

0 Algonquin Road, Sudbury

Presented To: Planning Committee

Meeting Date: April 13, 2026

Type: Public Hearing

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Planning Services

Recommended by: General Manager of
Planning and Growth

File Number: PL-RZN-2025-00040

Report Summary

This report provides a recommendation regarding an application to rezone the subject lands in order to permit the construction of seven semi-detached dwellings (14 dwelling units) within an existing draft plan of subdivision.

This report is presented by Stephanie Poirier, Senior Planner.

Letter(s) of concern from concerned citizen(s)

Resolution

THAT the City of Greater Sudbury approves the application by Dalron Homes to amend Zoning By-law 2010-100Z by changing the zoning classification from the “R1-5”, Low Density Residential One Zone to the “R2-2”, Low Density Residential Two Zone, on lands described as Part of PIN 73478-1121, Part of Parcel 11257, Reference Plan 53R-20906 Part 2, Lot 3, Concession 5, Township of Broder, as outlined in the report entitled “0 Algonquin Road, Sudbury”, from the General Planning and Growth, presented at the Planning Committee meeting on April 13, 2026, subject to the following site-specific provisions:

Where dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, the minimum lot area of each lot shall be 270 m².

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

The application to amend the Zoning By-law 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 range and mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$70,300 in taxation revenue, based on the assumption of 14 semi-detached dwelling units, based on an estimated assessed value of \$300,000 per each dwelling unit, at the 2025 property tax rates.

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.

The amount of development charges will be based on final review of the property by the Building Services department, at time of building 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

An application for rezoning has been submitted to rezone the lands from the "R1-5", Low Density Residential One Zone to the "R2-2", Low Density Residential Two Zone in order to permit semi-detached dwellings.

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

Staff Report

Proposal:

The purpose and effect of the application is to rezone the subject lands from the 'R1-5', Low Density Residential One Zone to the 'R2-2', Low Density Residential Two Zone in order to permit the construction of seven semi-detached dwellings (14 dwelling units) within an existing draft plan of subdivision.

In order to accommodate the semi-detached built form, the applicant has proposed to reduce the number of lots abutting Algonquin from eight residential with a park block to seven residential with a park block.

The subject lands are designated 'Living Area 1' within the City's Official Plan, are zoned 'R1-5', Low Density Residential One Zone within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

The subject lands are vacant of buildings and structures. The subject lands will be serviced by a municipal water and sanitary connection. The subject lands are proposed to be accessed by shared driveways off Algonquin Road.

The lands are subject to Plan of Subdivision file 780-6/12004, which was draft plan approved on December 23, 2013 and most recently extended in 2024 for a three year period with a lapsing date of December 23, 2027. The 2017 draft plan consists of 10 lots for single detached dwellings and 44 lots for double residential use, for a total of 54 lots (98 dwelling units). Lots 9 and 10 were subsequently rezoned in 2018 to permit semi-detached dwellings (File 751-6/18-3) bringing the dwelling unit total to 100. No phases have been registered to date. The effect of this application would result in a reduction of one lot bringing the total number of residential lots to 53 and a total of 106 dwelling units.

Surrounding uses are low density residential and Institutional in nature.

The following documents were submitted as part of the application package and are attached to the report:

- Plan 53R-20906
- Concept Plan

A location map has been attached for reference.

Policy & Regulatory Framework:

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

- [2024 Provincial Planning Statement](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury, 2006](#); and,
- [Zoning By-law 2010-100Z](#).

Provincial Planning Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Planning Statement:

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 Provincial Planning Statement (PPS).

The PPS acknowledges the Province's goal of getting at least 1.5 million homes built by 2031 and identifies that Ontario will increase the supply and mix of housing options. "Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."

Several sections of the PPS are relevant to the application and intended residential use of the lands.

Policy 2.1.6 identifies that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses to meet long term needs, which improves accessibility for people of all ages and abilities, and improves social equity and overall quality of life for people of all ages, abilities, and incomes.

Policy 2.2 speaks to housing and requires planning authorities to provide an appropriate range and mix of housing options to meet social, health, and economic needs of current and future residents by permitting densities for new housing and residential intensification which efficiently use land, resources, infrastructure, public service facilities, and transit.

Policy 2.3 speaks to settlement areas and requires that settlement areas be the focus of growth and development. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and are transit supportive. Intensification and redevelopment to achieve complete communities shall be supported.

Policy 2.9 speaks to energy conservation, air quality, and climate change and requires planning authorities to reduce greenhouse gas emissions by supporting compact and complete communities that are transit supportive, conserve and use energy efficiently, protect the environment, and improve air quality.

