

## 2059 Bancroft Drive, Sudbury

Presented To:	Planning Committee
Meeting Date:	March 20, 2023
Type:	Public Hearing
Prepared by:	Glen Ferguson Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/22-022

## Report Summary

This report provides a recommendation regarding an application to rezone the subject lands to to an amended "R3-1.D30(10)", Medium Density Residential Special in order to permit the development of a mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities.

This report is presented by Glen Ferguson, Senior Planner.

## Resolution

THAT the City of Greater Sudbury approves the application by L'Arche Sudbury Place Inc. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from from "R3-1.D30(10)", Medium Density Residential Special to an amended "R3-1.D30(10)", Medium Density Residential Special on those lands described as PINs 73577-0505 & 73577-0556, Parcels 13122 & 5691, Plan 53R-6247, Lot 11, Concession 3, Township of Neelon, as outlined in the report entitled "2059 Bancroft Drive, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 20, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - a) That a business office and assembly hall with kitchen facilities be added as permitted uses on the lands;
  - b) That the business office have a maximum gross floor area of 184 m<sup>2</sup> and the assembly hall with kitchen facilities have a maximum gross floor area of 436 m<sup>2</sup>;
  - c) That the accessory and circulatory areas associated with the business office and assembly hall with kitchen facilities have a maximum gross floor area 295 m<sup>2</sup>;
  - d) That one parking space per residential dwelling unit be required for the multiple dwelling situated on the southerly portion of the lands that is accessed from Second Avenue;
  - e) That the street-line abutting Bancroft Drive shall be considered to be the front lot line; and,
  - f) That any necessary further site-specific relief identified during preparation of an amending zoning by-law related to landscaped/open space areas and parking areas as depicted on the Concept Plan be provided for accordingly.

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

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

The development proposal will further diversify and expand upon the availability of affordable and attainable housing options in this part of the City and is therefore consistent with Goal #5 - Housing of the City's Strategic Plan.

As a form of residential intensification situated within an existing built-up urban area in the community of Sudbury, the development proposal aligns with the recommendations of the CEEP.

## **Financial Implications**

If approved, staff are unable to estimate taxation revenue at this time as the assessed value of the building would be determined by Municipal Property Assessment Corporation (MPAC) as it is a mixed-use building with residential and non-industrial space.

If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

Applicable development charges will be calculated at the time of building permit application.

## **Report Overview**

This report reviews an application for Zoning By-law Amendment that seeks to change the zoning classification of the subject lands from "R3-1.D30(10)", Medium Density Residential Special to an amended "R3-1.D30(10)", Medium Density Residential Special in order to permit two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities. Site-specific relief is also being requested in order to provide one parking space per residential dwelling unit. The proposed mixed-use building would be accessed from Second Avenue. The existing residential building on the lands containing four residential dwelling units is proposed to remain and would continue to be accessed from Bancroft Avenue.

Staff is satisfied that the development proposal would conform with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the application conforms to and does not conflict with the Growth Plan for Northern Ontario. Staff is therefore generally supportive of the development proposal and have identified the site-specific relief that would be required in an amending zoning by-law in order to properly facilitate and permit the development proposal on the subject lands.

The Planning Services Division is recommending that the application for Zoning By-law Amendment be approved in accordance with the Resolution section of this report.

## STAFF REPORT

### **PROPOSAL:**

This application for Zoning By-law Amendment is intended to permit the development of a mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities. Site-specific relief is also being requested in order to provide one parking space per residential dwelling unit. The proposed mixed-use building would be accessed from Second Avenue. The existing residential building on the lands containing four residential dwelling units is proposed to remain and would continue to be accessed from Bancroft Avenue. In order to accommodate the proposed multiple dwelling, business office and assembly hall as permitted uses on the lands, the proposed rezoning would change the zoning classification of the subject lands from “R3-1.D30(10)”, Medium Density Residential Special to an amended “R3-1.D30(10)”, Medium Density Residential Special.

The owner’s agent submitted an application for pre-consultation that was considered by the Sudbury Planning Application Review Team (SPART) on December 23, 2020 (File # PC2020-108). The owner’s agent was later provided with a Pre-Consultation Understanding Agreement (PCUA) from staff via email on January 8, 2021, following the SPART Meeting and have since returned their PCUA to the Planning Services Division. The owner’s agent has subsequently now submitted a Zoning By-law Amendment application for consideration by the City’s Planning Committee.

