



City of North Bay Report to Council

Report No: CSBU-2024-048

Date: October 3, 2024

Originator: Peter Carello – Senior Planner

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner (2525118 Ontario Limited) – 2 Sunset Boulevard

Closed Session: yes no

Recommendation

1. That the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner (2525118 Ontario Limited) – 2 Sunset Boulevard in the City of North Bay – to rezone the property from a “Residential Multiple First Density (RM1)” zone to a “Residential Fifth Density Special (R5 Sp.)” zone for the property legally described in Appendix A to Report to Council No. CSBU 2024-048 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 on Sunset Boulevard. It is located just west of the intersection of Sunset Boulevard and Lakeshore Drive and just east of the intersection of Sunset Boulevard, Banner Avenue and Nichols Street, as shown below and on attached Schedule A.

It is designated “Residential” by the Official Plan and is zoned “Residential Multiple First Density (RM1)” 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 1,061 square metres and lot frontage of approximately 52 metres on Lake Nipissing, as shown on attached Schedule B. Road access is provided via Sunset Boulevard.

The property is currently developed with a two-storey dwelling unit on the northeastern periphery of the property.

Surrounding Land Uses:

The surrounding neighbourhood is predominantly a mixture of residential and commercial uses. Some of the more defining uses are as follows:

- **Commercial uses:** there are two restaurants immediately adjacent to the subject property, a tourist cabin operation just east of the subject property and several hotels in the larger area. There are other scattered commercial uses elsewhere along Lakeshore Drive.
- **Residential Uses:** there is a considerable number of residential uses found throughout the area. Single detached dwellings are the predominant form of housing, but there are also several townhouses found throughout the area, including a townhouse complex on the opposite side of Sunset Boulevard from the subject property.
- **Recreational Facilities:** the subject property is in close proximity to Sunset Park, a popular and well used City owned park. There are a number of lake accesses found throughout the area that also provide recreational opportunities to local residents. Other City facilities in the general area include Silver Beach, West Ferris Lions Park (within approximately 1km to the north, measured in a straight line) and the Steve Omischl Sports Complex (approximately 2.3 km to the south-east, measured in a straight line).
- **Lake Nipissing:** Lake Nipissing is a defining feature of the area. The property fronts on Lake Nipissing (to the south). Lake Nipissing limits the scale of development to the west of the subject property.

Proposal

Tulloch Geomatics Inc. on behalf of the property owner, 2525118 Ontario Limited, has submitted a Zoning By-law Amendment application to rezone the property located at 2 Sunset Boulevard. If approved, the property would be rezoned from a "Residential Multiple First Density (RM1)" zone to a "Residential Fifth Density Special (R5 Sp.)" zone.

The purpose of the application is to allow the creation of five lots that would each accommodate two small dwelling units on each lot. These dwelling units would be smaller than traditional homes (colloquially known as "tiny homes").

The existing dwelling unit would remain in its current status.

The Special Zone requests would reduce the minimum frontage of each of the lots, allow an Accessory Dwelling Unit to exceed 75% of the ground floor area of the primary dwelling unit and to recognize the setbacks of the existing structure. The Special Zone would also permit the lots to be created with a minimum frontage of 7.79 metres.

Summary

The lands subject to this rezoning are vacant with the exception of the existing duplex, which is presently zoned to permit an apartment use.

The applicant is proposing to sever the property into six separate parcels and to develop five of these lots to include two separate residential units each, for a total of 10 new dwelling units. Each of the proposed dwelling units would be smaller (tiny homes) than typical new construction.

Recent changes to the Planning Act from the Provincial Government have permitted additional dwelling units on most lots in the Settlement Area. In response to these changes, the City has previously amended Official Plan policy and the Zoning By-law to permit additional dwelling units, both within a main dwelling or by way of an accessory structure.

The size of the structures is different from the type of new housing that is typically constructed in North Bay. The proposed new dwelling units would measure approximately 37 square metres each (approximately 400 square feet), which is smaller than other newly constructed homes in North Bay.

