

Request for Decision

Deschene Road, Hanmer

Presented To:	Planning Committee
Presented:	Monday, Feb 22, 2021
Report Date	Monday, Feb 01, 2021
Type:	Managers' Reports
File Number:	751-7/20-07

Resolution

THAT the City of Greater Sudbury approves the application by Keystone Homes Inc. to amend Zoning By-law 2010-100Z by removing the “H”, Holding Designation on lands described as PIN 73504-3102, Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled “Deschene Road, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, in order to permit an 80-unit row dwelling complex.

Relationship to the Strategic Plan / Health Impact Assessment

The application to lift a holding designation is an operational matter under the Planning Act to which the City is responding. The proposal seeks to expand the range of new housing throughout the City, and is therefore consistent with the objectives of the Strategic Plan.

Report Summary

An application to lift a holding designation on lands zoned “H43C2”, Holding General Commercial, has been submitted in order to develop an 80-unit row dwelling complex on Deschene Road in Hanmer. The application is recommended for approval as the conditions to lifting the holding designation are no longer relevant and are superseded by a concurrent rezoning to “R3 Special”, Medium Density Residential Special and “C2”, General Commercial. The holding designation will remain on abutting lands under separate ownership.

Financial Implications

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Feb 1, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 1, 21

Recommended by the Division

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 1, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Feb 3, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Feb 7, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Feb 8, 21

If approved, staff estimate approximately \$260,000 in taxation revenue based on the assumption of 80 units of row dwelling units (and estimated assessed value of \$275,000 per unit) at the 2020 property tax rates.

In addition, this development would result in total development charges of approximately \$840,000 based on assumption of 80 units of row dwelling units based on rates in effect as of this report.

Title: Deschene Road, Hanmer

Date: January 25, 2021

Staff Report

Applicant:

Keystone Homes Inc.

Location:

PIN 73504-3102, Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer (Deschene Road, Hanmer)

Application:

To amend [By-law 2010-100Z](#) being the City of Greater Sudbury Zoning By-law by removing the “H”, Holding Designation on lands zoned “H43C2”, Holding General Commercial. The subject lands will be rezoned “R3 Special”, Medium Density Residential Special and “C2”, General Commercial as part of a concurrent proposal to develop the site on Deschene Road in Hanmer. The holding designation will remain on abutting lands under separate ownership.

Proposal:

Planning Committee Resolution PL2020-137 was approved by Council on November 24, 2020 in order to permit the following:

1. Rezone part of PINs 73504-3102 and 73504-2283 to R3 Special in order to permit an 80-unit row dwelling complex and related accessory uses, to include an outdoor recreation area and stormwater facilities on abutting rural lands; and,
2. Consolidate an approximate 1,752 m² southerly portion of PIN 73504-3102 with abutting PIN 73504-1924 (5074 Highway 69 North) and rezone to “C2”, General Commercial.

Background:

The holding provision was applied in March 2019 order to accommodate the severance of the subject land from the rural parent parcel (File 751-7/18-4; Resolution PL2020-19; By-law 2019-46Z). The “H43”, Holding symbol shall only be removed by Council provided the following conditions are first satisfied:

- i) The owners shall have entered into a servicing agreement with the City of Greater Sudbury respecting the extension of municipal sanitary sewer services to service the lands subject to the “H”, Hold symbol, and agree to contribute towards the cost of the extension of the sanitary sewer;
- ii) Municipal sanitary services are available to service the development;
- iii) A traffic impact analysis which identifies those road improvements which are required to support the uses permitted on the lands subject to the “H”, Hold symbol and that the owner enter into an agreement with the City to contribute towards the cost of any improvements or upgrades identified in the study including a paved shoulder on the west side of Deschene Road from the north limit of the lands subject to the “H” to Municipal Road 80;
- iv) Stormwater Management Report, to include details concerning a stormwater drainage outlet for the site and that the owner enter into an agreement with the City to contribute towards the cost of any drainage improvements identified in the report.

