

450 VICTORIA STREET

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- **Land Use Planning**

Provincial Policy Statement, 2014
Growth Plan for Northern Ontario, 2011
Sudbury's Official Plan
Zoning By-law Regulation

- **Existing Built Form**

- **Roads and Transportation**

- **Development Engineering**

- **Proposed Site Plan**

- **Proposed Front Yard Design**

- **Summary**

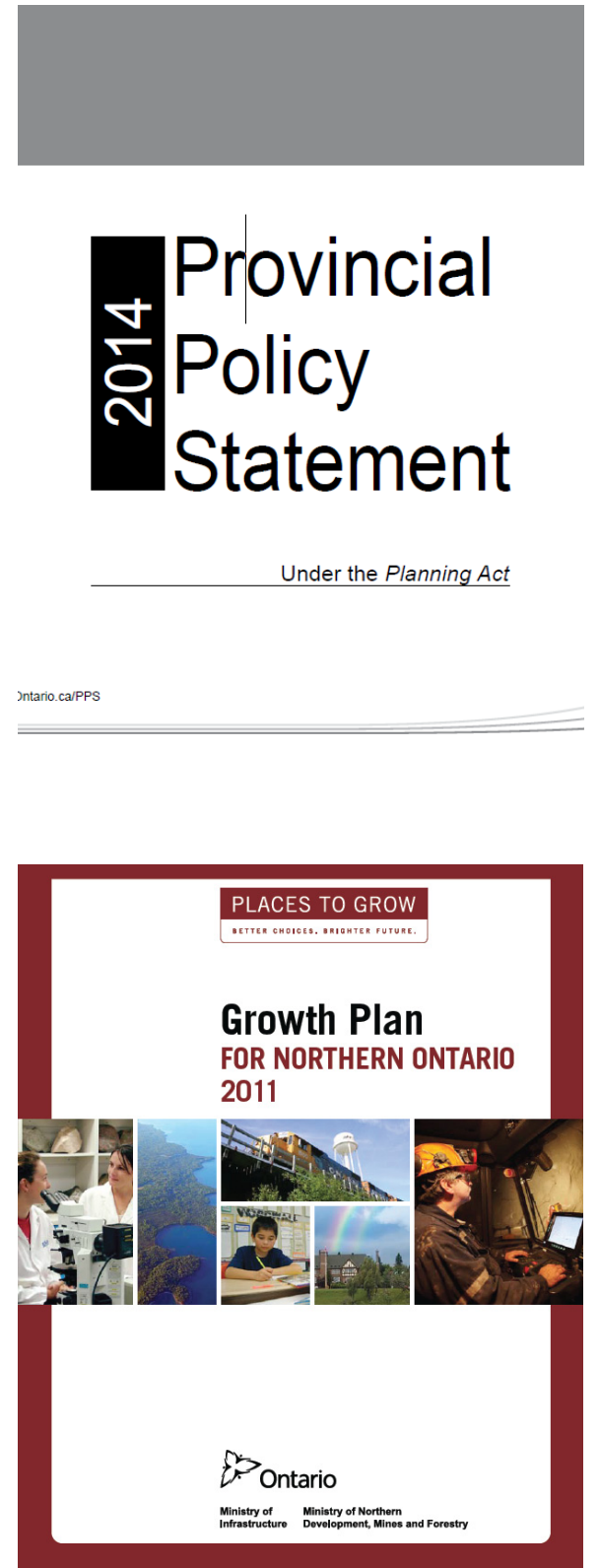
LAND USE PLANNING

Provincial Policy Statement, 2014:

- 1.1.3.3 “Planning authorities shall identify appropriate locations and **promote opportunities for intensification** and **redevelopment** where this can be accommodated taking into account **existing building** stock or areas”
- 1.1.3.6 “New development taking place in **designated growth areas** should occur adjacent to the existing built-up area and shall have a **compact form**, **mix of uses** and **densities** that allow for the efficient use of land, **infrastructure** and public service facilities”
- 1.1.1 e) “Promoting cost-effective development patterns and standards to **minimize land consumption** and **servicing costs**”

Growth Plan for Northern Ontario, 2011:

- **Supports** land provided for “**residential** and employment development located in existing downtown area, **intensification** corridors and strategic core areas”



SUDBURY’S OFFICIAL PLAN

General Policies for Living Areas

“1. Low density housing is permitted in all Living Area designations. Consistent with the prevailing built form...”

3.3 Intensification:

Policies:

“b. where the present use is **maintained** but the addition of residential uses can be accomplished in a **complementary manner**;

“d. in **fully-serviced** Living Areas that could accommodate **infill developments**.”

3.2.1 Living Area I - Communities

Policies:

“7. The historic pattern of residential development **around the Downtown** and **older sections** of the community of Sudbury will be recognized as **Established Residential** in the Zoning By-law. These areas are characterized by a mixture of dwelling types on **small lots, often with limited parking**. The Zoning By-law will permit **infilling and redevelopment** of these areas that are compatible with the **existing character** of the neighbourhood.”



