



PLANNING JUSTIFICATION REPORT

CORSI HILL CONDO DEVELOPMENT
APPLICATION FOR ZONING BY-LAW AMENDMENT

September 2023

Prepared by: **TULLOCH**

Prepared for: J. CORSI DEVELOPMENTS INC.

Contents

- 1.0 INTRODUCTION3
- 2.0 SUBJECT SITE AND SURROUNDING CONTEXT3
 - SUBJECT SITE3
 - TOPOGRAPHY AND SITE FEATURES.....3
 - SURROUNDING NEIGHBOURHOOD CONTEXT4
- 3.0 DEVELOPMENT PROPOSAL & APPLICATIONS.....7
- 4.0 TECHNICAL STUDIES10
 - TRAFFIC MEMORANDUM.....10
 - PRELIMINARY STORMWATER MANAGEMENT PLAN10
- 5.0 POLICY OVERVIEW AND ANALYSIS11
 - PROVINCIAL POLICY STATEMENT, 2020.....11
 - GROWTH PLAN FOR NORTHERN ONTARIO.....15
 - CITY OF GREATER SUDBURY OFFICIAL PLAN16
 - CITY OF GREATER SUDBURY ZONING BY-LAW24
- 5.0 CONCLUSION26

1.0 INTRODUCTION

TULLOCH has been retained by J Corsi Development Inc (the owner of PIN 73588-1161) to prepare a planning justification report that will form part of an application to amend the *City of Greater Sudbury Zoning By-Law 2010-100Z*.

This report provides a planning analysis and justification for the application to rezone the subject property from 'Open Space Private (OSP)' and 'Low Density Residential One Special (R1-5(22))' to 'Medium Density Residential Special (R3(S))' to permit 22 semi detached dwellings units with a condominium form of tenure.

This report reviews consistency of the application in the context of applicable policies and direction found within the following documents and plans:

- *2020 Provincial Policy Statement (PPS)*;
- *Growth Plan for Northern Ontario (GPNO)*;
- *City of Greater Sudbury Official Plan (OP)*; and,
- *City of Greater Sudbury Zoning By-Law 2010-100Z*.

Overall, the author finds that the proposed zoning by-law amendment conforms with *City of Greater Sudbury Official Plan*, is consistent with the 2020 Provincial Policy Statement and represents good planning.

2.0 SUBJECT SITE AND SURROUNDING CONTEXT

SUBJECT SITE

The subject property is located in Corsi Hill Subdivision in the community of Sudbury. The subject lands have a total area of approximately ± 4.26 hectares with ± 23.0 -metres of frontage along Corsi Hill.

The property's legal description is as follows:

BLOCK 9, PLAN 53M1444; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15, PLAN 53R21830 AS IN SD475296; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15, PLAN 53R21830 AS IN SD475297; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15, PLAN 53R21830 AS IN SD475298; CITY OF GREATER SUDBURY

TOPOGRAPHY AND SITE FEATURES

The subject lands are located along a rocky hilltop and gradually slope to the north. Sparse vegetation is present on site. The lands are presently vacant aside from temporarily being used for the storage of construction material for the adjacent home construction along the northerly Corsi Hill cul-de-sac.

Municipal sanitary sewer and water connections are available along Corsi Hill abutting the property.

SURROUNDING NEIGHBOURHOOD CONTEXT

The immediate area is characterized as low density residential and vacant undeveloped lands. The broader community features a mix of land uses including industrial and commercial uses along the Kelly Lake Industrial Park corridor. Medium density residential uses can be found along Kelly Lake Road, Copper Street and Martindale Road.

Surrounding uses can be described as follows:

NORTH: Low density residential and vacant undeveloped lands.

EAST: Low and medium density residential and vacant undeveloped lands.

SOUTH: Low density residential

WEST: Low density residential and industrial lands

The abutting Corsi Hill Subdivision features large single-detached dwellings ranging 1-2 storeys in height. In terms of surrounding recreational opportunities, the Corsi Hill Tot Lot abuts the development to the south. The closest accessible transit stop is located approximately 1.0-kilometre from the subject lands at 229 Copper Street.

