

Presented To:	Planning Committee
Presented:	Monday, Jun 22, 2015
Report Date	Monday, Jun 08, 2015
Type:	Public Hearings
File Number:	751-5/15-7

Request for Decision

Application for rezoning in order to permit duplex dwellings on six (6) vacant residential lots, 165, 171, 177 & 189 Brunet Street and 170 & 180 St. Jean Street, Azilda - Double R Homes & Brier Contracting

Resolution

THAT the City of Greater Sudbury approves the application by Double R Homes & Brier Contracting to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two on lands described as PINs 73346-1607, 73346-1609, 73346-1611, 73346-1637, 73346-1643 & 73346-1644, Parts 2 to 4, 6 to 8, Plan 53R-19332 in Lot 4, Concession 1, Township of Rayside.

STAFF REPORT

Applicant:

Double R Homes & Brier Contracting

Location:

PINs 73346-1607, 73346-1609, 73346-1611, 73346-1637, 73346-1643 & 73346-1644, Parts 2 to 4, 6 to 8, Plan 53R-19332 in Lot 4, Concession 1, Township of Rayside (165, 171, 177 & 189 Brunet Street and 170 & 180 St. Jean Street, Azilda)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two.

Proposal:

Application for rezoning in order to permit duplex dwellings on six (6) vacant residential lots.

Official Plan Conformity:

The subject property is designated as Institutional in the City of Greater Sudbury Official Plan, which contains specific policies related to the redevelopment of surplus institutional lands. Rezoning applications

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Jun 8, 15

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Jun 8, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Jun 8, 15

Recommended by the Department

Paul Baskcomb
General Manager of Growth & Development
Digitally Signed Jun 8, 15

Recommended by the C.A.O.

Bob Johnston
Interim Chief Administrative Officer
Digitally Signed Jun 10, 15

shall be reviewed based on the following criteria:

1. Need for such lands or buildings to accommodate other public uses;
2. Land use compatibility with surrounding uses; and,
3. The appropriateness of the proposed density in relation to residential conversions.

A number of other planning issues must also be considered, including the suitability of the site to accommodate the proposed use, the adequacy of on-site parking, and the traffic impact on local streets.

Conformity with the Official Plan is based on a review of the above noted planning considerations.

Site Description & Surrounding Land Uses:

The subject properties comprise of six (6) vacant residential lots on Brunet Street and St. Jean Street in the community of Azilda. The area is fully serviced by municipal water and sanitary sewer. Brunet Street and St. Jean Street are not constructed to an urban standard.

Three (3) of the lots (Parts 2, 3 & 4, Plan 53R-19332) have an area of 511 m² (5,500 sq. ft.) and a depth of 36.6 m (120 ft.). The remaining three (3) lots (Parts 6, 7 & 8, Plan 53R-19332) have a lot area of 697 m² (7,502 sq. ft.) and a depth of 45.7 m (150 ft.). All six (6) lots have a frontage of 15.24 m (50 ft.). The lands are flat with no apparent physical constraints to development.

A 26-unit apartment complex converted from a former elementary school abuts to the west. Single detached dwellings abut directly to the east. The remainder of the neighbourhood comprises low density housing that is predominantly single residential in character, although there are some double residential uses (duplexes, semis). There are a variety of housing styles and building heights.

Departmental & Agency Comments:

Development Engineering

No concerns.

Roads and Transportation

No concerns.

Drainage Section

No concerns.

Building Services

No concerns.

Nickel District Conservation Authority

No concerns.

Neighbourhood Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants within a minimum of 120 metres of the property.

The applicants were advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

As of the date of this report, one written submission has been received. No phone calls have been received

by Planning Services.

Background:

The subject lands comprise part of the former École Ste-Agnès school site that was deemed surplus in 2006. In January 2007, the City declined to acquire all or part of the property (Recommendation #2007-33).

In 2010 an application for rezoning was approved in order to convert the school building into 26 apartment units and to create seven (7) residential lots from the remainder of the school site by way of consent (File 751-5/10-1). The subject lands were subsequently zoned for single residential use (By-law 2010-171Z).

The applicants are now proposing to rezone six (6) of the seven (7) lots to permit duplex dwellings.

Planning Considerations:

Suitability of the lots

All of the subject lots have the minimum frontage required for a duplex (15.24 metres or 50 feet). The lots also have sufficient area to accommodate a duplex dwelling, which requires a minimum 230 m² (2,476 sq. ft.) of lot area per unit, for a minimum lot size of 460 m² (4,951 sq. ft.). In this case, Parts 2, 3 & 4 have 511m² (5,500 sq. ft.) of lot area and Parts 6, 7 & 8 have 697 m² (7,502 sq. ft.).

The rezoning sketches illustrate that the proposed building envelopes comply with setbacks, lot coverage, building height and other zoning matters. Site-specific relief is not required. No servicing constraints have been identified.

Built form

The applicants are proposing different housing styles, including a traditional duplex with one (1) unit above a second dwelling unit with a similar floor plan. The lower unit is partially below grade but has full size windows. An alternative two-storey design resembles a single detached dwelling, with a second dwelling unit provided in the basement.

The adjacent residential area presents a mix of housing styles, building heights and age of dwellings. There are both one and two-storey dwellings in the vicinity. Housing forms include side splits, older bungalows and larger two-storey dwellings. It is further noted that there are existing double residential uses in the immediate area: a semi-detached dwelling at 170 Brunet Street; a duplex at 178 Brunet Street; and, a former church that was converted to a two-unit dwelling at 216 St. Jean Street.

