

678 Bedford Court, Sudbury

Presented To:	Planning Committee
Meeting Date:	February 22, 2023
Type:	Public Hearing
Prepared by:	Glen Ferguson Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	701-6/22-05 & 751-6/22-19

Report Summary

This report provides a recommendation regarding applications to amend the City's Official Plan and to rezone the subject lands in order to facilitate the creation of an urban residential lot on the east side of Bedford Court within the South Peninsula of Ramsey Lake Policy Area.

This report is presented by Glen Ferguson, Senior Planner.

- Letter(s) of concern from concerned citizen(s)

Resolutions

Resolution 1:

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Northern Home Builders & Renovators Inc. to amend the City of Greater Sudbury Official Plan by providing for a site-specific exception within the South Peninsula of Ramsey Lake Policy Area in order to facilitate the creation of one new urban residential lot with the retained lands providing for less than the required minimum lot frontage of 30 metres onto a public road, on those lands described as PIN 73592-0267, Parcel 22577, Lot 8, Plan M-409, Lot 2, Concession 2, Township of McKim, as outlined in the report entitled "678 Bedford Court, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 22, 2023.

Resolution 2:

Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Northern Home Builders & Renovators Inc. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on a northerly portion of the subject lands from "R1-3", Low Density Residential One to "R1-3(S)", Low Density Residential One Special on those lands described as PIN 73592-0267, Parcel 22577, Lot 8, Plan M-409, Lot 2, Concession 2, Township of McKim, as outlined in the report entitled "678 Bedford Court, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 22, 2022, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services;
2. That the amending zoning by-law include a site-specific provision that a minimum lot frontage of 23 metres be required for the retained lands that are to be rezoned to “R1-3(S)”; and,
3. That conditional approval shall lapse on March 7, 2025, unless Condition #1 above has been met or an extension has been granted by Council.

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

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

The development proposal that would facilitate the creation of one new urban residential lot does not either directly align with or negatively impact any of strategic goals and objectives that are identified within the City’s Strategic Plan.

The applications to amend the City’s Official Plan and Zoning By-law would ultimately permit the creation of one new urban residential lot within an existing residential neighbourhood on full municipal infrastructure services and as such the overall development proposal is not expected to have any direct negative impacts on the stated goals and recommendations that are contained within the CEEP.

Financial Implications

If approved, staff estimates approximately \$7,200 in taxation revenue, based on the assumption of one single family dwelling unit based on an estimated assessed value of \$500,000 per dwelling unit at the 2022 property tax rates.

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.

In addition, this would result in total development charges of approximately \$22,000 based on assumption of the one single family detached dwelling units and based on the rates in effect as of the date of this report.

Report Overview

This report reviews applications for Official Plan Amendment and Zoning By-law Amendment that would together facilitate the creation of one new residential lot on the east side of Bedford Court with the retained lands having a minimum lot frontage of approximately 23 m (75.46 ft) whereas 30 m (98.43 ft) is required under both the applicable lot creation policies within the South Peninsula of Ramsey Lake Policy Area under the City’s Official Plan and within the “R1-3” Zone of the City’s Zoning By-law. There is an existing residential dwelling situated on the lands to be severed and the retained lands are presently vacant.

Staff is satisfied that the development proposal would generally 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 supportive of the development proposal and have noted that a condition of approval would be appropriate as it relates to requiring the submission of a registered survey plan describing the portion of

the retained lands that are to be rezoned prior to the enactment of an amending zoning by-law. Staff has also identified site-specific relief that would be required in an amending zoning by-law in order to allow for a reduced minimum lot frontage on the proposed retained lands (ie. the northerly vacant lot). The Planning Services Division is recommending that the applications for Official Plan Amendment and Zoning By-law Amendment be approved in accordance with the Resolution section of this report.

STAFF REPORT

PROPOSAL:

The applications for Official Plan Amendment and Zoning By-law Amendment would together facilitate the creation of one new urban residential lot on the east side of Bedford Court with the retained lands having a minimum lot frontage of approximately 23 m (75.46 ft) whereas 30 m (98.43 ft) is required under both the applicable lot creation policies within the South Peninsula of Ramsey Lake Policy Area under the City's Official Plan and within the "R1-3" Zone of the City's Zoning By-law. There is an existing residential dwelling situated on the lands to be severed and the retained lands are presently vacant.

