

Request for Decision

1 Collins Drive, Copper Cliff

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Public Hearings
File Number:	751-6/20-26

Resolution

THAT the City of Greater Sudbury approves the application by 2516433 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from “R1-5”, Low Density Residential One to “R2-2(S)”, Low Density Residential Two Special on those lands described as PIN 73599-0371, Parcel 40720, Lot 67, Plan M-1023, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled “1 Collins Drive, Copper Cliff”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, subject to the following conditions:

1. That the amending zoning by-law for the R2-2 Special zoning includes the following site-specific provisions:
 - i. The only permitted use shall be any dwelling containing not more than two dwelling units;
 - ii. The minimum front yard shall be 4.1 m.
2. That prior to the enactment of the amending by-law,
 - i. That a survey be provided which demonstrates the proposed building envelope can be accommodated on the lot to the satisfaction of the Chief Building Official; and,
 - ii. That the Nickel District Conservation Authority issue a permit pursuant to Section 28 of the Conservation Authorities Act.
3. Conditional approval shall lapse on April 13, 2023 unless Condition 2 above has been met or Council has granted an extension.

Signed By

Report Prepared By

Wendy Kaufman
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning
Initiatives
Digitally Signed Feb 22, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 8, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and
Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

Relationship to the Strategic Plan / Health Impact Assessment

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.

Report Summary

An application for rezoning has been submitted in order to permit a semi-detached dwelling with a reduced front yard setback. The subject land is designated as Living Area 1 in the Official Plan and zoned R1-5, Low Density Residential One.

Staff recommends approval of the application on the basis that it is consistent with the Provincial Policy 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.

Financial Implications

If approved, staff estimates approximately \$7,200 in taxation revenue in the supplemental tax year only, based on the assumption of 2 semi-detached dwelling units at an estimated assessed value of \$300,000 per dwelling unit at the 2020 property tax rates.

This additional taxation revenue 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.

In addition, this development would be eligible for redevelopment credits that would be applied against the development charges if the building is constructed within 5 years of the demolition permit that was issued in November 2018.

Staff Report

Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to permit a semi-detached dwelling.

There previously was a semi-detached dwelling on the property that was demolished. While the zoning by-law permits the reconstruction of existing non-complying structures, in this case a rezoning is required for the reason that the applicant did not apply to reconstruct the dwelling at the same time as their application for demolition. The applicant has also indicated a preference for the semi-detached dwelling to be permitted by the zoning by-law, rather than relying on any non-complying status.

The applicant has requested site-specific relief to permit a similar front yard setback as the original dwelling, given there is a hydro easement through the middle of the lot which limits the building envelope.

Existing Zoning: R1-5, Low Density Residential One with a Flood Plain Overlay

The R1-5 zone permits a single detached dwelling, a bed and breakfast, a home daycare, and a group home (type 1).

The majority of the site is within the Flood Plan Overlay, which only permits legally existing buildings and structures. No new buildings or structures shall be erected or used.

Requested Zoning: R2-2(S), Low Density Residential Two Special

The proposed R2-2(S) zone would permit a range of low density residential uses. The applicant has requested site-specific relief for a reduced front yard setback of 4.1 m.

Location and Site Description:

The subject property is described as PIN 73599-0371, Parcel 40720, Lot 67, Plan M-1023, Lot 12, Concession 2, Township of McKim. The subject lands are located on the north side of Collins Drive, and identified municipally as 1 Collins Drive. The lands are 0.09 ha in size with approximately 38 m of frontage and are currently serviced with municipal water and sanitary sewer. There are City transit stops to the northeast on Balsam Street approximately 110 m from the subject lands.

The applicant's site sketch shows the location of the proposed dwelling as well as two hydro easements that are on the property. The applicant has revised their application to request a 4.1 m front yard setback rather than the 4.3 m setback shown on the sketch.

Surrounding Land Uses:

The area surrounding the site includes:

North, South and West: single-detached dwellings

East: multiple dwelling

The existing zoning & location map, indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the residential uses surrounding the vacant subject lands, which consist mainly of single detached dwellings, with the exception of the multiple dwelling to the east.