The rezoning application was submitted to the City on November 4, 2022, and initially deemed to be an incomplete application on November 16, 2022. The rezoning application was later deemed to be complete on November 29, 2022. The application included the submission of a Concept Plan and an application for a Restricted Land Use Review – Section 59 Notice under the [City’s Source Water Protection Plan](#) in support of the request to rezone the subject lands. Details with respect to the owner’s public consultation strategy ahead of a public hearing at the Planning Committee was also provided. Staff would also note that the owner also submitted an updated Concept Plan prior to the public hearing which provided more precise gross floor area calculations for the business office, assembly hall with kitchen facilities and areas common to both of these additional land uses.

### **Existing Zoning:** “R3-1.D30(10)”, Medium Density Residential Special

The “R3-1.D30(10)” Zone is site-specific zone and permits not more than two multiple dwellings on the subject lands with each of the multiple dwellings containing not more than a maximum 30 residential dwelling units. The “R3-1.D30(10)” Zone also restricts the main building on the lands to a maximum building height of two-storeys. The standard “R3-1” Zone is otherwise applicable with permitted land uses being found under Section 6.2, Table 6.1 – Permitted Uses of the City’s Zoning By-law. Those development standards that are applicable to multiple dwellings and other forms of residential built-forms situated within the “R3-1.D30(10)” Zone can be found under Section 6.3, Table 6.5 – Standards for Medium Density Residential Zones of the City’s Zoning By-law.

### **Requested Zoning:** “R3-1.D30(10)”, Medium Density Residential Special (Amended)

The proposed rezoning to an amended “R3-1.D30(10)” would permit the development of a mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities. Site-specific relief is also being requested in order to provide one parking space per residential dwelling unit.

### **Location and Site Description:**

The subject lands are located on the south side of Bancroft Drive between Second Avenue to the west and Wilfred Street to the east in the community of Sudbury. The lands have a total lot area of approximately 1.94 ha (4.79 acres) with lot frontages of approximately 30 m (98.43 ft) and 19 m (62.34 ft) on Bancroft Drive and Second Avenue respectively. The land have a lot depth of approximately 336 m (1,102.36 ft) spanning from

the street-line of Bancroft Drive southward to the street-line of Second Avenue. The lands presently contain a multiple dwelling containing four residential dwelling units. The existing multiple dwelling is accessed via a driveway entrance from Second Avenue. There is no driveway entrance presently installed at the Second Avenue street-line.

### **Surrounding Land Uses:**

- North: Low density residential dwellings with the pre-dominant built-form being single-detached dwellings having frontage on Bancroft Drive and Randolph Street, Camanor Court and Richard Street.
- East: Low density residential dwellings with the pre-dominant built-form being single-detached dwellings having frontage on Wilfred Street, Ecole St-Pierre, and Grace Park.
- South: Canadian Pacific Railway (CPR) right-of-way, Torbay Road, lands zoned for medium density residential land uses (ie. "R3(64)"), a large tract of well-vegetated open space owned by the municipality, and Korpela Park.
- West: Minnow Lake Fire Station, Second Avenue, row dwellings accessed from Horizon Co-Op Road and Palace Place Road, and a cluster of commercial uses at the intersection of Bancroft Drive and Second Avenue (eg. Rexall, Minnow Lake Medical Clinic, etc.).

The existing zoning and location map are attached to this report and together indicate the location of the lands subject to the Zoning By-law Amendment request, as well as the applicable zoning on other parcels of land in the immediate area.

Site photos depict the existing multiple dwelling containing four residential dwelling units that is accessed from Bancroft Drive via a private driveway entrance along with a large vacant southerly portion of the lands where the proposed mixed-use building would be situated. Photos of the immediately surrounding area depict a pre-dominantly residential area comprised of low-density urban residential land uses and built-forms having frontage on Bancroft Drive and the existing Minnow Lake Fire Station and CPR railroad at the southerly extents of the lands.

### **Public Consultation:**

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands on November 29, 2022. The statutory Notice of Public Hearing was provided to public by newspaper on March 4, 2023, along with courtesy mail out to nearby landowners and tenants located within 122 m (400 ft) of the subject lands on March 2, 2023.

The owner's agent was also advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the application prior to the public hearing. The owner's agent indicated on their application form that they would be distributing an information pamphlet to nearby residents and hosting a public meeting at the Minnow Lake Legion Hall prior to proceeding to a public hearing at the City's Planning Committee. Staff understands from the owner's agent that a public meeting was held to discuss the development proposal with nearby residents on November 9, 2022. At the time of writing this report, no letters or emails with respect to the

development proposal have been received by the Planning Services Division. Staff did receive several phone calls seeking clarification around the development proposal and the land use planning process (ie. rezoning and site plan control).

