

Title: Baikinson Land Corp

Date: May 30, 2019

STAFF REPORT

Applicant:

Baikinson Land Corp

Location:

Part of PIN 73348-0644, Parts 1 to 6, 8, 10, 12 to 14, Plan 53R-21106 in Lot 2, Concession 2, Township of Balfour (St. Albert Street and Errington Avenue South, Chelmsford)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "R3(67)", Medium Density Residential Special to a revised "R3(67)", Medium Density Residential Special in order to provide a site-specific exception to the Model Homes provisions of Section 4.20.

Proposal:

An amendment to Zoning By-law 2010-100Z is required in order to implement Council Resolution CC2019-152 concerning an exception to the Model Homes provisions of the Zoning By-law. The owner is proposing four (4) row dwellings containing 16 model home dwelling units.

Background:

On February 12, 2018, applications for rezoning and draft plan of subdivision amendment were approved in order to permit four-unit, one-storey row dwellings on 11 draft approved lots on the proposed extension of St. Albert Street, for a total of 44 row dwelling units (Files 751-5/17-2 & 780-5/12006). The lands were subsequently rezoned to "R3(67)", Medium Density Residential Special on February 12, 2019 (By-law 2019-13Z). No phases of the plan of subdivision have been registered to date. The original Planning report from 2018 is attached for reference.

On May 28, 2019, City Council passed the following Resolution CC2019-152 in regards to the subject lands:

"WHEREAS Sudbury City Council approved a draft plan of subdivision on the proposed extension of St. Albert Street in Chelmsford, legally described as PINs 73348-0611 & 73348-0644 in Lot 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780 5/12006;

WHEREAS Zoning By-law 2010-100Z permits not more than the lesser of four dwellings or 10 percent of the total number residential units contained in a draft approved plan of subdivision to be constructed as model homes;

WHEREAS the project proponent would like to construct four structures containing 16 model home dwellings;

NOW THEREFORE, City Council hereby directs staff to prepare a site specific amendment to Zoning By-law 2010-100Z to permit up to 16 dwellings in four structures to be constructed as model homes in lands known legally as Part of PIN 73348-0644, Parts 1 to 6, 8, 10, 12 to 14, Plan 53R-21106, Part of Lot 2, Concession 2, Township of Balfour, City of Greater Sudbury and schedule a public hearing under the Planning Act on this matter on June 24, 2019."

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Neighbourhood consultation:

Public notice has been provided pursuant to the statutory requirements of the *Planning Act*.

Summary:

City Council has directed staff to modify the special zoning applied to the subject land in order to provide a site-specific exception to the Model Homes provisions under Section 4.20 of the Zoning By-law. The amendment will allow the owner to construct up to 16 row dwelling units as model home units prior to registration of the subdivision plan and municipal assumption of the roads.

Notwithstanding the above, the remaining requirements applied to model homes shall be implemented as follows:

- The model home is built within a lot defined by the draft approved Plan of Subdivision;
- The model home complies with all other requirements of the Zoning By-law; and,
- A Conditional Model Home Building Permit Agreement is entered into with the City of Greater Sudbury.