

Request for Decision

Blanchette Hardware Ltd. – Proposed change to an amending zoning by-law, 4045 Elmview Drive, Hanmer

Presented To:	Planning Committee
Presented:	Monday, Jun 12, 2017
Report Date	Tuesday, May 23, 2017
Type:	Routine Management Reports
File Number:	751-7/16-12

Resolution

WHEREAS the City of Greater Sudbury Planning Committee adopted Resolution PL2016-137 on September 12, 2016 approving a rezoning application by Blanchette Hardware Ltd. to permit a five unit multiple dwelling on those lands described as PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer, subject to certain conditions;

AND WHEREAS Council for the City of Greater Sudbury on October 18, 2016 adopted Resolution CC2016-325PL01;

AND WHEREAS the conditions of approval have not yet been satisfied;

AND WHEREAS the owner has subsequently advised Planning Services that they are now seeking approval for a four unit multiple dwelling;

THEREFORE, BE IT RESOLVED that items 1a, b and 2 a, b, and c of Council Resolution CC2016-325PL01 that was ratified at the October 18, 2016 meeting shall be replaced and superceded with the following:

1. That prior to the enactment of the amending by-law:

a) The owner shall apply for a building permit to the satisfaction of the Chief Building Official;

b) The owner shall relocate the refuse storage area in compliance with the Zoning By-law to the satisfaction of the Director of Planning Services;

c) The owner shall remove the driveway entrance onto Dominion Drive, to the satisfaction of the Director of Planning Services.

2. That the amending by-law contain the following site specific provisions:

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed May 23, 17

Manager Review

Eric Taylor
Manager of Development Approvals
Digitally Signed May 23, 17

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed May 23, 17

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed May 24, 17

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed May 25, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 26, 17

a) That the only permitted use on the lands be a multiple dwelling containing a maximum of four (4) residential dwelling units;

b) That a minimum rear yard setback of 7.15 metres be required; and,

c) That a minimum landscaped open space percentage of 22 percent be required.

3. That staff discharge from title the existing site plan control agreement applicable to the subject lands at such time as the amending zoning by-law is in full force and effect to the satisfaction of the Director of Planning Services.

AND THAT in accordance with Subsection 34(17) of the Planning Act no further notice is required to be provided for changes to the proposed by-law, as provided for in this resolution.

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding.

Report Summary

This report summarizes changes requested by the owner to an amending zoning by-law approval that was considered by Planning Committee on September 12, 2016 and ratified by Council on October 18, 2016. The report includes a review of the request and recommendations from staff with respect to how the existing approval should be altered. The report also seeks direction from Planning Committee and Council that no further public notice is required as permitted under Subsection 34(17) of the Planning Act.

Financial Implications

If approved, staff estimate approximately \$12,200 in taxation revenue, based on the assumption of 4 multiple dwelling units (and estimated assessed value of \$275,000 per dwelling) at the 2016 property tax rates.

In addition, this development would result in total development charges of approximately \$60,000 based on assumption of 4 multiple dwelling units based on rates in effect as of this report.

Title: Blanchette Hardware

Date: May 17, 2017

STAFF REPORT

Applicant:

Blanchette Hardware Ltd.

Location:

PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer (4045 Elmview Drive, Hanmer)

Planning Considerations:

Background

Section 34(17) of the [Planning Act](#) allows Council to determine whether or not any further public notice is to be given with respect to a change in a proposed amending [Zoning By-law](#). This determination is final and not open to any review or appeal process. In order to pass an amending zoning by-law approval as outlined in this report, Council needs to determine whether or not further public notice is required.