Title: Deschene Road, Hanmer

Date: January 25, 2021

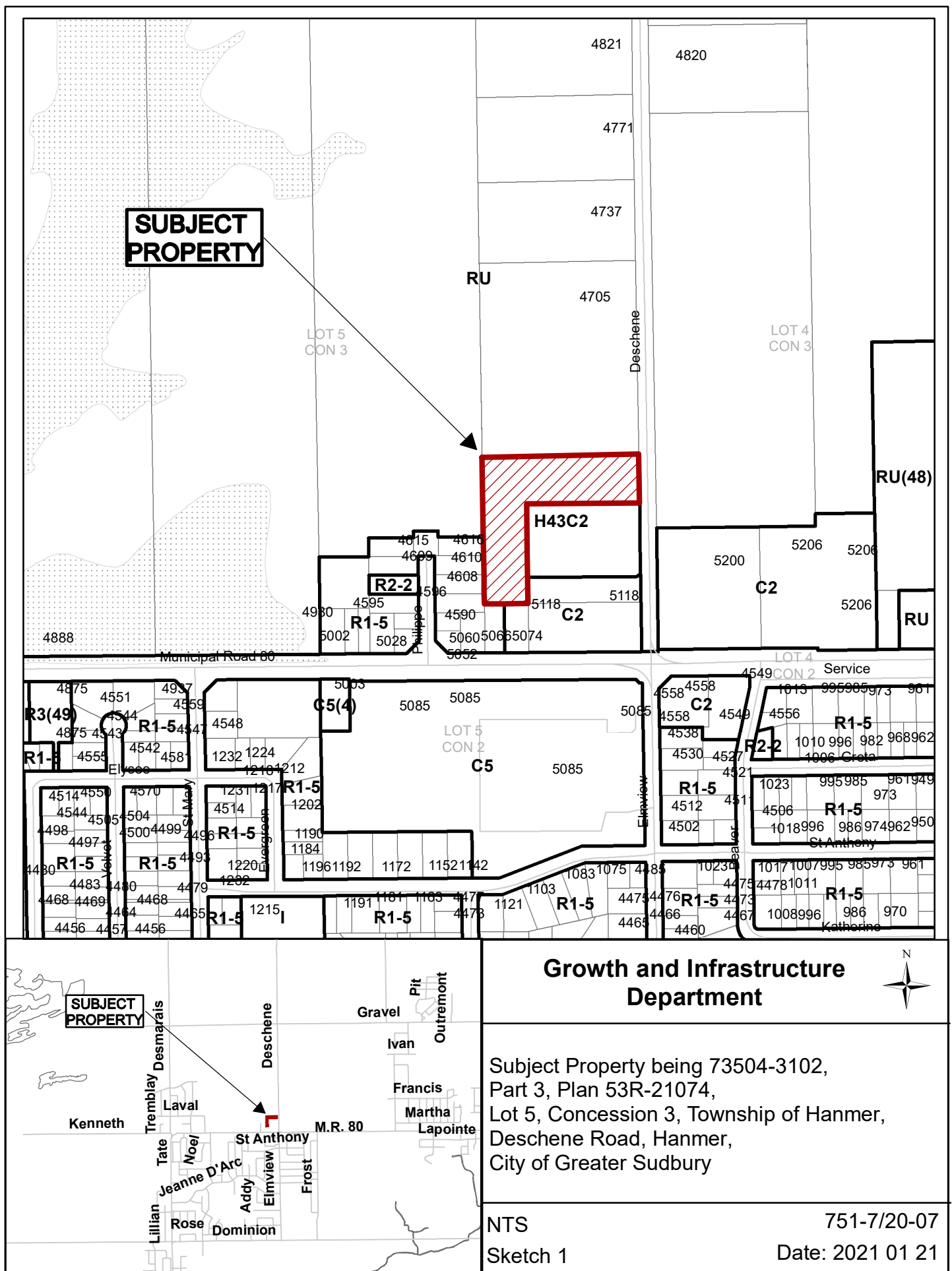
Planning considerations:

The removal of the holding designation is viewed as a technical amendment, as the conditions for lifting the holding provision are no longer relevant and will be superseded by the "R3 Special", Medium Density Residential Special and "C2", General Commercial zoning. Following the initial implementation of the holding designation, the owner subsequently acquired adjacent lands and the proposed row dwelling complex can now be serviced from Philippe Street. A Traffic Impact Study is not required for this specific development and matters related to stormwater management can be addressed at site plan stage.

