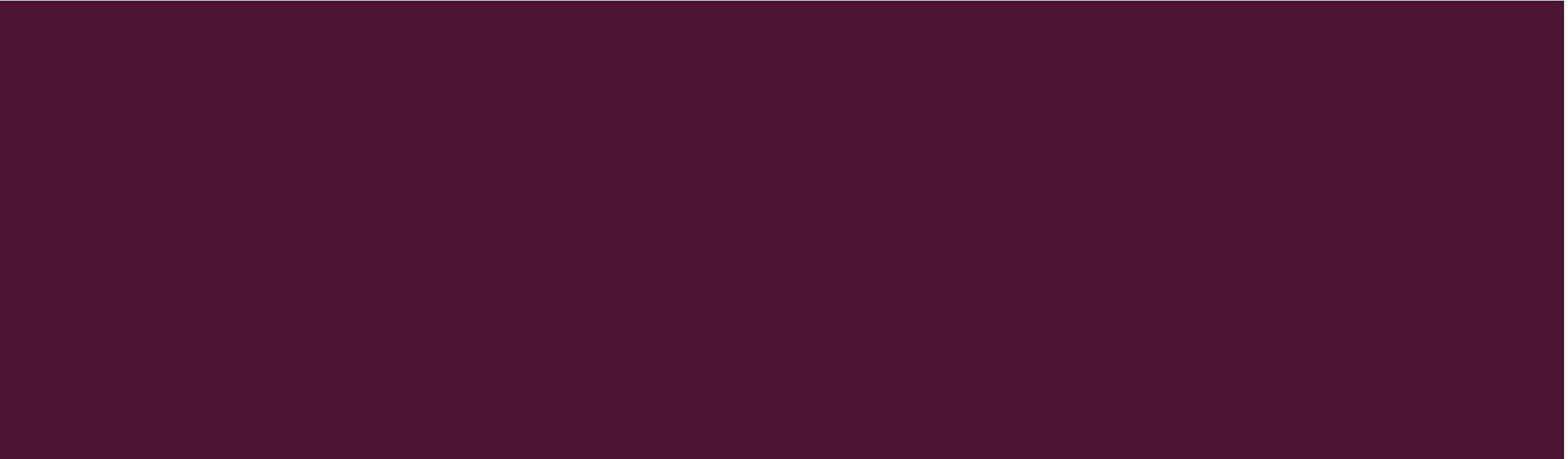


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# APPLICATION FOR REZONING – 1650 DOMINION DRIVE (PINECREST SCHOOL)



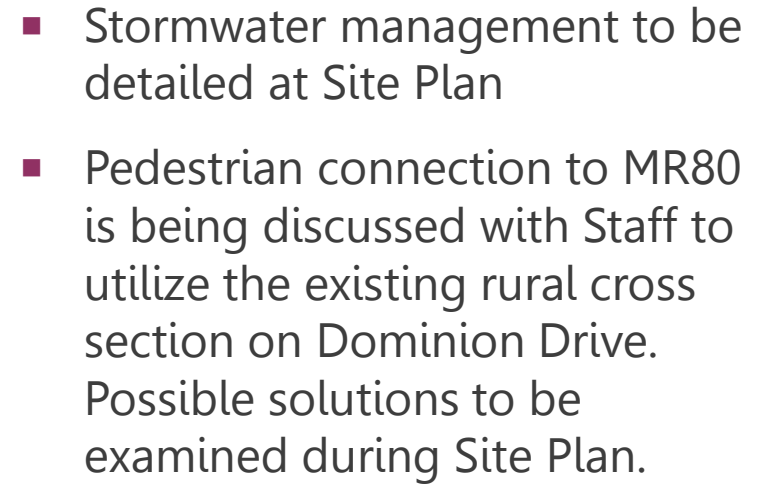
# PROPOSED DEVELOPMENT

- Maximum of 19 row dwelling units; and
- Conversion of the former Pinecrest School into:
  - Maximum of 24 apartment dwelling units; or
  - A Community Hub permitting institutional uses and neighbourhood commercial uses; or
  - A mixed-use building with a combination of residential apartment uses and Community Hub uses.
- Requesting rezoning from Institutional to Institutional-Special to permit the uses and site-specific provisions.

# POLICY SUPPORT

- Provincial Policy Statement (2014)
  - 1.1.1 Healthy, liveable and safe communities are sustained by
    - Accommodating an **appropriate range and mix of residential (including housing for older persons)**, employment, and institutional uses;
    - Promoting cost-effective development patterns;
  - 1.1.3.1 Settlement areas shall be the focus of growth and development
  - 1.4.3 Provide an appropriate range and mix of housing types and densities **to meet projected requirements of current and future residents** by permitting and facilitating:
    - All forms of housing required to meet the social, health and well-being requirements;
    - All forms of residential intensification.
- City of Greater Sudbury Official Plan (Amended, 2019)
  - 2.3.3 Residential intensification will be encouraged on sites that are no longer viable for the purpose for which they were intended, such as former institutional uses
  - 3.2 Living Area 1 permits
    - Variety of dwelling types and densities.
    - Community Hubs and neighbourhood commercial uses
  - 4.4 (3) provides criteria for rezoning surplus institutional uses, including compatibility and density
- City of Greater Sudbury Community Energy and Emissions Plan (CEEP) (2019)
  - Compact, complete communities
  - Efficient buildings

## DOMINION DRIVE



# RENDERINGS



Pinecrest Redevelopment  
1650 Dominion Drive - Lillian Street View

# RENDERINGS



## CONCLUSION & REQUEST

- The proposed development:
  - Provides needed variety in dwelling types in the Valley;
  - Provides for potential creation of a Community Hub;
  - Meets the City's density and compatibility requirements;
  - Is consistent with the PPS and conforms to the City's OP.
- Request approval of the Zoning By-law amendment as per Staff's recommendation.