THE CITY OF GREATER SUDBURY **OFFICIAL PLAN**

People Engaged • Places Defined • Progress Driven



Prepared by:
Planning Services Division
Growth and Development Department
City of Greater Sudbury

SUDBURY'S ZONING BY-LAW

Land Use Compatibility:

R2-2: Low Density Residential Two Permits

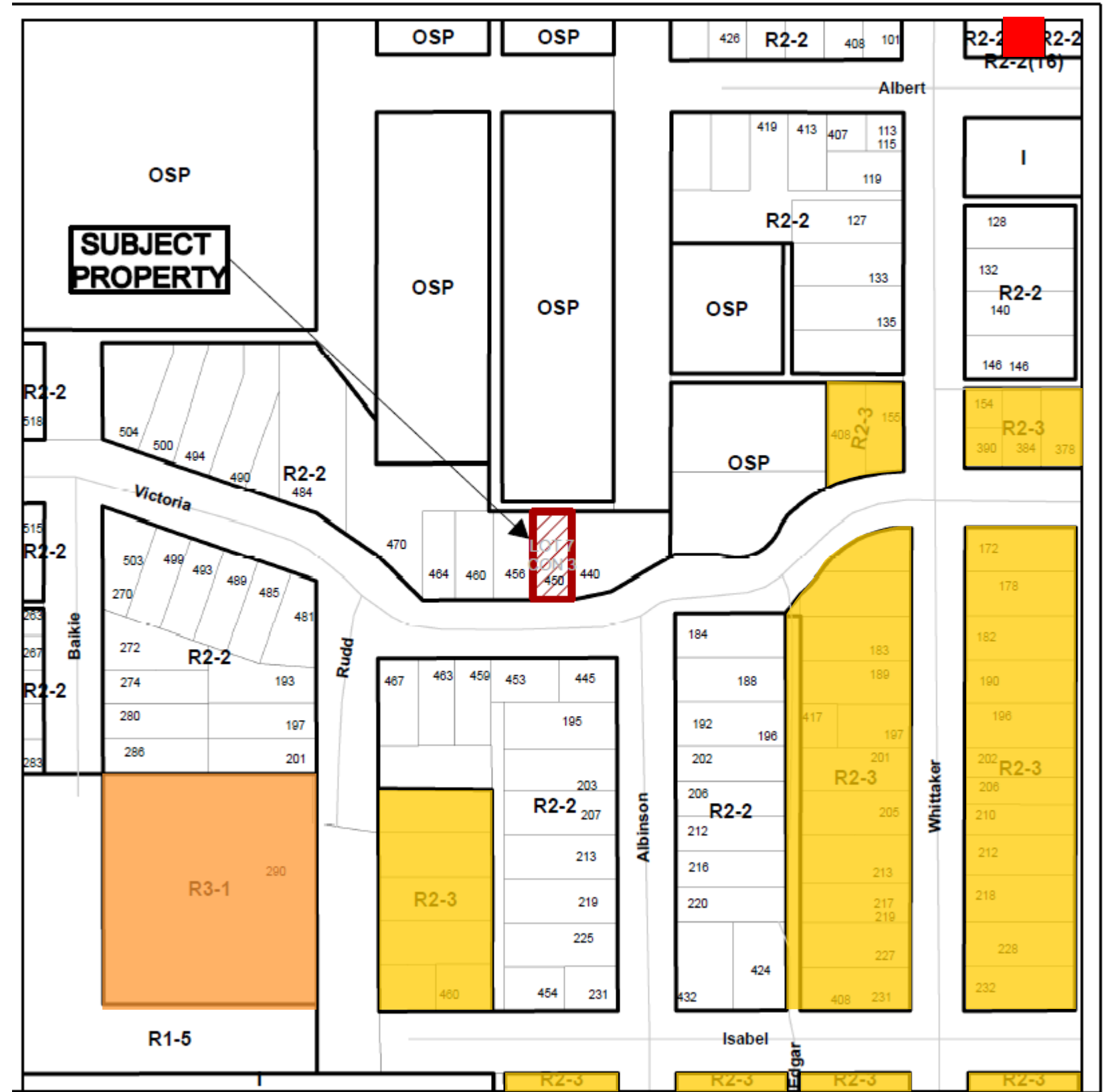
- Single Detached Dwelling
- Semi-detached Dwelling
- Duplex Dwelling