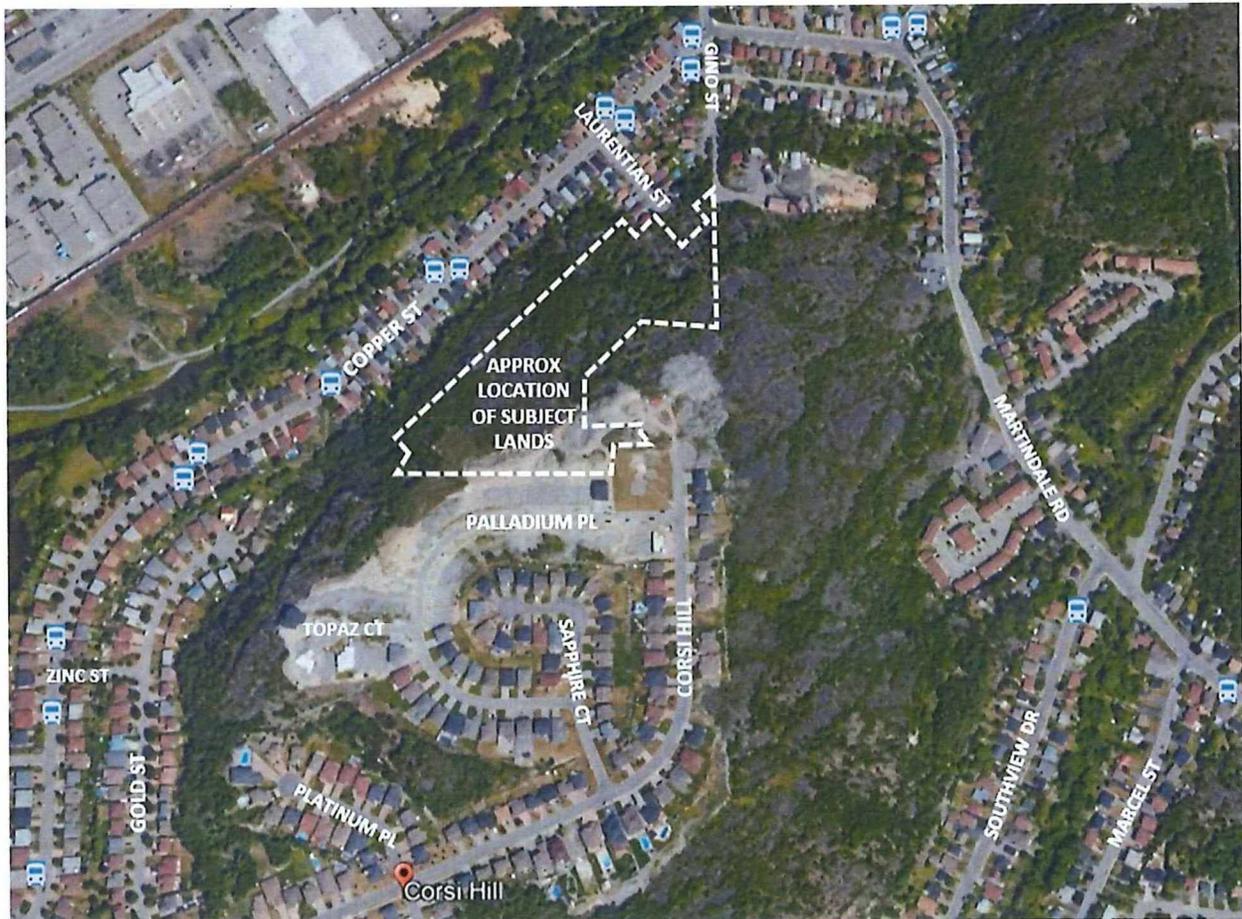


Figure 1: Location of Subject Lands



Figure 2: Looking West at the Corsi Tot Lot



Figure 3: Looking West at the rear yards of the Single Detached Dwellings along Palladium Place



Figure 4: Looking North at the Corsi Hill Cul de Sac



Figure 5: Looking West at the proposed Condominium Driveway Entrance



Figure 6: Looking West at Single Detached Dwellings along Palladium Place



Figure 7: Looking East at Single Detached Dwellings along Palladium Place



Figure 8: Looking West at the Corsi Hill Tot Lot



Figure 9: Looking West at the proposed Condominium Lands

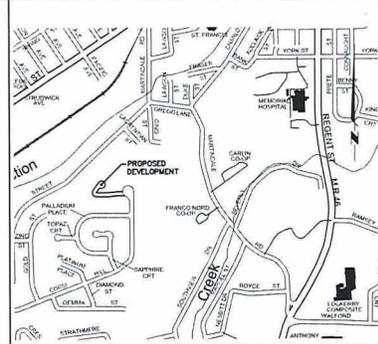
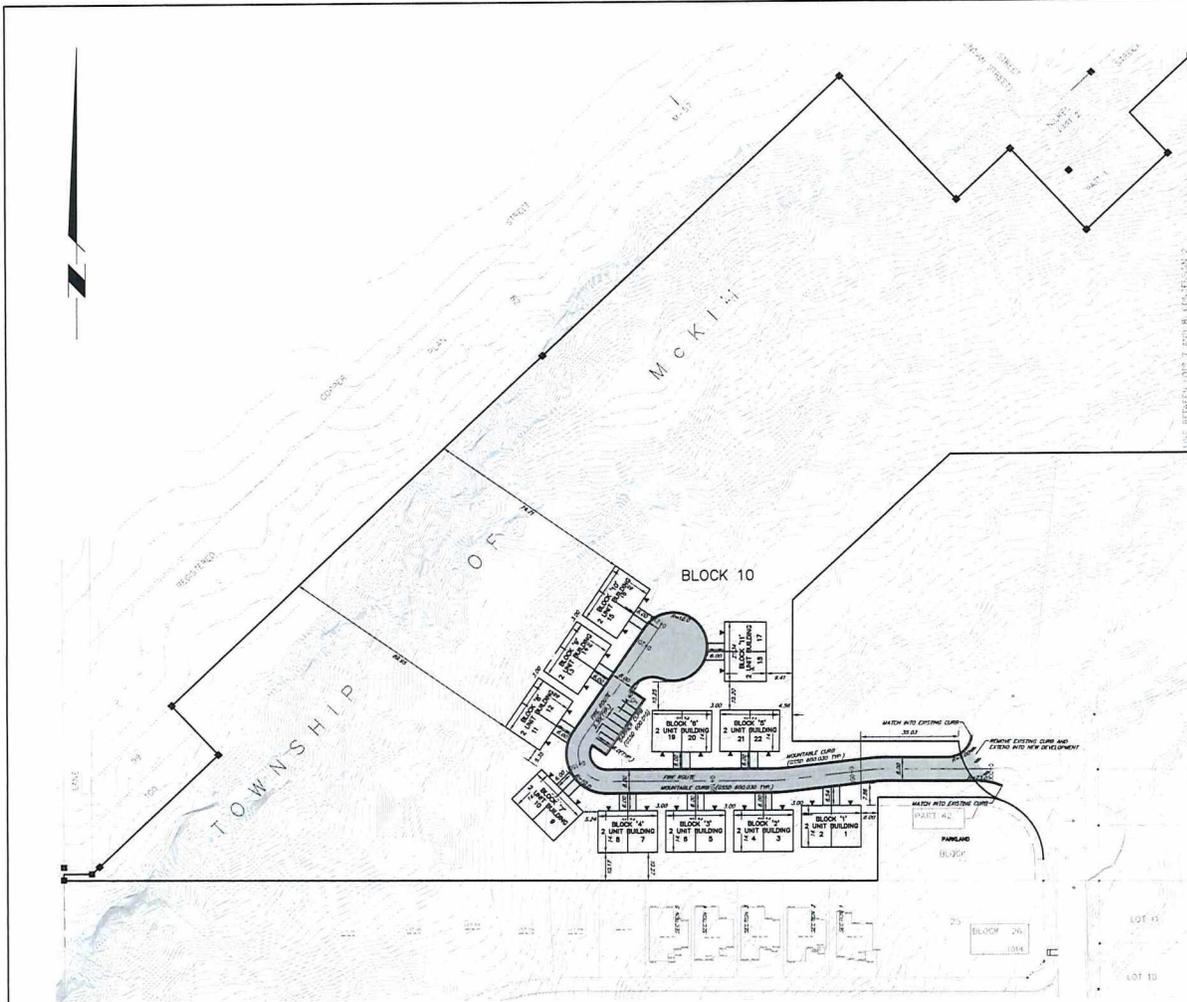
3.0 DEVELOPMENT PROPOSAL & APPLICATIONS

The development proposes the construction of 22 semi detached dwellings with a condominium form of land tenure. The lands will be access via a private condominium road terminating in a cul-de-sac from northerly terminus of the Corsi Hill cul-de-sac (See *Figure 10*).