In order to accommodate the above-described lot creation, the proposed amendment to the City's Official Plan would provide for a site-specific exception within the South Peninsula of Ramsey Lake Policy Area under Section 20.5(2) of the City's Official Plan in order to facilitate the creation of one new urban residential lot with the retained lands providing for less than the required minimum lot frontage of 30 metres onto a public road (ie. Bedford Court). Further to this, the proposed rezoning would change the zoning classification of the subject lands from "R1-3", Low Density Residential One to "R1-3(S)", Low Density Residential One Special.

The owner's agent submitted an application for pre-consultation on May 9, 2022, that was considered by the Sudbury Planning Application Review Team (SPART) on May 18, 2022 (File # PC2019-046). The owner's agent was issued a Pre-Consultation Understanding Agreement (PCUA) following the SPART Meeting on May 20, 2022, and they have since returned an unsigned copy of their PCUA to the Planning Services Division. The owner's agent has subsequently now submitted applications for Official Plan Amendment and Zoning By-law Amendment for consideration by the City's Planning Committee.

The applications to amend the City's Official Plan and rezone the subject lands was submitted to the City on October 13, 2022 and deemed to be complete applications on October 27, 2022. The applications included the submission of a Concept Plan along with a Planning Justification Report (PJR) in support of the request to amend the City's Official Plan and rezone the subject lands. The owner's agent also include an application for Restricted Land Use Review – Section 59 Notice as required under the [Clean Water Act](#) and the City's [Source Water Protection Plan](#). Details with respect to the owner's public consultation strategy ahead of a public hearing at the City's Planning Committee was also provided.

Requested Official Plan Amendment: South Peninsula of Ramsey Lake Policy Area – Lot Creation

The requested amendment to the City's Official Plan would provide for a site-specific exception to applicable lot creation policies within the South Peninsula of Ramsey Lake Policy Area outlined under Section 20.5(2) in order to facilitate the creation of an urban residential lot having frontage Bedford Court with the retained lands providing for less than the minimum required 30 metres of public road frontage.

Existing Zoning: "R1-3", Low Density Residential One

The "R1-3" Zone permits a bed and breakfast establishment within a single-detached dwelling and having a maximum of two guestrooms, group home type 1 within a single-detached dwelling having a maximum of ten beds, a private home daycare, and a single-detached dwelling. Those development standards that are applicable to the "R1-3" Zone can be found under Section 6.3, Table 6.3 –Standards for the Low Density Residential One (R1) Zone of the City's Zoning By-law.

Requested Zoning: “R1-3(S)”, Low Density Residential One Special

The proposed rezoning of a northerly portion of the lands is intended to permit the proposed retained lands to provide for a reduced minimum lot frontage of 23 m (75.46 ft) whereas 30 m (98.43 ft) is required in the standard “R1-3” Zone. The severed lands to the south containing an existing residential dwelling would continue to be situated with the standard “R1-3” Zone. No further site-specific relief to the applicable “R1-3” development standards are required on either of the resulting urban residential lots beyond the reduced minimum lot frontage for the retained lands noted above.

Location and Site Description:

The subject lands are located on the east side of Bedford Court and to the north of Ramsey Lake Road and to the west of Lakepoint Court in the community of Sudbury. The lands have a total lot area of approximately 2,434 m² (26,199.36 ft²) along with approximately 53 m (173.89 ft) of lot frontage on Bedford Court. The lands presently contain a single-detached dwelling on a southerly portion that is accessed from a driveway entrance onto Bedford Court. The portion of the lands to the north of the existing single-detached dwelling contain a number of large mature trees and shrubbery along with grass-sodded areas. The proposed new urban residential lot would be situated to the north of the existing single-detached dwelling on the lands.

Surrounding Land Uses:

- North: Low density urban residential dwellings with the predominant built-form being single-detached dwellings on both Bedford Court and Kirkwood Drive, and Ramsey Lake.
- East: Low density urban residential dwellings with the predominant built-form being single-detached dwellings along Lake Point Court and Dixon Road, and Ramsey Lake.
- South: Low density urban residential dwellings with the predominant built-form being single-detached dwellings along Bedford Court, Bethel Lake Trail Park, and Bethel Lake.
- West: Low density urban residential dwellings with the predominant built-form being single-detached dwellings along Bedford Court, Bedford Court Tot Lot, Kirkwood Place, Ramsey Lake Road, and Ramsey Lake.

