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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **File: D14-1619**

**FROM:** S. FORFAR, MANAGER OF GROWTH MANAGEMENT

**NOTED:** A. BOURRIE, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES

R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** ZONING BY-LAW AMENDMENT – INFORMATION UPDATE  
521 AND 527 BIG BAY POINT ROAD  
2440511 ONTARIO INCORPORATED AND 2431805 ONTARIO INCORPORATED

**DATE:** JUNE 19, 2017

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The purpose of this Memorandum is to provide follow-up information for Members of Council in response to questions that arose on June 12, 2017 regarding the functionality of the built-form proposed for this property.

The applicants are proposing 36 back-to-back townhouse units that are clustered in three buildings across this site. Building 2 and Building 3 consist of 10 townhouse units respectively and are sited adjacent to each other such that the five units facing south in Building 2 are directly across from the five units facing north in Building 3 (Appendix "A"). The separation between building face to building face is 6.56 metres which meets zoning standards and the Ontario Building Code standards for fire separation. There are large planters proposed in front of each ground-floor unit. This creates and frames a 1.36 metres wide shared walkway for residents or visitors to access each unit (Appendix "B").

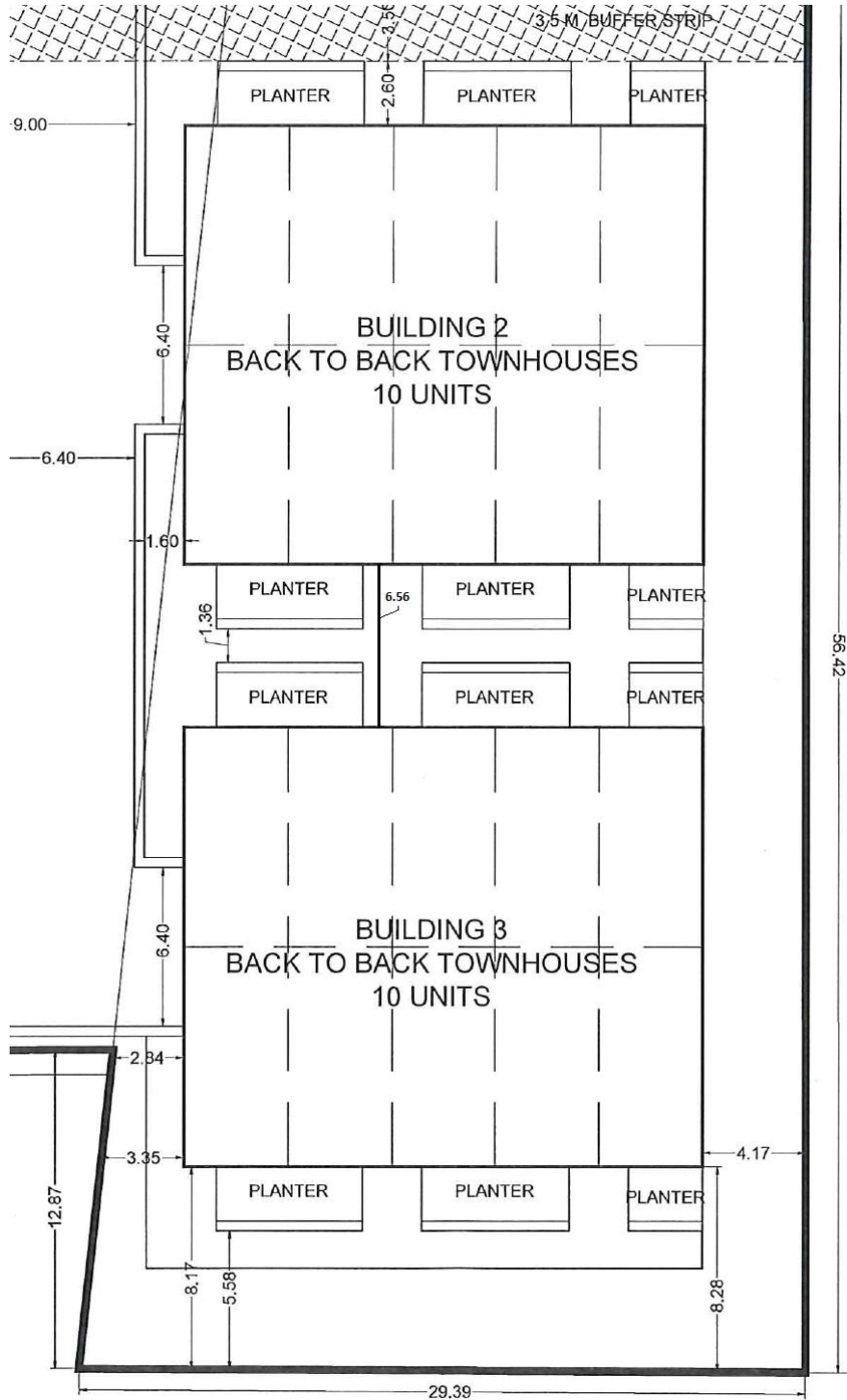
This compact design has undergone several iterations through the technical review process and the current site design responds to input from staff and comments from the public related to efficient site design and privacy concerns. The proposed design remains functional and accessible for residents and visitors and maximizes the use of the land. This design is also an appropriate transition from the single detached homes east of the subject lands to the anticipated higher density development west of the site at the intersection of Yonge Street and Big Bay Point Road. Additionally, the compact design allows for consolidated amenity space and underground parking spaces, reducing the impact of a large surface parking lot.

For more information, please contact Bailey Chabot, Planner, at ext. 4434.

Attachments: Appendix "A" – Proposed Site Plan: Enlargement of Building 2 and 3  
Appendix "B" – Rendering: Separation of Building 2 and Building 3

**APPENDIX "A"**

**Proposed Site Plan: Enlargement of Building 2 and 3**



**APPENDIX "B"**

**Rendering: Separation of Building 2 and Building 3**

