

1876,1882, 1890, Bancroft Drive, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 29, 2024
Type:	Public Hearing
Prepared by:	Eric Taylor Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/22-12

Report Summary

This report provides a recommendation regarding an application for rezoning to “R3(S)” Medium Density Residential Special, to permit forty row dwelling units.

This report is presented by Stephanie Poirier, Senior Planner.

- Letter(s) of concern by a concerned citizen(s) has been received.

Resolution

THAT the City of Greater Sudbury approves the application by 2828566 Ontario Inc. and Barron West Inc. to amend By-law 2010-100Z by changing the zoning classification from “R1” Low Density Residential One and R2-2 Low Density Residential Two to “R3(S)”, Medium Density Residential Special, on lands described as Part of PINs 73578-0065 and 73578-0273 and PIN 73578-0577, Parcels 14730 & 8651, Part 1, Plan 53R-4659, Lot 12, Concession 3, Township of Neelon, as outlined in the report entitled “1876, 1882 and 1890 Bancroft Drive, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 29, 2024, subject to the following conditions:

1. That prior to the enactment of the 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 the following site-specific provisions:
 - a. That the only permitted use shall be row dwellings with a maximum of 40 dwelling units;
 - b. That a minimum lot frontage of 13.5 m shall be permitted;
 - c. That planting strips shall only be required along that portion of the westerly interior lot line of the subject lands abutting Parcel 6853, Lot 12, Concession 3, Township of Neelon and shall only be required along that portion of the easterly interior lot line of the subject lands abutting the retained portions of Parcels 14730 and 8651.
3. That conditional approval shall lapse on April 30, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

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 application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$165,000 in taxation revenue, based on the assumption of 40 row dwelling units based on an estimated assessed value of \$275,000 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.

Report Overview:

An application for rezoning has been submitted to permit forty row dwelling units. The subject lands are designated as Living Area 1 in the Official Plan and are currently zoned "R1-5" Low Density Residential One and R2-2 Low Density Residential Two.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Staff Report

Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to permit forty row dwelling units to the north side of Bancroft Drive, in Sudbury.

The applicant's concept plan illustrates the proposed row dwellings, parking spaces, driveway, and landscaping areas.

Existing Zoning: "R1-5", Low Density Residential One and "R2-2", Low Density Residential Two

The R1-5 zone permits a single detached dwelling, a home daycare, group home (type 1), and a bed and breakfast establishment. The R2-2 Zone permits all of the uses in the R1-5 zone plus semi-detached and duplex dwellings.

Requested Zoning: R3(S), Medium Density Residential Special

The R3 zone permits all the uses in the R2-2 zone, as well as a multiple dwelling, row dwelling, and street townhouse dwelling units. The R3 zone requires a minimum of 150 m² lot area/unit, minimum lot frontage of 18 m, minimum front yard of 6 m, minimum rear yard of 7.5 m and maximum lot coverage of 40 percent, minimum landscaped open space of 30 percent and maximum building height of 11 m. A minimum privacy yard depth of 7.5 m is also required abutting the full length of at least one exterior wall of each unit.

Through City staff's review of the application, it has been determined that site specific relief is required for a minimum lot frontage of 13.5 m whereas the Zoning By-law requires a minimum of 18 m frontage in the R3 Zone. An exception to the planting strip requirements of the Zoning By-law is also discussed in this report and is included in the resolution section of the report.

Location and Site Description:

The subject properties are described as Part of PINs 73578-0065 and 73578-0273 and PIN 73578-0577, Parcels 14730 & 8651, Part 1, Plan 53R-4659, Lot 12, Concession 3, Township of Neelon,

The subject lands are located within the Ramsey Lake watershed and comprised of all of property at 1876 Bancroft Drive and most of the properties at 1882 and 1890 Bancroft Drive. The property at 1876 Bancroft Drive is currently vacant. The southerly portions of the properties at 1882 and 1890 Bancroft Drive comprise the retained lots in consent applications B0008/2023 and B0007/2023 and are to remain as separate lots with the current R2-2 and R1-5 zoning. The combined area of the land to be rezoned comprises approximately 1.79 ha (4.4 acres) with approximately 13.8 m (45.5 ft) of frontage on the north side of Bancroft Drive. The subject lands generally slope down from north to south. A small wetland, (less than 0.03 ha) is located in the northwest corner of the property. A small existing drainage feature traverses the middle and southerly portions of the site exiting onto the property to the east where the feature enters into the drainage system on the north side of Bancroft Drive. Sanitary sewers and municipal water are present on Bancroft Drive.