Public Consultation:

Notice of complete application of the application was circulated to the public and surrounding property owners on December 29, 2020. Notice of Public Hearing was circulated to the public and surrounding property owners on March 4, 2021. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the applications prior to the public hearing. At the time of writing this report, the Planning Services Division has not received any comments or concerns from the public.

Policy & Regulatory Framework:

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

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy 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 Policy 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 Policy Statement (PPS).

Section 1.1.3.1 and 1.4.1 of the PPS are relevant to the application. Section 1.1.3.1 identifies that settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted. Section 1.4.1 requires municipalities to provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Forms of housing which meet social, health and well-being needs are to be encouraged.

Policy 3.1.1(b) of the PPS states that "Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards". The definition of 'Development' is "the creation of a new lot, a change in land use, or the construction of buildings and structures". The proposed change in land use is considered as development as defined in the PPS (2020).

Policy 3.1.5.(a) states that "Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools".

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. There are no policies that are relevant to this application, therefore the application is considered to conform to the Growth Plan.

Official Plan for the City of Greater Sudbury:

Section 2.3 of the Official Plan regarding reinforcement of the urban structure states that growth must continue to be directed to 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 also creates a more energy efficient land use pattern and supports climate change mitigation. Section 2.3.2 directs that 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. Section 2.3.3 encourages all forms of intensification given it is essential for completing our communities, and establishes a 20% residential intensification target. Intensification applications are to be evaluated with respect to criteria including site suitability as well as site topography and drainage, compatibility with neighbourhood character and proposed mitigation measures, availability of infrastructure and public service facilities, and traffic impacts.

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. Section 3.2.1 outlines that the Living Area 1 designation permits low density residential uses up to a maximum density of 36 units per hectare, and medium density residential uses up to a maximum density of 90 units per hectare. Policy 3.2(3) states 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 By-law.

Policy 3.2.1(6) establishes the following criteria to for consideration when rezoning lands in the Living Area 1 designation:

- 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 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.

Section 20.7 includes policies pertaining to hazard lands, and states that development may only be permitted if approved by Conservation Sudbury or the Ministry of Natural Resources and Forestry (whomever is the appropriate authority). Development shall not be permitted where there is an unacceptable risk to public health or safety or of property damage.

The subject lands are located within Hazard lands where there may be flooding and erosion hazards, specifically Conditional Development Area 'D' in the community of Copper Cliff. Within Area D, the replacement, expansion or alteration of existing buildings and infilling on existing vacant residential lots may be permitted. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

Zoning By-law 2010-100Z:

The development standards for the requested zone require a maximum height of 11 m. The minimum required front yard is 6 m, rear yard is 7.5 m and interior side yard is 1.8 m. The maximum lot coverage is 40%. The general provisions of the zoning by-law require a minimum of 50% of all required front yards to be maintained as landscaped open space. Parking provisions for the proposed semi-detached dwelling require one (1) space per unit.

Site Plan Control:

A Site Plan Control Application is not required for residential dwellings with four or less units.

Department/Agency Review:

The application has been circulated to all appropriate agencies and City divisions. Responses received are included in Appendix 1, and have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

Building Services has advised that the proposed structure on the submitted plot plan is being constructed in very close proximity to hydro easements and also over a sanitary easement. They have requested the owner to provide a survey in order to further assess this proposal.

Conservation Sudbury has advised that given the presence of the floodplain they would support only the development of a single detached dwelling, and have recommended that the proponent amend the proposal. Prior to approval of a rezoning for a semi-detached dwelling, Conservation Sudbury is requesting that a permit pursuant to Section 28 of the Conservation Authorities Act be issued, and that a group home and private home daycare be prohibited.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The PPS (2020), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application to permit a semi-detached on the subject lands is consistent with the PPS direction to direct development to fully serviced settlement areas to 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. The Official Plan encourages all forms of intensification. Intensification and infill development also support goals related to emissions reduction, which can be achieved by promoting communities that are more compact. This is articulated further in the City's Community Energy and Emissions Plan.