R2-3: Low Density Residential Two Permits

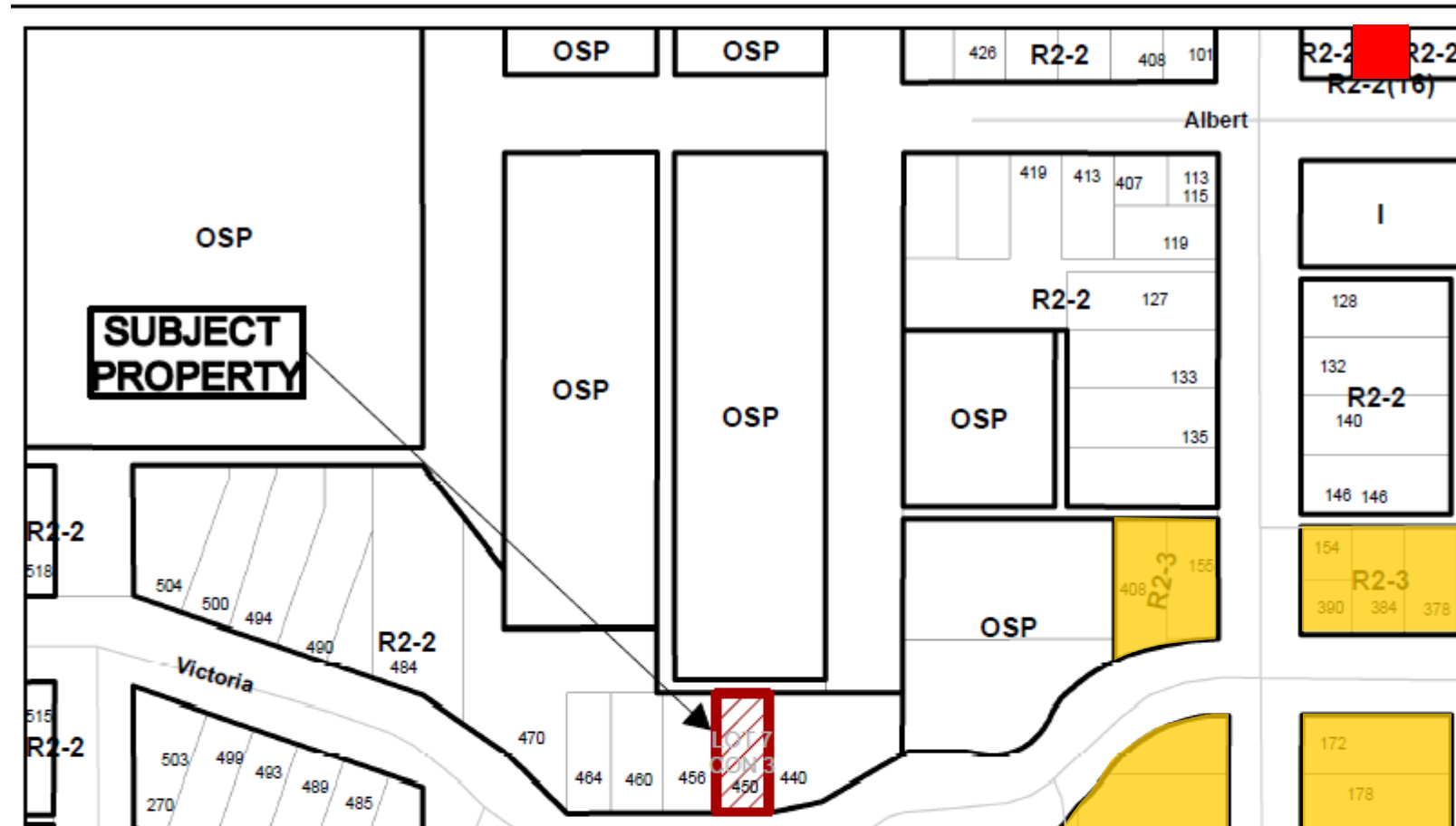
- Single Detached Dwelling
- Semi-detached Dwelling
- Duplex Dwelling
- Multiple Dwelling
- Street Townhouse Dwelling
- Row Dwelling

R3-1: Medium Density Residential Permits

- Single Detached Dwelling
- Semi-detached Dwelling
- Duplex Dwelling
- Multiple Dwelling
- Street Townhouse Dwelling
- Row Dwelling



SUDBURY'S ZONING BY-LAW



- (p) **R2-2(16) (TRIPLEX WITH FRONT YARD PARKING)**
McKim Township Maps Lot 6, Con 3; Lot 7, Con3

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(16) on the Zone Maps, all provisions of this By-law applicable to the R2-2 Zones shall apply subject to the following modifications:

- (i) A maximum of three *dwelling units* shall be permitted;
- (ii) A minimum of two parking spaces shall be required which are permitted within the *required front yard*.

