



## City of North Bay Report to Council

Report No: CSBU-2024-050

Date: October 31, 2024

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Extension to Draft Plan of Subdivision and Draft Plan of Condominium – 730 Lakeshore Drive (City Files No. 48T-14101 and 48CDM-19101)

Closed Session: yes  no

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### Recommendation

1. That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision File No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027; and
2. That City Council extend the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

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### Background

The subject property, as shown on Schedule A attached, is located at the end of Thompson Avenue, a road allowance that intersects with Lakeshore Drive. The majority of the property is at the rear of several hotels that front on Lakeshore Drive.

The property was initially approved for a rezoning in 2013. A second rezoning application was approved in 2015. This second approval also established a Draft Plan of Subdivision over the whole property. This approval was originally scheduled to expire in November 2020.

An extension to the Draft Approval for the Plan of Subdivision was granted until November 2022 via Report to Council No. CSBU 2020-19. A second extension was granted via Report to Council No. CSBU 2022-40 until November 16, 2024.

The applicant also requested a rezoning and a Draft Plan of Condominium for a specific portion of the property in 2019. This rezoning and Draft Plan of Condominium were approved, and the Draft Approval for the Plan of Condominium is slated to expire on January 14, 2025.

The reason subdivision and condominium approvals lapse are to ensure that the City has a reasonable understanding of where development will take place and direct municipal resources, investments and infrastructure accordingly. Generally, the City considers extension to draft approvals when there has been demonstrated efforts by the owner to advance the proposed development and where there is a reasonable probability that the owner would see the development to completion.

### **Request**

The property was recently sold to a new property owner. The above cited approvals were conferred onto the new owner as part of this land transaction.

The new property owner has requested a five-year extension to the Draft Approved Plan of Subdivision until November 16, 2029. The new property owner has also requested a five-year extension to the Draft Approved Plan of Condominium until January 14, 2030.

Should City Council decline to extend the draft approval prior to November 16, 2024, the subdivision approval would lapse. The applicant would be required to undertake a new Subdivision or Condominium approval process in order to develop these lands at an urban scale. There is no opportunity to extend the subdivision approval after November 16, 2024. There would remain an opportunity to extend the Condominium approval until January 14, 2025.

### **Analysis**

The previous property owners had been making progress towards the development of the subject property. Since the initial approval, activities on the property have included modifications to the property's zoning, a redline amendment to the Plan of Subdivision, a pre-servicing agreement, the approval of a Draft Plan of Condominium and entering into a Site Plan Control Agreement that would have seen the construction of a multi-residential building.

The property recently transferred to the current property owner. This new owner has been in contact with City staff to discuss their property and work towards the eventual development of the lands.

In staff's opinion, all these activities indicate genuine efforts by the various parties to bring the project to fruition over the years.

The property owner has requested a five-year extension of the Draft

Approvals. The City has traditionally not granted extensions of this length of time in order to continue to monitor and ensure the proposed developments are progressing and to provide an opportunity to evaluate any proposals against changing provincial legislation and municipal policy.

It is recommended that the request for extension to both the Draft Plan of Subdivision and the Draft Plan of Condominium be limited to three years. By limiting the extension to three years, it continues to place the onus on the property owner to actively work towards the development of the subdivision and the condominium.

The applicant would continue to have the right to request further extension(s) to the draft approval in the future if the staff recommended three-year extension proves to be too short of a timeframe to fully register the development.

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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 in the future to obtain final approval of the subdivision and/or condominium.

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### **Corporate Strategic Plan**

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|--|--|
| <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 City Council extend the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) as requested by the property owner, 1000646291 Ontario Inc., from November 16, 2024 to November 16, 2029 and the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as requested by the property owner from January 14, 2025 to January 14, 2030

Staff are not recommending this option, as the length of the requested extension is longer than previous extensions granted by the City for other Draft Approved Plans of Subdivision or Condominium.

#### Option 2:

That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027 and the Draft Approval of a Plan of

Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

The previous property owners had been making progress towards the development of the Plan of Subdivision. The current owners have only recently purchased the property and have been in contact with City staff to further the development of the subject subdivision. Three years represents a reasonable timeframe to make progress on the development of the property.

The applicant would continue to have the right to request further extension(s) to the draft approval in the future if the staff recommended three-year extension proves to be too short of a timeframe to fully register the development.

Option 3:

That City Council deny the extension of the Draft Approval of a Plan of Subdivision (Subdivision Files No. 48T-14101) and the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) and allow the Draft Approval of the Plan of Subdivision to lapse on November 16, 2024 and the Draft Approval of the Plan of Condominium to potentially lapse on January 14, 2025.

This option is not recommended as the previous owners had made progress related to the development of the Plan of Subdivision and the Plan of Condominium.

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**Recommended Option**

Option 2 is the recommended option.

1. That City Council extend the Draft Approval of a Plan of Subdivision (Subdivision File No. 48T-14101) as recommended by City Staff from November 16, 2024 to November 16, 2027; and
2. That City Council extend the Draft Approval of a Plan of Condominium (Condominium File No. 48CDM-19101) as recommended by City Staff from January 14, 2025 to January 14, 2028.

