

0 Birmingham Drive, Sudbury

Presented To:	Planning Committee
Meeting Date:	March 24, 2025
Type:	Public Hearing
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/24-24 & 780- 6/24002

Report Summary

This report provides recommendations regarding applications for Plan of Subdivision and to amend the City of Greater Sudbury's Zoning By-law, 2010-100Z in order to permit 26 residential lots, three blocks, and road network for a total of 81-86 residential units in single, semi-detached, and multiple dwelling built forms.

This report is presented by Bailey Chabot, Senior Planner.

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

Resolution

Resolution 1:

Resolution Regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(SP)", Medium Density Special on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury) as outlined in the report entitled "0 Birmingham Drive, Sudbury", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law, and no later than March 24, 2027, the owner submit a survey reflective of the proposed zone categories.
2. That the amending by-law show block 27 (proposed walkway) and block 28 (proposed stormwater management block) as zoned "OSC", Open Space Conservation.
3. That the amending by-law includes the following site-specific provisions for lands zoned "R3(SP)":
The required 3.0m planting strip abutting an R1 or R2 zone only be required when the built form is multiple dwelling units.

Resolution 2:

Regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Sections 51(20) of the Planning Act, and subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury), as shown on the draft plan of subdivision titled "DRAFT PLAN OF SUBDIVISION LOTS 45 TO 69, AND LOTS 74 TO 90, AND LOTS 98 TO 106, AND LOT 133, AND BLOCK G, AND PART OF CAMBRIDGE CRESCENT, REGISTERED PLAN M-1003 CITY OF GREATER SUDBURY DISTRICT OF SUDBURY" prepared by Tulloch Geomatics Inc. as Ontario Land Surveyor and signed by the Ontario Land Surveyor and owner on December 20, 2024.
2. That this draft approval shall lapse April 7, 2028.
3. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services.
4. That the zoning be in place to the satisfaction of the Director of Planning Services.
5. That Cambridge Crescent (PIN 73576-0173(LT)) and Block G (PIN 73576-0122(LT)) on Plan M-1003, and Parts 55, 56, 57, 58, 80,82,83,84 and 85 on Plan 53R-21454 (PIN 73576-0496(LT) & PIN 73576-0499(LT)) be successfully transferred back to the applicant's ownership, to the satisfaction of Director of Legal and Clerks Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.
9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor.
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.

13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
15. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
16. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
17. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
18. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
22. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing

distribution system to service this subdivision will be borne totally by the owner.

24. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.
25. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
 - b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
28. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
29. That the owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.
30. That during the subdivision agreement registration process and based on anticipated quantities of removal of rock through blasting (if required) the following draft approval conditions are imposed:
 - a. That the owner provides a geotechnical report outlining how work related to blasting shall be undertaken safely in order to protect adjoining structures and other infrastructure to the satisfaction of the Chief Building Official. The geotechnical report shall be prepared by a qualified blasting consultant defined as a professional engineer licensed in the Province of Ontario having a minimum of five-years' experience related to blasting;
 - b. That the blasting consultant shall be retained by the owner and shall be independent of the contractor and any sub-contractor that is performing blasting work. The blasting consultant shall be required to complete specified vibration monitoring that is recommended in the geotechnical report and provide a report detailing recorded vibration levels to the satisfaction of the Chief Building Official. Copies of the recorded ground vibration documents shall be provided to the contractor and any sub-contractor

administration weekly or upon request;

- c. That the geotechnical report provides recommendations and specifications to the satisfaction of the Chief Building Official on the following as a minimum, but not necessarily limited to:
 - i. Pre-blast survey of surface structures and infrastructure within the affected area;
 - ii. Trial blast activities;
 - iii. Procedures during blasting;
 - iv. Procedures for addressing blasting and damage complaints;
 - v. Blast notification mechanism(s) for adjacent residences; and,
 - vi. Structural stability of exposed rock faces.
 - d. That the geotechnical report shall be submitted to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock from the lands via blasting. Should the owner's construction schedule require the commencement of blasting and rock removal prior to the subdivision agreement having been signed, the owner is advised that a site alteration permit shall be required under the City of Greater Sudbury's Bylaw 2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
31. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.
32. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.
33. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management report must address the following requirements:
- a. The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2-year design storm. The permissible minor storm discharge from the subject development must be limited to 80% of the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
 - b. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to 80% of the existing pre-development runoff resulting from a 100-year design storm or regional storm event, whichever is greater.
 - c. A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Storm Water Management Guide and Engineering Design Standards.
 - d. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
 - e. Stormwater management must further follow the recommendations of the Ramsey Lake Subwatershed Study.