Previous Rezoning Approval

City Council Recommendation [CC2016-325PL01](#) was passed on October 18, 2016, which approved the rezoning of the subject lands subject to a number of conditions. The lands would be rezoned from "C1(24)", Local Commercial Special to "R3(S)", Medium Density Residential Special in order to remove all currently permitted commercial uses and to permit a multiple dwelling containing a maximum of five residential dwelling units. Specifically, the rezoning approval as recommended to Council by the Planning Committee on September 12, 2016, included the following conditions:

1. That prior to the enactment of the amending by-law:
 - a. The owner shall apply for a building permit to the satisfaction of the Chief Building Official; and,
 - b. The owner shall have entered into an amended site plan control agreement with the City to be registered on title to the satisfaction of the Director of Planning Services; and,
2. That the amending zoning by-law contain the following site-specific provisions:
 - a. That the only permitted use on the lands be a multiple dwelling containing a maximum of five residential dwelling units;
 - b. That a minimum rear yard setback of 7.15 metres be required; and,
 - c. That the resulting minimum landscaped open space percentage applicable to the lands including any planting strip or fencing be incorporated into the amending zoning by-law following the completion of the site planning process.

The prior [planning report](#) considered by Planning Committee is available online for reference purposes.

Title: Blanchette Hardware

Date: May 17, 2017

Requested Changes

The owner submitted a letter to the City on March 29, 2017 requesting a re-consideration of a prior rezoning approval which allowed for the removal of all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units. Specifically, the owner is now requesting the following:

1. That a multiple dwelling containing four residential dwelling units be permitted;
2. That the existing 7.15m rear yard setback continue to be recognized in the approval;
3. That a minimum side yard setback for accessory structures of 0.2 m (0.66 ft) be permitted;
4. That two driveway entrances be permitted;
5. That no landscaping strip be required along the rear lot line;
6. That a minimum landscaped open space of 22% be permitted; and,
7. That the existing refuse storage area be permitted to remain in its present location in the front yard.

The owner is also requesting that the existing site plan agreement be removed and discharged from title as a multiple dwelling containing four dwelling units is exempt from site plan control under the City's Site Plan Control By-law [2010-220](#).

Recommended Changes

Staff circulated the request to relevant departments for comment and has also completed a review of the requested changes. Staff has the following comments regarding the requested changes to the previous rezoning approval outlined above in this report:

1. Staff has no concerns with respect to reducing the maximum number of residential dwelling units within the existing building from five to four dwelling units. Building Services has noted that building permits to facilitate the conversion of the commercial units into residential dwelling units remain necessary and should remain as a condition of approval;
2. Staff have no concerns with deleting the requirement for an amended site plan control agreement as the City's Site Plan Control By-law would no longer be applied to a multiple dwelling containing four residential dwelling units;
3. Staff also has no concerns with the request to discharge from title the existing site plan control agreement which formerly addressed the commercial development of the subject lands. Staff recommend however that the site plan control agreement not be discharged from title until the amending zoning by-law is enacted and all other matters relating to the rezoning approval have been addressed;
4. Staff remains supportive of recognizing the existing rear yard setback of 7.15 metres and no change to the previous rezoning approval is therefore necessary;

5. Roads, Traffic and Transportation and Development Engineering have both previously recommended that the second driveway entrance be removed. The site planning process was expected to address the closure of the driveway entrance onto Dominion Drive. Roads, Traffic and Transportation have noted that the site would be well serviced from a single entrance. It's further noted that each entrance added to a roadway creates additional conflict points which reduces the overall safety and capacity of the roadway. Roads, Traffic and Transportation is requesting as a condition of approval that the owner be required to close the Dominion Drive entrance and restore the ditch and boulevard to City standard. As noted above, site plan approval will no longer be applicable to the development and staff are therefore recommending that the removal of the driveway entrance be completed prior to the passing of the amending zoning by-law;
6. The relocation of the refuse storage area from the front yard to an area on the lands in compliance with the Zoning By-law 2010-100Z was also expected to be dealt with through the site planning process. In the absence of an amended site plan, staff are recommending that no site-specific relief be provided for the existing refuse storage area in the front yard and that its relocation in compliance with the Zoning By-law be completed prior to the passing of an amending zoning by-law. The reduced setback being requested to permit the refuse storage area in its existing location is also seen as inappropriate given that refuse storage areas are not to be located in a required front yard;
7. Staff has no concerns with respect to altering the rezoning approval to permit a minimum landscaped open space area equal to 22% of the lot area. The site planning process was expected to identify the amount of landscaped open space however without site plan control being in place on the lands, staff has no concerns with amending the rezoning approval as noted above based on the information provided to the City by the owner's agent; and,
8. Staff notes that all other relevant and applicable parts of the Zoning By-law including all general provisions and parking provisions in the "R3" Zone shall continue to be applicable to the subject lands.