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Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner – Current Operations

**I concur with this report and recommendation**

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

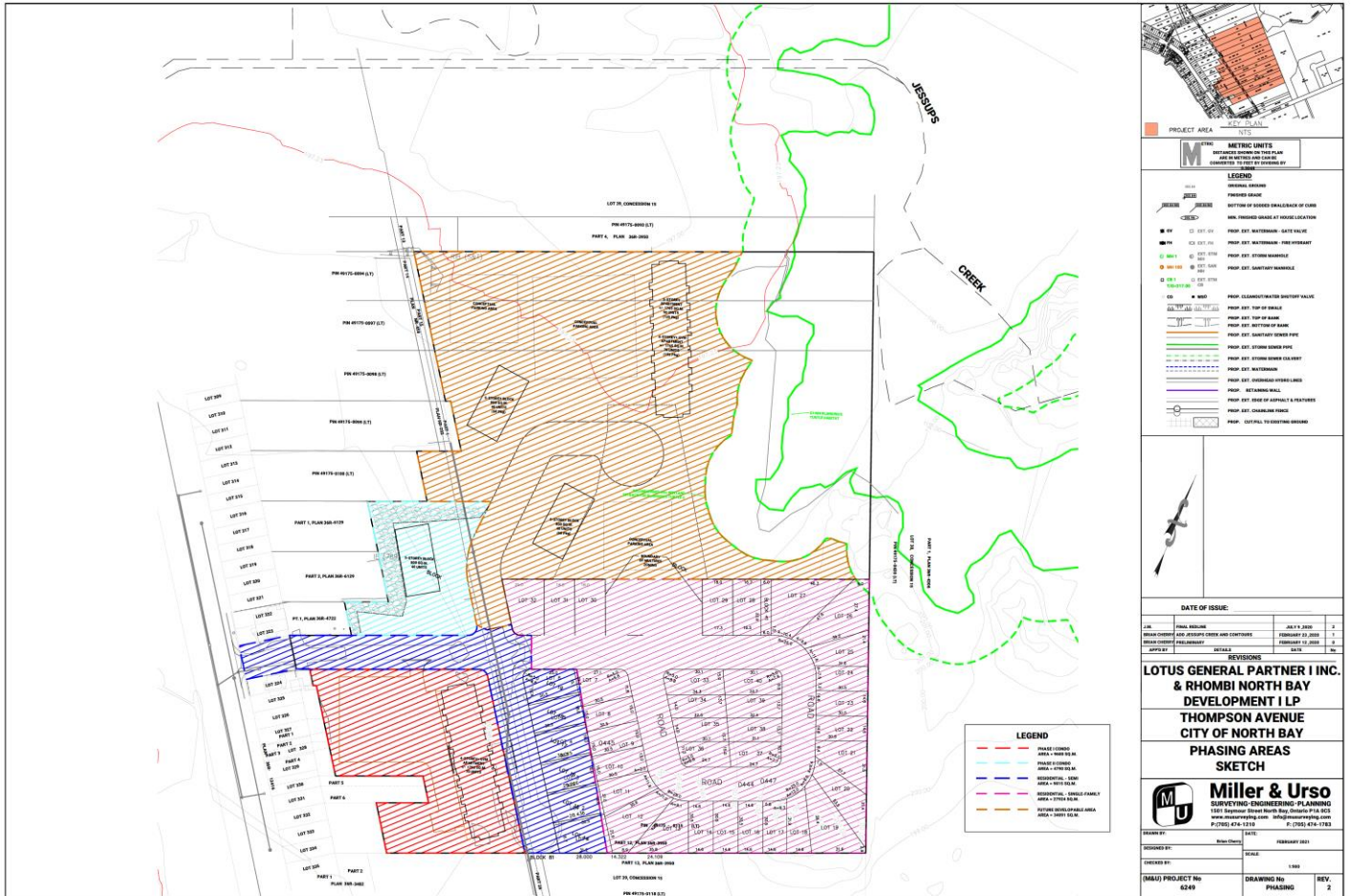
Name: Ian Kilgour, MCIP, RPP


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 – Current Operations

# Schedule A





PROJECT AREA

**M** METRIC UNITS  
 MEASUREMENTS ON THIS PLAN ARE TO METRIC UNITS. CONVERSION TO FEET BY DIVIDING BY 0.3048.


**LEGEND**

**EXISTING GRADES**

- PROPOSED GRADE
- EXISTING GRADE
- BOTTOM OF BORED DIAPHRAGM OF CURB
- BASE FINISHED GRADE AT PAVED LOCATION
- PROPOSED EXIST. WATERMAIN - 60% VALVE
- PROPOSED EXIST. WATERMAIN - FIRE HYDRANT
- PROPOSED EXIST. STORM SEWER
- PROPOSED EXIST. SANITARY MAINLINE
- PROPOSED EXIST. SANITARY MANHOLE

**NEW GRADES**


- PROPOSED GRADES FINISHED BOTTOM OF VALVE
- PROPOSED EXIST. TOP OF BRICK
- PROPOSED EXIST. TOP OF ASPH
- PROPOSED EXIST. BOTTOM OF BRICK
- PROPOSED EXIST. SANITARY SEWER PIPE
- PROPOSED EXIST. STORM SEWER PIPE
- PROPOSED EXIST. STORM SEWER CO. HUB
- PROPOSED EXIST. WATERMAIN
- PROPOSED EXIST. OVERHEAD OVERLINES
- PROPOSED EXIST. RETAINING WALL
- PROPOSED EXIST. ROAD OR DRIVEWAY PLATFORM
- PROPOSED EXIST. CHANGING ROOMS
- PROPOSED EXIST. UTILITY TO EXISTING BUILDING



DATE OF ISSUE:	
JOB:	FINAL REVIEW
ISSUED BY:	ANDREW CROOKER AND CHRISTOPHER
ISSUED DATE:	FEBRUARY 23, 2022
APPROVED BY:	CHRISTOPHER J. JONES
SCALE:	AS SHOWN

REVISIONS		
NO.	DATE	DESCRIPTION

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



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DESIGNED BY:	DATE:	FEBRUARY 2022
DRAWN BY:	SCALE:	1:500
(M&U) PROJECT NO:	DRAWING NO.:	REV.:
6240	PHASING	2