Buildings 1-7 (units 1-10 and 19-22) are proposed to be one storey with individual single vehicle garages and buildings 8-11 (units 11-18) are proposed to be two-storeys with individual single vehicle garages (See *Figure 11-12*). A centralized visitor parking area with 8 parking spaces has also been provided.

The resultant density of the development is 5.16-units per hectare. This is due to the large area afforded to the property and steep slopes which make development unfeasible on majority of the subject lands. An Official Plan Amendment is not required given the lands are subject to the Official Plan's Comprehensive Planned Development Unit Area policies which looks to promote the development of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted. Comprehensive Planned Unit Development will be permitted only through an amendment to the Zoning By-law. To facilitate the development a zoning by-law amendment to rezone the subject lands from 'Open Space Private (OSP) and R1-5(22)' to 'Medium Density Residential (R3(S))' is required to permit the development of 22 semi-detached dwelling units.

Should zoning approval be obtained, the property would be required to enter into a Site Plan Control Agreement pursuant to *Section 41 of The Planning Act*. Following registration of the Site Plan Control Agreement a Plan of Condominium Application would be required. At the time of this report, the condominium application would be for a Common Element Condominium with the common shared elements of the private condominium development to be refined during the Plan of Condominium phase.



KEY PLAN 1:10,000

SITE PLAN DATA:
 CORSI HILL DR
 LOT 8, CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF MCKIM
 CITY OF GREATER SUBBURY

USE OF BUILDING	PROPOSED	REQUIRED
RS-1 - MEDIUM DENSITY RESIDENTIAL	RESIDENTIAL DEVELOPMENT (22 NEW UNITS)	
PROPERTY AREA	55,963 sq.m.	4,200 sq.m. (200 sq.m. per unit)
BUILDING COVERAGE	15,101 sq.m. (6.3%)	< 40%
BUILDING HEIGHT	1 STOREY	1 STOREY
LANDSCAPED AREA	51,074 sq.m. (89.7%)	> 30%
FRONT YARD SETBACK	38.03 m	6.0 m
SIDE YARD SETBACK	4.56 m	1.2 m
REAR YARD SETBACK	74.71 m	7.5 m
LOT FRONTAGE	28.3 m	9.8 m
LOT DEPTH	36.3 m	30.0 m
PRIVACY YARD	10.5 m	7.5 m
PARKING CALCULATION	1 SPACE PER UNIT	22
SPACES	20	1
BARRIER FREE SPACES	1	

SNOW REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 GARBAGE REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
 BICYCLE PARKING: GARBAGE UNITS
 LEADING SPACES: N/A

WHERE COURT IS LESS THAN 7.5m BETWEEN BUILDINGS, NEITHER OPPOSING WALLS CONTAIN WINDOWS WITH HABITABLE ROOMS.

- LEGEND**
- EXISTING DENOTES EXISTING INFORMATION
 - PROPOSED DENOTES PROPOSED WORKS
 - DENOTES EXISTING UTILITY POLE LOCATION
 - 256.23 DENOTES PROPOSED FINISHED GRADE ELEVATION
 - ▼ DENOTES DRIVE/EXIT POINT
 - FIRE ROUTE = CENTERLINE
 - PROPOSED DITCH
 - S&T MITIGATION
 - S&T MITIGATION
 - 1.0m CHAINLINK FENCE
 - HEAVY DUTY ASPHALT
 - LIGHT DUTY ASPHALT
 - DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE
 - 300 AREA

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

7.5m 0 15m 30m
 1:750

REVISIONS		BY
DATE	DETAILS	

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED.
- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.

DATE: 2022-07-21
DRAWN: MM
DESIGNED: _____
CHECKED: _____
ENGINEER: CGG
APPROVED: _____

J. CORSI DEVELOPMENT INC.

RVA R.V. ANDERSON ASSOCIATES LIMITED
 innovative solutions for complex challenges

SITE PLAN
GENERAL LAYOUT
 CORSI HILLTOP TOWNHOUSE

SCALE: 1:750
 CONTRACT NO.: _____
 EST/FILE NUMBER: 173904
 PAGE NO.: **1**

Figure 10: Conceptual Site Plan



Figure 11: Proposed 2-Storey Semi Detached Dwelling

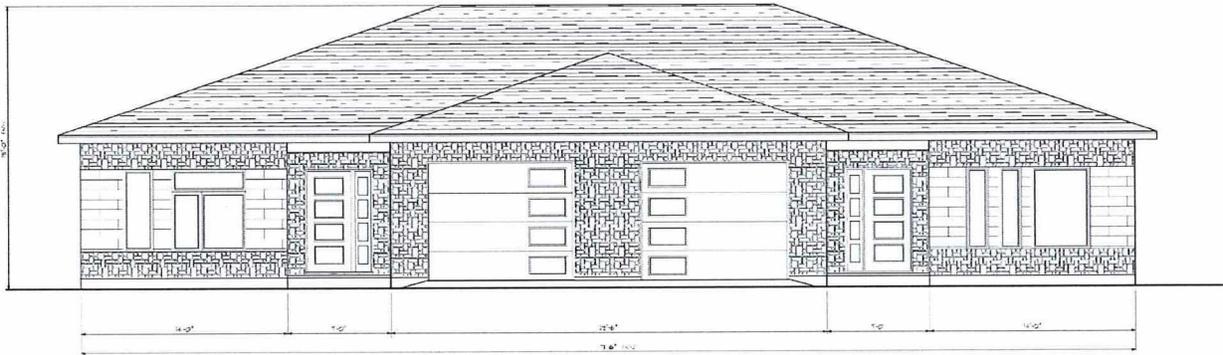


Figure 12: Proposed 1-Storey Semi Detached Dwelling

4.0 TECHNICAL STUDIES

The following technical studies were prepared in support of the development:

- Conceptual Site Plan, prepared by RV Anderson
- Traffic Memorandum
- Preliminary Stormwater Management Report, prepared by RV Anderson
- Proposed Elevation Cross Section of Condo Development, prepared by RV Anderson

TRAFFIC MEMORANDUM

Historically RV Anderson was retained to evaluate Phase 11 of the Corsi Hill Development. City staff requested that the applicant provide a geometric review of possible road connections from the existing road allowance (Block 22) on Corsi Hill to Southview Drive and Martindale Road through the adjacent lands to the east and northeast. A. The memorandum/review concluded the following:

- A connection could be constructed using the City's current geometric design standards from Corsi Hill to Martindale Road (with a maximum road grade of 8%).
- The Southview Drive connection shown on the 1990 sketch would not be feasible to make a road connection using the City's current geometric design standards.
- RVA provided a new road layout which could allow for a Southview Drive connection (with a maximum 8% grade).
- The road layouts and road profiles provided are conceptual and only the geometric design parameters. RVA has not reviewed the construction feasibility of these connections.

PRELIMINARY STORMWATER MANAGEMENT PLAN

RV Anderson was retained to complete a Preliminary Stormwater Management Report for the proposed subdivision.

The preliminary plan concluded the following:

- Post-development runoff volumes and peak flows from the subject site are equal to the pre-development volumes and peak flows for the 5-year and 100-year design storms; no quantity control will be provided.
- Flow spreader/dissipator techniques will be implemented at stormwater outlet locations to mitigate the concentration of flow.
- Landscape features will be implemented at stormwater outlet locations to provide quality control.

5.0 POLICY OVERVIEW AND ANALYSIS

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and Municipal policies and regulations. Each subsection will outline relevant policies and provide a planning analysis with respect to how the development is consistent with or conforms to such policy.

PROVINCIAL POLICY STATEMENT, 2020

The *2020 Provincial Policy Statement (PPS)* provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on *Planning Act* applications. Policies applicable to the proposed development are outlined and discussed below.

PPS **Section 1.0** speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. PPS **Section 1.1.1** states, in part:

1.1.1 *Healthy, liveable and safe communities are sustained by:*

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

Per **Section 1.1.1(a)** the proposal promotes efficient development and land use patterns by developing a site abutting existing residential development and through the introduction of semi-detached dwellings units and the related modest increase in density into an area comprised of primarily low density single detached dwellings. The subject property benefits from municipal sewage and water servicing. The proposed semi-detached housing will make efficient use of municipal infrastructure, and thereby promote the financial wellbeing for the Municipality and Province.

The applications support **Section 1.1.1(b)** of the PPS by permitting the addition of semi-detached housing in an area of primarily single-detached dwellings to meet the need for a mix of residential housing types.

Section 1.1.3 of the PPS states that Settlement Areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. Given that the subject lands are located within the City of Greater Sudbury Settlement Area, the following policies are applicable:

1.1.3.1 *Settlement areas shall be the focus of growth and development*

1.1.3.2 *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

a) efficiently use land and resources;

b) 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;

1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities*

Per **Section 1.1.3.1** the development promotes growth within the existing settlement area through the addition of 22-semi-detached dwellings, which is appropriate for and effectively uses existing infrastructure and public service facilities in the area. The proposed development is consistent with **1.1.3.2** given the development represents the efficient use of land, infrastructure, and resources and will utilize existing public service facilities and municipal hard and soft services/infrastructure more efficiently.

Per **Section 1.1.3.2** the introduction of semi-detached dwelling units to an area which is currently comprised of single detached dwellings will provide increased efficiencies in utilization of land and infrastructure through the associated increase in density. Consistent with policy **1.1.3.6**, the proposed development is immediately adjacent to an existing residential area. The application proposes semi-detached dwellings in an area predominately built with single detached dwellings, adding to the mix of densities and housing forms, thereby assisting in an increased efficiency in the use of land, infrastructure, and public service facilities.

Section 1.4.3 of the PPS outlines policies associated with housing and states that:

1.4.3 *Planning authorities 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:*

b) permitting and facilitating:

1. 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; and

c) 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;

d) 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;

Per **Section 1.4.3** the proposed built form and condominium tenure will contribute to an appropriate mix of housing types and tenures at a density that aids in meeting the needs of existing and future residents and reduce the demand for the expansion of the built-up area. The proposed development is also located on a site surrounded by compatible land uses (two-storey single detached dwellings) creating an appropriate transition in densities to the semi-detached dwellings.

To support the proposed density, the subject lands have municipal water and sewage services and have access to a road that is maintained year-round. The development will also aid in providing an appropriate and varied mix of housing types to the area (22 semi-detached dwellings). Given such, it is the authors opinion that the subject application enhances the housing options in the area and is consistent with **Section 1.4.3** of the PPS.

PPS **Section 1.6** speaks to the efficient use of infrastructure and public services facilities within municipalities. **Section 1.6.6.2** of the PPS outlines policies respecting sewage, water and stormwater and states that:

1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

1.6.6.7 *Planning for stormwater management shall:*

a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;

b) minimize, or, where possible, prevent increases in contaminant loads;

c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;

d) mitigate risks to human health, safety, property and the environment;

*e) maximize the extent and function of vegetative and pervious surfaces;
and*

f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The proposed development will be connected to full municipal water and sewage services along Corsi Hill, which is the preferred method of servicing settlement areas. A sewer and water capacity assessment were submitted as part of the Zoning By-Law Amendment Application. The proposal will be developed on full municipal services with a comprehensive stormwater management strategy meeting City of Greater Sudbury requirements. The proposal is consistent with **Section 1.6.6** of the PPS as it promotes the efficient use of existing municipal infrastructure and accommodates new housing in a location which does not require the uneconomical extension of such infrastructure.

PPS **Section 1.7** speaks to long-term economic prosperity. **Section 1.7.1** states, in part:

1.7.1 *Long-term economic prosperity should be supported by:*

- a) promoting opportunities for economic development and community investment-readiness;*
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The application is consistent with **1.7.1(a)(b)(c)** as it promotes opportunities for economic development and community investment readiness and assurance that the lands can be utilized resourcefully and appropriately to respond to changing market-demands for housing types for the City's rapidly aging population.