GOVA Transit Route 10 Minnow Lake, is located along Bancroft Drive with the nearest transit stop located approximately 40 m to the west of the subject lands on the north side of Bancroft Drive. GOVA Transit Route 10 provides a direct connection to the downtown transit hub.

Surrounding Land Uses:

The area surrounding the site comprise a mix of land uses including low density residential uses, vacant treed lands to the east and north and residential and institutional uses to the south.

North: vacant lands zoned “FD” Future Development

East: vacant lands zoned “R1-5” Low Density Residential, owned by the City

South: Bancroft Drive, a mix of R1-5 and R2-2 zoned lots and institutional uses (Holy Redeemer Church)

West: Lands zoned R1-5, Low Density Residential

The existing zoning & location map indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the uses in this area and portions of the subject lands.

Public Consultation:

The statutory notice of the application was provided by newspaper on February 26, 2024, along with a courtesy mail-out to surrounding property owners and tenants within 122 m of the property on January 24, 2024. The statutory notice of the public hearing was provided by newspaper on April 6, 2024, and courtesy mail-out on April 4, 2024. The owner 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 owner had originally indicated on their rezoning application form that they would be conducting a neighbourhood meeting, however they later advised that given the response from the public to the City’s notice of application, they had decided not to host a meeting. At the time of writing this report, one phone call and one written submission with respect to this application have been received by the Planning Services Division. The comment received expressed concerns regarding the loss of trees and the number of units being proposed.

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.

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 Provincial Policy Statement (PPS).

Several sections of the PPS are relevant to the application.

Policy 1.1.3.1 identifies that settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted, and policy 1.1.3.2 requires densities which efficiently use land, resources and

infrastructure and avoid the need for their unjustified and/or uneconomical expansion. Development in this manner is intended to minimize impacts to air quality and climate change and promote energy efficiency, while supporting the use of active transportation and public transit.

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification and compact form, and policy 1.4.3(f) directs the establishment of development standards for residential intensification which minimize the cost of housing and facility compact form while maintaining appropriate levels of public health and safety.

Section 1.4.1 requires municipalities to provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Forms of housing which meet social, health and well-being needs are to be encouraged.

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 is satisfied that the application conforms to the Growth Plan.

Official Plan for the City of Greater Sudbury:

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan.

Section 2.3 of the Official Plan regarding reinforcement of the urban structure states that growth must continue to be directed to capitalize on existing investments, make the most efficient use of existing infrastructure and public service facilities, protect our rural and agricultural assets and preserve our natural features and areas. Reinforcing the urban structure also creates a more energy efficient land use pattern and supports climate change mitigation. Section 2.3.2 directs that 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.

Section 2.3.3 encourages all forms of intensification and establishes a 20% residential intensification target. Intensification applications are to be evaluated with respect to criteria including site suitability, compatibility with neighbourhood character and proposed mitigation measures, availability of infrastructure and public service facilities, and traffic impacts.

Policies 3.2(3) and 3.2.1(5) state that sites should be of a suitable size to provide adequate landscaping and amenity features, and that new residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.

Policy 3.2.1(6) establishes the following criteria to be considered when rezoning lands in the Living Area 1 designation:

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

Section 17 identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including encouraging the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The Official Plan

is intended to provide direction as to how housing needs and issues can be addressed in concert with the CGS Housing and Homelessness Plan.

Zoning By-law 2010-100Z:

The development standards for the requested "R3" Medium Density Residential zone permit a maximum height of 11.0 m. The minimum required lot area per row dwelling unit is 150 m². The minimum required front yard is 6.0 m, rear yard is 7.5 m and interior side yard is 1.2 m (one-storey) plus 0.6 m for each additional storey above the first. The maximum lot coverage is 40%. A privacy yard with a minimum depth of 7.5 m is required abutting one exterior wall of each row dwelling unit. Where there are no balconies or windows into habitable rooms on opposing walls of row dwellings on the same lot, the minimum required court is equivalent to 50 percent of the height of the higher of such walls but not less than 3 m. The general provisions of the zoning by-law require a minimum of 30% of the lot area to be maintained as landscaped open space. Parking provisions for the proposed row dwellings require 1.5 spaces per unit with a ten percent reduction in the required parking as the property abuts a GOVA Transit route. Required parking is not permitted in the required front yard. A 3 m wide planting strip is required to be provided along the easterly, westerly and southerly lot lines where they abut the "R1-5", Low Density Residential One and "R2-2", Low Density Residential Two zones. The planting strip may be reduced to 1.8 m in width where an opaque wall or fence with a minimum height of 1.5 m is provided. Refuse storage is permitted in an interior yard only, and no encroachment into the required front yard is permitted.