The property was rezoned in 2013 to permit the construction of an apartment building. Subsequent to this rezoning, the property owners completed a detailed site analysis and determined that, based on soil conditions and proximity to the lake, an apartment structure would not be feasible. As a result, they have applied to amend the property's zoning to allow for the proposed tiny home development.

The application has been reviewed from the perspective of the applicable policy documents. Both the Provincial Planning Statement 2024 and the City's Official Plan encourage the development of different forms of housing. Specific policy examples from each document are cited throughout this report.

By creating different forms of residential units, the local housing inventory will be attractive to and will be financially viable to a wider range of individuals.

As noted, the proposed application would facilitate the development of a new form of residential development that is not otherwise available elsewhere in the community. This will result in new home ownership opportunities for the community.

Several members of the public responded to the notice of this application. Respondents expressed concerns regarding specific aspects of the proposal. A complete copy of the correspondence received is attached as an Appendix to this report.

The primary concern expressed by respondents pertained to parking. It appears that the existing uses in the area often do not have sufficient parking to accommodate their requirements, resulting in overflow parking occurring on side streets. Some of this overflow parking takes place on the street adjacent to the subject property, which raises neighbourhood concerns that the development of this lot will exacerbate parking concerns in the area.

The current existing parking situation is a result of the use of existing adjacent land uses. The subject development meets the parking requirements of Zoning By-law 2015-30 and this parking standard is not being reduced by way of the proposed rezoning.

The proposed development will not occupy the entire length of the Sunset Boulevard road allowance. This means that the current existing on-street parking will continue to occur adjacent to the subject property only limited by new drive entrances.

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 Planning Statement (PPS 2024).

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 Planning Statement (PPS 2024)

A new Provincial Planning Statement (PPS 2024) was recently issued by the Provincial Government. The new PPS 2024 is applicable to all decisions made on planning matters on or after October 20, 2024.

This proposal has been reviewed in the context of the Provincial Planning Statement (PPS 2024).

The new PPS 2024 places emphasis on the development of a range and mix of housing options. Excerpts of the PPS 2024 stating this goal are outlined below:

- 2.1.6 Planning authorities should support the achievement of *complete communities* by:
 - a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

2.2.1 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected 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 wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and

2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*;

For additional context, Housing Options is defined by the PPS 2024 as follows:

Housing options: means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.

The overall goal of the PPS 2024 pertaining to housing is to provide a mix and range of housing options. In doing so, it enables individuals and families to find housing that is more appropriate to their life circumstances that may not be otherwise available to them in a community's range of housing.

Specific to this application, the development of tiny homes is expected to appeal to smaller households who may not want, or need more traditionally

sized homes. In addition, the proposed new homes are expected to be less costly to construct than traditional homes.

It is notable that tiny homes are specifically identified as a form of residential development encouraged by the PPS 2024 within the definition of "Housing Options". The proposed rezoning would help achieve this particular goal of the PPS 2024.

The PPS 2024 encourages communities to direct growth and development within Settlement Areas so that land use is efficient and the use of public services are optimized. Section 2.3.1 of the PPS 2024 states:

1. *Settlement areas* shall be the focus of growth and development. Within *settlement areas*, growth should be focused in, where applicable, *strategic growth areas*, including *major transit station areas*.
2. *Land use patterns* within *settlement areas* should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned *infrastructure* and *public service facilities*;...
3. *Planning* authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.

The subject property is within the City's Settlement Area with access to the full range of public services. The above cited policies of the PPS 2024 would support the development of these lands.

Planning Services Staff are of the opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (PPS 2024).

Official Plan

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

The City's Official Plan has policies specifically related to housing. The general direction of the Official Plan with respect to housing is to provide a broad range of housing so that residents of all types will have access to various forms of accommodations and home ownership opportunities.

Housing Policies from the Official Plan relevant to the review of the subject application are cited below:

2.1.11 Housing Policies

It is the general intent of this Plan to encourage the development and maintenance of an efficient and pleasant environment for all lifestyles. In providing for these demands, the objective is an appropriate mixture of densities and an arrangement that will minimize conflicts between different forms of housing.