The developments design has been cognizant of the intent of the Official Plans' Comprehensive Planned Unit Development Area policies of preserving unique environmental features, natural landscape, and topography to complement the natural character and built form of the surrounding area. It does so by utilizing the site's sloping topography to tier the proposed dwellings along the hillside, maximize views for the existing residents along Palladium Place and future residents in the condominium, and weave the condominium development into the rocky hillside whilst maintain a total of 87.7% landscaped open space. In doing so the application meets the intent of **1.7.1(e)** by encouraging a well-designed built form that conserves features that help define Sudbury's unique rocky landscape character

GROWTH PLAN FOR NORTHERN ONTARIO

The *Growth Plan for Northern Ontario* (GPNO) is a 25-year plan that provides guidance in aligning provincial decisions and investment in Northern Ontario. It contains policies to guide decision-making surrounding growth that promotes economic prosperity, sound environmental stewardship, and strong sustainable communities that offer northerners a high quality of life.

Section 3.4.3 of the GPNO promotes a diverse mix of land uses within northern communities. The GPNO states that:

3.4.3 *Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.*

Per **Section 3.4.3** the subject application will promote a further range of housing types in the community with the introduction of semi-detached dwellings in a condominium tenure into a neighbourhood of predominately freehold single detached dwellings.

CITY OF GREATER SUDBURY OFFICIAL PLAN

The 2006 *City of Greater Sudbury's Official Plan (OP)* is the principal land use planning policy document for the City of Greater Sudbury. The Official Plan establishes objectives and policies that guide both public and private development/decision-making.

The property is designated Parks and Open Space (Private) and is subject to the Comprehensive Planned Unit Development policies (see *Figure 13*). The lands are located inside the City's 'Settlement Area' and are located within the 'Built Boundary' shown on *Schedule 3* of the OP.

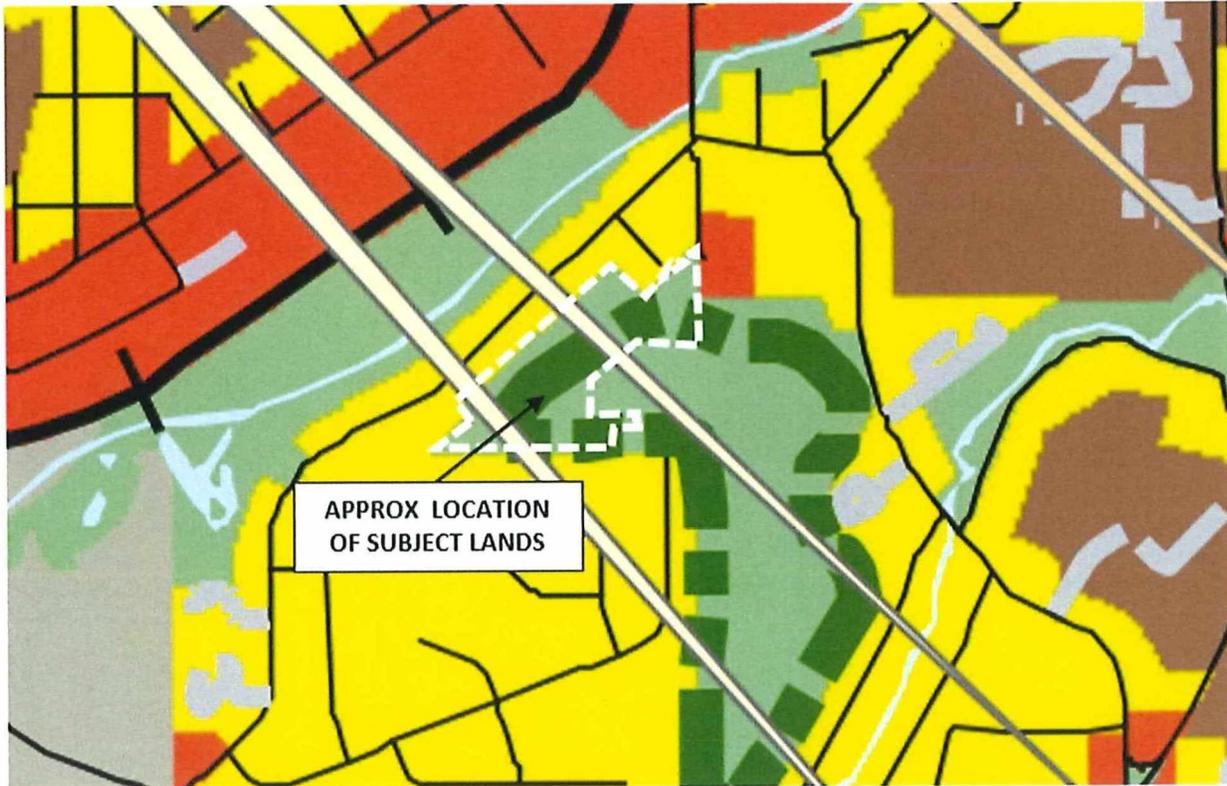


Figure 13: Official Plan Schedule

Section 2.3.2 of the City's Official Plan speaks to the City's Settlement Area and states in-part:

2.3.2

The Settlement Area

1. Future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.

2. Settlement Area land use patterns will 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.

3. Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan. Development outside of the Built Boundary may be considered in accordance with the policies of this Plan.

The proposed development is located within the City of Greater Sudbury's settlement boundary. As promoted in **Section 2.3.2.1** the application promotes intensification, growth and development within the City's settlement boundary. Cognizant of **2.3.2** the application recognizes the importance of allowing for a balance of densities to make the most efficient use of land, resources, and infrastructure to minimize potential negative impacts on the environment. The proposed development does this by proposing to introduce semi-detached housing units and the related densities into a predominately single-detached dwelling neighbourhood. The proposed development will contribute to a more efficient use of municipal infrastructure through compact form and modest increases in density (5.16 units/ha) to the neighbourhood.

Section 2.3.3 addresses intensification and states in-part:

2.3.3 *Intensification*

1. All forms of intensification are encouraged in accordance with the policies of this Plan.

2. The City will aim to accommodate 20 percent of future residential growth and development through intensification within the Built Boundary.

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;

In terms of suitability of the site for this development the application proposes a modest intensification of 22 semi-detached dwellings. The property's large area (4.26 hectares) results in a proposed density of approximately 5.16 units per hectare. Such is much less than the maximum 36 units per hectare permitted for low density developments. Currently the City has not established a minimum density standard for new residential development in the Living Area 1 designation.