Site Plan Control:

A Site Plan Control Application is required for this development.

Department/Agency Review:

The application has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards. Comments have been addressed to the satisfaction of reviewing department and agencies.

No concerns were raised by Roads, Transportation and Innovation, Active Transportation, Roads Operations and Drainage.

The City's Source Water Protection Risk Management Official has reviewed the application and has advised that no activity or activities engaged in or proposed to be engaged in on the property are considered to be a significant drinking water threat.

Conservation Sudbury has advised that the geotechnical report prepared by exp., dated September 28, 2021, sufficiently addresses Conservation Sudbury's concerns regarding hazardous soils within the identified wetland area located in the northwesterly corner of the property. Conservation Sudbury notes that review and permission under Section 28 of the Conservation Authorities Act, will be required for realignment of the watercourse. It is recommended that this application be initiated following receipt of the first round of site plan comments.

Strategic and Environmental Planning has advised that the application involves development that does not pose an elevated risk to species protected by the Endangered Species Act or to their habitat. The proposed development is anticipated to either have only minor negative effects on the overall natural environment or to have potential negative effects that are adequately mitigated as indicated on the relevant site plans and sketches. As such, specific environmental studies are not required beyond those that may have been requested previously. For the owners' benefit it is noted that the owners are solely responsible for ensuring that vegetation removal, site alteration, and development undertaken on the subject lands do not result in a contravention of the provincial Endangered Species Act and the federal Migratory Birds Convention Act.

Development Engineering advises that the area is serviced with municipal water and sanitary sewer within the Bancroft Drive road allowance. A water and sewer connection permit will be required at the building permit stage of this development. Development Engineering has confirmed that sufficient water and sewer capacities are available for the proposed development.

Building Services has advised that they have no concerns with the application. The applicant is advised of the following:

1. The minimum lot frontage for an R3 zone is 18 m. Relief from this standard will be required.
2. The minimum court between opposing walls for row dwellings to comply with is set out on Table 6.5 of the Zoning By-law, Special provision #10.
3. Planting strips in accordance with Section 4.15 of the Zoning By-law are required between the proposed R3 zone abutting R1 and R2 zones.
4. The development may be subject to further variance requirements once a complete site plan is submitted for permit.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The PPS (2020), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The subject lands include all of the property known as 1870 Bancroft Drive, and the rear portions of the properties known as 1882 and 1890 Bancroft Drive. The City's Consent Official granted provisional approval to Consent application B0007/2023 on February 13, 2023 for the severance of approximately 0.93 ha at 1890 Bancroft Drive to be added to the property at 1870 Bancroft Drive. The Consent Official also approved consent application B0008/2023 on February 20, 2024 to sever 529.7 m² to be severed from the rear of 1882 Bancroft Drive to be added to the property at 1870 Bancroft Drive which included a condition that the by-law associated with rezoning file 751-6/22-12 be in full force and effect.

The application proposes forty row dwelling units located in eleven one-storey buildings with seven buildings each containing 4 units and 4 buildings each containing three units facing onto a 6 m wide private driveway accessing onto Bancroft Drive. An exception to the R3 zone minimum 18 m lot frontage standard is required to reflect the 13.8 m frontage that the development will have onto Bancroft Drive. Planning staff is satisfied that the proposed frontage is sufficient to accommodate the proposed driveway accessing the development and also provide for landscaping between the driveway and the adjacent lots.

The lot area provided per dwelling unit is 449 m², exceeding the minimum 150 m² as set out in the Zoning By-law for row dwellings. The proposed lot coverage of 30.4 percent complies with the maximum 40 percent lot coverage in the R3 Medium Density Residential Zone. The court (distance between opposing walls) between all of the multiple dwellings is shown as 3.6 m which complies with the required minimum 3 m, where no balconies or windows into habitable rooms are located on the opposing walls.