SUDBURY'S ZONING BY-LAW

Official Plan

3.2.1 Living Area I - Communities

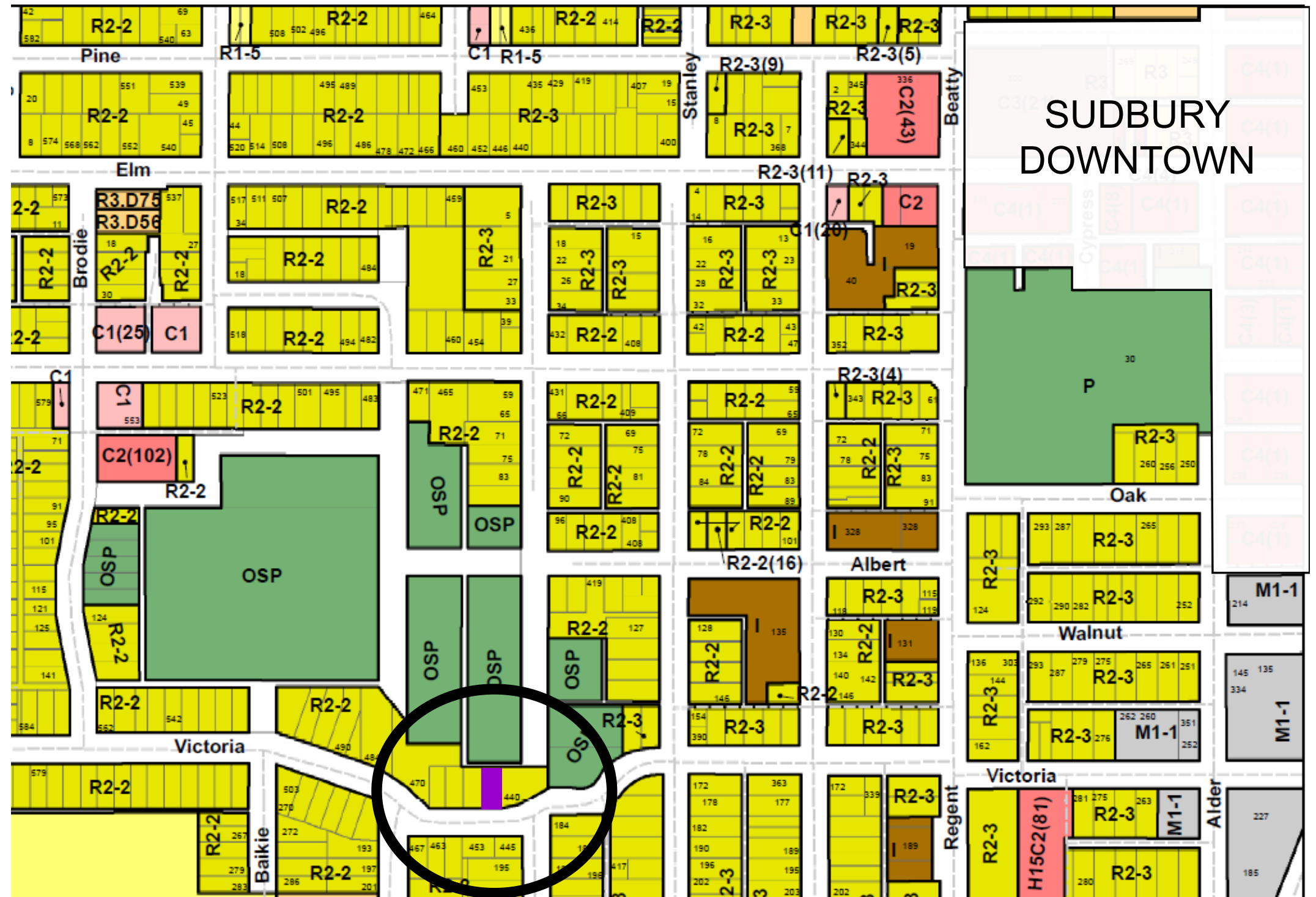
Policies:

“7. The historic pattern of residential development around **the Downtown** and **older sections** of the community of Sudbury will be recognized as **Established Residential** in the Zoning By-law. These areas are characterized by a mixture of dwelling types on **small lots, often with limited parking**. The Zoning By-law will permit **infilling and redevelopment** of these areas that are compatible with the **existing character** of the neighbourhood.”