The above noted neighbourhood context provides some flexibility in the provision of new housing. It is generally felt that the proposed dwellings form a good fit with the existing physical character of the area. A duplex is also a low density housing type that is supported by the Living Area designation.

Parking

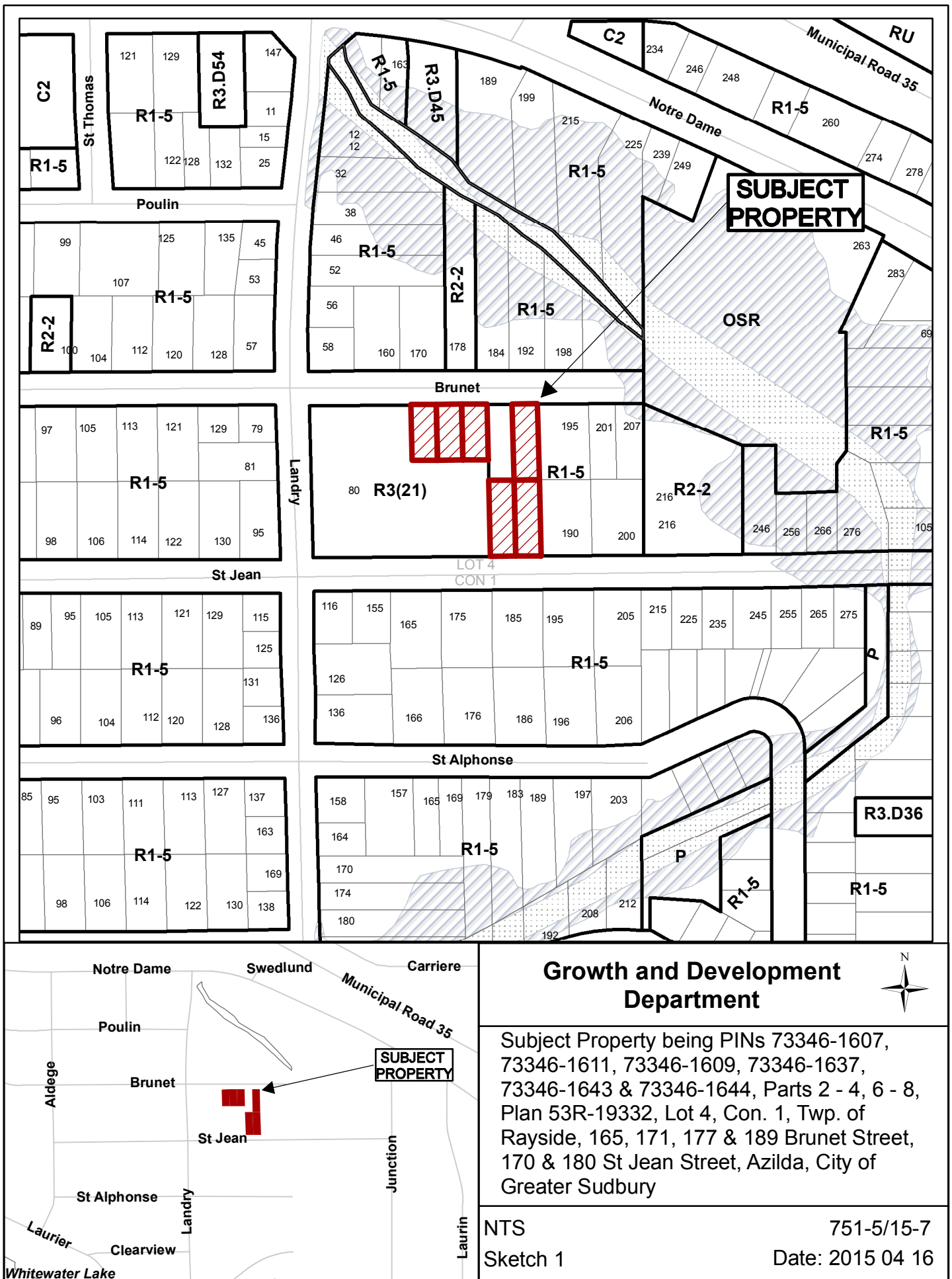
A duplex dwelling requires two (2) parking spaces which shall not be located in any required exterior yard. Both required parking spaces must be accessible at all times, without the need to move another vehicle (i.e., no tandem parking). The minimum dimensions of a parking space are 2.75 m (9 ft.) by 6 m (19.7 ft.).

The various sketches provided by the applicants illustrate that adequate parking can be provided in conformity with by-law requirements. For the larger two-storey design, a double car garage will address both required parking spaces. For the alternative design with no garage, the building setback is increased so that required parking is not located in the required front yard. There are no concerns related to the provision of on-site parking.