The proposed landscaped area of 37.8 percent exceeds the minimum 30 percent By-law standard. Privacy yards with depths of 7.5 m are shown adjacent to each unit in accordance with the Zoning By-law standard for row dwellings. A 1.8 m high chain link fence is shown on the Concept Plan along the property boundary next the amenity areas. A planting strip as required by the Zoning By-law, abutting the R1 and R2 zones to the east, west and south has not been provided and is discussed later in this report. Each unit is to include an attached garage and driveways. A waste collection area is shown at the north end of the site adjacent to an emergency services turn around area. Two storm water management areas are shown on the southerly portion of the site.

Staff recommends that the application is consistent with and conforms to the PPS and Official Plan direction to direct development to fully serviced settlement areas, and to enable densities 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. The Official Plan encourages all forms of intensification and approval of this application will help to achieve the City's 20% intensification target.

Both the PPS and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure. The proposal represents an opportunity to provide additional rental units, and staff recommends that this proposal is consistent with and conforms to these policies. Further, this proposal supports the City's Municipal Housing Pledge to achieve the target of 3800 new homes constructed by 2031. The City's [Housing Supply and Demand Analysis](#) (N. Barry Lyon Consultants Ltd., 2023) identified the most significant housing gaps are observed in the rental market. There is an immediate need for 470 additional rental units to achieve a vacancy rate of 5%, and an average of 66 additional rental units per year for the next 30 years to meet anticipated demand. The City's [Populations Projections Report](#) (Hemson, 2023) forecasts that over the next 30 years, over 10% of all housing unit growth will be in the form of row housing. This is a significant shift; in the last 15 years row housing growth accounted for less than 5% of all new units.

The Official Plan requires consideration of infrastructure, services, and amenities that are available to future residents. There are full municipal services with adequate capacity available on the Bancroft Drive road allowance. Employment opportunities, commercial areas, and community services are available nearby at the commercial area surrounding the intersection of Second Avenue and Bancroft Drive, (approximately 200 m to the east), being less than a 5 minute walk from the subject lands. In addition, GOVA Transit Route 10 Minnow Lake, is located along Bancroft Drive and provides a direct connection to the downtown transit hub. Adamsdale Park and Heritage Field are located approximately 500 m to the northeast. Adamsdale Public School, Pius XII Catholic School and École Séparée Saint-Pierre, are all located within 700 m of the subject lands. Staff recommends the subject property is an appropriate location for the proposed row dwellings.

The proposed forty units would result in a net density of approximately 22.8 units per hectare which is within the range for low density development of up to 36 units/ha as set out in the Official Plan. The rezoning will enable the row dwelling built form, which is not permitted in the R1-5 and R2-2 zones. The Official Plan requires consideration of the compatibility of the proposal with the surrounding residential neighbourhood which is comprised of a mix of singles, duplexes and multiple dwellings. The maximum height permitted in the requested R3 zone is the same as the current R1-5 and R2-2 zones in the area, being 11 m. Given the uses in the area and the existing physical character, staff is of the opinion that the proposed building's scale, massing, height, siting and setbacks are similar to and compatible with the surrounding neighbourhood. Staff has not recommended restricting building height nor built form through the site-specific zoning, which will enable future flexibility in the development of the site.

The PPS states that development standards to promote intensification are to be encouraged. The Official Plan establishes criteria for intensification and for rezoning lands within the Living Area 1 designation, including site suitability. In terms of the suitability of the site to accommodate the additional density and built form, the applicant's concept plan demonstrates that the development standards applicable to row dwellings can mostly be satisfied.

Planting Strips

Section 4.15 of the Zoning By-law requires that a planting strip with a width of 3 m be provided along the full length of the lot line of lots zoned R3 abutting R1 and R2 zoned lots. Where the planting strip contains an opaque wall or opaque fence with a minimum height of 1.5 m the width of the planting strip may be reduced to 1.8 m width. The concept plan shows a 1.8 m high chain link fence along the easterly and westly lot lines. The abutting vacant R1-5 zoned lands to the east are owned by the City of Greater Sudbury having recently been purchased from the Sudbury Catholic District School Board as part of the City's Affordable Housing Land Banking Strategy. Although there are no immediate plans for the property, it will be available for future affordable housing opportunities should they arise. Given that the abutting lands to the east are currently vacant and have been acquired by the City for the purposes of an affordable housing project, which would

typically include medium or higher density forms of housing, it would appear to be unnecessary in this case to require the planting strip abutting the easterly lot line. The abutting property to the west at 1838 Bancroft Drive is an approximate 1.8 ha (4.4 acre) property with the dwelling located more than 30 m from the common lot line with the subject lands.

