

0 Fieldstone Drive, Sudbury - Preliminary Planning Report

Presented To:	Planning Committee
Meeting Date:	April 15, 2024
Type:	Public Hearing
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/23-23

Report Summary

This report provides information concerning an application for rezoning to permit the development of three multiple dwelling buildings on separate lots each containing 108 units with a height of nine (9) storeys. Each building is proposed to contain 36 affordable dwelling units.

This report is presented by Bailey Chabot, Senior Planner.

- Letter(s) of concern from concerned citizen(s) have been received.

Resolution

THAT the City of Greater Sudbury directs staff to complete a review of File 751-6/23-23 by 920936 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee as outlined in the report entitled "0 Fieldstone Drive, Sudbury - Preliminary Planning Report" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The proposal demonstrates conformity with the Strategic Plan and the Community Energy & Emissions Plan to the extent that it represents residential intensification and housing diversification within a fully serviced settlement area.

Financial Implications

If approved, staff estimates approximately \$1.3 million in taxation revenue, based on the assumption of 324 multiple dwelling units based on an estimated assessed value of \$275,000 per dwelling unit at the 2023 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 the Building Services department, as well as eligibility of reductions through Bill 23 and a DC instalment agreement.

Report Overview:

An application for rezoning has been submitted in order to permit the development of three multiple dwelling buildings on separate lots each containing 108 units with a height of nine (9) storeys. Each building is proposed to contain 36 affordable dwelling units. A total of 324 multiple dwelling units are proposed, of which 108 are proposed to be affordable. No site-specific relief is being requested.

The application is subject to a two-stage public hearing process. The attached report is a preliminary Planning Report intended to introduce the application and obtain additional input on the proposal from the public and the proponents.

Following the Stage 1 hearing, Staff will complete the review of the file and schedule a second public hearing before Planning Committee, at which time a Planning recommendation will be presented for consideration. Additional public notice will be provided at that time. Public written submissions will continue to be received following the Stage 1 hearing.

Staff Report

Proposal:

An application has been received to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from “R1-5”, Low Density Residential One to “R4”, High Density Residential in order to permit the development of three multiple dwelling buildings on separate lots, each containing 108 units with a height of nine (9) storeys. Each building is proposed to contain 36 affordable dwelling units. A total of 324 multiple dwelling units are proposed, of which 108 are proposed to be affordable.

The proposed development forms part of the attachments. The three lots are proposed to be 2.02 ha, 2.50 ha, and 3.36 ha respectively for a total of 7.88 ha. The footprint of the proposed building is the same for all three and is approximately 1,575 square metres in a t-shape. All three buildings would be accessed via cul-de-sac at the terminus of their respective local roads and would be served by surface and underground parking. The majority of the parcels will remain as landscaped or naturalized open space (total of 5.69 ha). The density of the proposed development is 41.1 units per hectare.

Building 1, as shown in the attachments, is proposed to be approximately 55 metres from the nearest single detached dwelling. Building 2 is proposed to be approximately 35 metres from the nearest single detached dwelling, while Building 3 is proposed to be approximately 48 metres from the nearest single detached dwelling.

The applicant has not requested any relief from the “R4”, High Density Residential zone standards. The proponent has indicated that 36 units within each building would be affordable and would therefore be eligible for a 10% parking reduction.

The following materials were submitted in support of the application:

- Site Plan;
- Underground Parking Plan;
- Elevation Drawings;
- Colour Concept Renderings;
- Pedestrian Wind Impact Assessment;
- Sewer and Water Capacity Report;
- Sun/Shadow Study; and,
- Traffic Impact Study.

Existing Zoning: “R1-5”, Low Density Residential One

The “R1-5” zone permits residential uses per Part 6.2, Table 6.1 – Permitted Uses of the City’s Zoning By-law. The development standards associated with the “R1-5” zone are outlined under Part 6.3, Table 6.2 – Standards for the Low Density Residential One (R1) Zone. Multiple dwellings are not a permitted use in the “R1-5” zone.

