, on street parking, etc.). The proposed use of the building as an apartment building should relate compatibly in terms of scale and impact on the neighbourhood. It may even represent an improvement, in that the proposed apartment building would meet the parking requirements of the Zoning By-law and the use would avoid periods of peak activity that would have occurred when it was a community centre.

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 Third Density (R3)". The R3 zone permits following uses:

- Single Detached Dwelling;
- Semi Detached Dwelling;
- Duplex Dwelling;
- Group Home Type 1;
- Bed and Breakfast (as an Accessory Use only);
- Home Based Business (as an Accessory Use only);
- Parks and Playgrounds;
- Day Nursery (as an Accessory Use associated with an Institutional or Public Building only); and
- Institutional Uses.

The applicant is proposing to rezone the property to a "Residential Multiple Second Density Special No.138 (RM2 Sp.138)" zone. The proposed RM2 Sp.138 zone would permit the following uses:

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

The applicant has requested a Special Zone to recognize the existing built form of the property. This would require the following variances from the minimum requirements of the Zoning By-law:

- Reduce the minimum front yard setback from 7 metres to the existing

- 0.36 metres;
- Reduce the minimum easterly side yard setback from 6 metres to the existing 2.28 metres;
- Reduce the minimum rear yard setback from 7 metres to the existing 1.59 metres;
- Reduce the minimum usable open space requirement to nil; and
- Reduce the minimum landscaping buffer to nil.

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, the Building Department, Parks Department, and North Bay Mattawa Conservation Authority each offered no concerns or objections.

The Ministry of Transportation had no concerns but did identify the requirement for the property owner to obtain a permit from their office prior to the conversion.

The Engineering Department offered no objections but stated that the property owner would be required to demonstrate infrastructure capacity at the time of development.

Several members of the public responded to the proposed development with some concerns. 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.

- Property size/Parking: the neighbourhood questioned whether the property was large enough to accommodate eleven units and the required parking. The agent for the applicant has stated that the property owner has building plans for the eleven units. The property meets the minimum parking requirements for the proposed eleven unit building.
- Parking Requirements: the neighbourhood is concerned that parking would be inadequate and may result in on-street parking. The proposed layout meets the minimum parking standards for eleven units, providing seventeen spaces in total. In staff's experience, the minimum parking standards of the Zoning By-law have been sufficient for apartment buildings. There is one space for each unit and six additional parking spaces for guests, deliveries and excess needs (i.e. units requiring two

spaces).

- Infrastructure Capacity: the neighbourhood questioned whether infrastructure is sufficient for the proposed development. At this juncture, there is no indication that infrastructure would not accommodate the proposed development. The property owner would need to confirm this as part of the Building Permit process.
- Nuisances Caused by New Residents: the neighbourhood has expressed concerns about noise or crime that may be committed by the new residents, depending on the type of units and tenants. Staff does not consider the demographics of future residents as part of our evaluation of rezoning applications.

There was also one letter received in support of the application.

A complete copy of this correspondence is attached to this Report as Appendix B.

No other correspondence was received on this file.

Financial/Legal Implications

None.

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:

Approved the requested Zoning By-law Amendment, as requested by the owner.

Option 2:

Deny the requested Zoning By-law Amendment. This option is not recommended.

Recommended Option

Option 1 is the recommended Option.

1. That the proposed Zoning By-law Amendment by Miller and Urso

Surveying Inc. on behalf of 2808138 Ontario Inc. – 327 Dudley Avenue in the City of North Bay to rezone the property from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density Special No. 138 (RM2 Sp.138)” zone for the property legally described in Appendix A to Report to Council No. CSBU 2022-03 be approved; 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