- f. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- g. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- h. If a wet pond is proposed, the wet pond is to meet the criteria of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual latest edition, including but not limited to Table 4.6 Wet Pond – Summary of Design Guidance. Side slopes greater than 3:1 will not be permitted including retaining walls.
- i. The bottom of the Stormwater Management Facility/Facilities is to be at a higher elevation than the seasonal high groundwater level (i.e. water table).
- j. If the Stormwater Management Facility/Facilities propose infiltration, the receiving soil layer must have an infiltration rate of greater than or equal to 15 mm/hr., and underlying bedrock and seasonal high groundwater level (i.e. water table) is to be equal to or greater than 1 m below the bottom of the proposed facility.
- k. Capacity of all swales to be included in the Stormwater Management Report.
- l. Where drainage from the existing or future right-of-way is conveyed between residential properties, a block is required. Drainage easements are only permitted for the conveyance of drainage of runoff from private properties only.
- m. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- n. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

34. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

35. The applicant shall complete a traffic impact study and implement any recommendations or mitigation measures, to the satisfaction of the General Manager of Growth and Infrastructure.

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

The application for Plan of Subdivision 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 housing available in this area. 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 \$400,000 in taxation revenue, based on the assumption of respective dwelling units and estimated assessed values (four single units at \$500,000 assessed values; 24 semi-detached units at \$300,000 assessed values; 58 multiple dwelling units at \$275,000 assessed values) 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 across 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.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

Report Overview:

Applications for zoning by-law amendment and plan of subdivision have been submitted in order to permit the creation of 26 residential lots, three blocks, and road network for a total of 81-86 residential units across the balance of the plan of subdivision. The proposed zoning is for 'R3(S)', Medium Density Special to permit a mix of single and semi-detached dwellings and multiple dwelling units. The applicant has requested that the 3.0 metres planting strip only be required where medium density (multiple dwelling units) are adjacent to low density dwelling units.

Staff recommends approval of the application, with the appropriate conditions of approval included in the resolution section, on the basis that it is consistent with the Provincial Planning Statement, 2024, conforms to the Growth Plan for Northern Ontario, 2011, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Staff Report

Proposal

The applications are for a rezoning and plan of subdivision of land legally described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury). The applications propose to rezone the lands from 'R1-5', Low Density Residential One to 'R3(S)', Medium Density Special. The rezoning supports the application for plan of subdivision that proposes to create 26 residential lots, three blocks, and road network. The blocks are to permit a pathway (block 27), a stormwater management pond (block 28), and future residential development (block 29). The proposed built forms are single detached (4 units), semi-detached (18 linked dwellings and 24 traditional semi-detached), and multiple dwelling units (35-40 units in one or two buildings) for a total of 81-86 residential units across the balance of the plan of subdivision.

In support of the applications, the following plans, studies, and reports have been submitted:

- Draft Plan of Subdivision prepared by Tulloch Geomatics Inc., signed by the surveyor December 20, 2024;
- Concept Plan prepared by J.L. Richards & Associates Limited dated December 20, 2024;
- Planning Justification Report prepared by J.L. Richards & Associates Limited dated December 2024;
- Stormwater Management Brief prepared by J.L. Richards & Associates Limited dated December 23, 2024;
- Geotechnical Investigation Scenic View Subdivision Development Phases 1, 2 and 3 prepared by Terraprobe Inc. dated June 22, 2013; and,
- Water/Sanitary Sewer Capacity Review prepared by J.L. Richards & Associates Limited dated May 8, 2024.

