



# Public Meeting

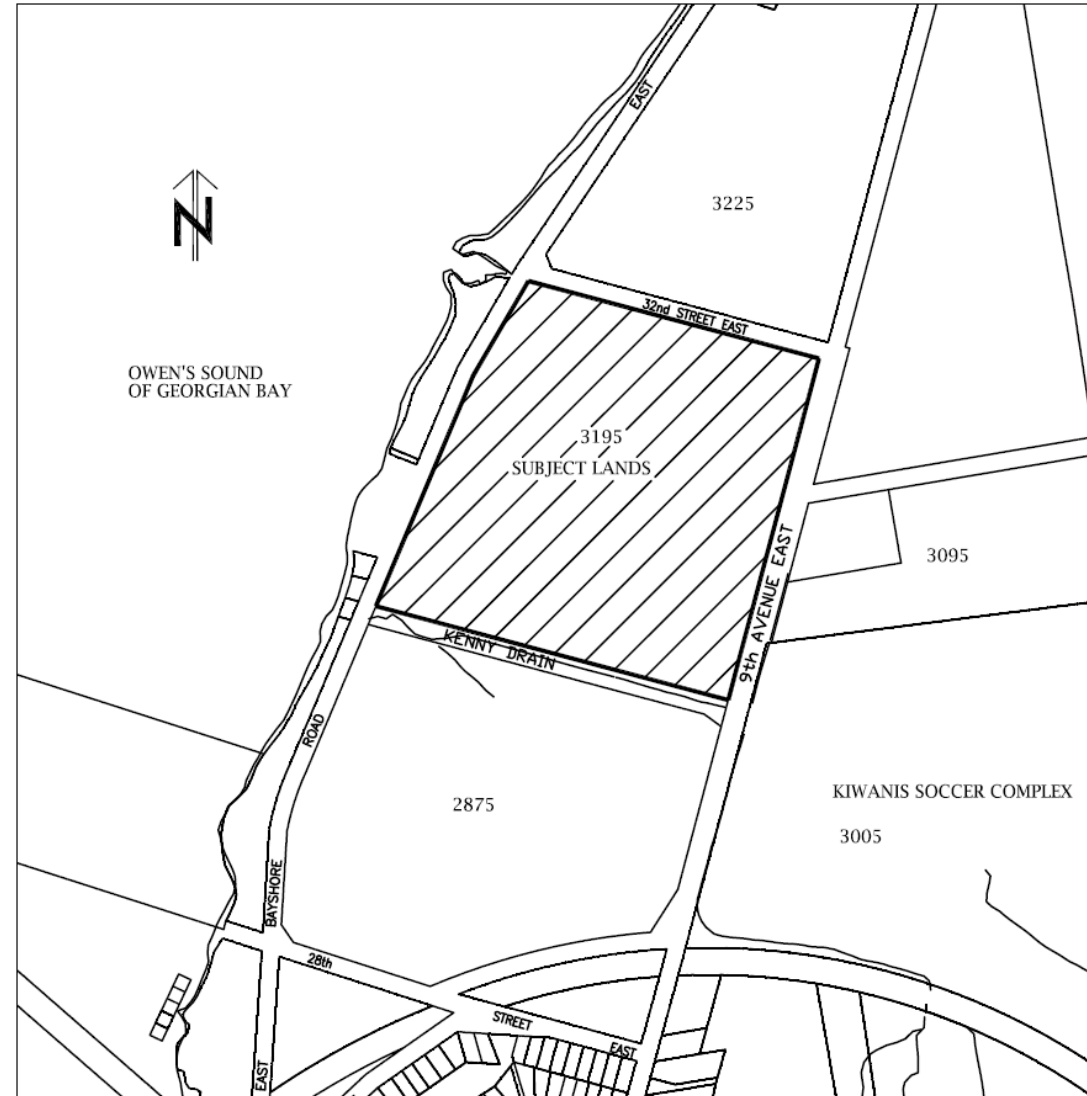
Zoning By-law Amendment No. 38

City Council  
July 25, 2022

**owen**  
**sound**  
where you *want* to live

## Key Map

3195 East  
Bayshore Road



Schedule 'A': Orthophoto



**Official Plan:**  
Residential and  
Hazard Lands

**Zoning:**  
'Low Density  
Residential' (R3) with  
Special Provision  
14.55 and a Holding  
Provision, 'Multiple  
Residential' (MR) with  
a Holding Provision,  
and 'Hazard Lands'  
(ZH)



- Density shall be allocated in residential areas in accordance with the following:
  - a) Lands shall have access to hard services at sufficient capacity for the intended density.
  - b) Adequate soft services such as parks, schools, emergency services, transit and similar shall be available as required to support the intended density.
  - c) Lands intended for medium and high-density uses should have direct access to collector or arterial roads and proximity to compatible land uses including but not limited to local institutional and neighbourhood commercial uses.

(OP Sec. 3.1.2.2)



- The purpose of the application is to permit a residential development consisting of eight (8), six-storey apartment buildings with 89 dwelling units in each building for a total of 712 units. The proposal also includes the construction of three surface parking areas, two amenity buildings, an internal road system, on-site recreational facilities, and landscaping on the subject lands.

- The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

<b>Current Zone</b>	<b>Proposed Zone</b>
<ul style="list-style-type: none"> <li>▪ Low Density Residential (R3) with Special Provision 14.55 and Holding Provision</li> <li>▪ Multiple Residential (MR) with Holding Provision</li> <li>▪ Hazard Lands (ZH)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Multi Residential (MR) with Special Provision 14.XX and Holding</li> <li>▪ Hazard Lands (ZH)</li> </ul>



The application also proposes to amend the Zoning on the subject lands to permit additional accessory uses and to establish site and building regulations including to:

1. Permit accessory solar collector installations, accessory beehives and a sales/leasing office.
2. Permit an increased maximum building height.
3. Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consent or plan of condominium applications.

- The applicant has submitted a complete application, including:
  - Planning Justification Report, including:
    - Concept Site Plan
    - Draft Amendment
  - Transportation Impact and Parking Study

<b>Date</b>	<b>Step</b>
<b>June 23, 2022</b>	Complete Application & Fees Received
<b>June 27, 2022</b>	Letter of Complete Application to applicant
<b>July 4, 2022</b>	Notice of Complete Application & Public Meeting Request for City Staff and Agency comments sent
<b>July 25, 2022</b>	Technical Report to Council
<b>July 25, 2022</b>	Public Meeting

Final review and consideration of public comments to inform:

<b>Date</b>	<b>Step</b>
<b>September 12, 2022</b>	Zoning By-law Amendment Recommendation Report (tentative)
<b>September 26, 2022</b>	Enacting Zoning By-law (tentative and subject to Council approval)

**Thank You**