The existing zoning and location map are attached to this report and together indicate the location of the lands subject to the Official Plan Amendment and Zoning By-law Amendment requests, as well as the applicable zoning on other parcels of land in the immediate area. The map depicting the applicable land use designations in the City’s Official Plan is also attached to this report for reference purposes and would form part of the Official Plan Amendment documents should the applications be approved.

Site photos depict the existing urban residential dwelling situated on the lands proposed to be severed as well as the vacant retained lands where a new urban residential dwelling would be constructed with both having access onto Bedford Court. Photos of the immediately surrounding urban residential area also illustrates the predominant low density urban residential built-form being that of single-detached dwellings that exist along Bedford Court as well as the close proximity of the Bedford Court Tot Lot to the subject lands.

Public Consultation:

The statutory Notice of Applications was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands on October 27, 2022. The statutory Notice of Public Hearing dated February 2, 2023 was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands.

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 indicated on their application form that they would not be conducting any public consultation beyond the statutory public meeting held before the City's Planning Committee.

At the time of writing this report, several phone calls and one email submission with respect to the development proposal have been received by the Planning Services Division. Both the phone calls and the emailed submission expressed opposition to the development proposal on the basis that the open space character of the lower density urban residential neighbourhood would be negatively impacted.

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 applications for Official Plan Amendment and 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;
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;
3. Section 1.1.3.2 further outlines that land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment;
4. Section 1.1.3.3 outlines that intensification is to be promoted and opportunities for transit-supportive development, accommodating for a supply and range of housing options through intensification while taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities to accommodate needs are encouraged;
5. Section 1.1.3.4 outlines that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety;
6. Section 1.1.3.5 outlines that municipalities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions; and,

7. With respect to Housing Policies, Section 1.4.3 outlines that municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - a) Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, as well as all types of residential intensification, including additional residential units, and redevelopment;
 - b) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed;
 - d) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
 - e) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.
8. With respect to Sewage, Water and Stormwater policies, Section 1.6.6.1 outlines that planning for sewage and water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

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 applications for Official Plan Amendment and 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 City's Official Plan.

The lands are also situated within the South Peninsula of Ramsey Lake Policy Area identified on [Schedule 2a - Site and Area Specific Policies](#) in the City's Official Plan.

Section 2.3.2 notes that the subject lands are within both a Settlement Area and the City's Built Boundary as delineated in [Schedule 3 – Settlement Area and Built Boundary](#). Settlement Area land use patterns are to be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Intensification and development within the Built Boundary is to be encouraged, while development outside of the Built Boundary may be considered in accordance with the policies of the Official Plan.

Section 2.3.3 of the Official Plan generally acknowledges that intensification of a property at a higher density than what currently exists through the development of vacant or underutilized lots is encouraged throughout the City. Intensification is considered to be essential to completing communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods. The key to intensification is to ensure that it occurs in a context sensitive manner. Intensification must be compatible with and reinforced the existing and planned character of an

area.

Specifically, Section 2.3.3 includes the following applicable intensification policies:

1. All forms of intensification are encouraged in accordance with the policies of the Official Plan;
2. The City will aim to accommodate 20% of future residential growth and development through intensification within the Built Boundary;
3. Large scale intensification and development is permitted in strategic core areas such as the Downtown, Regional Centres and major public institutions, in accordance with the policies of the Official Plan;
4. Medium scale intensification and development is permitted in Town Centres and Mixed Use Commercial corridors, in accordance with the policies of the Official Plan;
5. Intensification and development is permitted in established Living Area 1 lands, in accordance with the policies of the Official Plan;
6. Intensification will be encouraged on sites that are no longer viable for the purpose for which they were intended such as former commercial, industrial and institutional sites. It will also be encouraged where the present use is maintained but the addition of residential uses can be added in a complementary manner;
7. Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities;
8. Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal;
9. The following criteria, amongst other matters, may be used to evaluate applications for intensification:
 - a. The suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
 - b. The compatibility proposed development on the existing and planned character of the area;
 - c. The provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
 - d. The availability of existing and planned infrastructure and public service facilities;
 - e. The provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
 - f. The impact of traffic generated by the proposed development on the road network and surrounding land uses;
 - g. The availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
 - h. The level of sun -shadowing and wind impact on the surrounding public realm;
 - i. Impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;
 - j. The relationship between the proposed development and any natural or man-made hazards;
 - k. The provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act. Where applicable, applications for intensification of difficult sites may be subject to Section 19.7; and,
 - l. Residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Section 20.5 of the City's Official Plan establishes the South Peninsula of Ramsey Lake Policy Area. Specifically, Section 20.5.1 outlines that in order to protect the municipal water supply (ie. Ramsey Lake) and the open space character of the neighbourhood there will be no severances or subdivisions permitted within the special policy area unless full municipal servicing infrastructure (ie. water and sanitary sewer) is available and the overall density of the area shall be limited in any event to a density of 10 residential dwelling units per hectare, which is equivalent to having a minimum lot area of 1,000 m² (10,763.90 ft²) per residential dwelling unit. Section 20.5.2 further outlines that new urban residential lots created by severance that do not have water frontage on Ramsey Lake shall have a minimum public road frontage of 30 m (98.43 ft) unless a subdivision is being developed in accordance with Comprehensive Planned Unit Development (CPUD) policies under Section 19.7 of the City's Official Plan.

