

## **368 Montague Avenue, Sudbury – 2025 Extension**

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/22-13

## **Report Summary**

This report provides a recommendation regarding a request to extend the conditional zoning approval for 368 Montague Avenue, Sudbury.

## **Resolution**

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/22-13 by 1323169 Ontario Inc. on lands described as PIN 02128-0354, Parcel 3078, Lot 158, Plan M-100 Lot 6, Concession 4, Township of McKim, as outlined in the report entitled “368 Montague Avenue – 2025 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025, for a period of one (1) year to January 10, 2026.

## **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 which is consistent with the goals and objectives of the Strategic Plan. As a form of residential intensification on a local 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 approved, any change in taxation is unknown at this time as the change in zoning and number of residential dwelling units may increase the assessment value. The assessment value of the building would be determined by Municipal Property Assessment Corporation (MPAC).

The amount of development charges will be based on final review of the property by the Building Services department.

## **Report Overview:**

The owner has requested an extension to the conditional zoning approval of File # 751-8/22-13, 368 Montague, Sudbury for a period of one (1) year to January 10, 2026. Planning staff is recommending approval of the request.

## **Staff Report**

### **Applicant:**

1323169 Ontario Inc.

### **Location:**

PIN 02128-0354, Parcel 3078, Lot 158, Plan M-100 Lot 6, Concession 4, Township of McKim (368 Montague Avenue, Sudbury)

### **Application:**

Application to rezone the subject lands from “R2-3”, Low Density Residential Two to “R2-3(S)”, Low Density Residential Two Special.

### **Proposal:**

An application for rezoning was submitted to legalize the conversion of the existing building into a multiple dwelling with four dwelling units. Site-specific relief is required for lot area and parking, and to permit the height and location of the existing building.

The owner is requesting a one-year extension in order to address outstanding matters related to the conditions of approval.

### **Background:**

On January 10, 2023, Council ratified the Planning Committee recommendation PL2023-05 to approve an application to amend the zoning by-law to legalize the conversion of the existing building into a multiple dwelling with four dwelling units. The previous planning report is available online [here](#).

This is the first extension request received. The current approval expired on January 10, 2025.

The conditional approval requires the following conditions to be addressed prior to the passing of the amending by-law:

1. That prior to the enactment of the amending zoning by-law:

a. The owner shall submit to the City a building permit application and plans, and rectify any outstanding Orders, to the satisfaction of the Chief Building Official; and

b. The owner shall enter into an encroachment agreement with the City for the existing concrete steps that are located within the City’s road allowance for Montague Avenue to the satisfaction of the Director of Engineering Services.

The applicant has advised they are working to address the above-noted conditions.

Building Services acknowledges Building Permit BP-NEW-2023-00430 for the conversion of the existing single family dwelling to a Multiple Unit Dwelling, which is currently deemed Incomplete, awaiting outstanding information to proceed.

Development Engineering confirms that no encroachment agreement request has been forwarded to them review.

No other concerns were noted through agency circulation.

**Summary:**

Staff has no concerns related to the extension and no modifications to the conditions are required, and is recommending a one-year extension in order to move this file towards completion.