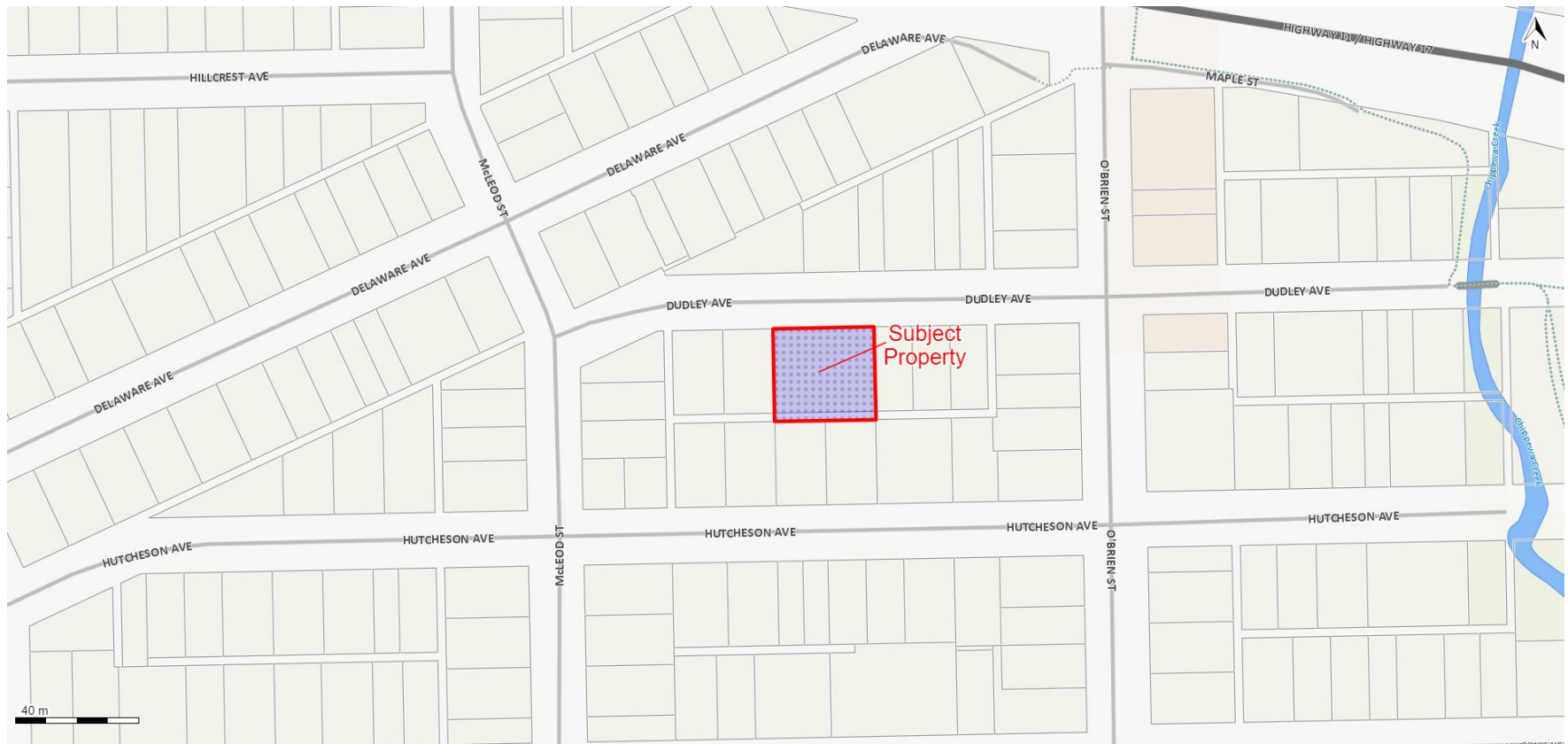
Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

Title: Senior Planner

W:\PLAN\Planning\Reports to Committees & Council (C11)\to Council\2022CSBU 2022-03 – ZBLA File #937 – Zoning By-law Amendment – 327 Dudley Avenue

Schedule A



Schedule B

SKETCH FOR REZONING OF
ALL OF LOTS 282, 283, 284 & 285
AND PART OF LANE
REGISTERED PLAN M-177
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1 : 250

0 5 10m

Miller & Urso Surveying Inc.