Both the PPS 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, including the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The proposal for a semi-detached dwelling in this location represents an opportunity to provide an alternative form of housing.

There are full municipal services with adequate capacity, and public transit stops are available approximately 120 m east of the site. Employment opportunities, commercial areas, and community services are available within relatively close proximity.

In terms of the overall suitability of the lot, staff recommends that the applicant's request for a reduced front yard setback is in keeping with the setbacks of in the neighbourhood, is minor in nature and should be permitted in order to provide flexibility in the development of the lot. It is expected that the lot is of sufficient size to accommodate the required parking, landscaping and amenity space. Finland Street provides access to the proposed driveway and parking in the rear yard. There is no impact on traffic expected by this proposal.

The footprint of the proposed dwelling is larger than what was previously on the lot. Building Services has advised that the proposed structure on the submitted plot plan being constructed is in very close proximity to hydro easements and also over a sanitary easement. To further assess this proposal, Building Services has requested that the owner provide a survey. Technical Services staff has advised Building Services that rather than relying on as-built drawings, the sanitary sewer lines must be scoped and plotted on a survey in order to confirm their location. It is recommended that this survey be required as a condition of rezoning, given it is necessary to confirm the site has sufficient area to accommodate the proposed dwelling.

The Official Plan identifies that the subject lands are within an area where there may be flooding and erosion hazards where the replacement, expansion or alteration of existing buildings and infilling on existing vacant residential lots may be permitted. Conservation Sudbury has advised that given the presence of the floodplain they would support only the development of a single detached dwelling, and have recommended that the proponent amend the proposal. Prior to approval of a rezoning for a semi-detached dwelling, Conservation Sudbury is requesting that a permit pursuant to Section 28 of the *Conservation Authorities Act* be issued, and that a group home and private home daycare be prohibited. It is recommended that the Section 28 permit be provided as a condition of rezoning.

Additionally, staff recommends that the only permitted use in the zone be restricted to a dwelling containing not more than two dwelling units, specifically excluding a bed and breakfast, a home daycare, and a group home (type 1). Two units would represent a net density of approximately 22 units per hectare, which is below the maximum net density of 36 units per hectare for a low density development. Restriction of the use would recognize the floodplain constraints on the subject lands and implement the comments from Conservation Sudbury, and is in keeping with provincial policy to limit institutional and day care uses in the floodplain. Restricting the use in this manner would also permit flexibility in the type of structure that could be built on the property, including the semi-detached dwelling currently proposed by the applicant, as well as a single detached dwelling with a secondary dwelling unit, or a duplex dwelling. While these other dwelling types have not been specifically requested, it is recommended that they would also be compatible with the adjacent lands, which are comprised of low density residential uses to the north, west and south, and a multiple dwelling to the east.

Conclusion

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

The following are the principles of the proposed site-specific zoning by-law:

- To rezone the lands from R2-2 to R2-2(S) to enable the development of a dwelling containing not more than two (2) dwelling units, to permit a reduced front yard setback to 4.1 m where 6 m would be required.

The development of the subject lands achieves a number of policy directives related to intensification and the provision of a range and mix of housing types. Staff has considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for this application.

Staff has identified the need for further information provided by the applicant in order to be satisfied that the application is consistent with the PPS and conforms to the Growth Plan and the Official Plan. Should this information be provided, staff is of the opinion that the proposed zoning by-law amendment would be appropriate based on the following:

- The proposed dwelling will maintain the range and mix of housing available in the area;
- The site is suitable for the proposed density and building form;
- The proposal has been evaluated in the context of the surrounding and future land uses and is considered appropriate;
- Adequate parking, landscaping and amenity areas can be provided;
- The impact on local streets will be minimal; and,
- The sewer and water services are adequate for the site.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy 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 Comments

File 751-6-20-26, Application for Rezoning - 2516433 Ontario Limited, 1 Collins Drive, Copper Cliff

Building Services

1. A building permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the proposed structure.
2. The proposed structure as identified on the submitted plot plan is being constructed in very close proximity to hydro easements and also over a sanitary easement. Owner to provide a survey in order to further assess this proposal.