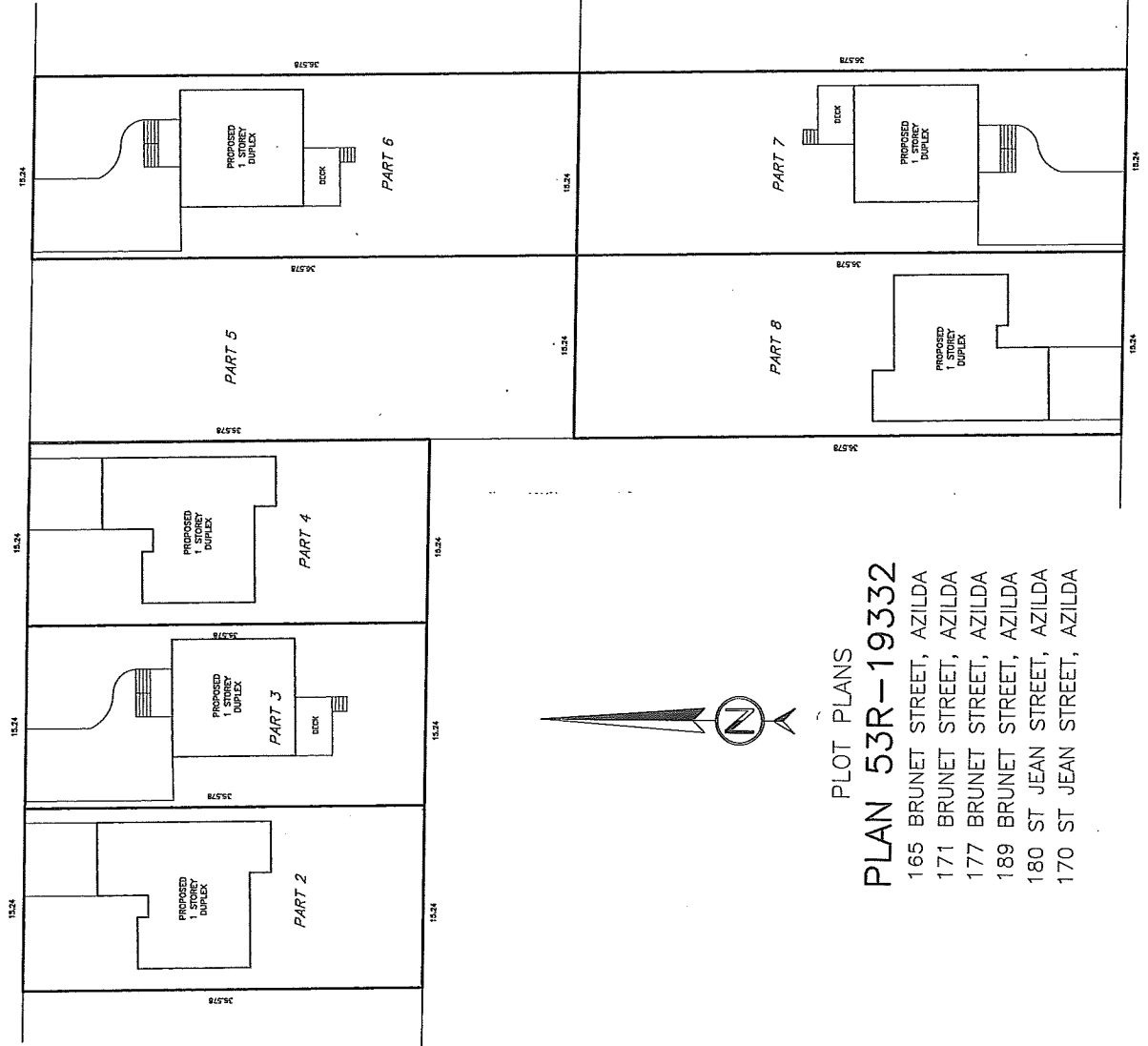
Appeal rights

As indicated on the public notice issued in advance of the hearing, in accordance with Subsection 34 (19.1) of the Planning Act there is no appeal of a zoning by-law passed to permit the erecting, locating or use of two (2) residential units in a detached house, semi-detached house or rowhouse situated in an area where residential use, other than ancillary residential use, is permitted.

Planning Services recommends that the application for rezoning be approved.