Location and Site Description

The subject lands are located south of Dorsett Drive, west of Nottingham Avenue, and east of Birmingham

Drive in the community of Sudbury. The site is known municipally 0 Birmingham Drive and is approximately 3.23 hectares. The lands subject to these applications form part of a larger landholding retained by the owner. The subject lands form part of a deemed subdivision, being plan M-1003. Plan M-1003 contemplated 132 single detached dwellings along Bancroft Drive, Dorsett Drive, Birmingham Drive, Covington Crescent, and Cambridge Crescent. Portions of this plan were built upon; the lots along Bancroft, Dorsett, and portions of Birmingham Drive have been built. The applicant has chosen not to continue with the development as shown on plan M-1003 to permit different built forms and an amended road network and lotting pattern.

The subject lands are vacant and treed, with access via Nottingham Avenue, a proposed extension to Covington Crescent, and a proposed new road extending from Dorsett Drive. Municipal water and wastewater are available. The nearest transit stops are along Bancroft Drive approximately 380 metres from the furthest lot.

Surrounding Land Uses:

North:	Low density residential
East:	Low density residential, parkland, future long-term care facility
South:	Vacant lands owned by applicant
West:	Low density residential

The location map indicates the location of the proposed plan of subdivision and the zoning in the immediate area.

Staff conducted a site visit on February 18, 2025. Site photos show the subject lands, as well as the adjacent uses.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands on January 17, 2025. The statutory Notice of Public Hearing dated February 24, 2025 was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands.

At the time of writing this report, staff has received four written enquiries and two phone calls with comments from members of the public. Most comments were seeking clarification on the proposed development with two comment letters received (attached).

POLICY AND REGULATORY FRAMEWORK

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

- [2024 Provincial Planning Statement \(PPS\);](#)
- [2011 Growth Plan for Northern Ontario \(GPNO\);](#)
- [Official Plan for the City of Greater Sudbury;](#) and,
- [Zoning By-law 2010-100Z.](#)

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision, and site plans.

2024 Provincial Planning Statement (PPS):

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 2024 PPS.

Policy 1.1.3.1 outlines that settlement areas shall be the focus of growth and development.

Policy 1.1.3.2 identifies that land use patterns within settlement areas shall have a mix of densities and land uses that efficiently use land and resources, 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, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, are supportive of active transportation, are transit-supportive where transit is planned, exists or may be developed, and are freight-supportive.

Policy 1.1.3.6 requires that 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.

Section 1.4.3 outlines that municipalities 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 by:

- a) Permitting and facilitating 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,
- b) 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.

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. There are no policies that are relevant to this application, therefore the application does not conflict with the Growth Plan.

Official Plan for the City of Greater Sudbury

The subject land is designated as Living Area 1, which primarily focuses on a range of residential uses and other compatible uses that support neighbourhoods. Policy 2.3.3.5. permits intensification in Living Area 1 lands. Policies 2.3.3.7. and 2.3.3.8. permit intensification where suitable infrastructure exists and that is compatible with the existing and planned character of an area. Policy 2.3.3.9. provides criteria that must be considered when evaluating intensification, and include items such as the suitability of the site in terms of size and shape of the lot and the availability of infrastructure.

The objectives of the Living Area 1 designation include meeting Greater Sudbury's housing needs, including the special needs of the elderly, handicapped, low-income individuals and families, and students, by encouraging the provision of an adequate supply of affordable, ownership, rental, and special needs housing (3.1.a.) and to encourage the development of a mix of residential uses (3.1.b.). Urbanized communities that are fully serviced by municipal water and sewer and are the primary focus of residential development.

Policy 3.2.1.2. permits medium density housing in all Living Area 1 designations where full municipal services are available and high density housing in the community of Sudbury, while policy 3.2.3. requires 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 Bylaw.

Policy 3.2.1.2. allows for medium density development in a mix of built forms up to 90 units per hectare, including apartment buildings no more than five storeys in height. High density housing, which includes all built forms except single detached dwellings, are permitted to a maximum net density of 150 units per hectare. Medium and high-density housing, per policy 3.2.1.4., is to be located on sites near Arterial Roads, public

transit, main employment and commercial areas, open space areas, and community/recreational services, and in areas of adequate servicing capacity and a road system that can accommodate growth. Sites should be of a suitable size to provide adequate landscaping and amenity features (policy 3.2.1.5.). In consideration of applications to rezone lands in Living Area 1, the following matters must be met (policy 3.2.1.6.):

- 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.