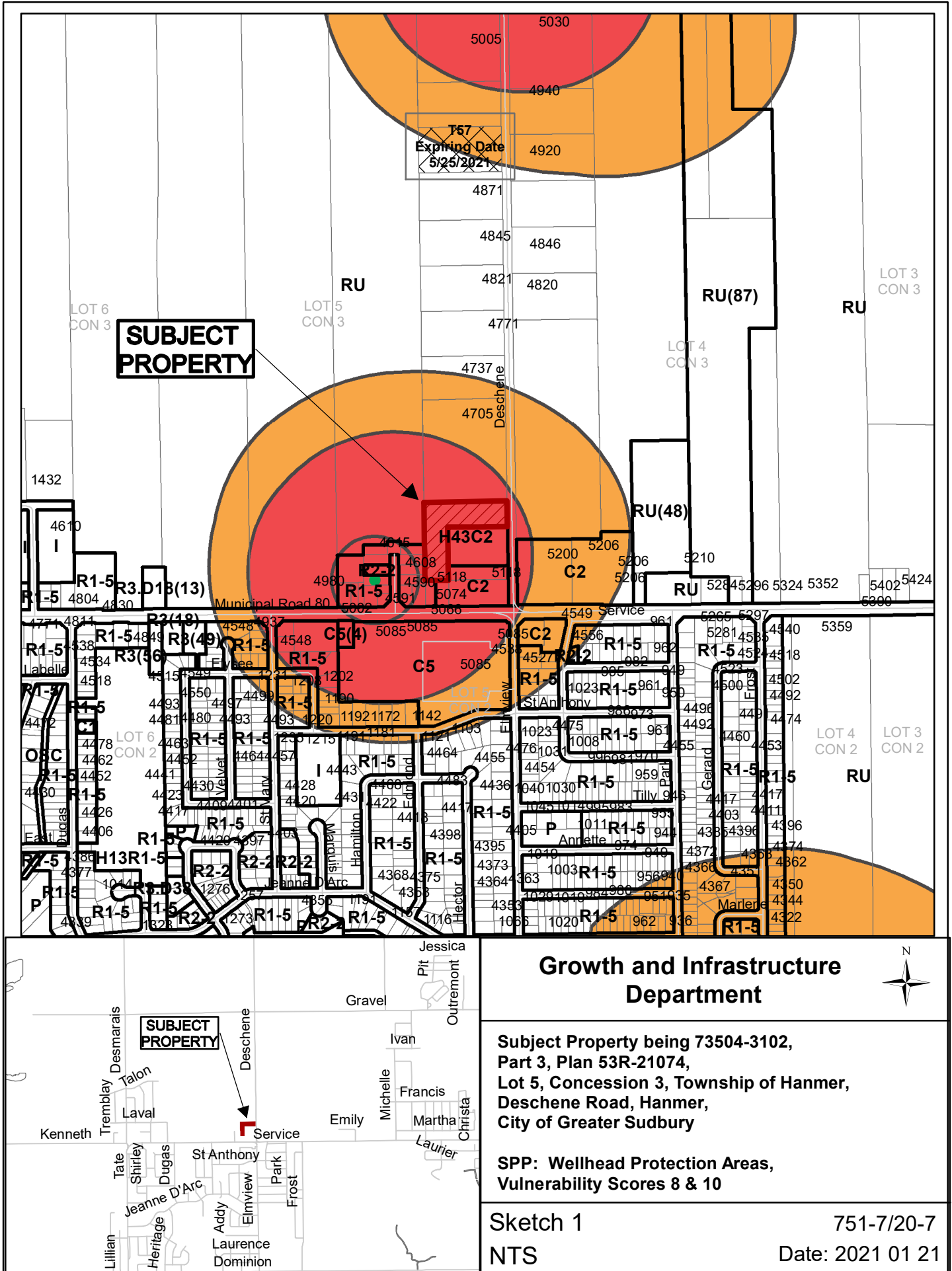
It is therefore recommended that the holding provision be lifted in order for development to proceed.