The resolution section of this report includes a resolution which would replace and supercede the previous rezoning approval should Planning Committee decide to proceed with an amended rezoning approval.

Summary

Staff is of the opinion that the change to the proposed by-law and rezoning approval is minor and is therefore recommending that pursuant to Section 34(17) of the Planning Act, no further public notice is necessary in this circumstance. The request to amend the approval was circulated to relevant departments and reviewed by the Planning Services Division for comments and changes to the approval are noted and detailed in the resolution section of this report.

Request for Decision

Blanchette Hardware Ltd. - Application for rezoning in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units, 4045 Elmview Drive, Hanmer

Presented To: Planning Committee

Presented: Monday, Sep 12, 2016

Report Date Monday, Aug 22, 2016

Type: Public Hearings

File Number: 751-7/16-12

Resolution

THAT the City of Greater Sudbury approves the application by Blanchette Hardware Ltd. to amend Zoning By-law 2010-100Z to change the zoning classification from "C1(24)", Local Commercial Special to "R3(S)", Medium Density Residential Special in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five (5) dwelling units on the subject lands described as PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer, subject to the following conditions:

1. That prior to the enactment of the amending by law:
 - a. The owner shall apply for a building permit to the satisfaction of the Chief Building Official; and,
 - b. The owner shall have entered into an amended site plan control agreement with the City to be registered on title to the satisfaction of the Director of Planning Services; and,
2. That the amending by-law contain the following site-specific provisions:
 - a. That the only permitted use on the lands be a multiple dwelling containing a maximum of five (5) residential dwelling units;
 - b. That a minimum rear yard setback of 7.15 metres be required; and,
 - c. That the resulting minimum landscaped open space percentage applicable to the lands including any planting strip or fencing be incorporated into the amending by-law following the completion of the site planning process.

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Aug 22, 16

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Aug 22, 16

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Aug 22, 16

Recommended by the Department

Tony Cecutti
General Manager of Infrastructure Services
Digitally Signed Aug 24, 16

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Aug 26, 16

STAFF REPORT

Applicant:

Blanchette Hardware Ltd.

Location:

PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer (4045 Elmview Drive, Hanmer)

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "C1(24)", Local Commercial Special to "R3", Medium Density Residential.

Proposal:

The application is intended to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units on the subject lands. The lands presently contain four residential dwelling units and the owner proposes to add one additional dwelling unit within the existing building.

Official Plan Conformity:

The subject lands are designated Mixed Use Commercial in the Official Plan for the City of Greater Sudbury. The Mixed Use Commercial designation contains a mix of land uses and is generally located along certain stretches of Arterial Roads. It is the intent of the Plan to permit a range of uses in the Mixed Use Commercial designation including commercial, institutional, residential, and parks and open space through the rezoning process. Given the high visibility of Mixed Use Commercial areas, special attention to urban design principles is considered to be essential. Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening service entrances and garbage storage, and effective landscaping is to be utilized to enhance the aesthetic appearance of mixed use corridors.

Within the Mixed Use Commercial designation, subject to rezoning, new development may be permitted provided that:

- a. Sewer and water capacities are adequate for the site;
- b. Parking can be adequately provided;
- c. No new access to Arterial Roads will be permitted where reasonable alternate access is available;
- d. The traffic carrying capacity of the Arterial Road is not significantly affected;
- e. Traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent; and,
- f. Landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided.

Section 18.2 of the Official Plan encourages a greater mix of house types and tenures. Providing for a wide range of housing types and forms suitable to meet the housing needs of the City is to be encouraged. Innovative forms of multiple housing may also involve alternative development standards where considered to be appropriate.

The application conforms to the Official Plan for the City of Greater Sudbury subject to a review of the above

noted land use planning considerations.

