

Legislation Details

File #:	22-P-032	Version:	2	Name:	
Type:	Staff Report - PC	Status:		Carried	
File created:	5/24/2022	In control:		City Council	
On agenda:	6/20/2022	Final action:		6/20/2022	
Title:	APPLICATION FOR ZONING BY-LAW AMENDMENT - 520 AND 526 BIG BAY POINT ROAD (WARD 8)				

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Morriello Construction Limited to rezone the lands known municipally as 520 and 526 Big Bay Point Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling First Density - 2 with Special Provisions' (RA1-2)(SP-XXX), attached as Appendix "A" to Staff Report DEV017-22 be approved.

2. That the following Special Provisions for the 'Apartment Dwelling First Density - 2 with Special Provisions' (RA1-2)(SP-XXX) be referenced in the site specific zoning by-law:

- a) Permit 1.24 parking spaces per residential unit, whereas 1.5 parking spaces per unit is required;
 - b) Permit a front yard setback of 6.0 metres, whereas a minimum setback of 7.0 metres is required;
 - c) Permit a landscaped open space of 26.1% whereas a minimum of 35% is required;
 - d) Permit a maximum gross floor area of 135%, whereas up to 100% is permitted;
 - e) Permit a maximum building height of 16.85 metres, whereas a maximum building height of 15.0 metres is permitted;
 - f) Permit a maximum parking lot coverage for apartment dwellings of 45%, whereas a maximum of 35% is permitted;
 - g) Permit an apartment balcony projection of 2.2 metres, whereas a projection of 1.5 metres is permitted; and
 - h) Permit a landscaped buffer area for a parking area along the west lot line of 0.5 metres, whereas a landscaped buffer area of 3.0 metres is required.
3. That the written and oral submissions received relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and as identified within Staff Report DEV017-22.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the Planning Act as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required to the passing of the by-law. (DEV017-22) (File: D30-006-2021)

Sponsors:**Indexes:**

Code sections:

Attachments: 1. DEV017-220607

Date	Ver.	Action By	Action	Result
6/20/2022	2	City Council	Adopted	
6/7/2022	1	Planning Committee	recommended for adoption (Section "D")	