Conservation Sudbury

Conservation Sudbury recognizes the constraints of the existing parcel, however policy supports only the development of a single detached dwelling. It is recommended that the proponent amend the proposal to align with Conservation Sudbury policy.

Should the proponent wish to pursue a semi-detached dwelling at this site and should that be supported by the City of Greater Sudbury, Conservation Sudbury is requesting the following condition of zoning:

1. That a permit pursuant to Section 28 of the *Conservation Authorities Act* be issued.
2. Additionally, should the rezoning be approved, Conservation Sudbury is requesting that the following uses in the R2-2 zone be prohibited:
 - Group Home Type 1; and,
 - Private Home Daycare.

The proponent is advised that works within an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the *Conservation Authorities Act*. Works include, but are not limited to, alteration of a watercourse, grading, placement or removal of fill, and the erection of a building or structure. Any permit issued may include conditions of development. Approval of zoning by-law amendment application 751-6/20-26 does not guarantee the approval of a permit pursuant to Section 28 of the *Conservation Authorities Act*.

Development Engineering

Development Engineering has reviewed the above noted application. This area is presently serviced with municipal water and sanitary sewer.

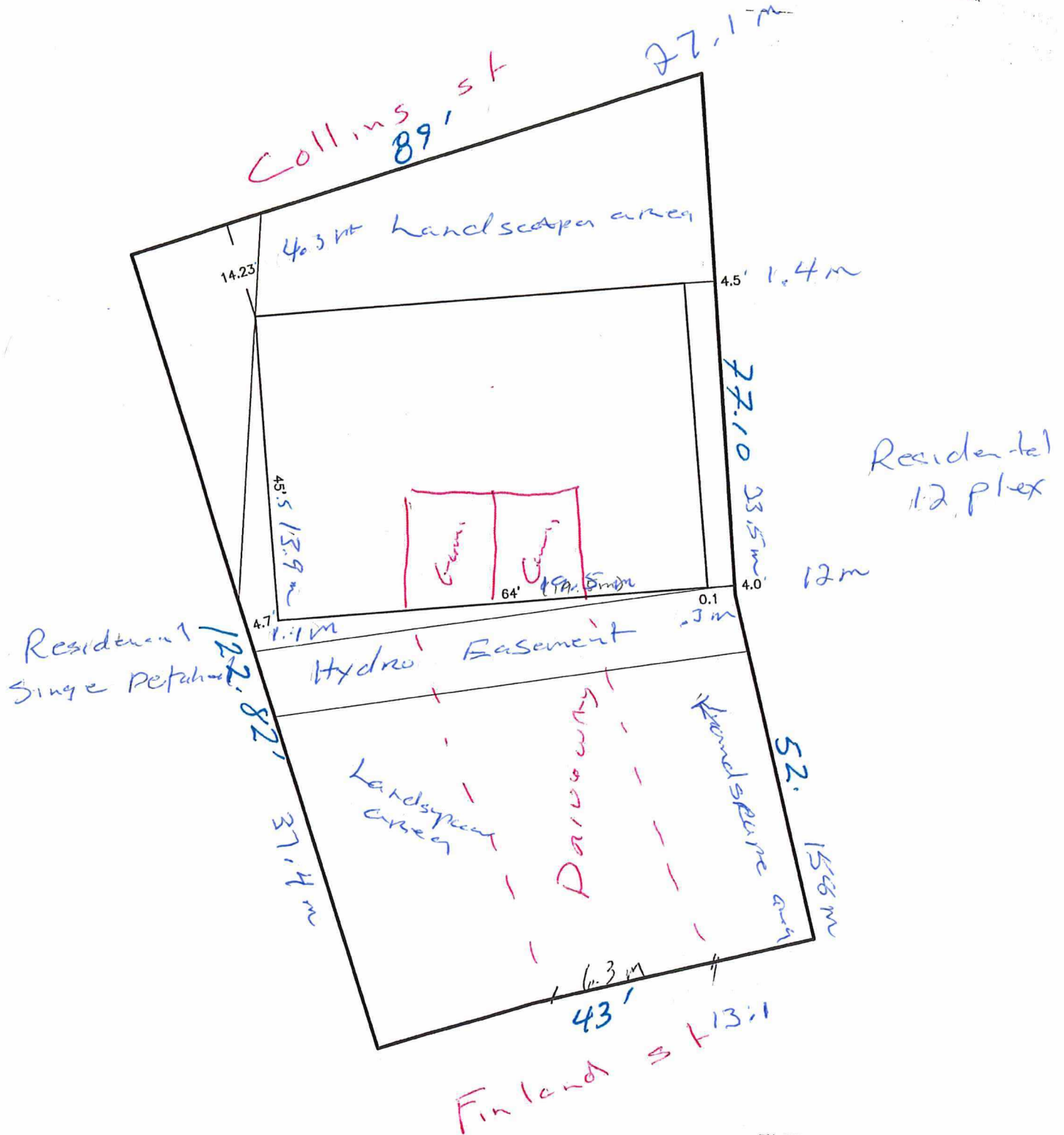
We have no objection to the change in Zoning By-law from “R1-5”, Low Density Residential One to an amended “R2-2(s)”, Low Density Residential Two Special.