The proposed development area is appropriately sized to accommodate the development of 22 semi-detached dwellings and the maximum height permitted in the proposed 'R3' zone is the same as on the abutting 'R1-5' zoned lots to the south at a maximum 11.0-metres. As well, no exceptions are being requested to the 'R3' zone standards respecting on-site landscaping, parking and setbacks. To enhance compatibility and maintain views proposed residences backing on to Palladium Place will be limited to 1-storey through the application. No Traffic Impact Study was required given the low anticipated traffic generated from the 22-units.

The introduction of semi-detached dwellings will add to the housing mix in the immediate area which is predominately single detached dwellings enhancing the efficiency of infrastructure and public service facilities. The development will add to the existing infrastructure in the area with connections at Corsi Hill to the road, water, storm and sewer systems and will provide access and servicing connections. Matters related to grading and drainage will be further refined through the Site Plan Control phase. **Section 14.3** addresses policies respecting Community and Neighbourhood design and states in part:

14.3.2 *Buildings, structures and other design elements that complement the surrounding built form and character are encouraged.*

Per **Section 14.3** the design/layout of the proposed development integrates with the existing built form and character of the area which is comprised of primarily one and two-storey dwellings by proposing 1 and 2-storey semi-detached dwellings which will be sited complementary to the property's existing topographic challenges, and by locating the dwellings which back on to existing residences along Palladium Place at setbacks which exceed both the zoning by-law requirements in the R1-5 and R3 zones. Buildings 1-7 that back on to dwellings on to Palladium Place are proposed to be a maximum of 1-storey to reduce the potential for loss of views for existing subdivision residents.

Figure 14 demonstrates the anticipated view impact resulting from the development to residences along Palladium Place. Given the topography and elevated finished grade of residences along Palladium Place, minimal visual impact will be experienced by the existing homes. This is due to the fact that the site's topography places the majority of the proposed semi-detached dwellings below the main floor grade of the adjacent residences.

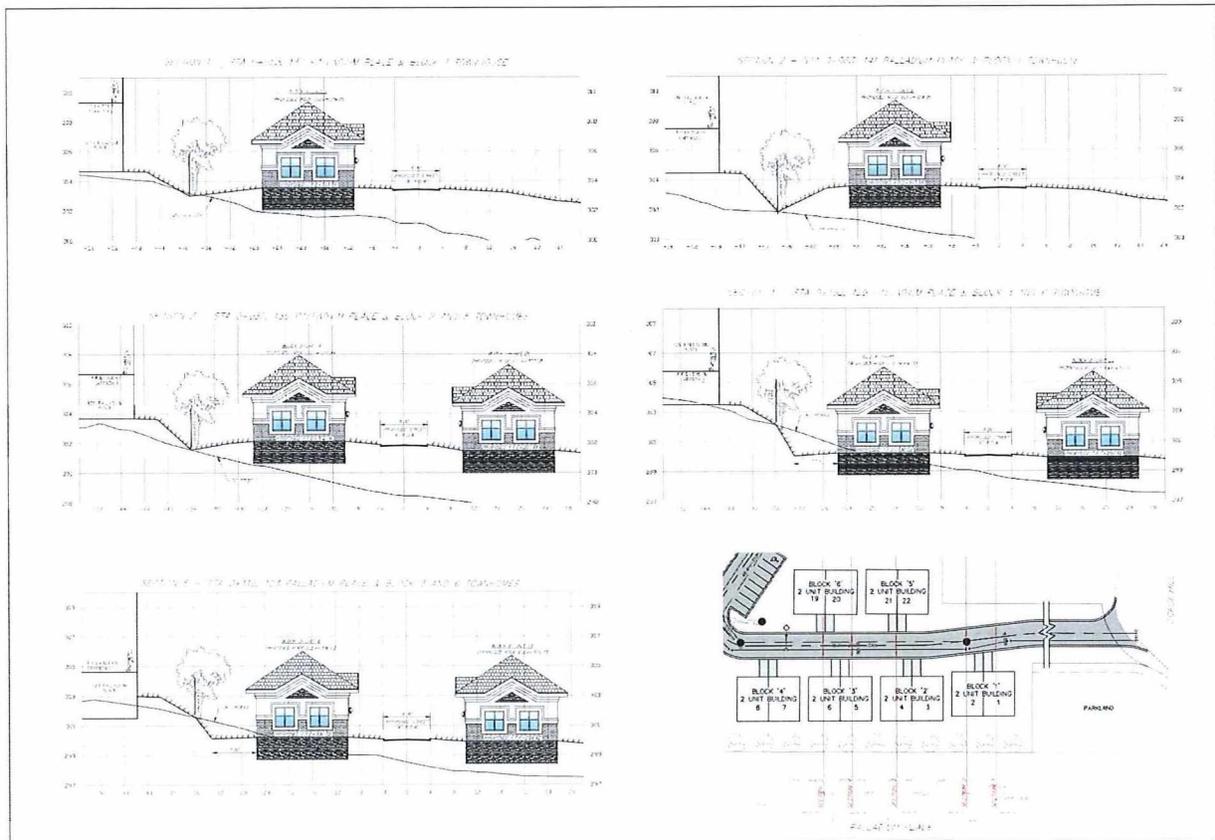


Figure 14: Proposed Elevation Cross Section of Condo Development and rear yards from Palladium Place

The development proposes to retain 3.74-hectares of the property's undeveloped open space. The retention of such will complement and leverage the existing neighbourhood character given the development focuses on active outdoor living and preserving the natural environment. The development proposal integrates into the land and provides opportunities for residents to be actively engaged outdoors.

Section 7.3.2 of the OP details the parks and open space in private ownership designation. Given the properties OSP designation the following policy is applicable:

7.3.2.4 *Certain lands designated Parks and Open Space and identified as Comprehensive Planned Unit Development areas in former Official Plans are indicated on*

Schedule 2c, Site Specific Policies. The subject lands may be considered for residential Comprehensive Planned Unit Development subject to the policies of Section 20.7.