Section 20.5.4 also permits severances on the South Peninsula of Ramsey Lake on existing lots that were occupied by a residential dwelling on June 10, 1992, for a period of one year following the installation of sewer and water services to the existing lot provided that the minimum lot frontage and minimum lot area for both the severed and the retained lot are 23 m (75.46 ft) and 1,000 m² (10,763.90 ft²) respectively.

Zoning By-law 2010-100Z:

The owner's agent is requesting that a northerly portion of the subject lands that would form the retained lands once severed be rezoned to "R1-3(S)", Low Density Residential One Special in order to recognize a reduced minimum lot frontage of 23 m (75.46 ft) whereas 30 m (98.43 ft) is required within the standard "R1-3" Zone. The proposed severed lands would comply with the development standards contained within the standard "R1-3" Zone. It is noted that the existing residential dwelling maintains a legal non-complying front yard setback to the street-line of Bedford Court.

Department/Agency Review:

The applications 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 applications and to inform and identify appropriate policies with respect to the site-specific rural lot creation exception being sought under the City's Official Plan and any necessary development standards in an amending zoning by-law should the applications be approved.

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

Active Transportation, Distribution and Collection, the City's Drainage Section, Operations, Roads, and Transportation and Innovation were circulated the applications and have no concerns from their respective areas of interest.

Building Services has noted that the resulting lot fabric requires site-specific relief from the minimum lot frontage development standard that is applicable within the "R1-3" Zone.

Development Engineering advises that the lands are serviced with municipal water and sanitary sewer infrastructure. Development Engineering further advises that the consent process will be utilized to ensure that the resulting lots are graded properly and that appropriate municipal water and sanitary sewer connections are established to each of the resulting lots.

Water/Wastewater has reviewed the development proposal and have identified no significant drinking water threats at this time.

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 applications with respect to the applicable policies, including issues raised through agency and department circulation.