Policy 3.6 speaks to sewage, water, and stormwater and includes a servicing hierarchy where municipal sewage and water services are the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risk to human health and safety.

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. The Growth Plan encourages Municipalities to plan communities that achieve accommodation of the diverse needs of all residents, now and in the future, optimize use of existing infrastructure, and result in a high quality of place.

Official Plan for the City of Greater Sudbury:

The subject property is designated as 'Living Area 1' in the City of Greater Sudbury Official Plan.

Living Area I includes residential areas located in urbanized Communities that are fully serviced by municipal water and sewer. Given the desire to utilize existing sewer and water capacity and reduce the impacts of unserviced rural development, Areas designated Living Area I in Communities are seen as the primary focus of residential development.

Section 3.1 speaks to the objectives of the Living Area designations, including providing for a diverse range of housing and ownership types to meet the City of Greater Sudbury's housing needs that has consideration for good community design and located in areas that have sufficient infrastructure and public service capacity.

Section 3.2 contains policies on the Living Area designations. The general policy section states that low and medium density housing are permitted in Living Area I and 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.

Section 3.2.1 contains policies on the Living Area I designation. The following policies apply to proposed low density development proposals:

3.2.1.1 Low density development permits single detached dwellings, semi-detached dwellings, duplexes and townhouses generally up to a net density of 36 units per hectare.

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.

Section 2.3 speaks to the reinforcement of the urban structure. Growth must continue to be directed to reinforce the urban structure, capitalize on existing investments, make the most efficient use of existing infrastructure and public service facilities, protect our rural and agricultural assets and preserve our natural features and areas. Reinforcing the urban structure will have other benefits including the creation of a more energy efficient land use pattern and climate change mitigation. An objective of reinforcing the urban structure is to maintain urban growth boundary and to direct growth in settlement areas.

Section 2.3.2 contains settlement area policies and states that future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas. 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. Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan.

Section 2.3.3 speaks to intensification policies. Intensification is the development of a property, site or area at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill and the expansion or conversion of existing buildings will continue to occur across the city. Intensification is essential to completing our communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods. The City will aim to have 20% of residential growth by way of intensification within the built boundary. Intensification is permitted within the 'Living Area I' designation. Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

- a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage; b.
- the compatibility proposed development on the existing and planned character of the area;
- c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
- d. the availability of existing and planned infrastructure and public service facilities ;
- e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;

- f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
- g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
- h. the level of sun-shadowing and wind impact on the surrounding public realm;
- i. impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;
- j. the relationship between the proposed development and any natural or manmade hazards; and,
- k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

Residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Section 12 contains policies on Utilities. Section 12.2.2 states that Municipal sewer and water services are the preferred form of servicing for all new developments. Development in urban areas is permitted provided that existing and planned public sewage and water services have confirmed capacity to accommodate the demands of the proposed development. Alternatively, the proponent of the development will upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards, including the adequacy of fire flows.

Section 17 identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including encouraging the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The Official Plan is intended to provide direction as to how housing needs and issues can be addressed in concert with the CGS Housing and Homelessness Plan.

Zoning By-law 2010-100Z:

The subject lands are zoned 'Low Density Residential One (R1-5)' within the City's Zoning By-law.

The development standards for a semi-detached dwelling in the requested zone being the 'R2-2', Low Density Residential Two Zone' are as follows:

- Minimum lot area of 275 m² per dwelling unit
- Minimum lot frontage of 9 m per dwelling unit
- Minimum lot depth of 30 m
- Minimum front yard setback 6 m
- Minimum rear yard setback 7.5 m
- Minimum interior side yard setback for a one-storey building 1.2 m
- Maximum lot coverage 45%
- Maximum height 11 m

Semi-detached dwellings require one parking space per dwelling unit.

Landscaping provisions require a 3.0 m landscape area along the right-of-way of Algonquin Road.

Consultation

Public Consultation:

The statutory notice of the application was provided by newspaper on January 3, 2026 along with a courtesy mail-out to surrounding property owners and tenants within 122 m of the property on December 17, 2025. The statutory notice of the public hearing was provided by newspaper on March 19, 2026, and courtesy mail-out within 122 m of the property on March 21, 2026.

At the time of writing this report, one phone call and one written submission with respect to this application have been received by the Planning Services Division. Concerns received were in regard to compatibility with the existing character of the neighbourhood and traffic safety concerns due to the curve of the road.

