

849 Howey Drive, Sudbury – 2024 Extension

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/21-24

Report Summary

This report provides a recommendation regarding a request to extend the conditional zoning approval for 849 Howey Drive, Sudbury.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-024 by Matarazzo Group on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled “849 Howey Drive – 2024 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025, for a period of one (1) year to November 23, 2025.

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

The request to extend the conditional rezoning is an operational matter under the Planning Act to which the City is responding. The proposal addresses the supply of housing within urban boundaries and is therefore consistent with the goals and objectives of the Strategic Plan. As a form of residential intensification on a Secondary Arterial Road serviced by public transit, the proposal aligns with the recommendations of the Community Energy & Emissions Plan by contributing towards compact communities.

Financial Implications

If the rezoning application is approved, staff is unable to estimate the taxation revenue as changes in assessed value for this existing building would be determined by Municipal Property Assessment Corporation (MPAC).

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.

If approved, there may be development charges applicable on the two dwelling units that would be offset by credits available on this redevelopment from commercial to multiple dwelling use.

STAFF REPORT

Applicant:

Matarazzo Group

Location:

PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim (849 Howey Drive, Sudbury)

Application:

Application to rezone the subject lands from "C1", Local Commercial to "R3 Special", Medium Density Residential Special.

Proposal:

An application for rezoning was submitted in order to legalize a multiple dwelling with three (3) units. The building previously operated as a convenience store with one (1) accessory dwelling unit. Two (2) dwelling units have been installed without benefit of a building permit and zoning approval.

Site-specific relief is required for the location and number of parking spaces, the width of a required parking space, the location of the existing building and corner side yard deck, the requirement for a planting strip along the south limit of the lot, and a minimum 3.0 metre-wide landscaped area abutting the street lines.

The owner is requesting a one-year extension in order to address outstanding matters related to the conditions of approval. Please see attached owner letter dated November 21, 2024.

Background:

The following resolution PL2021-164 was passed by Planning Committee on November 22, 2021 and ratified by City Council on November 23, 2021:

THAT the City of Greater Sudbury approves the application by Matarazzo Group to amend Zoning By-law 2010-100Z by changing the zoning classification from "C1", Local Commercial to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "849 Howey Drive, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021 subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owner shall address the following conditions:
 - i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit;
 - ii) Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure;
 - iii) Install landscaped open space within the sight triangle at the intersection of Howey Drive and Somerset Street to the satisfaction of the Director of Planning Services; and,
 - iv) Delineate the three (3) required parking spaces with line painting as illustrated on the concept plan prepared by J.L. Richards & Associates and dated May 19, 2021 to the satisfaction of the Director of Planning Services.

- b) That the amending by-law includes the following site-specific provisions:
- i) A maximum of three (3) dwelling units within the existing building shall be permitted;
 - ii) The location of existing buildings and existing decks shall be permitted;
 - iii) A minimum of one (1) parking space per unit shall be provided for dwelling units within the existing building and shall be permitted within the required corner side yard;
 - iv) The minimum width of the parking space abutting the south building wall of the existing main building shall be 2.75 metres;
 - v) No parking shall be permitted in the front yard, the interior side yard, and the corner side yard extending from the front building line to the rear building line of the existing main building;
 - vi) A planting strip shall not be required along the southerly lot line; and,
 - vii) A minimum 3.0 metre-wide landscaped area abutting the street lines shall not be required excluding the sight triangle.
- c) Conditional approval shall lapse on November 23, 2023 unless Condition a) above has been met or an extension has been granted by Council.

To date, clearance has been provided for the following conditions:

- i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit; and
- ii) Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure.

The applicant is working on the required landscaping and parking delineation conditions.

Planning considerations:

Staff have no concerns related to the extension and no modifications to the conditions are required.

The owner advised that an additional year is required in order to fulfill the above noted conditions of approval. Staff are therefore recommending a one-year extension in order to move this file towards completion.