...

2.1.11.2 The following general policies are intended to assist the City in its determination of housing requirements for the various special need groups in the City:

a) To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements to the population;

...

2.1.11.3 In the development of new residential neighbourhoods, and as far as possible in the infilling of those already established, or in redevelopment in older neighbourhoods, high standards of residential amenity will be encouraged through the use of the following design principles:

...

b) Varieties of residential types will not be mixed indiscriminately, but will be arranged in a gradation so that higher density developments will complement those of a lower density, with sufficient spacing between tall apartments and lower row houses and single detached houses to maintain privacy, amenity and value;

The proposed development would introduce a new form of housing into the community. The proposed development includes dwellings that are smaller than traditional new builds, thereby less expensive to construct, and will have two dwellings on one lot. This is expected to appeal to a different audience of individuals, creating new home ownership opportunities as well as five new rental units.

Though the size of the dwellings is different from other housing in the City, considering the mix of different uses in the area and the types of housing that is prevalent, such as townhouses, it is my opinion that the proposed new dwelling units will be compatible with the neighbourhood.

The subject property is located within the City's Settlement Area. The Official Plan encourages development to take place within the Settlement Area on public services. This broad objective is stated several times in the Official Plan. Some examples are cited below.

1.4.2 Guiding Principles

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.

...

Environmental sustainability will be achieved by concentrating urban built form within the Settlement Area and through infilling, intensification, and reclamation of brownfields.

2.1 Settlement Area Policies

It is the objective of this Plan to concentrate new growth and redevelopment within the Settlement Area and to develop new land for residential, employment area, commercial, park & open space and institutional uses.

2.1.1 Infill and intensification developments will be primarily encouraged in the Central Business District (CBD) and surrounding neighbourhoods, where appropriate, and where adequate municipal services, facilities, and transit routes exist. Infilling and intensification will also be promoted in other areas of the City where there is appropriate infrastructure and new development or redevelopment is compatible with surrounding land uses.

The purpose of concentrating development within the Settlement Area is to make use of available public services while reducing the amount of land consumed to house the local population.

The proposed development is situated on underutilized lands located in a built-up area of the community. It has access to the full range of public services. It is in reasonably close proximity to City parks, employment lands and commercial services. The proposed development would be compatible with the neighbourhood.

In my professional opinion, the proposed Zoning By-law Amendment conforms to the City of North Bay's Official Plan.

Zoning By-Law No. 2015-30

The subject property is presently zoned "Residential Multiple First Density (RM1)". The RM1 zone permits the following uses:

- Apartment Dwellings;
- Boarding, Lodging or Rooming House;
- Group Home Type 2;
- Home Based Business (as an Accessory Use only);
- Parks, Playgrounds and Non-profit uses;
- Day Nursery;
- Institutional Uses; and
- Principal Dwelling Unit Short-Term Rental.

The applicant is proposing to rezone the property to a "Residential Fifth Density Special (R5 Sp.)" zone. The proposed R5 Sp., if approved, would permit the following uses:

- Single Detached Dwelling;
- Semi Detached Dwelling;
- Additional Residential Urban Dwelling Unit;
- Group Home Type 1;
- Home Based Business (as an Accessory Use only);
- Parks and Playgrounds;
- Day Nursery (as an Accessory Use associated with a Institutional or Public Building only);
- Institutional Uses; and
- Principal Dwelling Unit Short-Term Rental

The special zone request would increase the permitted floor area for an Additional Dwelling Unit from 75% to 100% of the floor area of the primary unit.

The special zone request would also recognize the existing building's built form and setbacks.

The special zone would reduce the minimum frontage requirement of 9 metres to 7.79 metres, which is measured at the waters edge for this proposed development as the subject lands front on Lake Nipissing. This reduction is not a concern, as the width of the proposed rear yards abutting Sunset Boulevard are wider due to the lot configuration and are wider than the 9 metre requirement of Zoning By-law 2015-30.