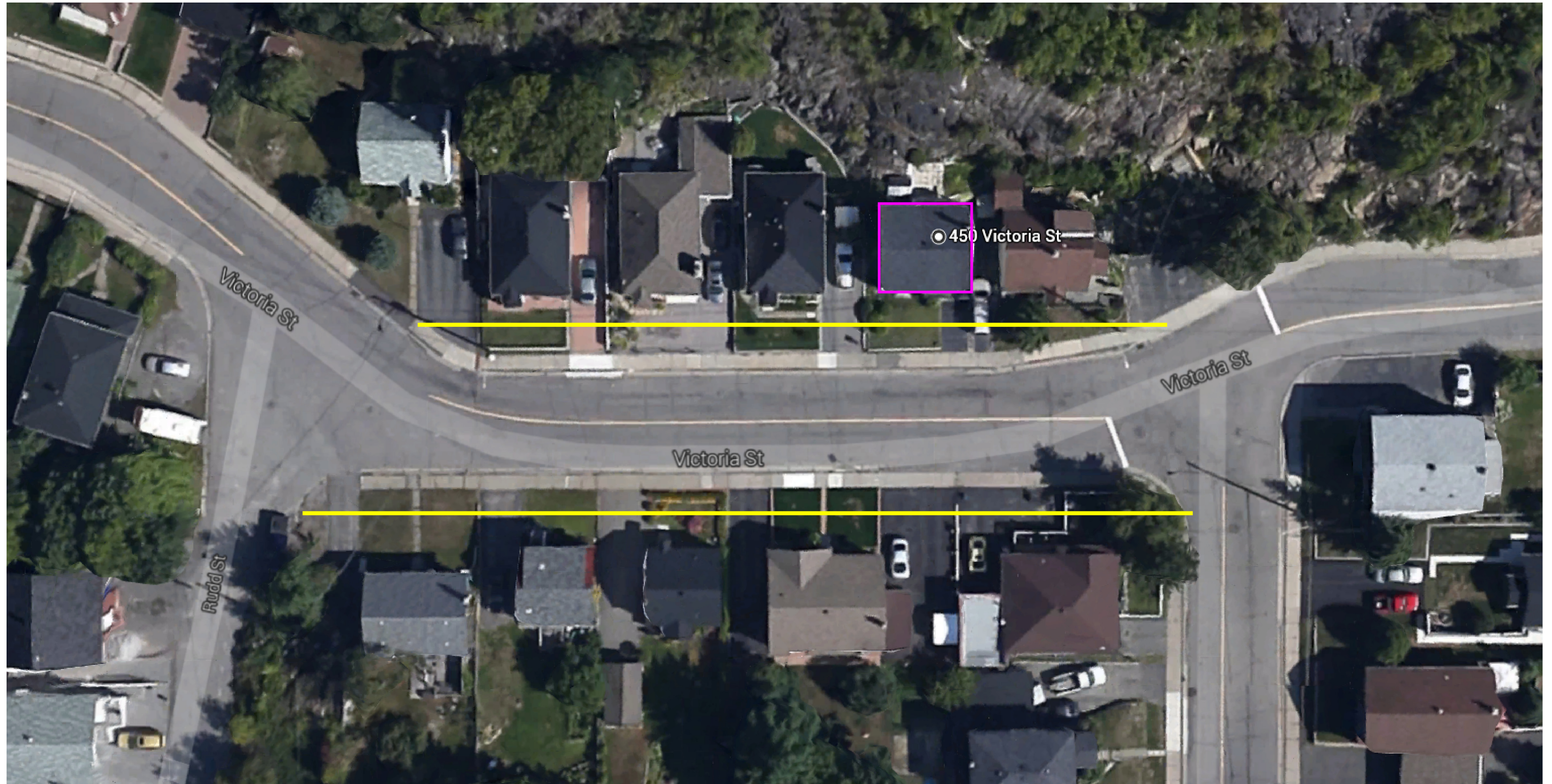
- 10-15 minute walk to the School of Architecture