Transit Services

No comments.

Infrastructure Capital Planning Services

No concerns.



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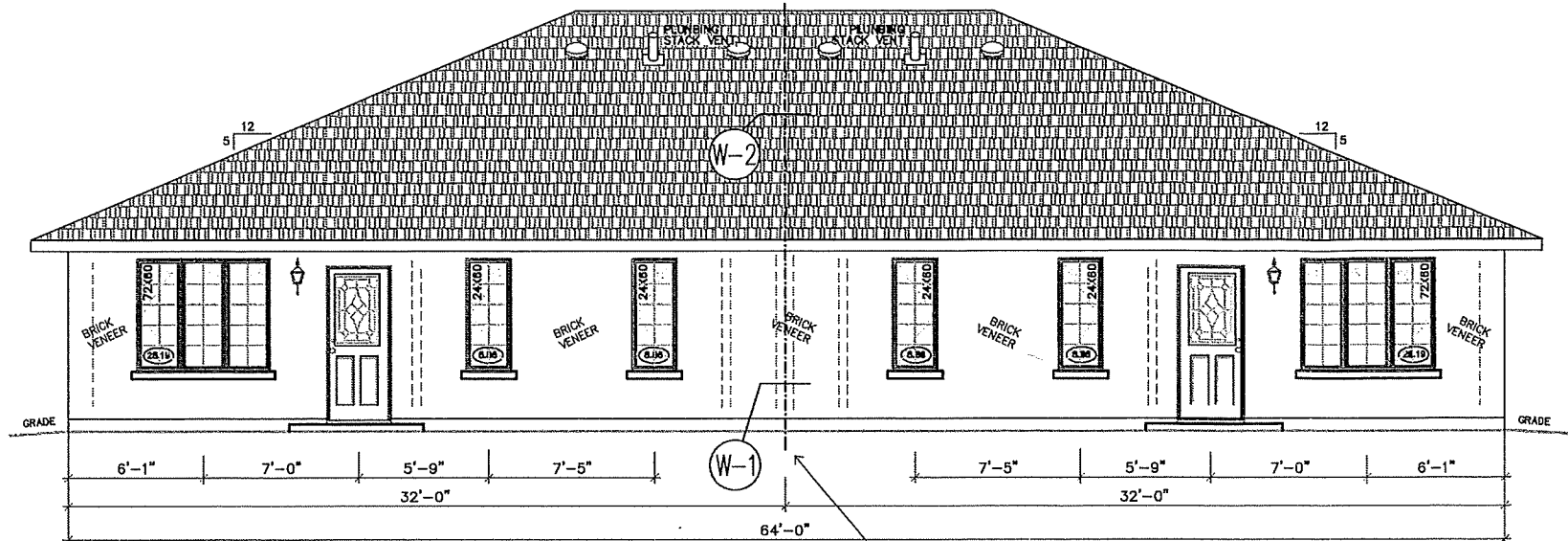
JAN 29 2020