LOT COVERAGE

AREA OF PROPERTY = 1224.5m²

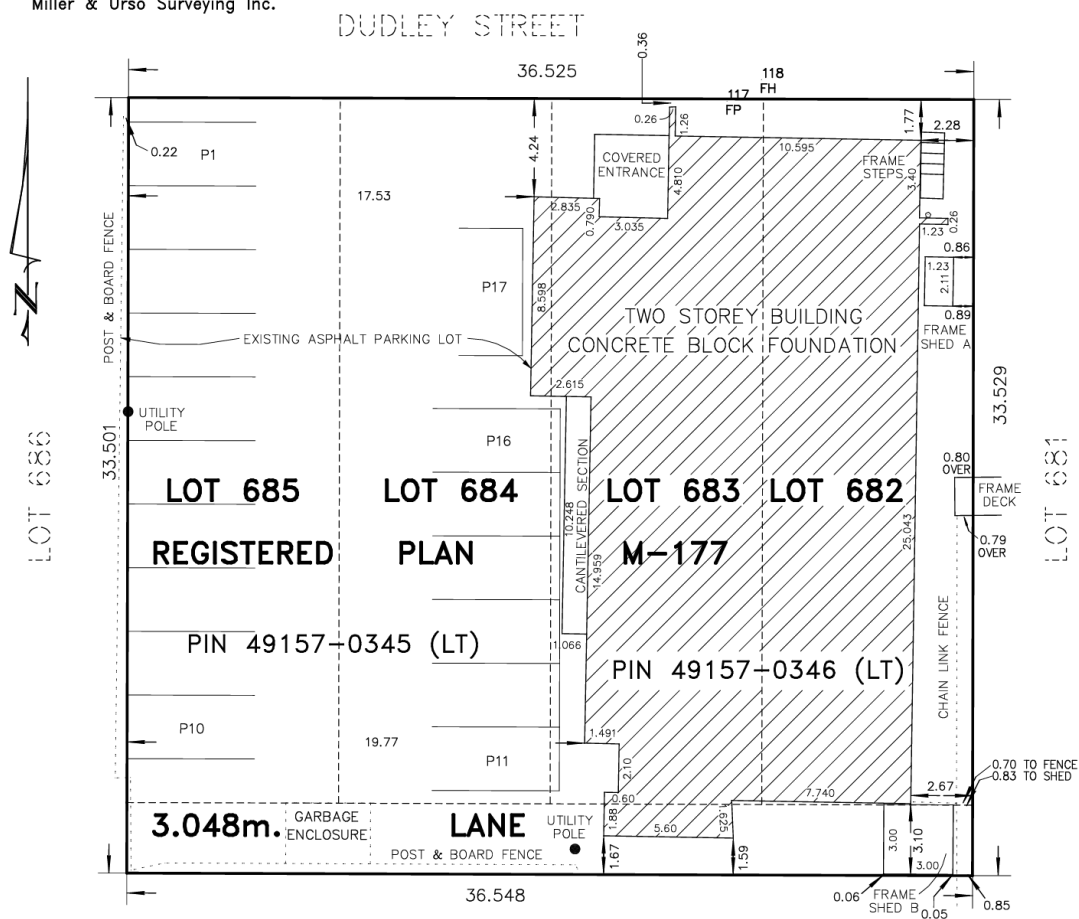
AREA OF BUILDING = 421.5m²

AREA OF COVERED ENTRANCE = 11.3m^2

AREA OF FRAME SHED A = 2.6m^2

AREA OF FRAME SHED B = 9.0m^2

LOT COVERAGE = 36.3%



CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CLIENT: JAMES MOORE



MILLER & URSO SURVEYING INC.
SURVEYING · ENGINEERING · PLANNING
 1501 Seymour Street North Bay ON P1A 0C5
www.musurveying.com info@musurveying.com
 P: (705) 474-1210 F: (705) 474-1783

Appendix A

PIN 49157-0345 (LT)

PCL 3410 SEC WF; LT 684-685 PL M177 Widdifield; North Bay; District of Nipissing

PIN 49157-0346 (LT)

PCL 2640 SEC WF; LT 682-683 PL M177 Widdifield; North Bay; District of Nipissing

Appendix B – Correspondence

Engineering Department

Good Afternoon Peter,

Please see below our comments regarding the above noted Zoning By-Law Amendment application:

- The proponent is to confirm existing infrastructure capacities servicing the development.
- It will be the proponent's responsibility to confirm servicing requirements and conduct necessary testing.
- If there are any services being proposed and/or existing services being upgraded or retired, a site servicing plan will be required.
- 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.

Thank you,

Jonathan

Parks and Recreation Department

Parks has no concerns with this application.

David Schroeder
Manager of Parks

Building Department

Hi Peter,

The Building Services department has no concerns with this Zoning By-Law Amendment. Thanks

Aaron Lott
Plan Examiner
Building Services
Community Services Business Unit

The Corporation of the City of North Bay
200 McIntyre St East
North Bay Ont. P1B 8H8

Tel: 705-474-0400 ext. 2452
Email: aaron.lott@northbay.ca

Ministry of Transportation

I have reviewed the Zoning By Law Application for 327 Dudley Street, North Bay. The subject lands are located within the Ministry of Transportation's permit control area, therefore, are subject to review under the Public Transportation and Highway Improvement Act. The MTO would like to request a traffic brief to get a better understanding of traffic flow onto the Highway. In addition, the applicant may be required to obtain building and land use permits for the reconstruction of the building into 11 apartment units. Any questions related to setbacks and permits can be addressed to the Corridor Management Officer, Dianne Villneff at diane.villneff@ontario.ca. The MTO supports the zoning by-law application.

