

Glen Avenue Condominium Extension, Sudbury

Presented To:	Planning Committee
Meeting Date:	March 24, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	741-6/12001

Report Summary

This report provides a recommendation regarding an application for an extension to the draft plan of condominium approval for the subject lands (File #741-6/12001) in the community of Sudbury for a period of three years until April 24, 2028.

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of condominium on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, File # 741-6/12001, as outlined in the report entitled "Glen Avenue Condominium Extension, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting on March 24, 2025, as follows:

1. By deleting Condition #5 entirely and replacing it with the following:

"5. That this draft approval shall lapse on April 24, 2028."

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

The application to extend this draft plan of condominium approval 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 mix of housing available in this area (e.g. condominium-style ownership). The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$341,000 in taxation revenue, based on the assumption of 78 multiple dwelling units based on an estimated assessed value of \$275,000 per multiple dwelling unit at the 2024 property tax rates.

This additional taxation revenue 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 at the time of permit issuance.

Report Overview

The owner has requested an extension to the draft plan of condominium approval of the Glen Avenue Condominium (File #741-6/12001) in Sudbury for a period of three years until April 24, 2028. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

STAFF REPORT

Applicant:

HarbourEdge Realty Administration Corporation

Location:

PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, Glen Avenue (formerly named Woodland Street), Sudbury

Application:

To extend the draft approval conditions for a plan of condominium which were approved initially by Council on April 23, 2013, and extended on June 14, 2016, May 7, 2019 and May 3, 2022, on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, Sudbury.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until April 24, 2028.

Background:

The City received a written request from the owner's agent on December 20, 2024 to extend the draft approval on a plan of condominium for a period of three years on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, Sudbury. The subject draft plan of condominium was approved by Council for a total of 78 condominiums for residential use in a six level multiple dwelling building ([File #741-6/12001](#)). The property is subject to a site plan control agreement registered in 1993 and amended in 2014. The building is to be accessed from Glen Avenue, formerly named Woodland Street.

The draft approval is set to expire again on April 24, 2025. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 24, 2028.

Departmental & Agency Circulation:

Building Services, Development Engineering, Infrastructure Capital Planning, Conservation Sudbury, Strategic & Environmental Planning, and Transit have each advised that they have no concerns from their respective areas of interest.

Water/Wastewater staff responsible for implementing the Greater Sudbury Source Protection Plan has advised that this parcel is in the Ramsey Lake watershed within the IPZ "3" and Issue Contributing Area. The approximate surface area of the property is 4.5 acres. Road Salt Application and Snow Storage may be a significant drinking water threat if the impervious parking lot(s) are one (1) hectare or more in size. A Section 59 review under the Clean Water Act would be required for any formal planning application as this property continues to progress towards its development.

Planning Considerations:

[Official Plan](#)

Section 19.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request Council is to review the draft plan conditions and may make appropriate modifications.

The owner has advised that the economic impact to the real estate market post-pandemic was particularly significant in the condo market. There have been significant declines in demand, house prices, and a rapid, elevated rise in interest rates now just starting to abate. This, combined with elevated construction costs, created a very volatile housing market and deferred many new housing starts. HRAC is still committed to completing this project and look forward to working with the City to address any concerns to the request for Draft Plan Extension.

Draft Approval Conditions

Condition #5 should be deleted entirely and replaced with a sentence referring to April 24, 2028, as the revised date on which the subject draft plan approval shall lapse.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with a sketch of the draft approved plan of condominium for reference purposes.

Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the condominium. Appropriate changes where identified have been included in the Resolution portion of this report and will now form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the application to extend draft approval for the Glen Avenue Condominium for a period of three years until April 24, 2028, be approved as outlined in the Resolution section of this report.