Site Description & Surrounding Land Uses:

The subject lands are located at the corner of Dominion Drive and Elmview Drive in the community of Hanmer. The lands have a total lot area of approximately 1,461 m² (15,737 ft²) with approximately 32 m (104.99 ft) of frontage on Dominion Drive and 45 m (150 ft) on Elmview Drive respectively. The lands contain an existing building which is to contain a total of five apartment dwelling units. The lands are primarily accessed from Elmview Drive as the owner has erected a metal gate across the existing Dominion Drive entrance.

Surrounding uses to the north are primarily urban residential in nature with pre-dominant built-form being that of single-detached dwellings. Rural land uses exist to the south along Dominion Drive. There are also several large vacant rural parcels in the immediate area. The Howard Armstrong Recreation Centre is located to the immediate east of the lands.

Departmental & Agency Comments:

Building Services

Building Services has the following comments:

1. Our records show that the original building was built containing three commercial and two residential units. As a condition of this rezoning, a building permit application, to the satisfaction of the Chief Building Official, will be required to convert the three commercial units into residential units; and,
2. As part of the building permit application drawings prepared by a qualified designer will be required. These plans must include but not be limited to all required fire separations, exits, heating, ventilation and plumbing layouts, floor plans and room and window dimensions.

Development Engineering

This site is presently serviced with municipal water and sanitary sewer. The property is subject to an existing site plan control agreement. The site plan control agreement should be updated as required.

Drainage

No concerns.

Operations

No concerns.

Roads, Traffic & Transportation

We note that the site currently has two driveway entrances to the property. The City's Zoning By-law for R3 zoning only allows one driveway per lot. Therefore the applicant is required to close one of the driveway entrances.

Public Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail out to property owners and tenants within a minimum of 120 metres of the property. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. At the time of writing this report, no phone calls and no written submissions objecting to the application have been received by the Planning Services Division.

Planning Considerations:

Provincial Policy Statement 2014

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement (PPS). The proposed rezoning is consistent with the PPS for the following reasons:

- a) Settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted. The community of Hanmer is an identified settlement area in the City's Official Plan and permitting a multiple dwelling containing five dwelling units in this location should be promoted; and,
- b) Municipalities are required to provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Forms of housing which meet social, health and well-being need are to be encouraged. Staff is of the opinion that the proposed rezoning would allow for additional housing options for in the urban community of Hanmer.

Official Plan

Based on a review of the Mixed Use Commercial designation rezoning policies, staff is in support of the proposed rezoning within the Mixed Use Commercial designation for the following reasons:

- a) Development Engineering has indicated that the lands are presently serviced with municipal sewer and water infrastructure. The existing building is connected to the existing municipal sewer and water infrastructure. The rezoning would not result in the construction of a new mixed use building, but rather would recognize five residential dwelling units as permitted uses within the existing building that is situated on the lands;
- b) Staff notes that a multiple residential dwelling containing a total of five units would require eight parking spaces. The existing site plan control agreement which is applicable to the subject lands includes thirteen parking spaces. Staff is satisfied that adequate parking is available on-site given the former commercial use of the lands and the pre-existing parking configuration that exists on the lands;
- c) No new accesses onto either Dominion Drive or Elmview Drive are being proposed. Staff noted during a recent site visit that the owner has erected a metal gate blocking access to the site from Dominion Drive. It is further noted that Dominion Drive is not identified as an Arterial Road in the Official Plan;
- d) Staff is satisfied that the traffic carrying capacity of both Dominion Drive and Elmview Drive would not be significantly impacted should the rezoning be approved;
- e) Roads, Traffic and Transportation staff have not identified any required traffic improvements that would be required should the rezoning be approved. The subject lands have previously accommodated commercial traffic to and from the lands and the rezoning would remove all commercial land use permissions from the lands. It is also anticipated that the site planning process will also address the closure of the existing Dominion Drive driveway access; and,
- f) Staff is satisfied that through the site planning process that improved landscaping and buffering where appropriate between abutting residential uses can be provided. Staff noted on a recent site visit to the lands that fencing has been provided north and to the west of the subject lands and that several mature trees to the west provide some buffering from lower density residential uses.