Laurel

Laurel Muldoon, MSc.Environmental
Corridor Management Senior Project Manager

Operations Division, Northeast Region
Ministry of Transportation
447 McKeown Ave, Suite 301
North Bay, Ontario, P1B 9S9
T. 705-491-0757 | E. laurel.muldoon@ontario.ca

North Bay Mattawa Conservation Authority



November 2, 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 - 2808138 Ontario Inc.
327 Dudley Avenue
City of North Bay
Our File No.: PZB16-NB-21**

This office has received and reviewed the above zoning by-law amendment which proposes to amend Zoning By-law 2015-30 to rezone the property from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone. The purpose of the application is to convert the existing building, which was used as a community centre, into eleven (11) apartment units. The Special Zone requests would recognize the existing building in its current location by reducing the minimum required front yard setback, side yard setback (east property line) and rear yard setback. The special zone request would also permit the conversion to an apartment use without the minimum landscaping buffer or minimum usable open space.

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, 2020 (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 subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest. It is our opinion that the application is consistent with Section 3.1 of the PPS 2020. The property is not subject to Ontario Regulation 177/06 or to the policies of NBMCA at this time, and as such, a DIA permit is not required from this office. The Conservation Authority is satisfied that the application is consistent with the policies as set out in Sections 2 and 3 of the PPS 2020. We have no objection to this application.

Trusting this is satisfactory. Should you have any questions, please do not hesitate to contact me at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Yours truly,

A handwritten signature in blue ink that reads "Paula Scott".

Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (1)

November 17, 2021

Peter Carello
Senior Planner – Current Operations, Planning Services
peter.carello@cityofnorthbay.ca
City of North Bay

RECEIVED
CITY OF NORTH BAY
NOV 29 2021
PLANNING
SERVICES

RE: APPLICATION FOR A ZONING BY-LAW ADMENDMENT – 327 DUDLEY AVENUE

To: Mr. Carello or to whom it may concern

Please be advised the residents of Dudley Avenue have received your notice regarding an application for a zoning by-law to be amended under Section 34 of the Planning Act, R.S.O, 1990, c. P. 13., however there are several questions and concerns the current resident of Dudley Avenue have to this proposed amendment.

As residents of Dudley Avenue, we understand that the subject property located at 327 Dudley Avenue was previously used as a community centre and that this use has been discontinued. We also understand that Miller and Urso Survey Inc., on behalf of the property owner 2808138 Ontario Inc., has submitted the application to convert the existing building into eleven (11) apartment units, however as long-term homeowner/residents of Dudley Avenue, we have the following concerns and questions:

1. Will the property size adequate to accommodate eleven units and what will be the maximum occupancy for the proposed units? What is the maximum number of resident vehicles and guest vehicles that will be permitted?
2. What will be the parking requirements for said resident and guest vehicles (will they be required to park on the street?).
3. Property rates and taxes – will there be increases to the residents who already reside on Dudley Avenue?
4. Sewer and water usages – the water and sewage pipes for the community centre was not designed for eleven resident units, therefore, it may be against proper building codes to adequately support the additional usage. Also adding concern that water pressure and sewage issues may occur in the surrounding neighborhood homes due to excessive usage (and if

there are issues with water pressure and sewage, who will be responsible to correct any issues – will it be the owner of said property, or the city...?).

5. Outdoor maintenance such as snow removal, and garbage disposal. Who will be clearing the parking areas and where will the excess snow from said parking lot be moved to? Will there be a large garbage bin to support the amount of waste from each unit, and where would that bin be located. Also, who will be responsible to maintain, monitor and keep the building free from excessive debris and clutter?
6. With an increase of number of residents located in one specific area, there is a concern regarding excessive noise. Depending what type of residential units (elderly only, family, etc.) there is also an extreme concern for possible increased criminal activity for this specific area and Avenue.

Furthermore, it has come to our attention that this property owner also owns other property on Dudley Avenue. We would like to know if this zoning application is strictly to convert 327 Dudley Avenue. Will another application be required to convert any other property on Dudley, as this will create other concerns for us homeowners and residents.

Kind regards,

Resident/Homeowner – Dudley Avenue

— DORIS STROBL

311 Dudley Avenue
North Bay, ON P1B 7A4

We are concerned about our taxes increased
Too much traffic on the road and inadequate
parking for 11 units and our insurance going up.
All of the concerns ~~stating~~ expressed
in this letter
~~are~~ are very concerning to us.