Subject Property

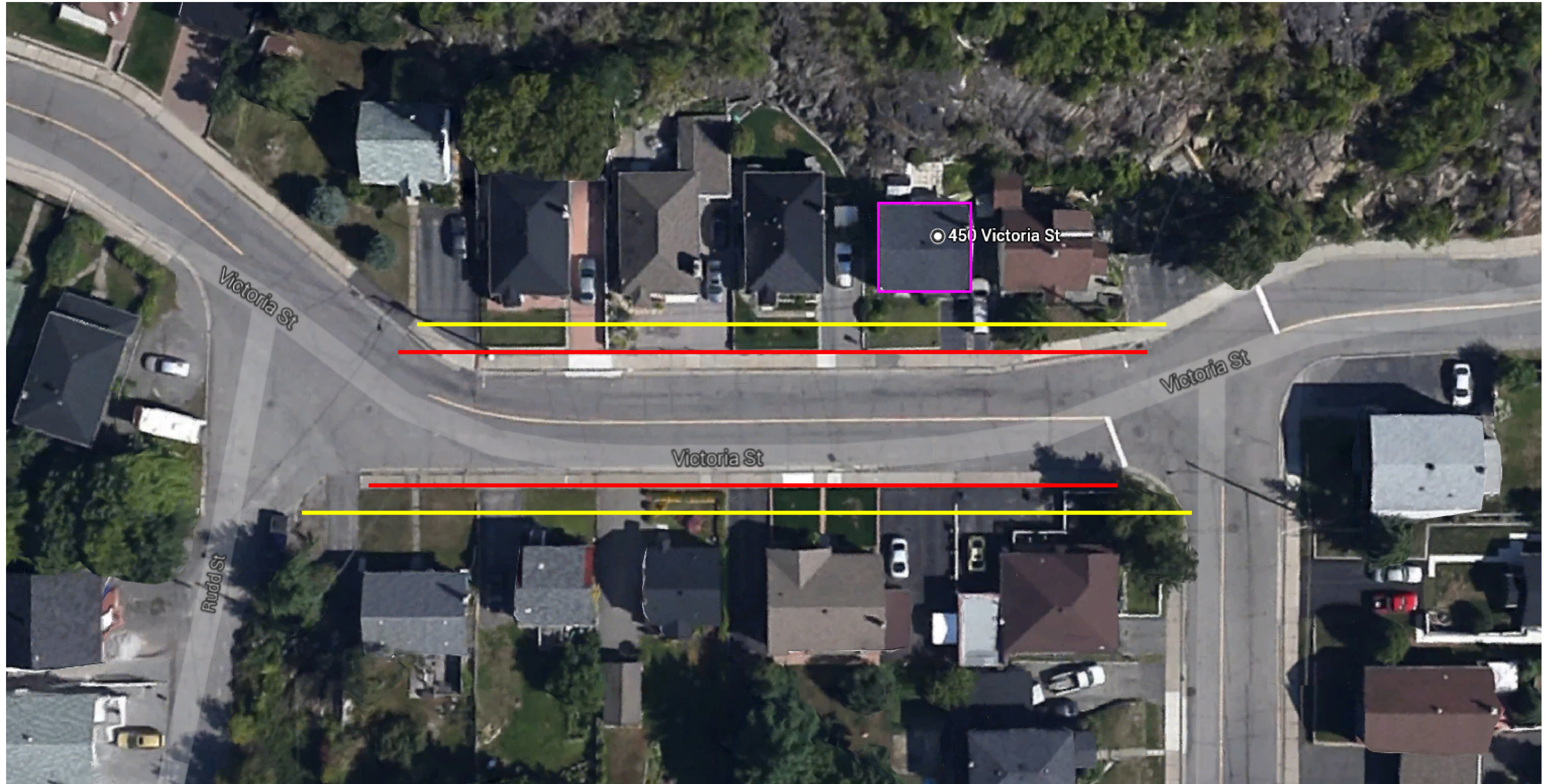


EXISTING BUILT FORM



Property Line

EXISTING BUILT FORM



— Property Line — Existing Front Yards

ROADS AND TRANSPORTATION

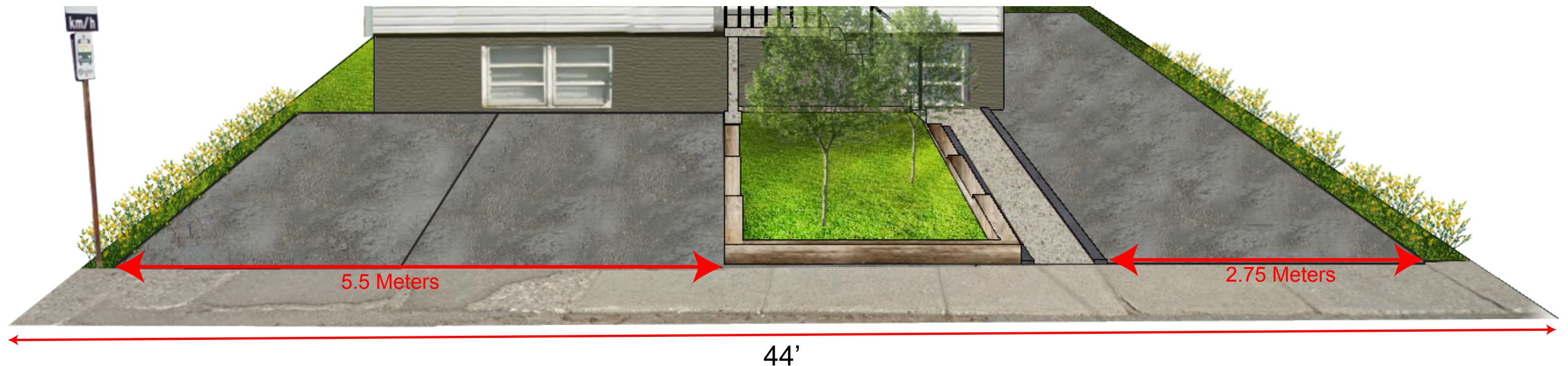
Comments:

We are unable to support this application that results in a significant portion of the parking spaces encroaching onto City property. The proposed width of the entrance would also exceed the maximum allowed in the City's Private Entrance By-law.

CITY'S PRIVATE ENTRANCE BY-LAW:

Guidelines for approval of private entrance:

4. (1) "The private entrance to a property in a residential zone should be less than 3 meters in width and not more than **6.3 meters** in width, measured at the street line."



DEVELOPMENT ENGINEERING

Comments:

This property is currently serviced with municipal water and sanitary sewer; however, the location of the sanitary sewer service could not be confirmed. A water capacity analysis conducted for the site reveals that there is a lack of available fire flow. We cannot support changing the zoning classification to permit a multiple dwelling with three units.