## **POLICY AND REGULATORY FRAMEWORK:**

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision and site plans.

### **2020 Provincial Policy Statement:**

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 2020 PPS. The following PPS policies are pertinent to the application for Zoning By-law Amendment:

1. With respect to Settlement Area policies, Section 1.1.3.1 outlines that settlement areas shall be the focus of growth and development; and,
2. Section 1.1.3.2 outlines that land use patterns within settlement areas shall have a mix of densities and land uses that efficiently uses land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, are supportive of active transportation, are transit-supportive where transit is planned, exists or may be developed, and are freight-supportive.

### **Growth Plan for Northern Ontario:**

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and are satisfied that the application for Zoning By-law Amendment conforms to and does not conflict with the Growth Plan for Northern Ontario.

### **Official Plan for the City of Greater Sudbury:**

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury.

The Living Area 1 land use designation includes residential areas that are fully serviced by municipal water and sewer and are to be the primary focus of residential development. Living Area 1 is seen as areas that are of primary focus for residential development given the desire to utilize existing sewer and water capacity and reduce the impacts of un-serviced rural development. New residential development must be compatible with the existing physical character of established neighborhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties in the City's Zoning By-law.

Section 3.2(6) of the City's Official Plan permits elementary schools, libraries, places of worship, day nurseries, retirement homes and other neighbourhood-based institutions which form an integral part of community life within the Living Area 1 land use designation. Section 3.2(6) further outlines that local institutional uses that are compatible with the residential functionality of an urban residential neighbourhood are permitted in the Living Area 1 land use designation subject to rezoning.

Section 3.2.1(6) of the City's Official Plan established criteria to be considered when assessing a request to rezone lands within the Living Area 1 land use designation. These criteria are as follows:

1. That the site is suitable in terms of size and shape to accommodate the proposed density and building form;
2. That the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
3. That adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
4. That the impact of traffic on local streets is minimal.

### **Zoning By-law 2010-100Z:**

The owners are requesting that the subject lands be rezoned to an amended "R3-1.D10(30)", Medium Density Residential Special in order to permit the development of a mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities. As noted previously in this report, the rezoning application also proposes site-specific relief in order to provide one parking space per residential dwelling unit. Staff notes that further site-specific relief has been identified by agencies and departments through the review of the rezoning application and the details of such are discussed later in this report.

### **Department/Agency Review:**

The application including relevant accompanying materials has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application and to inform and identify appropriate development standards in an amending zoning by-law should the application be approved.

During the review of the proposal, comments provided by circulated agencies and departments included the following:

Active Transportation, the City's Drainage Section, Operations, Transportation and Innovation, Transit Services have each advised that they have no concerns from their respective areas of interest. Leisure Services was circulated the application for information purposes only and did not respond with any comments or concerns with respect to the development proposal.

Building Services has reviewed the rezoning application and provided the following comments:

1. The owner is advised that a geotechnical report will be required for the founding soils to the satisfaction of the Chief Building Official;
2. The owner is advised that the submitted sketch appears to situate the mixed-use building on top of an active municipal water and/or service line. The building or the municipal water line will need to be relocated;
3. It is noted that site-specific relief appears to be required as it relates to the number of parking spaces provided on the lands. This matter can be addressed during the site planning process;
4. It is further noted that bicycle parking spaces and loading spaces are required and must be identified; and,
5. The site planning process will be utilized to identify fire routes and to ensure that sufficient fire flow is available.

Canada Post has noted that the mixed-use building will likely require internal “lock-box assembly” mail-box facilities. Canada Post has advised that further direction will be provided during the site planning process.

Development Engineering advises that the lands are serviced with municipal water and sanitary sewer infrastructure.

Roads has noted that Bancroft Drive in this location is designated as a Secondary Arterial Road on [Schedule 7 – Transportation Network](#) of the City’s Official Plan. It is noted that this portion of Bancroft Drive currently provides for a road allowance width of 20 m (65.62 ft) whereas [Schedule 8 – Road Right of Way Widths](#) of the City’s Official Plan requires a road allowance width of 30 m (98.43 ft) on a Secondary Arterial Road. Roads advises therefore that a road widening having a width of 5 m (16.40 ft) will be required to be dedicated to the municipality along the street-line of Bancroft Drive. The owner is advised that the road widening is to be addressed through the site planning process and specifically the site plan control agreement will be utilized to ensure the road widening is achieved.