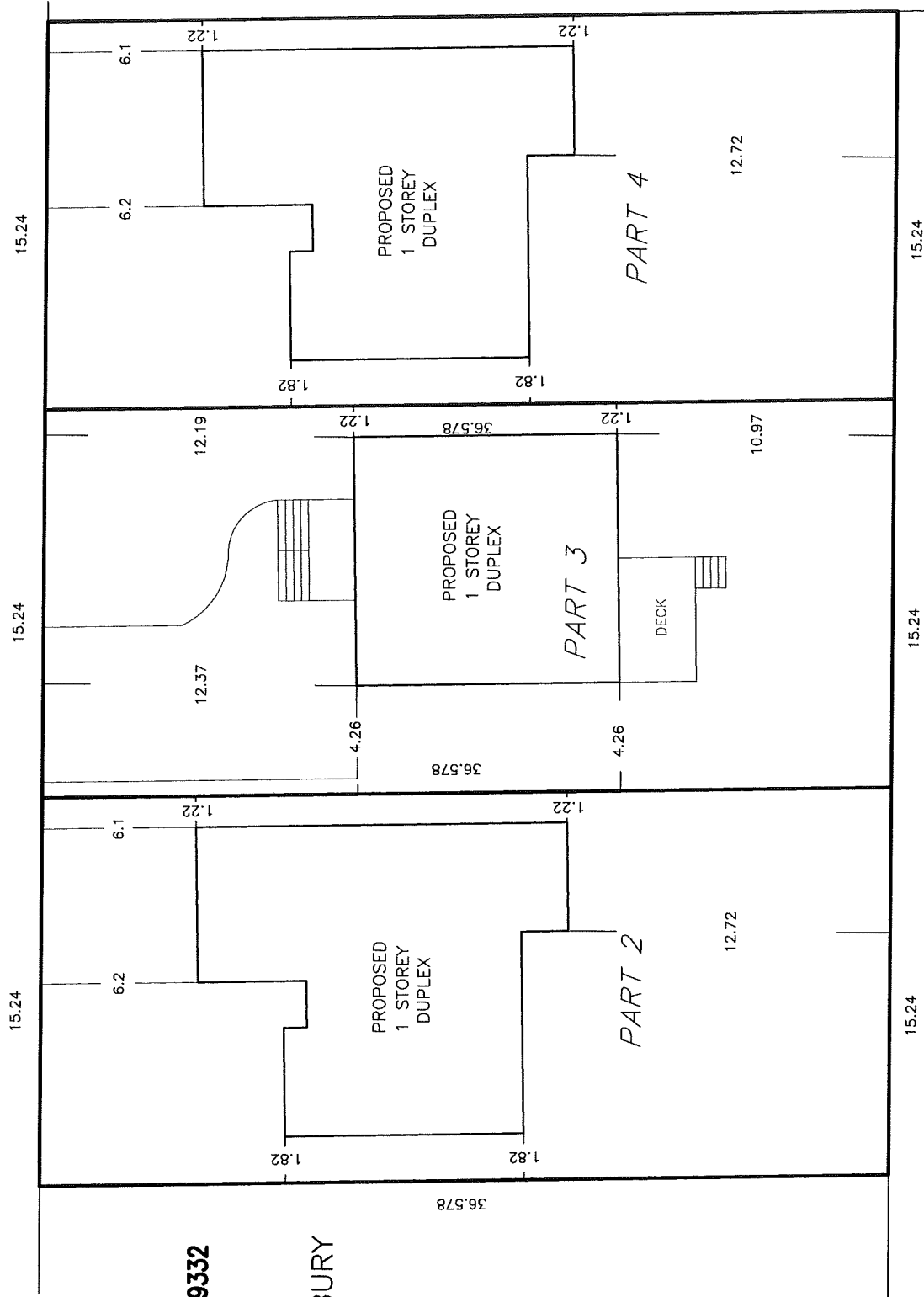
BRUNET STREET



ST. JEAN STREET

PLOT PLANS
PLAN 53R-19332
165 BRUNET STREET, AZILDA
171 BRUNET STREET, AZILDA
177 BRUNET STREET, AZILDA
189 BRUNET STREET, AZILDA
180 ST JEAN STREET, AZILDA
170 ST JEAN STREET, AZILDA