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 Departments and Agencies that provided comments, the Building Department, the Ministry of Transportation and Bell Canada each offered no concerns or objections.

The Engineering Department and Public Works Department each offered no objections but did outline what requirements will need to be met at the time development, including items such as private approach permits, lot grading and site servicing plans.

Several items of correspondence were received from members of the public. The following is intended to provide a summary of the correspondence the City received from the public and to provide a high level response from staff. A complete copy of the response received from the public is attached as Appendix B to this report so that City Council can read individuals' expressed concerns.

- **Parking:** The majority of respondents stated that there are existing on-street parking issues in the area from existing developments and that there is not sufficient parking on these properties. This results in parking taking place off-site and on the streets in the neighbourhood.

Staff's site inspection revealed that parking is prohibited on the opposite side of Sunset Boulevard, meaning that parking along the road frontage of the subject property is permitted. Respondents expressed concerns that the development of the subject lands would worsen the existing parking situation.

The owner of the subject property is not responsible for the provision of on-street parking for neighbouring uses. It is not reasonable to prevent the development of the subject property in order to accommodate these challenges. The proposed development would accommodate the parking required for the proposed use on their own property.

Staff would further note that there will continue to be some road frontage adjacent to this property that will not be developed and available for parking.

- **Demographics of Future Residents:** Some individuals questioned whether the future residents would be a good fit for the neighbourhood. Planning Services does not consider what the characteristics of the future residents are as part of the evaluation of applications made under the Planning Act.

- **Traffic:** Several individuals expressed concerns about the volume and speed of traffic in the area. One individual specifically stated that the development should only proceed if a set of streetlights were added at the intersection of Lakeshore Drive and Sunset Boulevard.

The Engineering Department have reviewed the file and did not have any concerns regarding the road network's ability to accommodate the volume of traffic that would be generated by the proposed development.

Staff would further note that the property is currently zoned to allow for the construction of an apartment building. Even in the absence of the proposed Zoning By-law Amendment, the property has existing development rights allowing potentially a higher density of units that could impact current traffic conditions more negatively than the proposed development and rezoning.

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

There are no financial or legal obligations to the City at this time.

Corporate Strategic Plan

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

Specific Objectives

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

Options Analysis

Option 1:

Approve the proposed Zoning By-law Amendment application.

1. That the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner (2525118 Ontario Limited) – 2 Sunset Boulevard in the City of North Bay – to rezone the property from a "Residential Multiple First Density (RM1)" zone to a "Residential Fifth Density Special (R5 Sp.)" zone for the property legally described in

Appendix A to Report to Council No. CSBU 2024-048 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.

Option 2:

Deny the proposed Zoning By-law Amendment application. This option is not recommended for the reasons outlined in this report.

Recommended Option

Option 1 is the recommended option

1. That the proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of the property owner (2525118 Ontario Limited) – 2 Sunset Boulevard in the City of North Bay – to rezone the property from a “Residential Multiple First Density (RM1)” zone to a “Residential Fifth Density Special (R5 Sp.)” zone for the property legally described in Appendix A to Report to Council No. CSBU 2024-048 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, Current Operations

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 Services

Name John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP
Title: Senior Planner

Schedule A



Appendix A

PIN 49175-0308 (LT)

PCL 3720 SEC WF; LT 103 PL M203 West Ferris; LT 104 PL M203 West Ferris; LT 105 PL M203 West Ferris; LT 106 PL M203 West Ferris; LT 107 PL M203 West Ferris; LT 90 PL M203 West Ferris; LT 91 PL M203 West Ferris; LT 92 PL M203 West Ferris; LT 93 PL M203 West Ferris; LT 94 PL M203 West Ferris; PT LT 89 PL M203 West Ferris; PT LT 102 PL M203 West Ferris as in LT60415; North Bay; District of Nipissing

Appendix B – Correspondence

Internal and Agency Correspondence

Engineering Department

See below our comments for the above noted development file:

1. The following engineering civil plans/drawings are required:
 - a. A site servicing is to be provided as part of the service contract application process;
 - b. A grading/site plan is to be provided through the building permit application process;
2. All the drawings 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.
3. Engineering is aware of concerns regarding traffic in the area of Sunset Boulevard. Sunset Boulevard has the capacity to accommodate the additional traffic volume generated from this development. In the future should on-street parking become an issue, engineering would evaluate the need for parking restrictions.
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.