BUILDING SERVICES

RECEIVED
JAN 29 2020
BUILDING SERVICES

WINDOW / DOOR SCHEDULE c/w LINTELS

ITEMS PER UNIT:	SIZE	#	LINTEL
LIVING ROOMS	6'-0" x 5'-0"	1	PRE-ENG'D L.V.L.
BEDROOM #2	4'-0" x 5'-0"	1	2- 2"x 10" WOOD
MASTER BEDROOM	2'-0" x 5'-0"	2	2- 2"x 10" WOOD
ENTRY MAN-DOORS	3'-0" x 6'-10"	3	2- 2"x 10" WOOD
GARAGE O/H DOOR	10'-0" x 7'-0"	1	3- 2"x 10" WOOD



3 PROPOSED REAR ELEVATION
SCALE: As Noted

**** FIRE SEPARATION ****
W 1d FIRE SEPARATION as per SB-3
FRR 1 Hr. STC N/A
2"x 4" @ 16"o/c WOOD STUDS
1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE.
****TO UNDERSIDE OF ROOF SHEATHING****

**** FIRE SEPARATION ****
W 13a FIRE SEPARATION as per SB-3
FRR 1 Hr. STC 57
TWO ROWS 2"x 4" @ 24" or 16"o/c WOOD STUDS
ON SEPARATE 2"x 4" PLATES, SET 1" APART.
FILL CAVITY WITH 3-1/2" ROXUL BATT INSULATION
ON EACH SIDE.
1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE.

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION

FOOTINGS / SLABS

TYPICAL STRIP FOOTING

- BASED ON 15'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (20MPa) CONCRETE AFTER 28 DAYS
- SHALL BEAR ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY

DAMP-PROOFING & WATERPROOFING

- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13.3.1, & 9.13.3.2
- WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FOUNDATION WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2), (3) & (4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3.3(3)
- WHERE HYDROSTATIC PRESSURE OCCURS, FOUNDATION WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING

DRAINAGE TILE OR PIPE

- MATERIALS SHALL CONFORM TO OBC - 9.14.3.1
- 4" (100mm) MINIMUM # TILE/PIPE
- LAY ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF TILE/PIPE TO BE BELOW BOTTOM OF FLOOR SLAB
- COVER TOP & SIDES OF TILE/PIPE w/ 6" (150mm) OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL
- TILE SHALL DRAIN TO A SUMP c/w PUMP, SEWER, DRAINAGE DITCH OR DRY WELL

FRAME CONSTRUCTION

- ALL FRAMING LUMBER TO BE S.P.F. No.2 OR BETTER UNLESS NOTED OTHERWISE
- JOISTS TO HAVE MIN. 1-5/8" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-5/8" (89mm) END BEARING
- DOUBLE JACK STUDS AT SPANS GREATER THAN 6'-0"
- DOUBLE RM JOISTS WHICH SUPPORT LINTELS IN EXT. WALLS
- METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY ARE FRAMED INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15-3/4" (400mm) BEYOND SUPPORTS FOR 2" x 8" (38mm x 184mm) JOISTS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23-5/8" (600mm) BEYOND SUPPORTS FOR 2" x 10" (38mm x 235mm) JOISTS

TYPICAL FRAME WALL CONSTRUCTION

- ALL LIGHT EXTERIOR CLADDING MATERIALS, AS PER ELEVATIONS, REQUIRE MIN. 8" (200mm) CLEARANCE FROM FINISHED GRADE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 7/16" (8mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.16
- 2" x 6" (38mm x 140mm) WOOD STUDS, SPf No. 2 or BETTER, AT 16" (400mm) o.c.
- MIN. R-24 INSULATION (ZONE 2 OBC 9.25.2) OR AS PER E.E.D.S.
- MIN. 1" RIGID INSULATION R-5
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE w/ OBC 9.25.4
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 4'-0" (1200mm)