Policies in 9.2.2 Habitat of Endangered Species and Threatened Species require the potential for habitat of endangered and threatened species be identified (1.) and that development and site alteration are not permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.

Land use policies to support transit needs (11.3.2) identify that the provision of public transit must be supported by compatible land uses policies and sound urban design principles in order to promote transit use as a viable option for residents. Specifically, that urban design and community development that facilitate the provision of public transit will be promoted (1.); that development proposals will be reviewed to ensure efficient transit routing so that all dwellings in the development are ideally within 500 metres walking distance of a bus stop (2.); and that buildings should be sited as close to the street as possible to reduce walking distances for transit users (4.).

Policies in 11.7 Active Transportation: Pedestrian and Bicycle Network specifies that development proposals will be reviewed to ensure that there is adequate pedestrian access in new developments. The City may acquire lands to provide pedestrian facilities as a condition of approval. Wherever possible, the provision of adequate bicycle facilities will be encouraged (2.).

Section 14.0 Urban Design outlines the policies that support the multi-disciplinary and collaborative process that gives shape to the form, character and relationships between the various physical elements that make up the city. Policies in 14.3 Community and Neighbourhood Design speak to the promotion of a higher standard of community design, while policies in 14.4 Site and Building Design provide guidance regarding the design of sites and buildings.

Policies in 17.2.1 promote a diversity of housing type and tenure, including promoting smaller (1 and 2 bedroom units) to support the growing number of smaller households.

Zoning By-law 2010-100Z

The existing zoning does not permit the development as shown on the draft plan of subdivision. The rezoning is required to permit additional built forms such as the semi-detached and linked dwellings, as well as the multiple dwelling units.

Site Plan Control

The majority of the lands are not subject to site plan control. The exception is Lot 26, which proposes to contain 35-40 multiple dwelling units in one or two 3-storey buildings. Lot 26 will be subject to site plan control.

Department/Agency Review

The application, including relevant accompanying materials, has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application.

During the review of the proposal, comments provided by circulated agencies and departments included the

following:

Active Transportation (ICPS), Conservation Sudbury, Drainage (ICPS), Greater Sudbury Hydro, Hydro One Networks, Roads (ICPS), Roads Operations (ICPS), Transportation & Innovation Support (ICPS) did not have concerns with the proposed rezoning and have provided conditions of draft plan approval, where necessary.

Development Engineering notes that both water and wastewater connections are available to accommodate the proposed development. Staff did not object to the rezoning and have provided conditions of draft plan approval.

Water/Wastewater Treatment and Compliance staff note that there are no significant drinking water threats as part of this proposed development.

Building Services indicated that they do not oppose the approval of the draft plan of subdivision and have provided conditions of approval.

PLANNING ANALYSIS

Planning staff circulated the development application to internal departments and external agencies. The PPS (2024), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application is consistent with both the PPS and Official Plan direction to direct development to fully serviced settlement areas to 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. Full municipal services with adequate capacity are available, and public transit stops are available along Bancroft Drive.

The PPS encourages municipalities to provide a range and mix of housing types and densities. The Official Plan identifies a key housing goal is to encourage a greater mix of housing types and tenure. The proposal will include a mix of low and medium density built forms compatible with the existing neighbourhood.

With regards to parkland, the proponent will be required to supply parkland or provide cash-in-lieu, to the satisfaction of the City of Greater Sudbury, consistent with 7.3.1.7 of the Official Plan. There are no areas of habitat of endangered or threatened species on-site, and as noted elsewhere, the site is in close proximity to transit service and sidewalk network to support active transportation.

Conclusion:

Staff has reviewed the development proposal and is of the opinion that it is consistent with the Provincial Planning Statement, does not conflict with the Growth Plan for Northern Ontario, conforms to the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest, and represents good planning.

The Planning Services Division therefore recommends that the applications for Zoning By-law Amendment and Plan of Subdivision be approved in accordance with the Resolution section of this report.