With respect to housing policies, staff acknowledges that the development proposal would contribute positively to the mix of housing types and tenures in the immediate area as the predominant built-form to the north is that of single-detached dwellings. Staff considers the location at the corner of Dominion Drive and Elmview Drive as an appropriate location for a multiple dwelling on the edge of an existing residential

neighbourhood. Staff further understands that the new residential dwelling units will provide better one and two bedroom housing options in the neighbourhood which is capable of supporting smaller house-holds.

It is noted that the amending by-law will need to address site-specific matters in order to allow for the proposed uses on the subject lands. The site-specific relief that is required is outlined in detail in the zoning by-law section of this report.

Zoning By-law

Staff is recommending that a multiple dwelling containing five dwelling units as the only permitted uses on the subject lands and further that current land use permissions relating to retail stores, bake shops and restaurants be removed. The lands would accordingly be rezoned to a "R3(S)", Medium Density Residential Special in order to allow for the five unit multiple residential dwelling should the application be approved. Staff notes that site-specific provisions would also need to be incorporated in the amending zoning by-law:

- a) That the only permitted use on the lands be a multiple dwelling containing a maximum of five residential dwelling units;
- b) That a minimum rear yard setback of 7.15 m (23.46 ft) be required;
- c) That the resulting minimum landscaped open space percentage applicable to the lands including any planting strip or fencing be incorporated into the amending by-law following the completion of the site planning process.

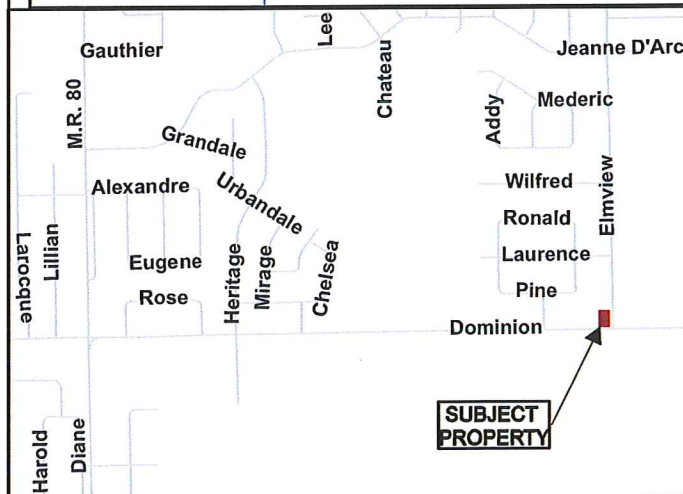
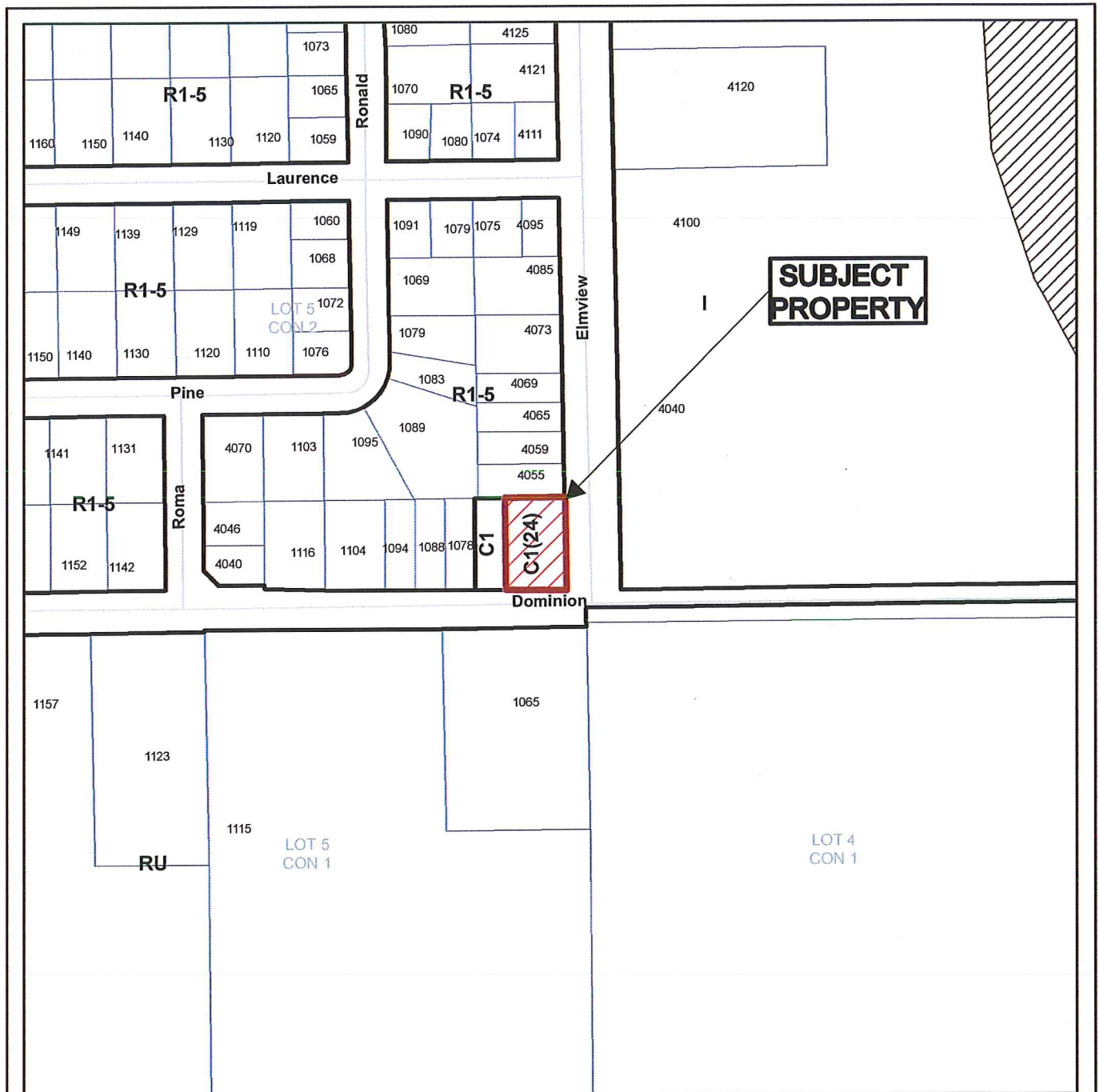
Staff also notes that refuse storage areas may not be located within a required front yard under Section 4.2.9 of the Zoning By-law. Staff would further note and recommend that there appears to be enough space in the rear yard to re-locate the garbage enclosure in compliance with Section 4.2.9. Re-locating the refuse storage area in the rear yard would also allow for upgraded landscaping along the Dominion Drive frontage as the lands presently have limited outdoor amenity space for tenants living in the building. The re-location of the refuse storage area would also better screen the area from the neighbourhood and views from the adjacent streets.