BRUNET STREET



PLOT PLAN

PARTS 2, 3 & 4, PLAN 53R-19332

165 BRUNET STREET, AZILDA

171 BRUNET STREET, AZILDA

177 BRUNET STREET, AZILDA

CITY OF GREATER SUDBURY

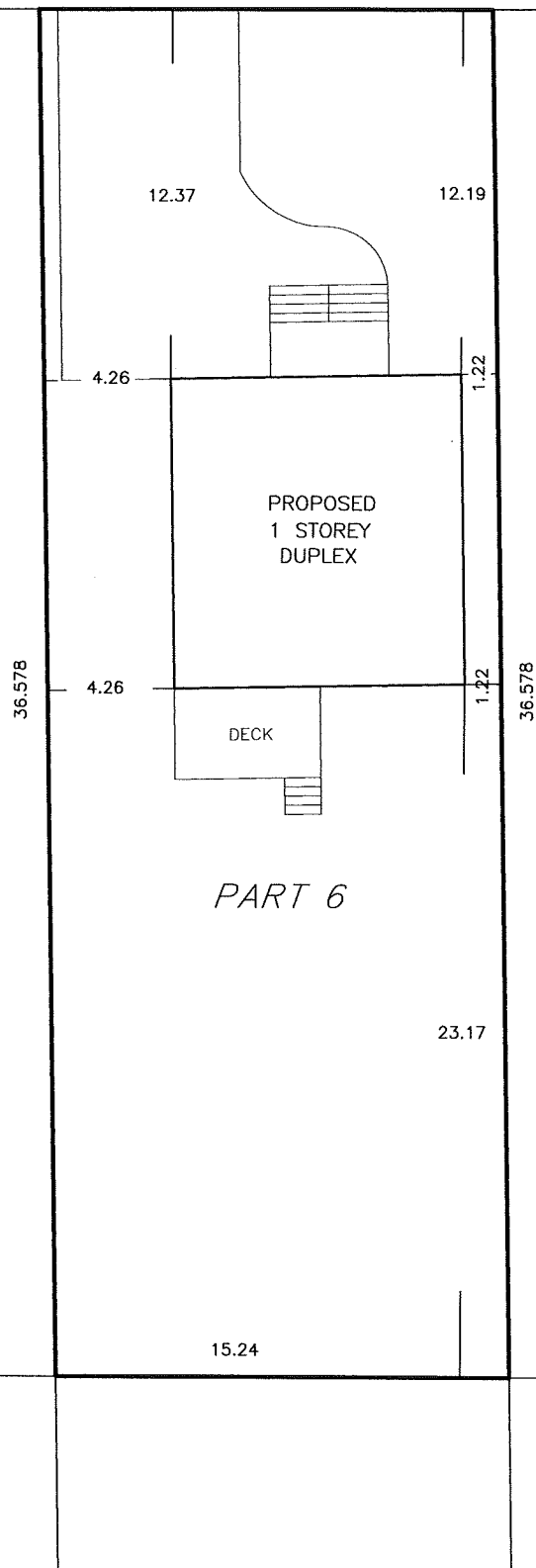
DISTRICT OF SUDBURY

SCALE : 1 : 250 METRIC



BRUNET STREET

15.24



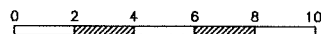
PLOT PLAN
PARTS 6, PLAN 53R-19332

189 BRUNET STREET, AZILDA

CITY OF GREATER SUDBURY

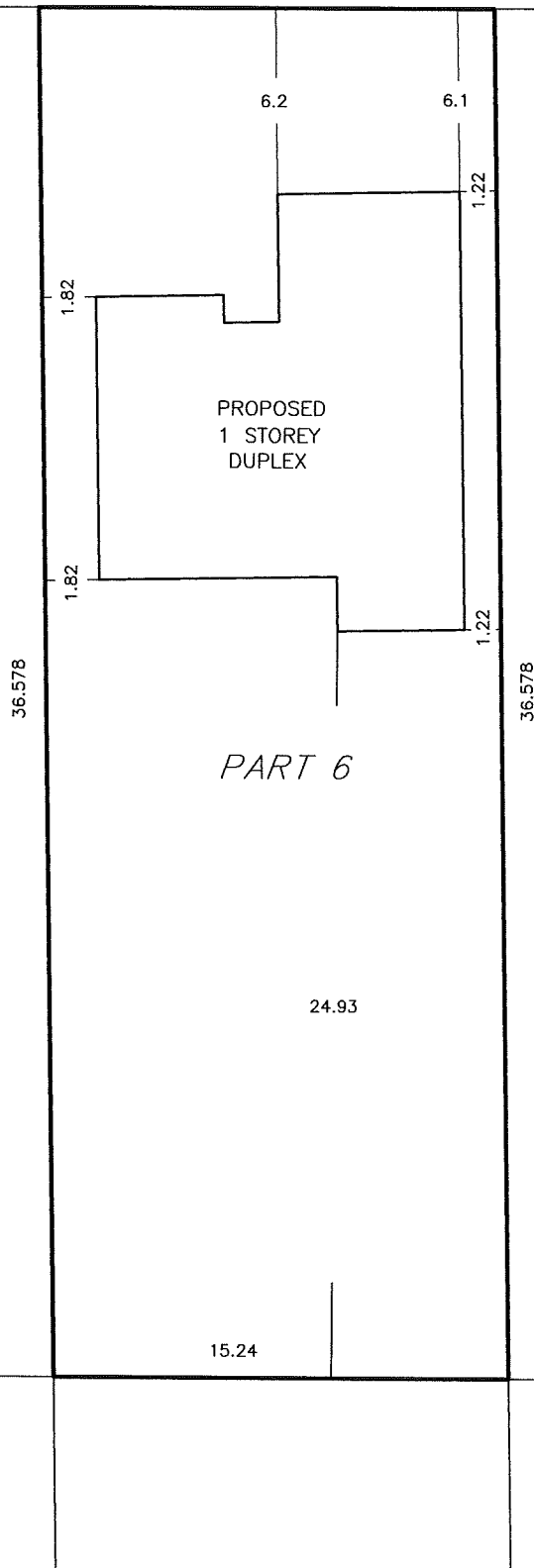
DISTRICT OF SUDBURY

SCALE : 1 : 250 METRIC



BRUNET STREET

15.24



PLOT PLAN

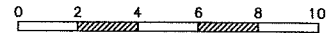
PARTS 6, PLAN 53R-19332