The proposed amendment to the City's Official Plan and 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 to create one new urban residential lot within an area having full municipal servicing infrastructure (ie. water and sanitary sewer) on the east side of Bedford Court should therefore be generally promoted and is considered to be good land use planning;
2. The development proposal will contribute positively to improving the mix of residential densities and land uses that would be permitted in this particular area in close proximity to a collector road (ie. Ramsey Lake Road) in the community of Sudbury. Staff notes that the lands are presently serviced with municipal water and sanitary sewer infrastructure from Bedford Court. Access to the GOVA public transportation network is available approximately 260 m (853.02 ft) to the south-west along Ramsey Lake Road (ie. Route #3 – Laurentian University via Regent Street) giving direct routing access to the Downtown Transit Hub. There are also a number of public open spaces (eg. Bedford Court Tot Lot, Bethel Lake Trail Park, etc.) and community facilities (eg. Kirkwood Place) in close proximity to the subject lands. Staff is of the opinion that the proposed rezoning will result an appropriate intensified use of the subject lands from a good land use planning perspective;
3. Staff is of the opinion that the development proposal to create one new urban residential lot on Bedford Court will improve the possible mix of land use patterns in the general area. The development proposal will also serve to encourage and provide for increased and available housing opportunities on the housing continuum (ie. home ownership and/or rental housing) via the intensification of an existing urban residential lot that is located within the Sudbury settlement area and built boundary;
4. Staff is supportive of this opportunity for residential intensification and has noted above that public transportation is available to the south-west along Ramsey Lake Road. The proposed residential intensification in this instance would involve the creation of a new and fully serviced urban residential lot having frontage on Bedford Court. The proposed rezoning would reduce the minimum lot area that is required for the retained lands to 23 m (75.46 ft) in order to accommodate the creation of the new urban residential lot whereas the currently applicable zoning (ie. "R1-3") requires a minimum lot frontage of 30 m (98.43 ft). Staff is also of the opinion that the development proposal would contribute positively toward improving the supply and range of housing options made available through intensification and redevelopment in the area. Staff is further satisfied upon review of the development proposal that a new single-detached dwelling can be reasonably accommodated on the lands with minimal disruption to abutting residential land uses given that the only site-specific relief required in order to do so would be a reduced minimum lot frontage as noted above. Suitable infrastructure is also readily available within the road allowance of Bedford Court and staff would therefore encourage intensification in this location;
5. Staff is of the opinion that appropriate development standards can be achieved through the rezoning process that facilitates good intensification and compact built-form in this particular location, while avoiding or mitigating risks to public health and safety. Those development standards that would be appropriate in order to properly accommodate a new urban residential lot containing a low-density built-form (ie. single-detached dwelling) within the South Peninsula of Ramsey Lake Policy Area are discussed in more detail later in this report. Staff would note however that the only site-specific relief that is required from a zoning perspective is a reduced minimum lot frontage for the proposed vacant retained lot;
6. Staff notes that the subject lands are within an existing and identified settlement area (ie. Sudbury) and also within the City's existing built-boundary as the lands presently contain a single-detached dwelling. Staff is therefore of the opinion that the proposed rezoning would facilitate and encourage the provision of additional residential development in this area that has a more compact built-form by permitting the creation of a new urban residential lot that is zoned to permit a low-density residential built-form (eg. single-detached dwelling). The proposed new urban residential lot would also provide

for a density that is not excessive in nature that allows for the more efficient use of the subject lands from a land, infrastructure and public service facilities perspective. Staff would also generally note that the development proposal will contribute positively toward minimum targets for intensification and redevelopment within built-up areas that are identified in the City's Official Plan;

7. With respect to housing policies in the PPS, staff would highlight and note the following:
 - a) The proposed new urban residential lot permitting low density residential uses would in general provide for an expanded range and mix of housing options and densities in the community of Sudbury. With the proper use of development standards as noted later in this report, staff is satisfied that no negative impacts would be generated should the applications to facilitate and permit the creation of a new urban residential lot within the South Peninsula of Ramsey Lake Policy Area be approved from a social, health, economic and well-being perspective in terms of those current and future residents living in the local Sudbury community;
 - b) The development proposal to create one new urban residential lot in this location represents good land use planning from a housing perspective as appropriate levels of infrastructure (eg. active transportation, municipal sanitary sewer and water services, public transportation, etc.) are presently available in this particular location along Bedford Court and the immediately surrounding area;
 - c) Staff is of the opinion that the development proposal would generally result in the more efficient use of the subject lands as well as the available municipal infrastructure in this location. It is further noted that the resulting improved housing options in this area would also positively contribute to and encourage the use of public transportation that is readily available in the immediate area;
 - d) Staff notes that there are at present no identified issues with respect to prioritization of intensification in the immediate area. The development proposal amounts to the creation of one new urban residential lot that will be appropriately zoned to permit low-density residential uses and as such it would not directly or negatively impact other intensification opportunities that may exist in the area; and,
 - e) Staff is satisfied that appropriate development standards can be utilized in an amending zoning by-law to accommodate the proposed development and residential intensification of the subject lands without negatively impacting the cost of housing and the existing character of the area. Staff notes that development proposal can also be reasonably expected to provide additional affordable rental dwelling units in the area should other land use permissions be utilized (eg. secondary dwelling unit) in a manner that is complimentary to the main use (eg. single-detached dwelling). No negative impacts on public health and safety were identified through the review and circulation of the rezoning application.

With respect to Sewage, Water and Stormwater policies in the PPS, staff would again note that the lands have access to full municipal water and sanitary sewer infrastructure that is already located within the road allowance of Bedford Court. The development proposal therefore represents an infilling opportunity that will optimize and make efficient use of the existing municipal infrastructure available along Bedford Court.

With respect to the City's Official Plan, staff in general are supportive of the requests made in both the Official Plan Amendment and Zoning By-law Amendment applications. Those policies contained within the City's Official Plan relevant to the development proposal that would facilitate the creation of one new urban residential lot within the South Peninsula of Ramsey Lake Policy Area on the east side of Bedford Court and are discussed below.

