

0 Keith Avenue and 0 Pinellas Road, Chelmsford

Presented To:	Planning Committee
Meeting Date:	May 8, 2023
Type:	Routine Management Reports
Prepared by:	Glen Ferguson Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-5/18-05

Report Summary

This report provides a recommendation regarding a request to extend a conditional rezoning approval that would permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street on a block of land situated to the north of Keith Avenue and to the south of Pinellas Road in the community of Chelmsford.

Resolution

THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to extend the approval of a Zoning By-law Amendment Application, File # 751-5/18-5, on those lands described as Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, for a period of one year until April 13, 2024, as outlined in the report entitled “0 Keith Avenue and 0 Pinellas Road, Chelmsford” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023.

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

The application to extend a conditional rezoning approval under 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 contribute to the introduction of new housing options in Chelmsford and is therefore consistent with the goals and objectives (eg. Goal #5 – Housing) of the City’s Strategic Plan. The current application to extend the conditional rezoning approval is therefore also considered to be consistent with the goals and objectives identified in the City’s Strategic Plan.

As a form of residential intensification in the existing built-up community of Chelmsford, the development proposal aligns with the recommendations of the CEEP. The current application to extend the conditional rezoning approval that is applicable to the lands is therefore not expected to have any direct negative impacts on stated goals and recommendations contained within the CEEP.

Financial Implications

If approved, staff estimates approximately \$237,000 in taxation revenue, based on the assumption of 3 single detached residential units, 8 semi-detached units and 65 townhouse residential units based on an estimated assessed value of \$400,000, \$300,000 and \$275,000 per respective 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.

The amount of development charges will be based on final review of the property by Building Services department.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

Report Overview

This application reviews a request to extend the approval of a rezoning application that would permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street on a block of land situated to the north of Keith Avenue and to the south of Pinellas Road in the community of Chelmsford. The development proposal would yield a maximum of 65 urban residential dwelling units (ie. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) should the land use permissions be utilized to their fullest extent. It is noted that a registered survey plan is to be provided as a condition of approval in order to enact an amending zoning by-law with holding provisions as outlined in the original resolution and accompanying staff report on the proposed rezoning of the lands. The original resolution and accompanying original staff report are both attached to this report for reference purposes. This is the first request to extend the conditional rezoning approval that was granted by the City's Planning Committee and Council. The processing fee for the requested extension has also been provided by the owner's agent. The Planning Services Division is recommending that the rezoning approval be extended for a one-year period until April 13, 2024.

STAFF REPORT

Applicant:

Bonaventure Development Company Ltd.

Location:

Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour (0 Keith Avenue & 0 Pinellas Road, Chelmsford)

Application:

To extend a conditional rezoning approval on the subject lands that would amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "R1-5", Low Density Residential One to "R1-5(S)", Low Density Residential One Special, "R2-2", Low Density Residential Two and "R3", Medium Density Residential.

Proposal:

Staff received a letter via email from the owner's agent dated March 23, 2023, requesting that the conditional rezoning approval be extended for a period of one year until April 13, 2024. If approved, this current request would be the first extension granted by the City's Planning Committee and Council. The owner has advised that they intend on continuing to work on the condition of rezoning approval that was approved by the City's Planning Committee and then later ratified initially by Council on April 13, 2021.

The rezoning once completed would permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street on a block of land situated to the north of Keith Avenue and to the south of Pinellas Road in the community of Chelmsford. The development proposal would yield a maximum of 65 urban residential dwelling units (ie. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) should the land use permissions be utilized to their fullest extent.

Site Description & Surrounding Land Uses:

The subject lands are generally bounded by Pinellas Road to the north, Keith Avenue to both the south and to the east and Edward Avenue to the west in the community of Chelmsford. The southerly portion of the lands that are to be rezoned have a total lot area of approximately 3.12 ha (7.71 acres) along with approximately two existing frontages along Keith Avenue measuring approximately 65.84 m (216.01 ft) on a westerly portion and 115.02 m (377.36 ft) along an easterly portion. The lands to be rezoned are presently vacant.

Surrounding uses are predominantly urban residential in nature comprised of a variety of built-forms ranging from single-detached dwellings to a medium density residential development (i.e. Co-Operative D'Habitation Vallee Ouest). There are also several large tracts of vacant urban lands in the surrounding area. The lands are also in close proximity to the Chelmsford Community Centre and Arena to the west and two public schools to south-west.

Planning Considerations:

The rezoning application was originally approved by the City's Planning Committee through recommendation PL2021-063 on March 22, 2021, which was later ratified by Council on April 13, 2021. The rezoning approval is conditional upon a registered survey of the lands being provided in order to allow for the preparation of an amending zoning by-law. Staff notes that the amending zoning by-law once prepared will include a holding provision that would not be removed from the lands until certain conditions are satisfied. The following items are to be included in a holding provision applicable to the subject lands:

1. That the owner has applied for and received all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure That the owner complete a Transportation Demand Management report to the satisfaction of the Director of Planning Services;
2. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury;
3. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury.

The owner's agent has indicated to staff in their request to extend their initial conditional rezoning approval that they wish to continue to pursue the rezoning of the subject lands. At the time of writing this report, a registered survey necessary for the purposes of enacting the amending zoning by-law has not been submitted. Staff notes that the owner's agent has noted in their extension letter request that they are proceeding soon with registration of survey plan that will allow for an amending zoning by-law to be prepared and enacted by Council.

A copy of the [approved resolution](#) (refer to Pages 6 & 7) from the City's Planning Committee, which was ratified by Council on April 13, 2021, is attached to this planning report for reference purposes. A copy of the original [staff report](#) which recommended approval of the rezoning application is also attached to this planning report for reference purposes.

Staff has reviewed the request to extend the rezoning approval and has no concerns with a one-year extension at this time, but would reiterate that the amending zoning by-law with holding provision can only be enacted once a registered survey plan is provided which describes the lands that are to be rezoned.

Summary:

The owner's agent has indicated to staff that they wish to continue pursuing the rezoning of the subject lands, which would permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street on a block of land situated to the north of Keith Avenue and to the south of Pinellas Road in the community of Chelmsford. The development proposal would yield a maximum of 65 urban residential dwelling units should the land use permissions be utilized to their fullest extent. The original rezoning approval granted by the City's Planning Committee and Council is conditional upon a registered survey being provided to the Planning Services Division in order to allow for the preparation of an amending zoning by-law. This current request to extend the conditional rezoning approval would be the first extension granted by the City's Planning Committee and Council. The amending zoning by-law would eventually also include a holding provision tied to further conditions as outlined in this report. The owner's agent has provided the processing fee necessary for this conditional rezoning extension request. Staff therefore has no concerns and recommends approval of the request to extend the rezoning approval as it pertains to the subject lands for a period of one year until April 13, 2024.