

2750 Bancroft Drive, Sudbury

Presented To:	Planning Committee
Meeting Date:	November 22, 2021
Type:	Routine Management Reports
Prepared by:	Glen Ferguson Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/19-012

Report Summary

This report provides a recommendation regarding an application to extend the approval of a Zoning By-law Amendment to an amended "I(34)", Institutional Special.

Resolution

THAT the City of Greater Sudbury approves the application by 2622513 Ontario Inc. to extend the approval of a Zoning By-law Amendment Application, File # 751-6/19-12, on those lands described as PIN 73575-0449, Parts 2 & 3, 5 to 7, Plan 53R-18250, Part of Lots 9 & 10, Concession 3, Township of Neelon, for a period of one year until November 12, 2022, as outlined in the report entitled "2750 Bancroft Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The application to extend the approval of a Zoning By-law Amendment is an operational matter under the Planning Act to which the City is responding.

The rezoning application generally aligns with Goal # 2 - Business Attraction, Development and Retention in the City's Strategic Plan insofar as it would facilitate an expansion to the maximum floor space for non-institutional offices that are permitted within the existing building situated on the lands. More specifically, the rezoning application aligns well with Goal #2.1 – Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship insofar as the development proposal represents an opportunity for the City to be supportive of and encourage the growth of an existing local business, which may also then lead to the attraction of new employees given the expanded maximum floor area that would be available for non-institutional offices within the existing building.

The rezoning application would expand upon the maximum floor space for non-institutional offices that would be permitted within the existing building located on the subject lands and as such it is not expected to have any direct negative impacts on stated goals and recommendations contained within the CEEP.

Financial Implications

This report has no financial implications as this report requests an extension to a zoning by-law amendment on an existing building with no planned expansion to the existing building.

Report Overview

This application reviews a request to extend the conditional approval of a rezoning application that would expand upon the maximum floor space for non-institutional offices that would be permitted within the existing building located on those lands known municipally as 2750 Bancroft Drive in Sudbury. The owner is requesting a one year extension to their conditional rezoning approval. There have been no previous extensions granted to the conditional rezoning approval that is applicable to the lands.

The rezoning approval is conditional upon the owner, firstly, providing a parking layout plan demonstrating compliance with all required parking provisions contained within the City's Zoning By-law, and secondly, the owner is required to install a test maintenance hole on the municipal sanitary sewer infrastructure that provides service to the lands. The amending zoning by-law can only be passed once the above noted conditions are cleared to the satisfaction of the Director of Planning Services.

At the time of writing this report, staff can confirm that a parking layout plan has been provided to the satisfaction of the Director of Planning Services, however, the installation of a test maintenance hole on the municipal sanitary sewer service is yet to be completed. The owner has advised staff that they are actively pursuing the installation of a test maintenance hole on the lands and staff does expect that the installation will be completed by the end of the calendar year. In this regard, staff is satisfied that sufficient progress has been demonstrated by the owner since the initial conditional rezoning approval was granted by the Planning Committee and Council. The owner has also indicated that they intend on continuing to work toward satisfying the conditions of rezoning the lands and it is on this basis that the owner has requested a one year extension to the rezoning approval.

Staff has reviewed the request to extend the conditional rezoning approval for a further period of one year and have no concerns from a good land use planning perspective. The Planning Services Division is recommending that the rezoning approval be extended for a one year period until November 12, 2022.

Staff Report

Applicant:

2622513 Ontario Inc.

Location:

PIN 73575-0449, Parts 2 & 3, 5 to 7, Plan 53R-18250, Part of Lots 9 & 10, Concession 3, Township of Neelon (2750 Bancroft Drive, Sudbury)

Application:

The original application for rezoning for which this first extension is being applied for sought 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 "I(34)", Institutional Special to an amended "I(34)", Institutional Special.

Proposal:

Staff received an email from the owner dated October 4, 2021, requesting that the conditional rezoning approval be extended for a period of one year until November 12, 2022. If approved, this current request would be the first extension granted by the City's Planning Committee and Council. The owner has advised

that they intend on continuing to work on the conditions of approval that were ratified initially by Council on November 12, 2019.

The rezoning once completed is intended to expand upon the maximum floor space for non-institutional offices that would be permitted within the existing building located on the subject lands. The rezoning would also explicitly add a business office without floor space limitation as a permitted use on the subject lands. It was also noted at the time of the public hearing on the rezoning before Planning Committee that no additions to the existing building are proposed.