With respect to general Living Area 1 policies in the Official Plan that are applicable to the subject lands, staff notes that development proposal amounts to permitting two urban residential lots fronting Bedford Court with each having a single-detached dwelling as a main use and would yield a resulting lot density of approximately 10 dwelling units per hectare, which is permitted in the community of Sudbury and within the threshold of those low density residential policies (ie. 36 residential dwelling units/hectare) set out in the City's Official Plan.

Staff is of the opinion that the proposed residential density is not excessive and that the development proposal can be reasonably accommodated in this setting along Bedford Court and within the South Peninsula of Ramsey Lake in the community of Sudbury. The subject lands are situated in close proximity to a Collector Road (ie. Ramsey Lake Road) where public transportation options are available (ie. GOVA's Route #3 – Laurentian University via Regent Street). It is also noted that there is a general mix of land uses (ie. residential, commercial, institutional, etc.) situated along the Ramsey Lake Road corridor that are either within walking distance or a short trip using public transportation of the subject lands. Staff is of the opinion that sufficient open space areas and community/recreational activities are also available in close proximity to the subject lands. It should also be noted that no concerns with respect to the servicing

capacity of Bedford Court or Ramsey Lake Road from a road network perspective were identified through the circulation of the Official Plan Amendment and rezoning applications. Staff would also again note that the lands are within the community of Sudbury as identified in the City's Official Plan and low density residential uses are permitted in this location.

With respect to Section 2.3.2 of the Official Plan, staff notes that the subject lands are identified as being located within the Settlement Area and Built Boundary as delineated on Schedule 3 – Settlement Area and Built Boundary to the City's Official Plan. Staff advises that the proposed amendment to the City's Official Plan and rezoning that would facilitate the creation of one new urban residential lot on Bedford Court represents an opportunity to make efficient use of the existing urban land supply, municipal infrastructure and other services that are already provided for within the City's Settlement Area and Built Boundary. Staff is also satisfied that a site-specific amending zoning by-law can be utilized in this location to include development standards that would be appropriate for the subject lands. Those development standards that would be appropriate in this setting are discussed in detail later in this report and are included in the Resolution section of this report.

With respect to applicable intensification policies set out under Section 2.3.3 of the Official Plan, staff has the following comments:

1. Staff notes that in general all forms of residential intensification are encouraged in the City's Official Plan. Staff further notes in this instance that the subject lands contain an existing residential dwelling on a larger lot that would be subdivided in order to create one new low density urban residential lot, which represents an infilling opportunity that is not disruptive to the existing low density residential setting in which the lands are situated. Provided that appropriate development standards are applied to the lands, staff is of the opinion that this form of residential redevelopment and intensification can be reasonably accommodated on the subject lands without negatively impacting the existing and planned character of the general area;
2. Staff advises that the proposed new urban residential lot having frontage on Bedford Court would contribute positively to the City's aim of accommodating 20% of all future residential growth and development through intensification within the Built Boundary;
3. Staff advise that the development proposal does not amount to large or medium scale intensification that would be otherwise directed to strategic core areas, such as the Downtown or Town Centre land use designations;
4. As was previously noted, the subject lands are designated Living Area 1 and it is noted that intensification is specifically permitted within this land use designation in accordance with the policies of the City's Official Plan. Staff notes that this section of the report provides a land use planning analysis that includes a review of the applicable residential intensification policies set against the Living Area 1 land use designation policies. Staff can advise that from a Living Area 1 land use designation perspective, no concerns with respect to conformity in relation to the overall development proposal were identified during the review of the rezoning application;
5. Staff notes that the proposed intensification does not involve the redevelopment of a commercial, industrial or institutional site that is no longer viable for its original purposes. The lands are presently used for residential purposes and the development proposal therefore does not involve introducing residential uses to an existing non-residential setting;