Water/Wastewater advises that no activity or activities engaged in or proposed to be engaged in on the subject lands (ie. 2059 Bancroft Drive) are considered to be significant drinking water threats at this time. The owner is advised that they may undertake the activity or activities described in the rezoning application and proceed to apply for a building permit or any further planning approvals as they are neither prohibited nor restricted for the purpose of Part IV of the [Clean Water Act](#).

## **PLANNING ANALYSIS:**

The 2020 PPS, the 2011 Growth Plan, and the City of Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application with respect to the applicable policies, including issues raised through agency and department circulation.

The proposed rezoning is consistent with the PPS for the following reasons:

1. The community of Sudbury is an identified settlement area in the City’s Official Plan. The development proposal maintains current residential land use permissions and seeks to add a business office and assembly hall with kitchen facilities as permitted uses within a mixed-use building that would also contain up to a maximum of 30 residential dwelling units. Staff is of the opinion that the development proposal should be promoted and is considered to be good land use planning within a settlement area; and,
2. The development proposal overall will contribute positively to improving the mix of residential densities and land uses that would be permitted on the lands along a secondary arterial road (ie. Bancroft Drive) in the community of Sudbury. Staff understands that the proposed business office and assembly hall with kitchen facilities are associated with a non-profit organization that will be also be operating the multiple dwelling component. These additional land uses are viewed as being a neighbourhood-based institutional use that is permitted in this setting. Staff notes that the lands are presently serviced with municipal water and sanitary sewer infrastructure from Bancroft Drive. The lands also immediately abut the GOVA public transportation network along Bancroft Drive (ie. Route #10 – Minnow Lake) giving direct access to the Downtown Transit Hub. Active transportation options also exist in the area as there is a bicycling lane on each side of Bancroft Drive in this location and there is a sidewalk on the south side of Bancroft Drive provide pedestrian-access to a small commercial cluster of land uses to the west at the intersection of Bancroft Drive and Second Avenue. There are also a number of public open spaces (eg. Grace Park, Korpela Park, etc.) and community facilities (eg. Holy Redeemer Church, Minnow Lake Medical Clinic, etc.) that can be accessed through the active transportation infrastructure (eg. bicycle lanes and/or sidewalks) that exist in the general area. Staff is of the opinion that the proposed rezoning will result in a good and contextually appropriate mixed-use of the subject lands from a good land use planning perspective.

With respect to the City’s Official Plan, staff in general have no concerns with respect to the proposed rezoning conforming to the applicable policies in the Official Plan for the City of Greater Sudbury. Those



policies relevant to the development proposal that would permit the development of a mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities are discussed below.

With respect to general Living Area 1 policies in the Official Plan that are applicable to the subject lands, the proposed additional land uses being that of a business office and an assembly hall with kitchen facilities would be entirely contained within a multiple dwelling that is operated by a non-profit organization (ie. L'Arche Sudbury). The additional land uses constitute a part of a larger neighbourhood-based institutional use of the lands, which offers a unique opportunity on the lands in terms of forming a new and integral part of community life in this part of Sudbury. Staff is of the opinion that in general the proposed additional land uses are compatible with and do not negatively impact the residential functions of this particular urban residential neighbourhood along Bancroft Drive and Second Avenue.

With respect to Section 3.2.1(6) of the City's Official Plan, staff have the following comments with respect to the criteria that is to be considered when rezoning lands within the Living Area 1 land use designation