The lands are designated Parks and Open Space Private and have been identified as Comprehensive Planned Unit Development (CPUD) area on *Schedule 2C* of the OP (see *Figure 13*). The intent of Comprehensive Planned Unit Development area is to take advantage of the development potential of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted under the Zoning By-law. Per **Section 19.7** of the OP '*CPUD not only allows flexibility in the development of lands with physical constraints but may also be extended to conventional sites in order to enhance the economic viability of development*'. A discussion of how this residential development meets these policies are discussed later in this report.

Section 17.0 of the OP discusses housing and states that a diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low-income groups and people with special needs. The proposal is addressing many policies under **Section 17.0** as it:

- Proposes the addition of new housing form and tenure to an area of predominately freehold single detached dwellings.
- Encourages the production of smaller units to accommodate the growing number of smaller households.
- Allows for increased residential intensification in the urban area.
- Supports a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options and exploring opportunities for lifestyle housing targeted to niche markets (given the low-rise semi-detached condominium style housing form).

Section 19.7 speaks to Comprehensive Planned Unit Developments within the City of Greater Sudbury. It states that prior to the approval of any CPUD proposal, the development proponent must demonstrate to the City how the proposal meets the intent and criteria established in **Section 19.7**. Specifically, it requires that:

19.7.1 Policies

The following general policies apply to Comprehensive Planned Unit Developments:

a) *Comprehensive Planned Unit Development will be permitted only through an amendment to the Zoning By-law based on the submission of a detailed Concept Plan. Once final approval under the Zoning By-law is obtained, the proponent must enter into a site plan agreement pursuant to Section 41 of The Planning Act.*

The site plan will be consistent with the initial Concept Plan and subject to the site plan standards in Section 20.6. In considering an application under the CPUD provision, the City will have regard to the following factors beyond the normal rezoning criteria:

i) the use of the CPUD approach enables the preservation of unique environmental features, natural landscape, natural vegetation and topography on the site;

ii) the CPUD approach complements the natural character and built form of the surrounding area; and,

iii) the CPUD approach will provide the opportunity for dedicating a significant public parks and open space allotment beyond the required minimum. This is a voluntary process at the option of the proponent.

c. Where an applicant also wishes to create a condominium development, an application for CPUD will be accompanied by an application for condominium approval.

d. CPUD may be applied to any parcel of vacant land having a minimum area of three (3) hectares. CPUD can be utilized to develop difficult sites with physical constraints such as hilltops, as well as conventional sites where a more flexible, multi-phase approach to land development is desirable.

e. The density standards of Section 3.2.1 will also apply. However, all housing types that meet the criteria of this section may be permitted. The City may also pass a by-law under the Planning Act authorizing increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.

f. The general rezoning criteria outlined in Policy 9 of Section 2.3.3 will also apply.

As part of the complete submission application a conceptual site plan has been submitted which will be consistent with the Site Plan Control application (which would follow a successful rezoning application). Such development concept has been designed to ensure:

- The preservation of unique environmental features, natural landscape, natural vegetation and topography on the site by designing the development to follow the hilltops topography, minimizing hard surfaces through the development of a smaller condominium road, and retention of 3.74-hectares of the Sudbury's Basin landscaped open space.
- The development complements the natural character by developing eleven low-rise buildings in a contained area to limit natural disturbance and maximize greenspace.

- The built form complements the surrounding area by constructing 1 to 2 storey-semi detached dwellings that per *Figure 14* will reduce impact on views from of the existing subdivision and maintain appropriate vegetated buffers and setbacks to all lot lines.

Following registration of the Site Plan Control Agreement, an application for condominium would be submitted per **19.7.1(c)**. Such condominium application would be for a Common Element Condominium with the common shared elements of the private condominium development to be refined during the Site Plan Control phase.

Section 19.7.2 details the design criteria for CPUD areas. It requires that:

19.7.2 *Design Criteria for CPUD*

Once final approval is obtained under the Zoning By-law, the proponent must submit a detailed site plan that will be reviewed based on its conformity with the initial Concept Plan and other provisions required under Section 41 of the Planning Act. In addition, this Plan will implement urban design principles central to the intent of the CPUD approach:

a. The built form will complement and blend with the natural topography. The design of the built form and its associated open space should be sensitive to the terrain and micro-ecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved.

b. Significant viewpoints and the visual quality of higher elevations of the area are to be preserved and enhanced.

c. The design and construction techniques used for development on slopes and higher elevations will have regard for the natural terrain by minimizing the need for blasting and rock removal or the use of rock walls to stabilize the slope of a site. Site designs that respect natural slope contours and existing natural features, and utilize landform modifications that blend with the natural topography are encouraged.

d. The public and private open space elements will be linked and integrated such that pedestrian walkway and bicycle trail systems linking streets, activity centres and open space systems could be easily developed.

e. Where incompatible land uses are found on abutting properties, the landscape plan shall illustrate how vegetation, berms or natural features will be used to buffer abutting sites.

The integration of development and intensification with existing built form and natural landscape is critical to ensure the cohesiveness of neighbourhoods and the integrity of streetscapes. The development proposes a built form which would complement and blend with the natural topography and terrain and, preserve significant viewpoints.

More specifically the developments:

- The built form and 3.74ha of open space have been designed to be sensitive to the terrain and micro-ecology of the area through the implementation of civil design best practices which address natural drainage courses, natural vegetation, and natural features such as unique rock formations.
- The developments maximum 2-storey height and slopping topography allow for significant viewpoints and the visual quality of higher elevations of the area to be preserved.
- Has been respectful of the hillsides natural contours to reduce the need for extensive blasting, and rock removal thus promoting the blending in of the development with the natural topography.
- Will be appropriately linked to the Corsi Hill Tot Lot and greater Corsi Hill subdivision.
- Does not introduce any incompatible uses to abutting properties and required planting strips will be installed along property lines abutting R1-5 lots along Palladium Place.

CITY OF GREATER SUDBURY ZONING BY-LAW

As discussed, the subject property is zoned 'Open Space Private (OSP) and Low Density Residential One Special (R1-5(22))' in the *City of Greater Sudbury Zoning Bylaw 2010-100Z* (see Figure 15).