Doris Strobl

*Has there been applications to the
city of North Bay in regards to
Homeless people, and Low
income families etc. on this
property,*

November 17, 2021

Peter Carello
Senior Planner – Current Operations, Planning Services
peter.carello@cityofnorthbay.ca
City of North Bay

RECEIVED
CITY OF NORTH BAY

NOV 25 2021

PLANNING
SERVICES

RE: APPLICATION FOR A ZONING BY-LAW ADMENDMENT – 327 DUDLEY AVENUE

To: Mr. Carello or to whom it may concern

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Kind regards,

Sonny Armitage
Danila Edwards

Resident/Homeowner – Dudley Avenue

ARMITAGE / EDWARDS
315 DUDLEY AVE.

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Kind regards,

Cathie Walker 

Resident/Homeowner – Dudley Avenue - 319

you will find in this letter many concerns we have on the proposal of changes that may be done to the building on Dudley Street. As a homeowner and living on this small and quite street that these concerns are looked at very seriously for ourselves and our neighbour as well as the City of North Bay. Maybe the proposal of 11 units going in could be scaled back to half. Which  would take pressure off the street + city services.

Thanks for your Attention on this matter.
 Cathie Walker

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Kind regards,

Brenda + Robert Robinson

Resident/Homeowner – Dudley Avenue 332

November 17, 2021

Peter Carello
Senior Planner – Current Operations, Planning Services
peter.carello@cityofnorthbay.ca
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RE: APPLICATION FOR A ZONING BY-LAW ADMENDMENT – 327 DUDLEY AVENUE

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Kind regards,

Michael J Kennedy
344 Dudley Ave

Resident/Homeowner – Dudley Avenue

NOV 29 2021

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Dudley Avenue Homeowners,

We are writing this to say we don't believe that the proposed rezoning of 327 Dudley Ave should move forward. As you will see below, there are many legitimate concerns/reasons.

While we understand the importance of creating homes for those who may need it, we & others in the neighbourhood have agreed that there are more cons than pros when it comes to this specific project. If we agreed with the project, this movement to prevent the rezoning would've never come about.

Aside from someone having a new home, you the buyers/contractors are the only ones who would benefit from this project. When your only selling point to the neighbourhood is that it would "increase our property value" it's pretty safe to say you don't see any other benefits of this property being built in our neighbourhood. That's not ok because it would likely do the complete opposite, especially if the property isn't maintained the way us homeowners have maintained the neighbourhood.

How does one think putting an 11 unit building on a fairly small lot in the middle of a neighbourhood is a good idea? This type of project doesn't fit the neighbourhood at all. This building/location is better suited for something like office space. The less rezoning & all that comes with it & after it, the better.

Have you considered the size of the neighbourhood/street when it comes to...

- The homes in very close proximity on all sides of the lot.
- The neighbourhood in general – small, quiet, everyone knows everyone.
- All the extra traffic on top of an already very steady flow of traffic – right off the highway & a main street.
- The amount of work vehicles that will need to be working/traveling.
- The lack of space for placing/storing all the building materials.
- The amount of work that would need to be done in the neighbourhood to accommodate this project.
- The added noise levels on top of the noise already in the area – right off of the highway & a main street.
- The likeliness of delays (it always happens) that would prolong all of the points listed above.
- The likeliness of extra vehicles (visitors/utility) parking on the street. This was a major issue when this building was in operation before & it was an absolute nightmare, one we don't wish to deal with again.
- The security of the neighbourhood. Your tenants are your responsibility. While not everyone is a bad tenant, we've already dealt with some serious issues with a building in the neighbourhood on top of the high rate of crime (thefts, break ins etc.)
- Property maintenance around the building. Corporations that build here have a history of letting their properties go because they don't live here & don't deal with the problems directly because they're making their money at other people's expense.

This isn't the first time a project like this has been proposed to be built in the area, specifically on Dudley Ave. A few years ago, there was a similar project to this one that was brought up to be built on the other side of Dudley Ave. That project never happened.

So as you can see, we as a neighbourhood not only have the same questions/concerns, but we're all in agreement when it comes to this project. We don't wish to see this project move forward.

Thank you.

H. Bites (John & Helen)

November 17, 2021

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Kind regards,

H. Bates
355 Dudley Ave.

Resident/Homeowner – Dudley Avenue

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Kind regards,

Bruce Savage 347 Dudley Ave
Roseanne Savage

Resident/Homeowner – Dudley Avenue

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Kind regards,



351 DUDLEY AVE. APT 41

Resident/Homeowner – Dudley Avenue