1. Staff are of the opinion that the lands are of a suitable size and shape to support a mixed-use building comprised of a multiple dwelling along with a business office and assembly hall with kitchen facilities. The resulting density on the lands amounts to approximately 17 residential dwelling units per hectare, which is in keeping with the low-density parameters of up to 36 residential dwelling units per hectare set out under Section 3.2.1(1) of the City's Official Plan. Staff notes that the residential built-form would remain a multiple dwelling with the rezoning seeking to add a business office and an assembly hall with kitchen facilities as permitted uses within said residential built-form;
2. Staff notes that the scale and massing of the proposed mixed-use building in relation to surrounding low-density residential land uses along Bancroft Drive, Wilfred Street and Second Avenue is appropriate and not excessive or unreasonable in nature. The lands provide a lot area that is sufficient from a buffering and transitioning perspective where medium-density residential built-forms immediately abut low-density residential built-forms. Staff notes that the currently applicable maximum building height of two-storeys will remain as the development proposal does not seek to increase the maximum building height already established on the lands in the "R3-1.D30(10)" Zone. With respect to siting and setbacks, staff notes that the mixed-use building would be situated approximately 150 m (492.13 ft) from the street-line of Bancroft Drive and 60 m (196.85 ft) from the CPR right-of-way to the south of the lands where Second Avenue is also located. The interior side yard setbacks shown on the Concept Plan are approximately 17 m (55.77 ft) and 18 m (59.06 ft) to the east (ie. rear yards of residential dwellings along Wilfred Street) and to the west (ie. rear yards of residential dwellings along Second Avenue) respectively. Staff are also satisfied that sufficient area remains on the balance of the lands for parking and outdoor amenity areas that are functional from a good land use planning perspective;
3. Staff are satisfied that the on-site parking depicted on the Concept Plan is sufficient for the purposes of providing functional parking spaces for the proposed multiple dwelling, business office and assembly hall with kitchen facilities. Staff notes that one parking space would be provided for each residential dwelling unit within the multiple dwelling whereas 1.5 parking spaces per residential dwelling unit is required for a multiple dwelling. Staff are supportive of the parking space reduction given that the lands are in close proximity to a small commercial cluster at the intersection of Bancroft Drive and Second Avenue and the lands also have direct access to the GOVA public transportation network. The owner's agent has also advised that the multiple dwelling component is intended to provide living accommodations for residents with special needs that are less likely to require access to a dedicated parking space for an automobile. Staff also note that the development proposal is subject to site plan control and at that time matters such as lighting, landscaping and outdoor amenity areas will be addressed. Staff notes that the pre-consultation application that was considered by SPART also included preliminary comments from agencies and departments with respect to the above noted site plan control matters; and,



4. Staff advises that Roads has reviewed the application and have not identified any concerns with respect to any anticipated negative impacts on traffic along either Bancroft Drive or Second Avenue should a business office and assembly hall with kitchen facilities be added as permitted uses on the lands.

Staff is therefore of the opinion that the proposed mixed-use building consisting of a two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities conforms to the applicable policies in City's Official Plan.

With respect to the City's Zoning By-law, staff in general have no concerns with the requested zone category and have the following comments:

1. It is recommended that the existing "R3-1.D30(10)" Zone be amended to add a business office and an assembly hall with kitchen facilities as permitted uses on the lands;
2. It is further recommended that maximum floor areas be established for the business office and assembly hall with kitchen facilities uses in order to ensure that the predominant use of the lands remains urban residential in nature (ie. multiple dwelling). Staff recommends that the amending zoning by-law permit a business office having a maximum gross floor area of 184 m<sup>2</sup> (1,980.56 ft<sup>2</sup>) and an assembly hall having a maximum gross floor area of 436 m<sup>2</sup> (4,693.06 ft<sup>2</sup>). Staff note that an additional gross floor area of 295 m<sup>2</sup> (3,175.35 ft<sup>2</sup>) should be permitted for accessory and circulatory areas that are directly associated with the business office and assembly hall with kitchen facilities land uses. Staff is of the opinion that the above will act to ensure that the proposed neighbourhood based additional land uses are accommodated on the lands in a well-defined, clear and contextually sensitive manner given that the lands are situated within the Living Area 1 land use designation;
3. Staff notes that the residential parking standard applicable for a multiple dwelling under Section 5.5, Table 5.5 of the City's Zoning By-law is to be calculated at 1.5 parking spaces per residential dwelling unit. It is noted then that the proposed multiple dwelling has a total of 28 residential dwelling units and would therefore be required to provide a total of 42 parking spaces. It is noted that a 10% reduction in the number of required parking spaces is afforded when lands immediately abut a GOVA route. Staff notes that the 10% parking reduction is applicable in this circumstance and a total of 38 parking spaces (ie. 37.8 parking spaces rounded to 38 parking spaces) is therefore required on the lands based on the number of residential dwelling units that are proposed. Staff are supportive of a site-specific development standard requiring that 28 parking spaces be provided for the multiple dwelling at a parking space rate of one parking space per residential dwelling unit. Staff would note that no site-specific relief is being sought for the business office and assembly hall with kitchen facilities will provide required parking spaces in compliance with the City's Zoning By-law;
4. The dimensions of the parking spaces and parking aisle widths on the Concept Plan appear to comply with those minimum requirements set out in the City's Zoning By-law. The parking area also appears to include electric automobile charging stations, which can be addressed in further detail during the site planning process. Staff notes that one accessible parking space is required based on the residential use that is being proposed whereas the Concept Plan depicts seven accessible parking spaces whereas one accessible parking space is required for the multiple dwelling and two parking spaces appear to be required for the business office and assembly hall with kitchen facilities uses. Staff have no concerns with the additional accessible parking space being provided on the lands;
5. Staff notes that no loading space is required for the multiple dwelling as it is comprised of less than 50 residential dwelling units. Staff notes however that under Section 5.6.3, Table 5.7 of the City's Zoning By-law the business office and assembly hall component will be required to provide one loading space. There is no loading space depicted on the Concept Plan however staff are of the opinion that the business office and assembly hall components of the development proposal should provide a loading space on the lands in compliance with zoning requirements;