Thanks,
Megan

Megan Rochefort, P.Eng.

Municipal Engineer

The Corporation of the City of North Bay

200 McIntyre Street East

North Bay, ON P1B 8V6

Office: (705) 474-0626, ext. 2301

Building Department

No concerns with requested rezoning.

Carly Price CBCO, CPSO

Chief Building Official
Planning & Building Services
705-474-0626 ext. 2410

Corporation of the City of North Bay
200 McIntyre Street East
North Bay, ON P1B 8V6

Public Works

Entrance must comply with the CNB Private Approach By-Law <https://www.northbay.ca/media/ifwkps0p/by-law-no-2017-72-private-approach.pdf> and must fill out a Private Approach application <https://www.northbay.ca/media/kcrpqrox/private-approach-permit-application-fillable-2022.pdf>

- Any work done on CNB property will require a street work permit <https://www.northbay.ca/media/oknin5oe/street-work-permit-2022.pdf>
- If work on CNB property takes place restoration costs will be calculated and used as security until all work is completed. Compaction testing by a third party is also required if work on CNB property takes place.
- Snow from private driveway and parking must be stored on private property as per 2019-85 and not on CNB right of way
- Water and Waste Water staff will be required to oversee any disconnect/ reconnect to Sanitary, Storm and Watermain infrastructure and wages will be recouped through a Service Contract (SC)
- A site servicing plan will be required to review prior to providing further comments.

Scott Franks

Manager of Roads, Traffic and Landfill Operations
Public Works and Parks

Ministry of Transportation

As previously commented, the subject location is not within the permit control area of the MTO and as such the MTO has no comments to provide.

Jamie Geauvreau

A/Corridor Management Planner | Corridor Management/Operations
Division

North Region – Area East

Ministry of Transportation | Ontario Public Service

705-492-6410 | jamie.geauvreau2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Bell Canada



Your E-mail was Received on: Friday, August 2, 2024

Thank you for your email on: Notice of Complete Application for a Zoning By-law Amendment - Invitation of Comments - 2 Sunset Boulevard

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

**1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:
Pre-consultation Circulations**

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations.

However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,

The Bell logo, consisting of the word "Bell" in a blue, sans-serif font.

Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

External (Public) Correspondence

From: Howard Kizell <[REDACTED]@[REDACTED].[REDACTED]>
Sent: Wednesday, August 7, 2024 1:27 PM
To: Peter Carello <peter.carello@cityofnorthbay.ca>
Subject: 2 Sunset Boulevard

Good day Mr. Carello,

We are not against development of said property by turning it into 10 homes instead of one monster home or two semi-monster homes on Lake Nipissing.

What we are concerned about is the added traffic flow coming onto Lakeshore Drive. Will the city be erecting traffic lights as getting out or into our property of Emerald Woods Cobdos can be a bit of a nightmare as it stands now. Traffic coming from the Best Western in the south is usually travelling at 60 to 65 Km., per hour and trying to exit or enter our driveway sometimes calls on the experience of a Formula one driver. There are lulls in the traffic flow but heavens forbid, you wanting to turn left!

So no traffic lights, we vote NO!

Sincerely,
Howard & Belle Kizell
43-624 Lakeshore Drive
North Bay, ON
P1A 2E8
[REDACTED] [REDACTED] [REDACTED]

From: David <[REDACTED]@[REDACTED].[REDACTED]>
Sent: Friday, August 16, 2024 1:07 PM
To: Peter Carello <peter.carello@cityofnorthbay.ca>
Subject: Concerns: Amendment 2 Sunset Blvd.