Site Description & Surrounding Land Uses:

The subject lands are located on the north side of Bancroft Drive and to the west of Levesque Street in the community of Sudbury. The lands have a total lot area of approximately 2,870 m² (30,892.42 ft²) with approximately 46 m (150.92 ft) of lot frontage onto Bancroft Drive. The lands presently contain an existing one-storey building with an internal mezzanine providing additional floor area. There is a parking area in front of the existing building with a driveway access onto Bancroft Drive. Landscaped open space in the form of grass sodding is provided for in the interior side yards and rear yard.

Surrounding uses are primarily urban residential in nature with the predominant built-form being that of single-detached dwellings along Bancroft Drive and Levesque Street. The lands do however immediately abut a vacant parcel of land having frontage on Bancroft Drive that is zoned for medium density residential development. There is also a large tract of naturally vegetated land that is municipally owned and situated to the north of the lands.

Planning Considerations:

The owner originally submitted an application for Zoning By-law Amendment on February 28, 2018 in order to expand upon the maximum floor space for non-institutional offices (ie. business office) that are permitted within the existing building located on those lands known municipally as 2750 Bancroft Drive in Sudbury. Specifically, the owner included in their request that no floor space maximum for non-institutional offices be applicable to the lands thereby allowing for a better mix of potential land uses within the existing building. The rezoning application was approved by Planning Committee through recommendation [PL2019-134](#) (see Page 2) on October 28, 2019 and ratified by Council on November 12, 2019.

The initial approval was conditional upon, firstly, the owner providing a parking layout plan demonstrating compliance with all required parking provisions contained within the City's Zoning By-law and, secondly, that a test maintenance hole on the municipal sanitary sewer service be installed on the lands by the owner. The amending zoning by-law can only be passed once the above noted conditions are cleared to the satisfaction of the Director of Planning Services. The owner has indicated that they intend on continuing to work toward satisfying the conditions of rezoning the lands and have requested a one year extension to the rezoning approval based on those reasons noted above in this staff report.

At the time of writing this report, staff are able to confirm that a parking layout plan has been provided to the satisfaction of the Director of Planning Services, however, the installation of a test maintenance hole on the municipal sanitary sewer service is yet to be completed. With respect to the installation of the test maintenance hole, the owner has advised staff that they are actively pursuing this matter and staff does expect that the installation will be completed by the end of the calendar year. In this regard, staff is satisfied that sufficient progress has been demonstrated by the owner since the initial conditional rezoning approval was granted by the Planning Committee and Council.

A copy of both the initial [staff report](#) regarding the Zoning By-law Amendment application, as well as a copy of the approved Planning Committee [minutes](#) (see Page 2) reflecting the decision made is attached to this report for information purposes. There have been no previous extensions granted for this particular conditional rezoning approval.

Staff has reviewed the request and from a good land use planning perspective have no concerns with a one year extension to the initial conditional rezoning approval at this time.

Summary:

The owner has indicated to staff that they wish to continue pursuing the rezoning of the subject lands which would have the effect of expanding upon the maximum floor space for non-institutional offices (ie. business office) that are permitted within the existing building located on those lands known municipally as 2750 Bancroft Drive in Sudbury.

The rezoning approval granted by Council is conditional upon the owner, firstly, providing a parking layout plan demonstrating compliance with all required parking provisions contained within the City's Zoning By-law and, secondly, that a test maintenance hole on the municipal sanitary sewer service be installed on the lands by the owner. Both of the above noted conditions are to be cleared by the owner and to the satisfaction of the Director of Planning Services. The amending zoning by-law can only be passed once the above noted conditions are satisfied.

In particular, staff would note that the parking layout plan has been submitted to the Planning Services Division and the owner has advised that the installation of a test maintenance hole on the municipal sanitary sewer service will soon be completed. Staff have reviewed the request to extend the conditional rezoning approval in detail and are satisfied that sufficient progress has been demonstrated by the owner since the initial conditional rezoning approval was granted by the Planning Committee and Council.

The Planning Services Division is supportive of and recommends approval of the request to extend the rezoning approval as it pertains to the subject lands for a period of one year until November 12, 2022.