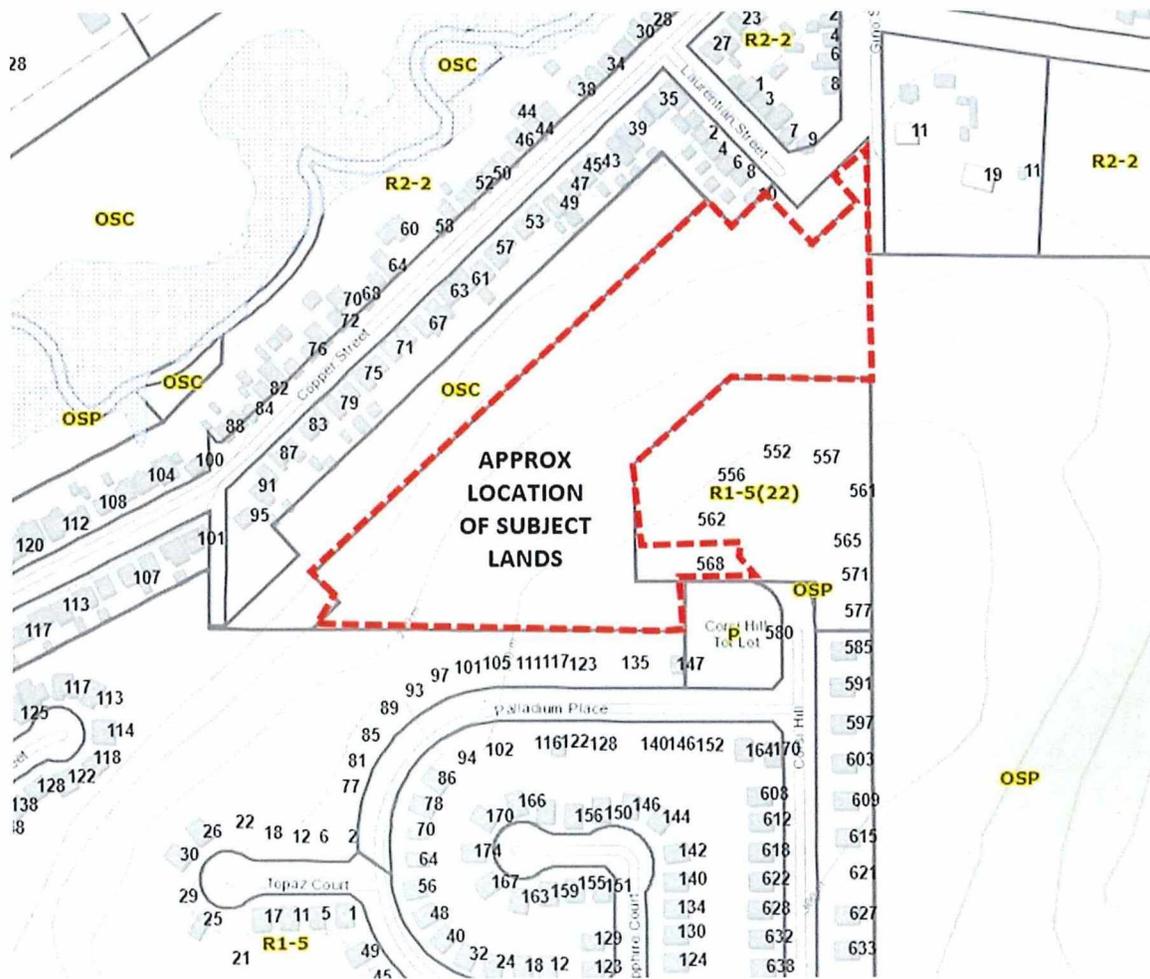


Figure 15: Zoning Map featuring Subject Lands

To facilitate the development, the lands need to be rezoned to 'Medium Density Residential Special (R3-Special)' in order to permit 22-semi-detached dwelling units.

Table 1 provides an outline regarding how the proposal complies with the Medium Density Residential (R3) Zone standards.

Table 1: R3 Zoning Matrix

R3 ZONE STANDARDS	REQUIRED	PROVIDED
Lot Area	200.0 m ² per unit	1938.3m ² per unit
Lot Frontage	9.0-metres	23.0-metres
Lot Depth	30.0-metres	(irreg)
Required Front Yard	6.0-metres	36.03-metres
Required Rear Yard	7.5-metres	74.71-metres
Required Interior Side Yard	1.8-metres	4.56-metres
Lot Coverage	40%	6.3%
Min Landscaped Open Space	30%	87.7%
Max Height	11.0-metres	11.0-metres
Parking Spaces	1 Space per unit: 22 spaces	30 spaces
Accessible Parking Spaces	1 Space for 10-50 parking spaces	1 Space

It is understood that City staff have requested that the zoning provisions applied to row dwelling be applied to this development, specifically the privacy yard and courtyard requirements.

Such requires that a minimum privacy yard depth of 7.5-metre shall be provided abutting the full length of at least one exterior wall of each dwelling unit. In response the development has been designed in a which provides a minimum privacy yard of at least 7.5-metres for dwelling unit.

As required in Table 6.5 of *Zoning By-Law 2010-100z* the minimum court required between opposing walls is as follows:

- 15.0 metres, where both walls contain balconies or windows into a habitable room;
- 7.5 metres, where only one of such walls contains balconies or habitable room windows; or,
- 3.0 metres, where neither of such walls contains balconies or habitable room windows, or in the case of opposing building corners.

In response the development has been designed in a manner where when the court is less than 7.5-metres between semi-detached dwellings neither opposing walls will contain windows with habitable rooms.

No site-specific reliefs from the R3 zone standards are requested.

5.0 CONCLUSION

The proposed development supports a range of housing types available by encouraging the development of alternative housing options and opportunities for lifestyle housing targeted to niche markets (given the low-rise semi-detached condominium style housing form). The development represents a balance between the desire to intensify difficult sites while maintaining compatibility with neighbours and sensitivity to the natural topography.

Given the analysis provide herein, it is the authors opinion that the proposed rezoning of the lands from 'Open Space Private (OSP) and Low Density Residential One Special (R1-5(22))' to 'Medium Density Residential Special (R3-Special) to permit the development of a 22-semi detached dwelling units , is consistent with the 2020 PPS, conforms with the Growth Plan for Northern Ontario, conforms with the Official Plan for the City of Greater Sudbury, and represents good planning.

Respectfully submitted,



Vanessa Smith, M.Pl., RPP.
Project Manager | Land Use Planner



Kevin Jarus, M.Pl., RPP
Project Manager | Senior Planner