6. Staff notes that the Official Plan Amendment and rezoning applications were circulated to Development Engineering and in their review there were no issues identified with respect to utilizing existing municipal water and sanitary sewer infrastructure that exists within the Bedford Court road allowance;
7. Staff has reviewed the Concept Plan and is of the opinion that the lands are suitable for the development proposal in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, and servicing of the low density residential use (eg. single-detached dwelling), and the proposed outdoor amenity areas that are to be provided. The lands also appear capable of providing sufficient parking areas that would be in general compliance with applicable zoning requirements. Roads also circulated the rezoning application and no traffic concerns were identified in their review. Staff is satisfied that appropriate development standards can be utilized that will balance the proposed intensification against the site and neighbourhood context that exists along Bedford Court. It is on the above basis that staff is satisfied that the proposed residential intensification will be generally compatible with the existing and planned character of the general area;
8. In particular, with respect to applicable criteria set out in Section 2.3.3 of the City's Official Plan that are to be considered when evaluating applications that propose intensification, staff has the following comments:
 - a) Staff are of the general opinion that the subject lands are of sufficient size and shape to accommodate the creation of one new urban residential lot on Bedford Court. Staff notes that the Official Plan Amendment and rezoning applications were circulated to appropriate agencies and departments and can advise that no concerns with respect to drainage, soil conditions and topography were identified;
 - b) Staff have noted in this report that the subject lands are generally surrounded by urban residential development with the predominant built-form being single-detached dwellings along Bedford Court and surrounding local streets. Staff have no concerns with respect to the compatibility of the development proposal given that the urban residential lot being proposed would remain zoned to permit only low-density residential uses (eg. single-detached dwelling) and the development proposal would therefore provide for a reasonable degree of residential intensification that is not excessive in nature or disruptive to existing land uses in the general area. For example, the proposed rezoning of the lands would not introduce any low density residential built-forms that are uncommon to the immediately surrounding area (eg. semi-detached dwelling);
 - c) Staff is satisfied that the lands are generally capable of providing adequate on-site landscaping, fencing, planting and other measures as these will have the effect of lessening any impacts that the development proposal would have on abutting residential properties or the existing urban residential character that exists along Bedford Court. Staff would note in particular that low density residential uses such as a single-detached dwelling are typically required to maintain 50% of the required front yard as landscaped open space and any new residential dwelling situated on the lands is limited to a maximum lot coverage of 40% in the "R1-3" Zone;
 - d) Development Engineering was circulated the Official Plan Amendment and rezoning applications and have noted that the lands are presently serviced with municipal water and sanitary sewer infrastructure from Bedford Court;
 - e) Staff notes that sufficient ingress/egress, off-street parking and safe and convenient vehicular circulation of the lands would be provided for should the creation of one new urban residential lot be approved in this location. Staff is confident that a functional parking area can be provided for the proposed low density urban residential lot either through the provision of an outdoor parking area not situated within the required front yard or within a parking structure (eg. attached and/or detached garage). Transportation and Innovation staff have also not expressed any concerns at this time with respect to safe and convenient vehicular circulation on the lands;
 - f) Roads, Transportation and Innovation have both reviewed the rezoning application and did not express any concerns with respect to any negative impacts related to the traffic that would be generated by the development proposal on the local road network and surrounding land uses;

- g) As was noted previously in this report, the lands have good access to nearby public transportation along Ramsey Lake Road (ie. Route #3 – Laurentian University via Regent Street), which provides direct routing access to the Downtown Transit Hub;
- h) Staff are of the opinion that no negative sun-shadowing and/or wind impacts would be introduced or generated by the proposed low density urban residential lot creation. Staff also notes that the proposed low density built-form permissions within the “R1-3” Zone limit the maximum height of buildings to 11 m (36.09 ft) for the main building and 5 m (16.40 ft) for accessory buildings and structures and as such the proposed building heights did not generate the need for any sun-shadowing and/or wind impact studies under the City’s Official Plan as part of complete Official Plan Amendment and rezoning applications;
- i) Staff in their review of the application did not identify any areas of concern with respect to negative impacts of the development proposal on surrounding natural features and areas and cultural heritage resources;
- j) Staff have no concerns with respect to the relationship between the proposed development and any nearby identified natural or man-made hazards;
- k) There are no facilities, services or other matters associated with the development proposal that are subject to Section 37 of the Planning Act; and,
- l) It is on the above basis that staff generally concludes and would advise that the proposed residential intensification (ie. low density residential infilling) balances the concerns of the local community with the identified need for providing opportunities for residential intensification.