The intervening area between the house on 1838 Bancroft Drive and the subject lands is largely forested. Given the nature of the lands to the west and distance to the dwelling at 1838 Bancroft Drive, a planting strip on the subject lands is not warranted abutting the property at 1838 Bancroft Drive.

Planning Staff is of the opinion that planting strips should be provided along the lot lines abutting the R2-2 zoned lots at 1870 Bancroft Drive and the retained portions of 1882 Bancroft Drive zoned R2-2 and 1890 Bancroft Drive, zoned R1-5, as these lots are adjacent to the main access driveway just north of Bancroft Drive and will experience increased levels of pedestrian and vehicular traffic and associated noise and lighting adjacent to their rear yard amenity areas that should be buffered by a continuous row of planting material and or opaque fencing. The final design of the buffer strip in these areas can be addressed through the site plan review process.

Planning Staff recommends that the opportunity for a pedestrian connection to the City owned lands to the east be provided in order facilitate pedestrian movement in the area as it develops. A potential pedestrian connection could be located to the east at the north end of the site on which an easement is already registered on title to Sudbury Hydro for an overhead hydro line. It is noted that an informal path already exists in this area that residents in the area are using. This detail can be reviewed further and finalized as part of the site plan control agreement.

Parking

Planning Staff is satisfied that sufficient parking has been provided to meet the needs of the development. The Zoning By-law requires 1.5 parking spaces per row dwelling unit. Based on 40 row dwelling units, 60 parking spaces are required. As the subject lands abuts a GOVA route a 10 percent reduction in parking is provided reducing the requirement to 54 parking spaces. The applicant's plans include 2 parking spaces for each unit with one parking space in an attached garage and driveways wide enough to park a second vehicle, while still allowing vehicular access to the parking space in the garage. A total of 12 parking spaces are shown in three common parking areas, two being located at the south end of the development and a third at the north end. A total 92 parking spaces are proposed on the site. Planning staff notes that the four parking spaces shown at the north end of the site will need to be assessed at the site plan stage as they may interfere with providing a hammer-head turn around for emergency services vehicles.

A total of 20 bicycle parking spaces are required for the 40 unit development which the owner has indicated on their concept plan as being provided in the garages attached to each unit.

Geotechnical Report

As noted in the comments from Conservation Sudbury, a geotechnical report had been prepared by exp. for the owner. The geotechnical report assessed the soils in the northwest corner of the site in the area of proposed units 22 and 23 on the Concept Plan. Based on the four test pits that were conducted the report identified that the soil composition consisted of a thin layer of topsoil/organics overlaying native soils consisting of sand to sandy silt. The report concluded that the development of the proposed dwellings is anticipated to be relatively straight forward as no unstable soils were encountered. The report also states that it is assumed that the 75 mm to 150 mm of topsoil/organics will be stripped from any development locations as is typical construction practice and that the soils are suitable to support the proposed development with no mitigation measures required.

Conclusion:

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

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

- To rezone the lands from R1-5 and R2-2 to R3(S) to permit 40 row dwelling units.

The development of the subject lands achieves a number of policy directives related to intensification and the provision of a range and mix of housing types. Staff has considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for this application.

Staff is satisfied that the application is consistent with the PPS and conforms to the Growth Plan and the Official Plan. Staff is of the opinion that the proposed zoning by-law amendment is appropriate based on the following:

- The proposed row dwellings will contribute to the range and mix of housing available in the area, support the achievement of the Municipal Housing Pledge, and the demand identified in the Housing Supply and Demand Analysis, and Population Projections Report.
- The sites are suitable for the proposed density and building form.
- The proposal has been evaluated in the context of the surrounding and future land uses and is considered appropriate.
- Adequate parking, landscaping and amenity areas can be provided.
- The impact on local streets will be minimal.
- The sewer and water services are adequate for the site.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.