Hello Peter,

This is in reference to the application for a zoning bylaw amendment for 2 Sunset Blvd.

The concerns I have in relation to are:

1. The increased density of the dwellings (ten units with five in each building) will put additional pressure to street traffic as well as parking on Sunset Blvd. Visitors to these units will park on the

road. Parking on Sunset Blvd. already puts families walking with children at danger. Also coming off of Lakeshore unto Sunset is difficult with the way the road goes by the restaurants, and additional cars, will increase the difficulty, and decrease the safety. Churchills customers and movie people in the area, when doing filming, will park on both sides of the road. It is just a matter of time before somebody gets hurt or killed walking on the road with parked vehicles and traffic going by. If the structures have basements, then that entails sub-pumps and more water into the system.

2. If this lot exceeds 75% which is already too much in my opinion, in light the future of climate change and heavy rains, this will increase rain on the road system. The ditches at Banner and Sunset are right full of water, and Lakeshore has inches of standing water, after these rains. When you look at the surrounding properties (Churchills, Marigold, Sunset on the Park) these properties are 100% buildings and pavement, and this lot has been absorbing some of it.

3. Is the 30m set back from high water enforced for this development?

Best Regards,

David & Adrienne Elgie
37 Sunset Blvd.

From: [REDACTED]@ [REDACTED]. [REDACTED] < [REDACTED]@ [REDACTED]. [REDACTED] >
Sent: Thursday, August 22, 2024 2:07 PM
To: Peter Carello <peter.carello@cityofnorthbay.ca>
Cc: [REDACTED]@ [REDACTED]. [REDACTED]
Subject: 2 Sunset Blvd

Good Afternoon,

Thank you for your notice of August 6, 2024 asking comments about the proposed amendment to the zoning of 2 Sunset Blvd.

We would be interested in more information about the owner, including other projects completed. We are also interested in the intended occupants of the units. Is there any special clientele expected and if so, will they be a good fit in a neighborhood with a well-used park at the end of the street? Is there a plan to address the parking ramifications of losing overflow parking for the restaurants at the corner of Lakeshore Drive? The sewer infrastructure currently seems to be stressed – how will

these 10 units impact that? Are there any other infrastructure concerns, e.g., water supply. We are also curious about what the ownership arrangement will be between the two dwellings on each lot.

Will you be advising us when the report is published and available?

Thank you,

Ross and Mandy Isenegger
43 Sunset Blvd
North Bay
705-476-1292

From: Len Bertrand <[REDACTED]@[REDACTED].[REDACTED]>
Sent: Friday, August 23, 2024 1:52 PM
To: Peter Carello <peter.carello@cityofnorthbay.ca>
Subject: Zoning amendment #2 Sunset Blvd.

I quickly reviewed the city by law regarding zoning. I have several questions about rezoning number 2 Sunset Boulevard. Is the purpose of the zoning application before you specifically intended to allow a group home facility?

The attached drawing seems to indicate that the 10 dwellings are identical in size. Is my assessment correct? If it is correct, are these in effect tiny homes? Are they prefabs?

3.37 of the draft zoning by law that I was able to see online says there should be one dwelling per lot unless it's a condo. Is this a condo development?

Are the proposed buildings going to be located on the floodplain?

4.13 of the draft zoning by law that I viewed requires two parking spaces per dwelling. My interpretation is that condos require another 0.5 parking spaces per unit. The schedule B drawing shows only one parking space per unit. Is the lack of parking automatically approved if the zoning by law amendment is accepted by the city? I am asking about the parking because there are very popular restaurants right across the street. When events are held it is hard to find a parking spot on Sunset Boulevard or on Banner Street. This development will further exacerbate the situation regarding on street parking. The five proposed driveways will eliminate the on street parking that is regularly used by the restaurant patrons.

If the proposed use is for a group home, will the local residents be informed of the clientele? My concerns about the group home come from the application for the R5 special.

Len Bertrand