6. Staff notes that a multiple dwelling having six or more residential dwelling units is required to provide 0.5 bicycle parking spaces per residential dwelling unit under Section 5.8, Table 5.10 of the City's Zoning By-law. It is further noted in this regard that the lands do appear capable of providing for a minimum of 14 bicycle parking spaces based on the proposed multiple dwelling having a total of 28 residential dwelling units. The proposed business office component is also required to provide 2 bicycle parking spaces based on the gross floor area calculation provided in the rezoning application form. There are no bicycle rack depicts on the Concept Plan and staff are not recommending any site-specific relief in this regard given the location of the lands on a Secondary Arterial Road being Bancroft Drive, which has good bicycling access to nearby active and public transportation options. The installation of bicycle parking spaces in the most ideal location(s) will be further refined through the site planning process and it is therefore not necessary to require their installation prior to the passage of an amending zoning by-law;
7. Staff notes that the lands form a through lot having two street frontages and the street-line of Bancroft Drive has been identified as the front lot line for the purposes of site design and layout as opposed to the street-line abutting Second Avenue. Staff would recommend that the amending zoning by-law clearly define that the street-line abutting Bancroft Drive shall be the front lot line for the purposes of determining compliance with applicable development standards;
8. The submitted sketch otherwise would appear to demonstrate general compliance with all applicable development standards within the general provisions, parking provisions and the standard "R3-1.D30(10)" Zone; and,
9. Staff also notes that a registered survey plan is not required in order to prepare the amending zoning by-law as lands that subject to the rezoning are already described capably and legally as being PINs 73577-0505 & 73577-0556, Parcels 13122 & 5691, Plan 53R-6247, Lot 11, Concession 3, Township of Neelon.

With respect to site plan control, it is noted that proposed two-storey multiple dwelling containing 28 residential dwelling units along with a one-storey portion of the building containing a business office and assembly hall with kitchen facilities is subject to site plan control under [By-law 2010-220](#), as amended, being the Site Plan Control Area By-law for the City of Greater Sudbury. The owner's agent was advised during the pre-consultation process that site plan control would be applicable and as such the PCUA that was issued by staff provided complete application requirements and preliminary comments from agencies and departments for a future anticipated site plan control application. Staff would note in particular that those concerns raised by Building Services as it relates to existing municipal water and sanitary sewer infrastructure will be addressed through the site planning process.

## Conclusion

Staff has reviewed the development proposal and is satisfied that it conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the application conforms to and does not conflict with the Growth Plan for Northern Ontario.

The following are the principles of the proposed and recommended site-specific amending zoning by-law:

- a) That a business office and an assembly hall with kitchen facilities be added as permitted uses;
- b) That the business office have a maximum gross floor area of 184 m<sup>2</sup> (1,980.56 ft<sup>2</sup>) and the assembly hall with kitchen facilities have a maximum gross floor area of 436 m<sup>2</sup> (4,693.06 ft<sup>2</sup>);
- c) That the accessory and circulatory areas associated with the business office and assembly hall with kitchen facilities have a maximum gross floor area 295 m<sup>2</sup> (3,175.35 ft<sup>2</sup>);
- d) That one parking space per residential dwelling unit be required for the multiple dwelling situated on the southerly portion of the lands that is accessed from Second Avenue;
- e) That the street-line abutting Bancroft Drive shall be considered to be the front lot line; and,

- f) That any necessary further site-specific relief identified during preparation of an amending zoning by-law related to landscaped/open space areas and parking areas as depicted on the Concept Plan be provided for accordingly.

The Planning Services Division therefore recommends that the application for Zoning By-law Amendment be approved in accordance with the Resolution section of this report.