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 and to inform and identify appropriate development standards in an amending zoning by-law should the application be approved. Comments received from departments generally had no concerns with the rezoning request. Building Services and Conservation Sudbury have advised of additional information required prior to building permit.

Detailed comments can be found in Appendix 1 to this report.

Planning Analysis:

The Provincial Planning Statement, Growth Plan for Northern Ontario, and City of Sudbury Official Plan all encourage appropriate growth and residential intensification to occur within settlement areas on full municipal services. The subject lands are located in an existing residential area within the City of Sudbury and will be serviced by municipal water and sanitary connections. The development supports climate change and reduction of greenhouse gases by adding housing that contributes to compact and complete communities that are transit supportive.

The Provincial Planning Statement and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan identifies that a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure. The proposal represents an opportunity to contribute to a more diverse range of housing types available within the City of Sudbury. Additionally, this proposal supports the City's Municipal Housing Pledge to achieve the target of 3800 new homes constructed by 2031.

The subject lands are designated 'Living Area I' within the Official Plan which is intended for residential use. The density of the proposal is approximately 14 units per hectare (106/7.70 ha), which is within the range for low density development (generally a maximum of 36 units per ha). Low density residential is permitted in the 'Living Area I' designation.

Staff are of the opinion that the proposed built form of semi-detached dwelling is compatible with the surrounding single detached dwellings, as both forms of housing are considered to be ground oriented and have the same maximum height permissions of 11 m.

Traffic and Transportation did not identify any concerns with the proposed shared driveways.

As part of the proposal the applicant is proposing to decrease the number of draft approved residential lots from 8 to 7 in order to increase lot size to accommodate the semi-detached built form. Staff have reviewed the lot fabric against the 'R2-2' Zone standards and are of the opinion that the minimum lot frontage of 9 m per dwelling unit and lot depth of 30 m is being adhered to. The minimum lot area per dwelling unit of 275 m² is not however being met and as such staff recommend that a site-specific 'R2-2(S)' Zone apply in order to permit a minimum lot area per dwelling unit of 270 m² (18 m X 30/2). The applicant has also provided a building envelope on the concept plan, demonstrating ability to comply with building setbacks. Staff are of the opinion that the applicant has demonstrated that the proposed lot fabric is able to appropriately accommodate semi-detached buildings.

Conclusion:

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

Appendix 1:

Departmental & Agency Comments

a) Building Services

Building Services has no objections to the proposed rezoning.

However, Applicant/Owner to be advised of the following comments:

1) Upon review of the 2017 draft plan, Building Services acknowledges a reduction in the number of lots from the originally proposed eight residential lots plus one parkland block (nine lots total) to the revised concept for this application, which shows seven residential lots plus one parkland block (eight lots total). It is our understanding that the lot widths have been increased from 15 m to 18.3 m to accommodate semi-detached dwellings, resulting in the reduction of one residential lot.

As limited information has been provided on the site plan with respect to building area and setbacks, Building Services reserves further comment and detailed zoning review until the time of Building Permit application. For the proposed construction of seven semi-detached dwellings (14 dwelling units), a building permit application and all required supplementary documentation shall be submitted to the satisfaction of the Chief Building Official.

b) Conservation Sudbury

Based on the updated drawing, titled Site Alteration General Layout Algonquin Rd, prepared by RV Anderson Ltd dated July 4, 2017, and uploaded to Pronto on February 18, 2026, Conservation Sudbury can be supportive of the proposed rezoning at the subject property. The updated drawing depicts the hazards regulated by Conservation Sudbury, as well as the conceptual approach to relocate the watercourse and associated hazard features in order to facilitate a building envelope on the proposed lands to be rezoned.

However, please be aware that the full design of the watercourse relocation has yet to be reviewed by Conservation Sudbury, and the feasibility of the proposed watercourse layout as depicted cannot be confirmed at this time. Potential modifications to the proposed watercourse layout may be required following detailed review, which could impact the hazard limits and associated development envelope on each of the proposed parcels.

The proponent has submitted a Section 28 Permit application and is currently engaged in discussion with Conservation Sudbury regarding the proposed site development. No physical development may proceed at the subject property until permission is issued by Conservation Sudbury under Section 28 of the Conservation Authorities Act.

c) Development Engineering

Development Engineering has reviewed the application and has no concerns. Municipal water and sanitary sewer is available in the right of way.

d) Fire Services

No concerns.

e) Strategic & Environmental Planning

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

f) Traffic and Transportation

No concerns.

g) Transit Services

No concerns.

h) Source Water Protection

No concerns.