189 BRUNET STREET, AZILDA

CITY OF GREATER SUDBURY

DISTRICT OF SUDBURY

SCALE : 1 : 250 METRIC



PLOT PLAN
PARTS 7 & 8, PLAN 53R-19332

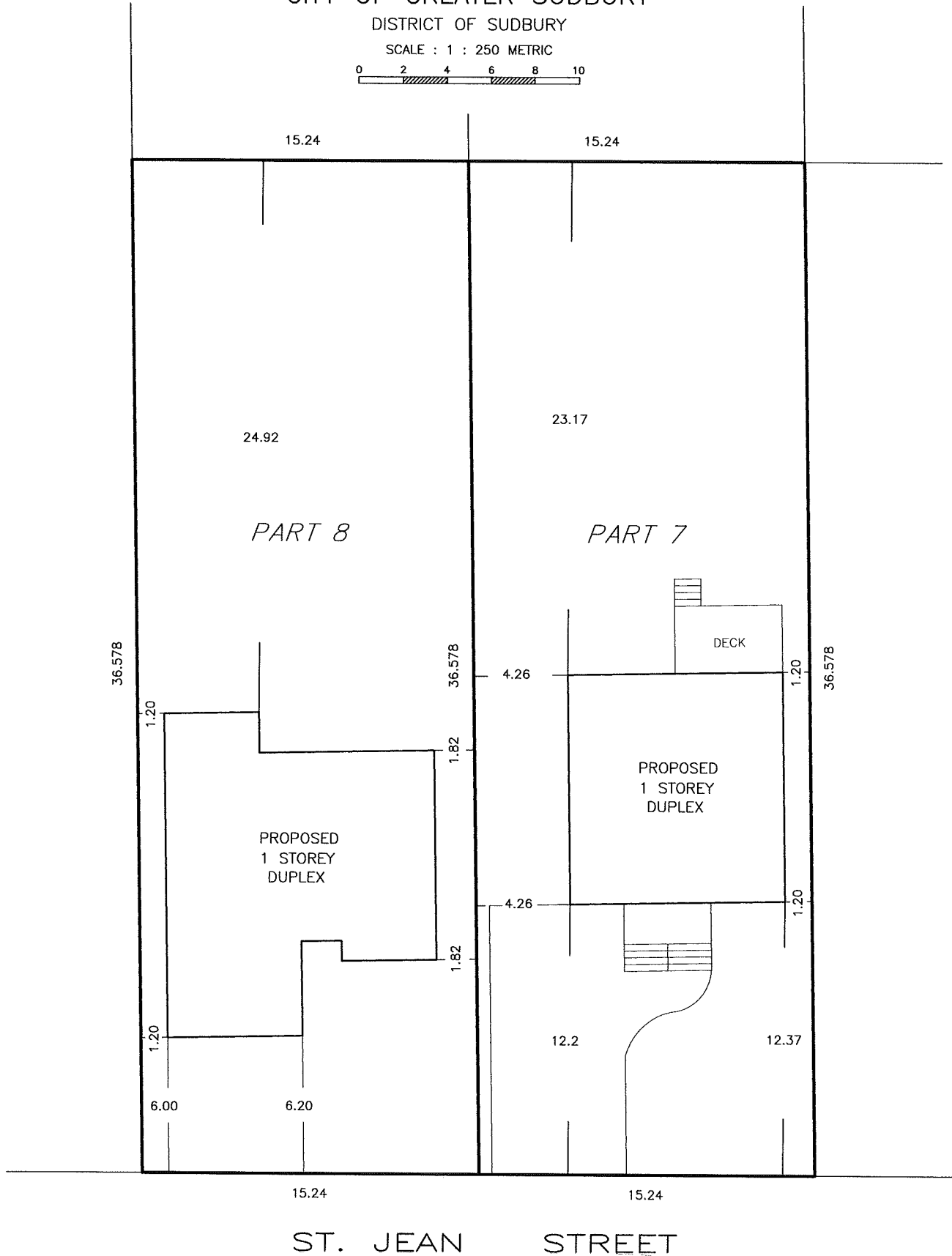
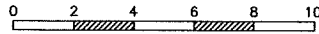
180 ST JEAN STREET, AZILDA

170 ST JEAN STREET, AZILDA

CITY OF GREATER SUDBURY

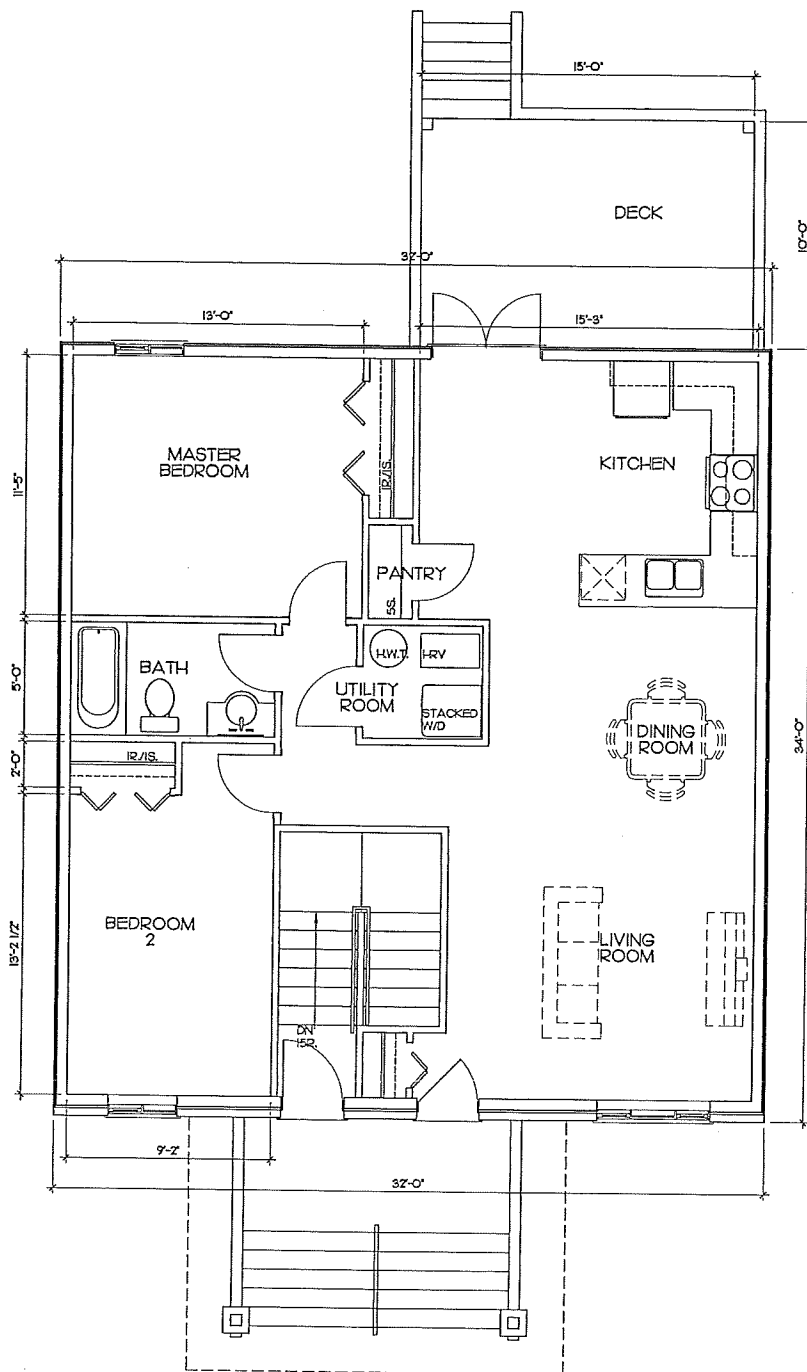
DISTRICT OF SUDBURY

SCALE : 1 : 250 METRIC





**FRONT ELEVATION
OPTION 1**



GROUND FLOOR PLAN
OPTION 1

CENTRELINE
DESIGN

DoubleR Homes
Model Home 1

front elevation options
preliminary design - option A

June 3, 2014
1/8" = 1'-0"