Site Plan Control

The existing site plan control agreement applicable to the subject lands was registered on October 18, 1991 (File # 1991-100). Staff notes that Schedule "A" to the existing site plan control agreement depicts a total of thirteen parking spaces on the lands with access being provided to the lands from both Dominion Drive and Elmview Drive. The existing site plan control agreement should be amended accordingly to reflect the intended new use of the lands as being that of a multiple residential dwelling with five dwelling units prior to the passing of the amending zoning by-law on the lands. It is anticipated that the amended site plan control agreement will also address landscaping, buffering, and access amongst other matters.

Summary

Staff has reviewed the development proposal and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury and is consistent with the PPS. Staff is recommending that the existing site plan control agreement applicable to the lands be amended accordingly to address several site planning matters. The Planning Services Division therefore recommends that the application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units be approved subject to the conditions outlined in the recommendation section of this report.



Growth and Development Department



Subject Property being PIN 73504-1515,
Pcl. 37449, Lot 290, Plan M-641,
Lot 5, Con 2, Twp. of Hanmer,
4045 Elmview Drive, Hanmer,
City of Greater Sudbury

NTS
Sketch 1

751-7/16-12
Date: 2016 07 06

SURVEYOR'S REAL PROPERTY REPORT ON
LOT 290
REGISTERED PLAN M-641
GEOGRAPHIC TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.