Ontario Building Code:

Part 1 Section 1.1.2.2.(1) states:

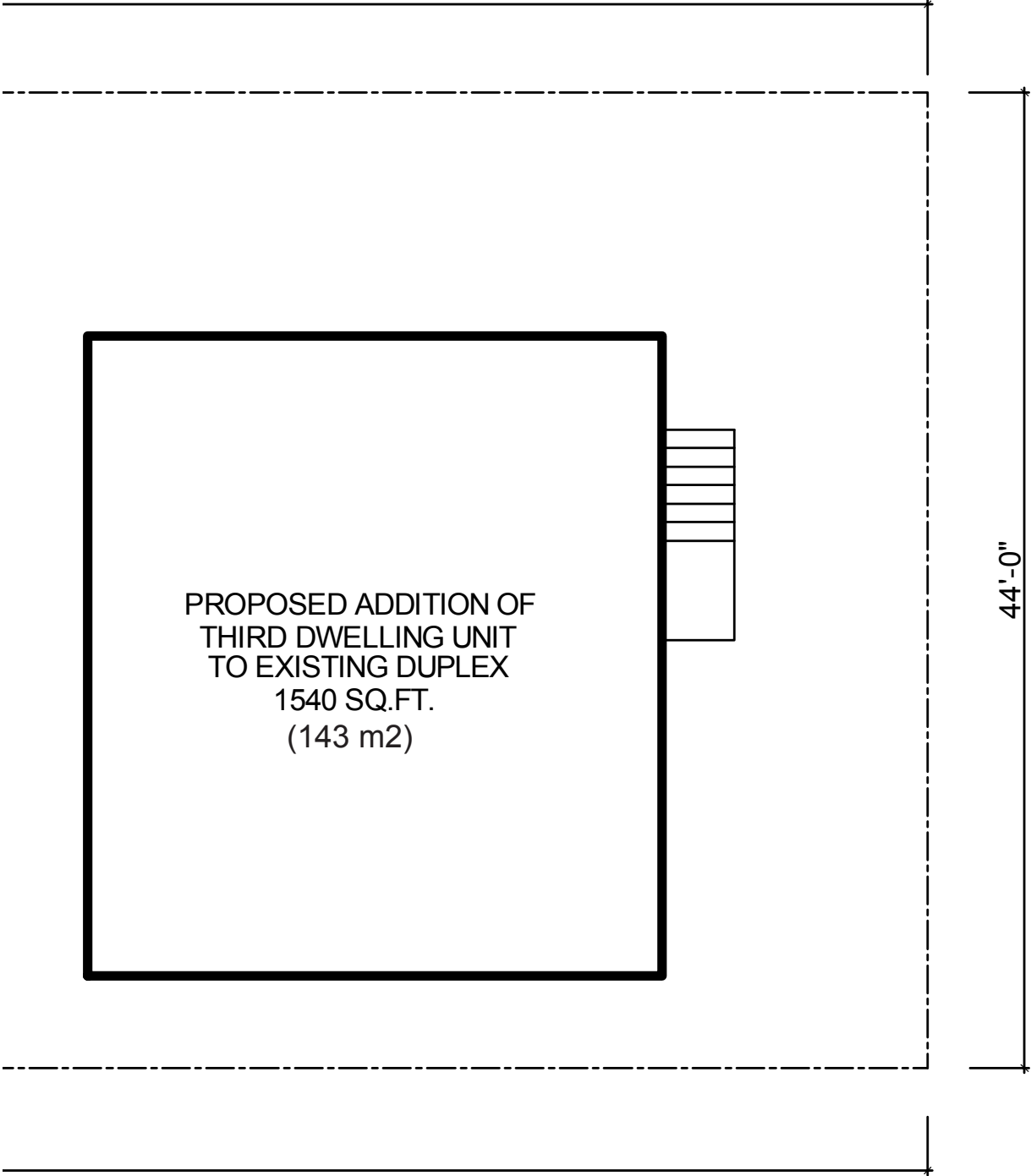
Subject to Articles 1.1.2.6. and 1.3.1.2., Parts 3, 5 and 6 of Division B apply to all buildings,
(b) exceeding 600m² in building area or exceeding three storeys in building height and used for major occupancies classified as,
(i) Group C, residential occupancies

The building located at 450 Victoria Street is **two storeys in building height**, has a **building area of 143m²** and **the major occupancy is Group C residential**, therefore it is a Part 9 building and the provision of Part 3 Section 3.2.5.7. regarding adequate water supply **does not apply to this building**. There are no requirements for adequate water supply in Part 9 of the Ontario Building Code.