Requested Zoning: “R4”, High Density Residential

“R4”, High Density Residential zone permits uses per Part 6.2, Table 6.1 – Permitted Uses of the City’s Zoning By-law. The development standards associated with this zone are outlined under Part 6.3, Table 6.6 – Standards for High Density Residential (R4) Zone. This zone permits high density residential development up to 150 units per hectare and permits multiple dwellings.

Location and Site Description:

The parcel is described as PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim and is known municipally as 0 Fieldstone Drive, Sudbury. The subject lands are approximately 7.88 ha in size and are vacant. Staff conducted a site visit on March 6, 2024 and site photos are attached.

The lands are located at the top of a rocky hill and sparsely vegetated. There are some dramatic changes in elevation toward the limits of the parcel, with rocky outcrops throughout the site. The site does not contain natural hazards regulated by Conservation Sudbury. The lands are accessed at the easterly termini of North Field Crescent, Fieldstone Drive, and Kingsview Drive in the community of Sudbury. All three roads are built to a local municipal standard with a sidewalk along the north side of North Field Crescent. The parcel is fully serviced by municipal water and wastewater along all three roads.

The subject lands are designated Living Area 1 pursuant to the City of Greater Sudbury Official Plan and zoned "R1-5", Low Density Residential One. The subject property forms the balance of the Sunrise Ridge plan of subdivision, which has an active draft plan approval. The subject lands are proposed across an area that is currently approved for 70 single detached dwelling units and associated road network (see attachments). The existing developed Sunrise Ridge subdivision comprises of single detached dwelling units, mostly two storeys in height. Further to the west, along Mont Adam, are a number of high density residential developments of varying heights between four and ten storeys. Along Mountain and Leslie Streets exist low and medium density residential development. To the south exists developed and vacant lots zoned for medium and high density residential as well as commercial parcels along the Kingsway. The lands to the west are zoned "OSP", Open Space – Private and are vacant. Further west are commercial properties along the Kingsway. Lands to the north are also zoned "OSP", Open Space – Private, are also vacant, and are owned by the City of Greater Sudbury. Further to the north are two light industrial parcels, with the Ponderosa Provincially Significant Wetland beyond.

The general area is serviced by transit, with a winter and summer service. Winter transit service runs from early December to late April. During that time the nearest transit stops are along Route 27 at Leslie Street and at Place Regimbal on Mountain Street and Routes 2 and 12 along the Kingsway. These stops are approximately 975 metres and 1100 metres from the subject lands respectively. However, for the majority of the year transit operates on summer service, wherein the nearest transit stop is approximately 425 metres from the subject lands on Mont Adam. This is within the accepted servicing limits. Finally, should the development be approved, and transit service was warranted, transit staff would review for levels of service and routing.

There is an existing stormwater management pond located to the northwest of North Field Crescent, to the rear of the single detached dwellings on the north side of the road.

Public Consultation:

The notice of complete application was circulated to the public and surrounding property owners on February 2, 2024. The mailing radius was further expanded by the Ward Councillor on February 8, 2024 with notices issued accordingly.

The statutory notice of the Stage 1 public hearing was provided by newspaper. A courtesy mail-out was circulated to the public and surrounding property owners on March 21, 2024 based on the expanded mailing list and other persons outside of the approved mailing radius who made a written submission and/or asked to be added to the mailing list.

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. The proponent conducted a neighbourhood information session.

Written submissions received to date are attached for review. Written submissions will continue to be accepted following the Stage 1 hearing.

Policy & Regulatory Framework:

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

- [2020 Provincial Policy Statement](#)

- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans. The proposed development will be analyzed and must demonstrate compliance with the relevant policies. A subsequent recommendation report will include a full analysis of applicable policies and regulations.

Site Plan Control:

The proposed development will be subject to Site Plan Control, if approved.

Next Steps:

Staff will continue the technical review of the application and review submitted public comments. Staff anticipates a Planning recommendation report for Planning Committee's consideration in summer 2024. Additional public notice will be provided at that time. Written submissions from the public will continue to be received in advance of the Stage 2 hearing.