[illegible]

Figure 1: A schematic diagram of a 1000 m x 1000 m experimental area. The area is divided into four quadrants by a central 100 m wide road. The quadrants are labeled N (North), S (South), E (East), and W (West). Each quadrant contains a 100 m x 100 m fenced area. The fenced areas are labeled 'FENCE' and contain the following values: N (0.27 ± SOUTH), S (0.18 ± SOUTH), E (0.18 ± SOUTH), and W (0.18 ± SOUTH). The road is labeled 'ROAD' and is 100 m wide. The quadrants are labeled 'N', 'S', 'E', and 'W'.

[illegible]

LOT 290

LOT
291

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ASPHALT

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38

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CITY OF GREATER
P.A.

CONTROL MONUMENT
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ASPHALT

NOTES	P.I.N.	73504-2496
REMARKS ARE UTM GRID DERIVED FROM SIMULTANEOUS BARS OBSERVATIONS AT STATIONS 4, 15,	PART 5	PLAN 53R-17897

NOTE
DISTANCES SHOWN HEREON ARE IN METERS AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

5

BY CONVERTED TO FEET BY DIVIDING BY 0.3048.



PHOTO 1 SUBJECT LANDS AS VIEWED FROM ELMVIEW DRIVE
LOOKING WEST



PHOTO 2 SUBJECT LANDS AS VIEWED FROM DOMINION DRIVE
LOOKING NORTH

751-7/16-12 PHOTOGRAPHY AUGUST 15, 2016



PHOTO 3 EXISTING REFUSE STORAGE AREA LOCATED IN THE
REQUIRED FRONT YARD OF THE SUBJECT LANDS



PHOTO 4 EXISTING LOW DENSITY RESIDENTIAL DEVELOPMENT
TO THE WEST OF THE SUBJECT LANDS



PHOTO 5 EXISTING RECREATION CENTRE TO THE IMMEDIATE EAST OF THE SUBJECT LANDS



PHOTO 6 EXISTING SINGLE DETACHED DWELLING TO THE IMMEDIATE NORTH OF THE SUBJECT LANDS

751-7/16-12 PHOTOGRAPHY AUGUST 15, 2016

MINUTES – SEPTEMBER 12, 2016
BLANCHETTE HARDWARE LTD.

Blanchette Hardware Ltd. - Application for rezoning in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units, 4045 Elmview Drive, Hanmer

Report dated August 22, 2016 from the General Manager of Infrastructure Services regarding Blanchette Hardware Ltd. - Application for rezoning in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five dwelling units, 4045 Elmview Drive, Hanmer.

Terry Del Bosco, agent for the applicant, was present.

Glen Ferguson, Senior Planner, outlined the application to the Committee.

Terry DelBosco noted he had reviewed the report with his client who is content with the conditions being asking for.

Terry DelBosco stated that closing an entrance is not an issue. There are longer lines of site on Elmview and less traffic than Dominion Drive. It will also make the property work better for parking.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2016-137 McIntosh/Sizer: THAT the City of Greater Sudbury approves the application by Blanchette Hardware Ltd. to amend Zoning By-law 2010-100Z to change the zoning classification from "C1(24)", Local Commercial Special to "R3(S)", Medium Density Residential Special in order to remove all currently permitted commercial uses from the lands and to permit a multiple dwelling containing five (5) dwelling units on the subject lands described as PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer, subject to the following conditions:

1. That prior to the enactment of the amending by law:

a. The owner shall apply for a building permit to the satisfaction of the Chief Building Official; and,

b. The owner shall have entered into an amended site plan control agreement with the City to be registered on title to the satisfaction of the Director of Planning Services; and,

2. That the amending by-law contain the following site-specific provisions:

- a. That the only permitted use on the lands be a multiple dwelling containing a maximum of five (5) residential dwelling units;
- b. That a minimum rear yard setback of 7.15 metres be required; and,
- c. That the resulting minimum landscaped open space percentage applicable to the lands including any planting strip or fencing be incorporated into the amending by-law following the completion of the site planning process.

YEAS: Councillors Dutrisac, McIntosh, Sizer, Cormier

CARRIED

As no public comment, written or oral, has been received, there was no effect on the Planning Committee's decision.