BEARING STUD WALL (BASEMENT)

- 2" x 4" (38mm x 89mm) WOOD STUDS, SPf No. 2 or BETTER, AT 12" (300mm) o.c., OR
- 2" x 6" (38mm x 140mm) WOOD STUDS, AT 12" (300mm) o.c. w/ DOUBLE TOP PLATES
- BOTTOM PLATES TO BE ON DAMP-PROOFING MATERIAL
- 1/2" (13mm) DIA. ANCHOR BOLTS AT 6'-0" (2.4m) o.c.
- FOOTING AS PER GENERAL NOTE w/ 4" CONCRETE CURB

ATTIC ACCESS HATCH

- 22" x 22" (560mm x 560mm) ATTIC HATCH WITH WEATHERSTRIPPING AND BACKED w/ R-60 INSULATION

BRICK VENEER CONSTRUCTION

- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE AT MAX. 36"-1" (11m) HEIGHT
- MIN. 0.03" (0.76mm) THICK 1-7/8" (22mm) CORROSION RESISTANT STRIPS AT MAX. 16" (400mm) o.c. HORIZONTAL AND 24" (600mm) o.c. VERTICAL SPACINGS
- PROVIDE WEEP HOLES AT 2'-6" (800mm) o.c. AT BOTTOM COURSE AND OVER VENEER OPENINGS
- BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEATHING MEMBRANE
- BRICK OR STONE SILL UNDER OPENINGS, FLASHING
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 7/16" (8mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.16
- 2" x 6" (38mm x 140mm) WOOD STUDS, SPf No. 2 or BETTER, AT 16" (400mm) o.c.
- MIN. R-24 INSULATION (ZONE 2 OBC 9.25.2) OR AS PER E.E.D.S.
- MIN. 1" RIGID INSULATION R-5
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE w/ OBC 9.25.4
- 1/2" (13mm) GYPSUM BOARD FINISH

