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December 13, 2024
P201451

Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

RECEIVED

DEC 19 2024

PLANNING SERVICES

Re: Application for Rezoning Part of PIN 73348-0734 and Part of PIN 73348-0005 in Lots 2 and 3, Concession 2, Township of Balfour, City of Greater Sudbury, Vytis Lands (Kagawong) Ltd. and Ronald Chevrier

Dear Planning Services,

TULLOCH has been retained by the current owner of those lands known municipally as PINs 73348-0734 & 73348-0005 in Sudbury to facilitate a Zoning By-Law Amendment to rezone the subject lands from “FD”, Future Development to “R2-2”, Low Density Residential Two and “R3”, Medium Density Residential to permit the development of a mixed residential subdivision with single, duplex, semi-detached, and street townhouse dwellings.

The properties were previously rezoned in 2022 (File 751-5/22-001) from “FD”, Future Development to “R2-2”, Low Density Residential Two and “R3”, Medium Density Residential to permit the above noted mixed residential subdivision. The conditional rezoning approval has since lapsed.

This application is a resubmission of the former (751-5/22-001) rezoning application.

Please find attached the following documents and supporting information in support of a complete application:

- Zoning By-law Amendment Application Form
- Subdivision Concept/ Draft Plan(2022)
- Legal Property Descriptions (GeoWarehouse) x2
- Floodplain Mapping and Erosion Hazard Conservation Sudbury Correspondence
- Photos of typical one-storey and two-storey elevations for townhouse units;
- SPART Meeting Minutes.

We understand that this application requires an application fee. For payment of this fee, please contact us by calling 705-522-6303. We trust that this submission package will enable the City of Greater Sudbury to issue a Notice of Complete Application with respect to the subject proposal. Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

In addition to the above, below is an overview of how the applications are considered to be consistent with the Provincial Planning Statement (PPS), conform and do not conflict with the Growth Plan for Northern Ontario (GPNO) and conform with the City of Greater Sudbury Official Plan.

Provincial Planning Statement (PPS), 2024

Section 2.1 of the PPS outlines policies related to planning for people and homes, and states, in part:

2.1.6 *Planning authorities should support the achievement of complete communities by:*

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

Section 2.2 of the PPS outlines housing policies, and states, in part:

2.2.1 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

...

The application supports **Section 2.21(b)** by permitting and facilitating residential intensification through the addition of multi-unit housing to the community to meet the needs of current and future residents and by accommodating a mix of residential housing options through the addition of a range and mix of housing types to support the achievement of a more complete community per **Section 2.1.6**.

Section 2.3.1 of the PPS states that Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Given that the subject lands are located within Greater Sudbury's Settlement Area, the following policies are applicable:

- 2.3.1.1** *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2.3.1.2** *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
- a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*
 - c) support active transportation;*
 - d) are transit-supportive, as appropriate; and*

Consistent with **Section 2.3.1**, the application proposes new development taking place in a strategic growth area which is adjacent to the existing built-up area. The concept represents an efficient use of the lands and an optimal extension of services to accommodate future residential development. The application also represents a development that is supportive of active transportation and GOVA transit routes along Highway 144, which is less than 500 metres from the subject lands.

Section 5.2 provides direction respecting natural hazards, specifically:

- 5.2.2** *2. Development shall generally be directed to areas outside of:*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;*
- 5.2.3** *Development and site alteration shall not be permitted within:*

d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

The application is consistent with **Section 5.2** given that the floodplain associated with the tributary along the northerly edge of the draft plan is located outside of the proposed lots for development with the exception of a minor encroachment on the rear of Lot 24 and more significantly on the rear of Lot 25 which have been sized such that the development of a dwelling and accessory structures can easily occur on these lots outside of the floodplain.

Growth Plan for Northern Ontario

Section 3.4.3 of the GPNO promotes a diverse mix of land uses within northern communities. The GPNO states that:

3.4.3 *Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.*

Per **Section 3.4.3** the subject application will promote a further range of housing types in the community by allowing the introduction of semi-detached and street townhouse units in an area predominated by single detached dwellings.

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. **Section 4.3.2** of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario.

City of Greater Sudbury Official Plan

The subject lands are designated 'Living Area 1' per *Schedule 1C* of the *City of Greater Sudbury Official Plan*. The lands are also located within the 'Settlement Area' and are outside of the 'Built Boundary' on *Schedule 3* of the *Official Plan*.

Section 2.3.2 speaks to the City's settlement area and states, in part:

2.3.2.1 *Future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.*

- 2.3.2.2** *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.*
- 2.3.2.3** *Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan. Development outside of the Built Boundary may be considered in accordance with the policies of this Plan.*

Per **Sections 2.3.2.1** and **2.3.2.3** the site is located within the Settlement Area and is located outside of the built boundary identified in the Official Plan.

With respect to **Section 2.3.2.2**, it is noted that the development will contribute to the efficient use of land, infrastructure and public service facilities, and will support the public transit system and active transportation and in so doing will minimize impacts on air quality and climate change.

Section 3.2 speaks to the City's Living Area designations and states, in part:

- 3.2.1** *Low density housing is permitted in all Living Area designations. Consistent with the prevailing built form, only single detached dwellings are allowed in Living Area II.*
- 3.2.2** *Medium density housing is permitted in all Living Area I designations where full municipal services are available.*
- 3.2.3** *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.*
- 3.2.1.1** *Low density development permits single detached dwellings, semi-detached dwellings, duplexes and townhouses to a maximum net density of 36 units per hectare. In order to maintain existing neighbourhood character, the Zoning Bylaw may establish lower densities in certain areas of the City.*
- 3.2.1.5** *In considering applications to rezone land in Living Area I, Council will ensure amongst other matters that:*
- 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.

With respect to in **Section 3.2** the proposed development at a gross density of 14.3 units per ha falls within the low density range in which the *Official Plan* permits a density up to 36 units per ha. Townhouses are also a unit type permitted in low density development of which 73 units are proposed.

The proposed semi-detached and street townhouse units are compatible with the adjacent development to the west and east which is comprised of primarily single detached dwellings along with other low density housing forms.

The lots in the draft plan have been sized and located to accommodate the proposed semi-detached and townhouse development forms. Typical layouts for the street townhouse units showing setbacks building location, setbacks and driveway locations have been prepared and are included in the application submission to the City.

Summary

The proposed zoning by-law amendment will facilitate development on the subject lands that integrates a mix of semi-detached and street townhouse units. The subject development represents good planning, is in the public interest, providing an expanded range of dwelling types to meet future needs and demands of the community.

Given the analysis provide herein, it is the author's opinion that the proposed rezoning of the subject lands from 'Future Development' to 'R2-2 Low Density Residential Two' and R3 Medium Density Residential' to permit the proposed development is consistent with the 2024 PPS, conforms with the Growth Plan for Northern Ontario and the City of Greater Sudbury Official Plan, and represents good planning.

Respectfully submitted,



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