



## City of North Bay Report to Council

Report No: CSBU-2022-040

Date: July 20, 2022

Originator: Beverley Hillier, Manager, Planning & Building Services

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Extension to Draft Plan of Subdivision - Lotus  
Development (City File No. 48T-14101)

Closed Session: yes  no

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### Recommendation

That Council approve the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (Subdivision File No. 48T-14101) from November 16, 2022 to November 16, 2024.

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### Background

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

A subsequent rezoning was approved by City Council in 2015 to establish pockets of high density uses within the property. The property owner at the time also established a Draft Plan of Subdivision over the whole property. Through Report to Council CSBU 2020-19 Council granted an extension to this approval to November 2022 and an amendment to the Plan of Condominium layout. Report to Council CSBU 2021-051 approved a redline amendment to the Plan of Subdivision as shown on Schedule C.

Through Report to Council CSBU 2020-26 Council authorized entering into a pre-servicing agreement to begin extending services to both the approved Draft Plan of Condominium and portions of the Draft Plan of Subdivision.

The Owners are in the process of finalizing the engineering plans for the next phase of Subdivision.

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**Financial/Legal Implications**

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

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**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**

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

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**Options Analysis**

Option 1:

That Council approve the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (Subdivision File No. 48T-14101) from November 16, 2022 to November 16, 2024.

Option 2:

That the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. to revise the Draft Plan of Subdivision (Subdivision File No. 48T-14101) for an extension to Draft Approval from November 16, 2022 to November 16, 2024 be denied.

This option is not recommended as the Owners are making progress related to the Plan of Subdivision.

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**Recommended Option**

Option 1 is the recommended option.

That Council approve the request from Miller & Urso Surveying Inc. on behalf of Rhombi North Bay Development I LP & Lotus North Bay General Partner I Inc. for an extension to Draft Approval of the Draft Plan of Subdivision (Subdivision File No. 48T-14101) from November 16, 2022 to November 16, 2024.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

**I concur with this report and recommendation**

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name David Euler, P.Eng., PMP

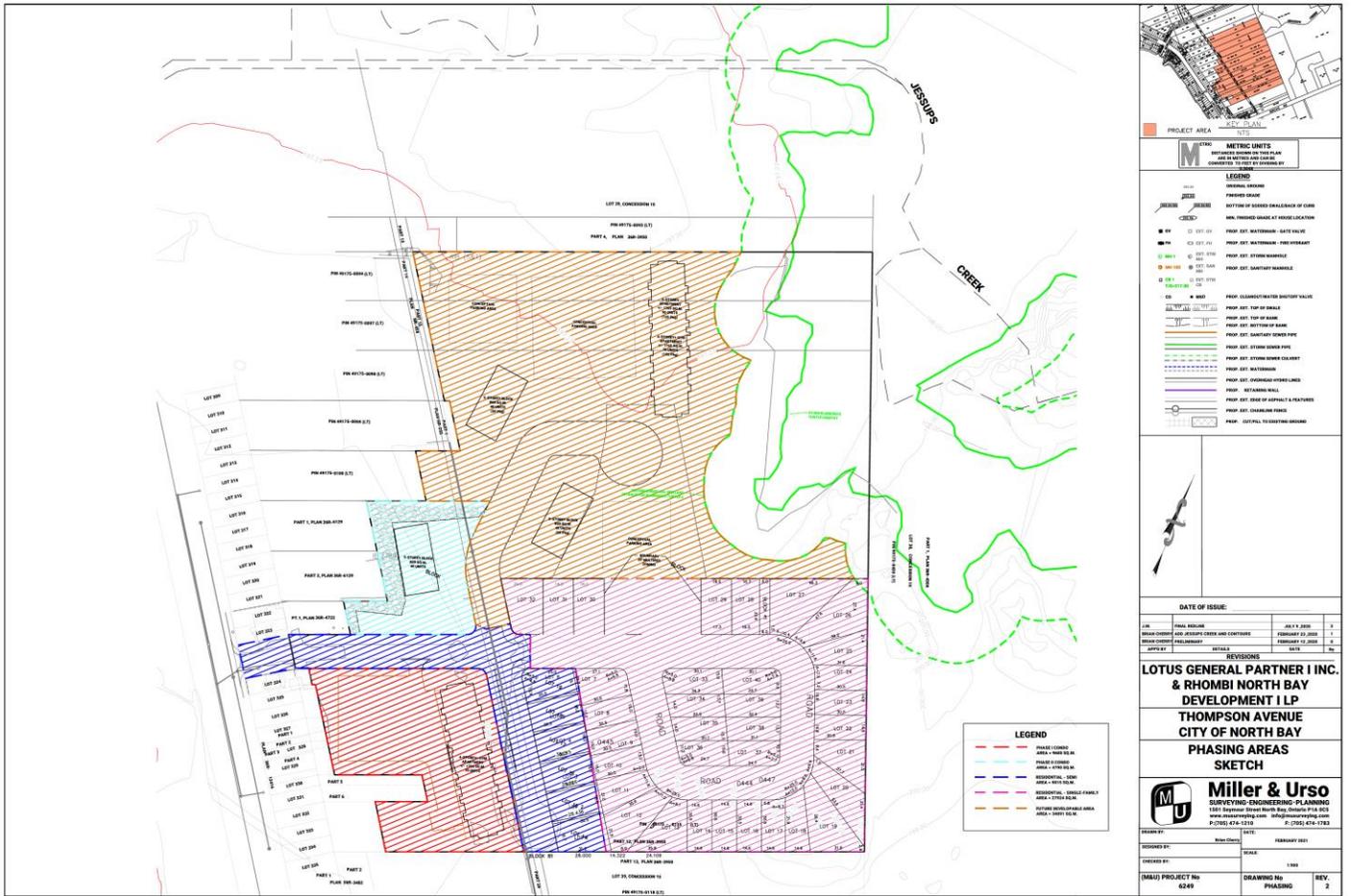
Title: Chief Administrative Officer

Personnel designated for continuance:

Beverley Hillier, MCIP, RPP

Manager, Planning & Building Services

# Schedule A



**PROJECT AREA**

**M** METRIC UNITS  
 DIMENSIONS GIVEN IN METRIC UNITS ARE TO BE USED FOR CONSTRUCTION. TO BE USED BY CONTRACTOR.

**LEGEND**

**PHASING AREAS**

**DATE OF ISSUE:**

ISSUE NO.	DATE	DESCRIPTION
1	JULY 1, 2022	ISSUE FOR PERMIT
2	FEBRUARY 23, 2023	ISSUE FOR CONSTRUCTION
3	FEBRUARY 23, 2023	ISSUE FOR CONSTRUCTION

**REVISIONS**

**LOTUS GENERAL PARTNER I INC. & RHOMBI NORTH BAY DEVELOPMENT I LP**  
 THOMPSON AVENUE  
 CITY OF NORTH BAY

**PHASING AREAS SKETCH**

**Miller & Urso**  
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 P. 904.634.1510 F. 904.634.1783

DESIGNED BY: DATE: FEBRUARY 2023  
 CHECKED BY: DATE: 1.999  
 (S&U) PROJECT No. 4249 DRAWING No. PHASING REV. 2