GUARDS

- CONSTRUCTION REQUIREMENTS FOR GUARDS TO CONFORM WITH SECTION SB-7 OF THE SUPPLEMENTARY GUIDELINES OF THE 2006 OBC

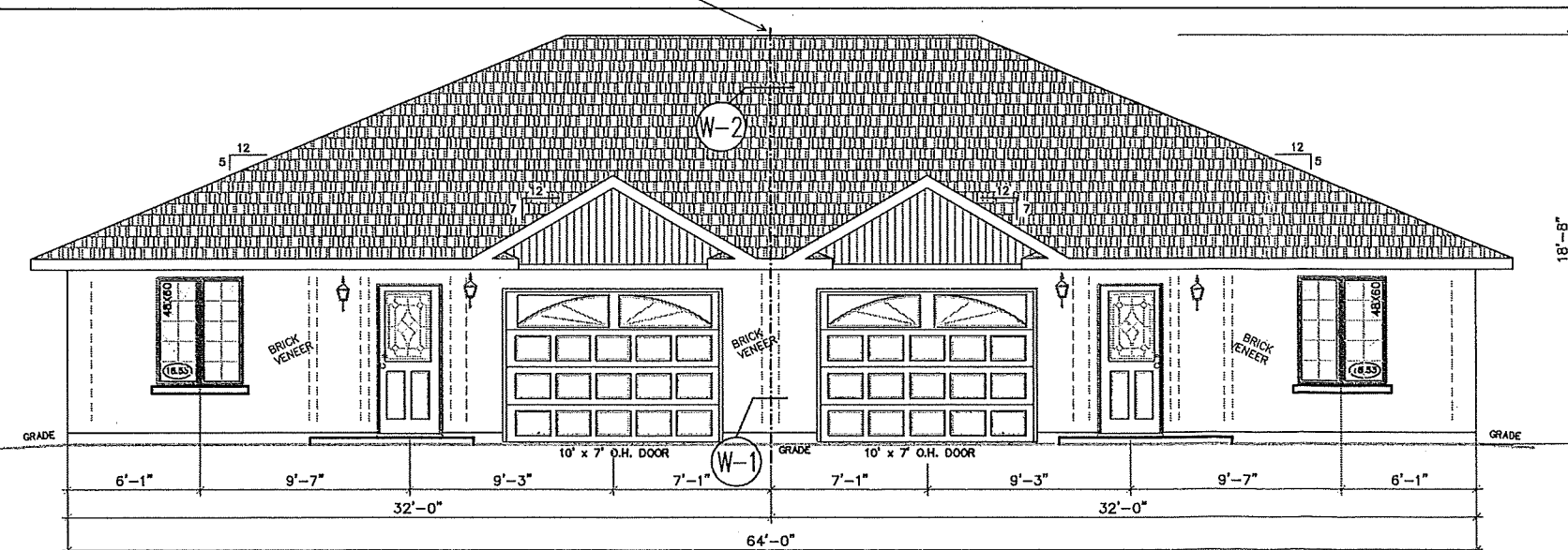
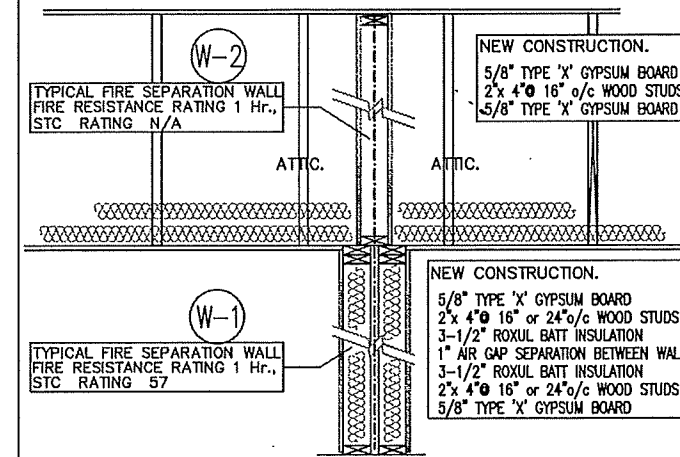
INTERIOR GUARDS

- GUARDS TO BE 36" (900mm) IN HEIGHT
- MAXIMUM 4" (100mm) ALLOWABLE OPENINGS
- NOT FACILITATE CLIMBING

EXTERIOR GUARDS

- GUARDS TO BE 42" (1060mm) IN HEIGHT
- UNLESS EXEMPTED TO 36" (900mm)
- MAXIMUM 4" (100mm) ALLOWABLE OPENINGS
- NOT FACILITATE CLIMBING

FIRE-SEPARATION SECTION



4 PROPOSED FRONT ELEVATION
SCALE: As Noted

3
19-11-26
A-3

M.R./McConn/Cona.Gr.
M.R./McConn/Cona.Gr.
2019-12-02
1/4"=1'-0"
1/8"=1'-0"

SEMI-DETACHED DWELLINGSw/ ATTACHED GARAGES
11 COLLINS ST., COPPER CLIFF, SUDBURY
FRONT & REAR ELEVATIONS.
LEGENDS AND NOTES

REVISIONS
1
2
3
4
5
6
7
8

M.R. CONSULTING
1888 ASHCOURT AVENUE
SUDBURY, ONTARIO
N2A-5Y1
PHONE (705) 691-1365

I, MICHEL RIOPEL DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. DIV.'C' OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
INDIVIDUAL BCIN. # 13054 FIRM BCIN. # 35810

MICHEL RIOPEL C.E.T., O.B.C.P., SENIOR DESIGNER
1582790 ONTARIO LTD. O/A MCANN CONSULTING GROUP



Photo 1: Subject lands from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.



Photo 2: Subject lands from Finland Street looking northwest. Photo taken February 12, 2021, File #751-6/20-26.



Photo 3: Multiple dwelling to the east of the subject lands, from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.



Photo 4: Single detached dwelling west of the subject lands, from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.