With respect to the applicable policies within the South Peninsula of Ramsey Lake Policy Area under Section 20.5 of the City’s Official Plan, it should be noted the full municipal infrastructure services (ie. water and sanitary sewer) are available within the road allowance of Bedford Court. Staff advises that the absence of full municipal servicing in the past is one reason why the subdivision of land on the South Peninsula has been strictly regulated and this extends in part to the requirement that increased minimum lot frontages and lot areas be provided in order to ensure that private infrastructure services can be accommodated. Staff notes that the development proposal amount to permitting two low density urban residential lots having frontage on Bedford Court with each lot having a residential density of approximately 10 residential dwelling units per hectares on the basis that each lot would contain a single-detached dwelling. Staff further notes that each of the resulting lots would maintain lot areas of approximately 1,029 m² (11,076.06 ft²) and 1,017 m² (10,946.90 ft²) respectively, which each lot therefore exceeding the minimum lot area of 1,000 m² (10,763.90 ft²) that is referenced in Section 20.5(1) b. of the City’s Official Plan.

With respect to Section 20.5.2 of the City’s Official Plan, staff notes that there are neighbourhood characteristics along Bedford Court and the larger surrounding area that warrants permitting a reduced minimum lot frontage in order to create one new urban residential lot having frontage on Bedford Court despite the development proposal not amounting to a CPUD under Section 19.7 of the City’s Official Plan. Staff notes that there are legal non-complying lot frontages along Bedford Court, including Lot 6 on Plan M-409 (ie. 677 Bedford Court) which it situated to the immediate north having approximately 15 m (49.21 ft) of frontage on Bedford Court. The subject lands are also irregularly shaped as they are situated along the curvature of the Bedford Court cul-de-sac. Staff also notes that there are also smaller lot frontages to the south along both Bethel Lake Court and Merrygale Drive, which have been developed through the utilization of the CPUD policies under Section 19.7 of the City’s Official Plan. Staff are therefore of the opinion that the development proposal to create one new urban residential lot in this particular setting would not negatively impact or detract from the open space character that exists within this part of the South Peninsula of Ramsey Lake Policy Area.

With respect to Section 20.5.4 of the City’s Official Plan, staff would note that the lands could have been severed for a period of one year approximately back in 1994 when municipal services (ie. water and sanitary sewer) were installed along Bedford Court according to available as-built drawings. The existing residential dwelling was constructed originally in 1954 according to available MPAC data and therefore a new urban residential lot could have been created at that time provided that both the severed and the retained lot provide a minimum lot frontage of 23 m (75.46 ft) and a minimum lot area of 1,000 m² (10,763.90 ft²)

respectively. Staff notes in this regard that the current development proposal aligns with what would have been permitted had the lands been severed in accordance with Section 20.5.4 of the City's Official Plan.

Based on the above, staff is therefore supportive of the request to provide for a site-specific exception to Section 20.5 of the City's Official Plan in order to facilitate the creation of one new urban residential lot within the South Peninsula of Ramsey Lake Policy Area having frontage on Bedford Court.

Staff are also therefore supportive of the request to amend the City's Zoning By-law in order to implement the above noted site-specific policy exception. With respect to the City's Zoning By-law, staff in general have no concerns with the requested zone categories and have the following comments:

1. It is recommended that the amending zoning by-law rezone the northerly retained lands "R1-3(S)" with a site-specific development standard permitting a minimum lot frontage of 23 m (75.46 ft) onto Bedford Court;
2. It is further recommended that the severed lands continue to be zoned "R1-3" given that no site-specific relief with respect to the new urban residential lot appears to be necessary should the rezoning to "R1-3(S)" for the proposed retained lands be approved; and,
3. Staff also notes that a registered survey plan providing a legal description of the lands to be rezoned is required in order to prepare an amending zoning by-law should the rezoning application be approved.

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.

With respect to the Official Plan Amendment application, staff has noted that the proposed amendment to the City's Official Plan represents an opportunity to make efficient use of existing municipal services in the form of available municipal water and sanitary sewer infrastructure within the road allowance of Bedford Court. Staff has also noted that the open space character of the South Peninsula of Ramsey Lake Policy Area would not be negatively impacted should the development proposal to create a new urban residential lot in this location be approved.

With respect to the rezoning application, the following are the principles of the proposed and recommended site-specific amending zoning by-law:

1. That the northerly retained lot be rezoned from "R1-3" to "R1-3(S)" in order to provide for a site-specific development standard requiring a minimum lot frontage of 23 m (75.46 ft) onto Bedford Court; and,
2. That no site-specific relief be provided for the southerly severed lot.

Staff is also recommending in the resolution for the rezoning application that the owner be required to submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services prior to the enactment of an amending zoning by-law.

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