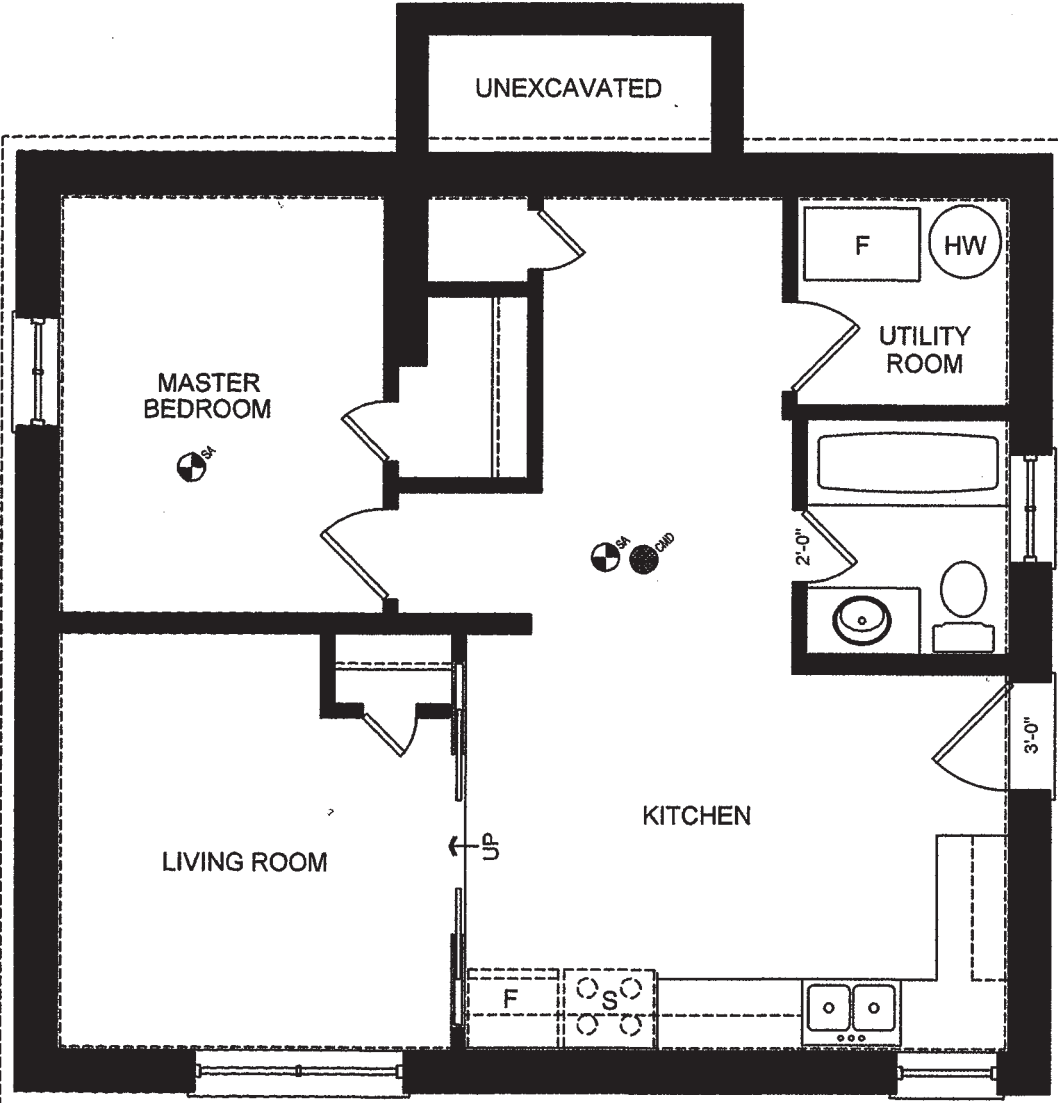
Part 1 Section 1.1.2.4.(1) states:

Subject to Articles 1.1.2.6. and 1.3.1.2., Part 9 of Division B applies to all buildings,
(a) of three or fewer storeys in building height,
b) having a building area not exceeding 600m² , and
(c) used for major occupancies classified as,

DEVELOPMENT ENGINEERING



VICTORIA STREET



PROPOSED SITE PLAN



PROPOSED FRONT YARD DESIGN

FRONT YARD PERSPECTIVE 450 VICTORIA STREET



450 VICTORIA STREET

Summary:

This rezoning application should be supported by Planning Committee because it conforms with the Provincial Policy Statement, Growth Plan for Northern Ontario, Sudbury's Official Plan, and Sudbury's Zoning By-law regulation. In my professional opinion, this is a distinct neighborhood that is located in an older section of Sudbury. Victoria Street has a unique existing character that is maintained throughout the streetscape which includes small lots, front yards that encroach onto the right of away, and the area is surrounded by a mixture of land uses. Victory Street is within walking distance to the Downtown where an array of amenities and recreational uses are located.

Official Plan

3.2.1 Living Area I - Communities

Policies:

"7. The historic pattern of residential development around the Downtown and older sections of the community of Sudbury will be recognized as Established Residential in the Zoning By-law. These areas are characterized by a mixture of dwelling types on small lots, often with limited parking. The Zoning By-law will permit infilling and redevelopment of these areas that are compatible with the existing character of the neighbourhood."