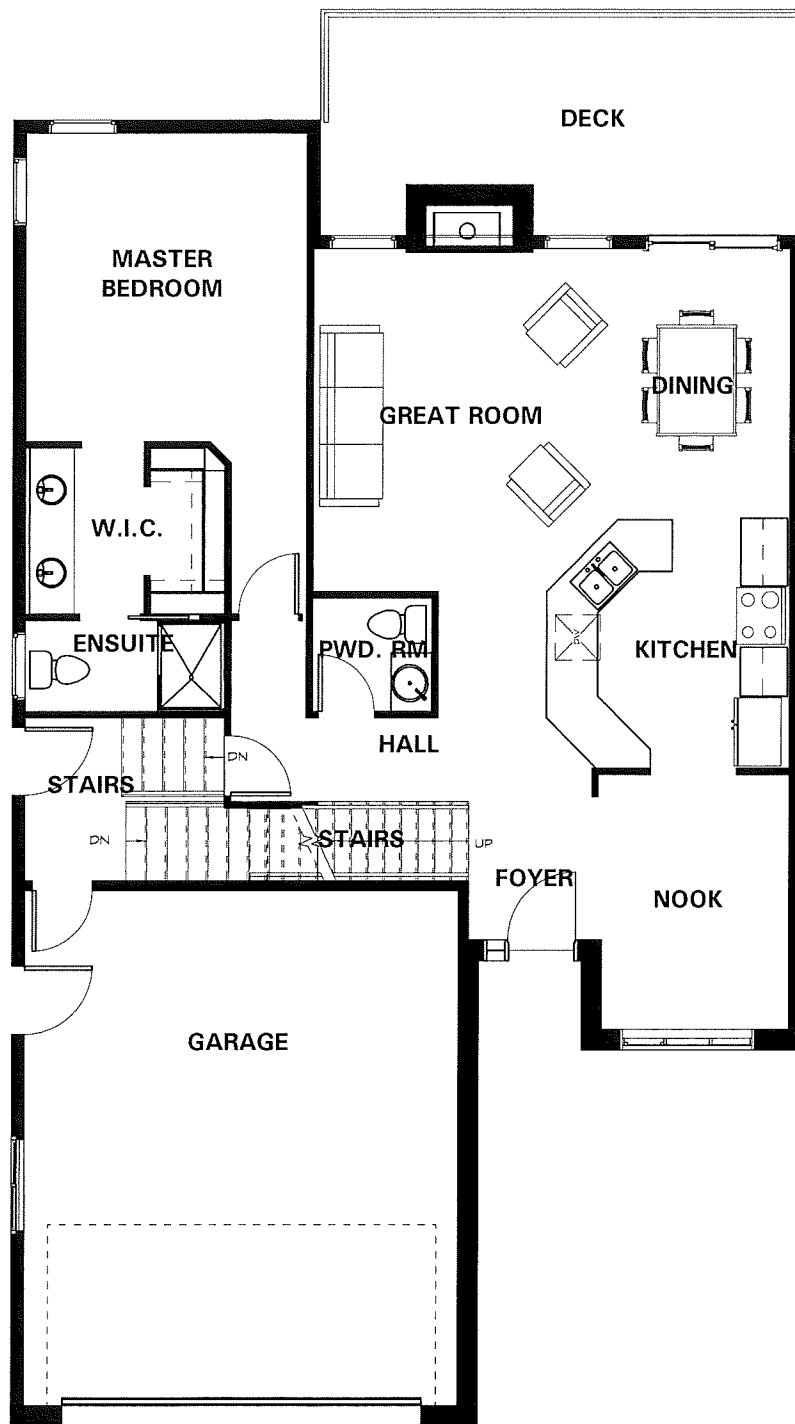
Sk-3a

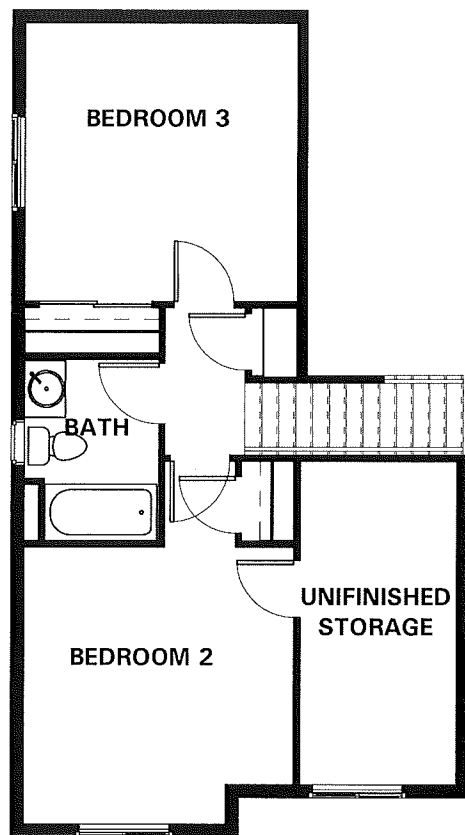


option b

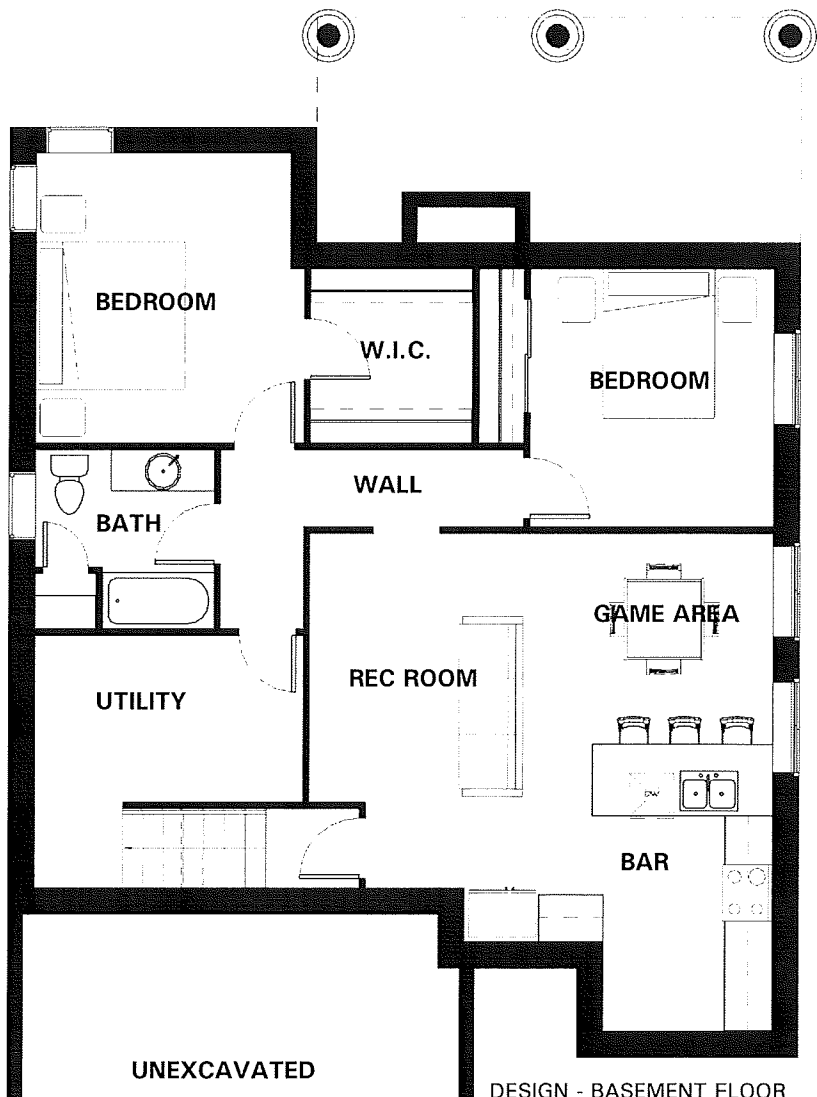


option a





DESIGN - SECOND FLOOR PLAN
3/16" = 1'-0"



DESIGN - BASEMENT FLOOR
3/16" = 1'-0"



model home for
DoubleR Homes
basement & second floor plans
preliminary design - option A
3/16" = 1'-0"
March 11, 2015
Project No. 2015-41

SK-2A



PHOTO 1 BRUNET STREET, AZILDA – SOUTHEASTERLY VIEW OF
SUBJECT LOTS FRONTING ONTO BRUNET STREET



PHOTO 2 BRUNET STREET, AZILDA – SOUTHWESTERLY VIEW OF
SUBJECT LOTS FRONTING ONTO BRUNET STREET WITH
ABUTTING APARTMENT COMPLEX IN BACKGROUND



PHOTO 3 BRUNET STREET, AZILDA – ADJACENT LOW DENSITY HOUSING ON SOUTH SIDE OF BRUNET STREET EAST OF SUBJECT LANDS



PHOTO 4 BRUNET STREET, AZILDA – ADJACENT LOW DENSITY HOUSING ON NORTH SIDE OF BRUNET STREET OPPOSITE SUBJECT LANDS



PHOTO 5 ST. JEAN STREET, AZILDA – NORTHEASTERLY VIEW OF
SUBJECT LOTS FRONTING ONTO ST. JEAN STREET WITH
SINGLE DETACHED DWELLING ABUTTING EAST



PHOTO 6 ST. JEAN STREET, AZILDA – VIEW OF APARTMENT
COMPLEX ABUTTING WEST FROM ST. JEAN STREET

751-5/15-7 PHOTOGRAPHY MAY 29, 2015



PHOTO 7 ST. JEAN STREET, AZILDA – ADJACENT LOW DENSITY
HOUSING ON SOUTH SIDE OF ST. JEAN STREET
OPPOSITE SUBJECT LANDS

ET ✓
mm ✓

TO: Mr. Eric Taylor, Manager of Development Approvals, Growth & Development

May-5-15

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O.
1990, Chapter P.13:

FILE: 751-5/15-7

The increase of residential dwelling on these properties and Lot 80 (28) apartments requires a look at access to the properties. Sidewalks should be installed on Landry Street along with Storm sewers. Recreational facilities should be looked at, since the city owns a vacant lot at the west end of St. Jean Street (at Aldege Street).

Martin & Sylvia Kainola
57 Landry Street
Azilda, On

M. Kainola

RECEIVED

MAY 11 2015

PLANNING SERVICES