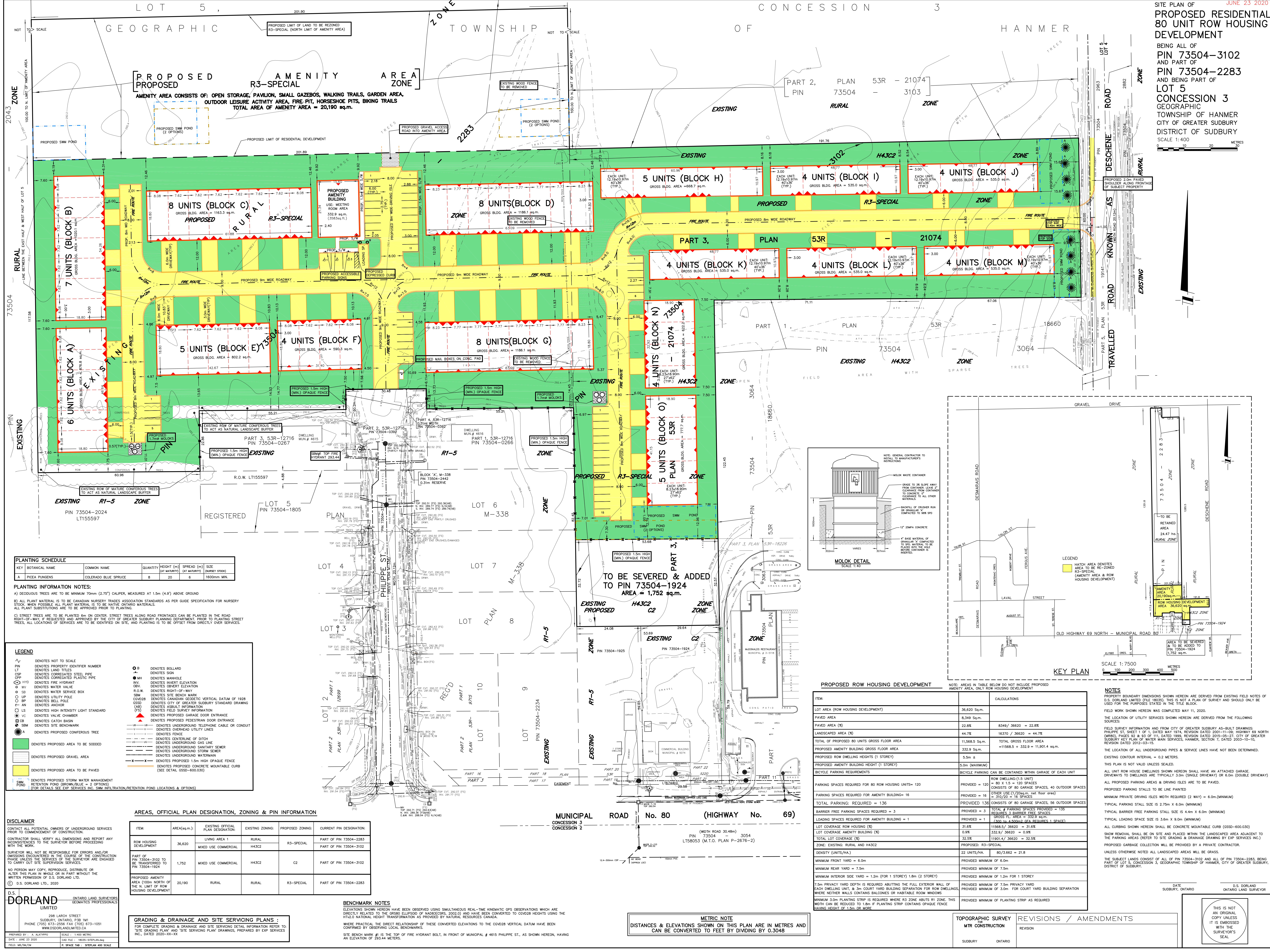
The holding designation will remain on abutting lands under separate ownership for which the conditions remain applicable.

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Source Protection Plan Map





DISCLAIMER
CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY ALL OWNERS AND REPORT ANY INCONSISTENCIES TO THE SURVEYOR BEFORE PROCEEDING WITH THE WORK.
SURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ENCOUNTERED IN THE COURSE OF THE CONSTRUCTION PHASE UNLESS THE SERVICES OF THE SURVEYOR ARE ENGAGED TO CARRY OUT SITE SUPERVISION SERVICES.
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D.S. DORLAND LIMITED
288 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 873-2266 FAX (705) 873-1051
WWW.DSODRDLANDLTD.COM
PREPARED BY: A. KATYPPA SCALE: 1:400 METRIC
DATE: APR 23 2020 CAD FILE: 1000-10701-MR-03
FIELD: MR/2M/2M P. SPACE: TAB 1: SITEPLAN 400 SCALE

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION				
ITEM:	AREA (sq.m.)	EXISTING OFFICIAL PLAN DESIGNATION:	EXISTING ZONING:	PROPOSED ZONING: CURRENT PIN DESIGNATION:
ROW HOUSING DEVELOPMENT	36,620	LIVING AREA 1	RURAL	R3-SPECIAL PART OF PIN 73504-2283
PART OF PIN 73504-3102 TO BE TRANSFERRED TO PIN 73504-1924	1,752	MIXED USE COMMERCIAL	H43C2	C2 PART OF PIN 73504-3102
PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT)	20,190	RURAL	RURAL	R3-SPECIAL PART OF PIN 73504-2283

BENCHMARK NOTES
ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE OSRD ELLIPSOID OF NAD83(CSRS, 2002.0) AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HTVD28 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.
WHERE PRACTICAL THE DIRECT RELATIONSHIP OF THESE CONVERTED ELEVATIONS TO THE CGVD28 VERTICAL DATUM HAVE BEEN CONFIRMED BY OBSERVING LOCAL BENCHMARKS.
SITE BENCH MARK #1 IS THE TOP OF FIRE HYDRANT BOLT, IN FRONT OF MUNICIPAL # 4615 PHILIPPE ST., AS SHOWN HEREON, HAVING AN ELEVATION OF 233.44 METERS.

METRIC NOTE
DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PROPOSED ROW HOUSING DEVELOPMENT	
ITEM:	CALCULATIONS
LOT AREA (ROW HOUSING DEVELOPMENT)	36,620 Sq.m.
PAVED AREA	8,349 Sq.m.
PAVED AREA (%)	22.8% 8349 / 36620 = 22.8%
LANDSCAPED AREA (%)	44.7% 16370 / 36620 = 44.7%
TOTAL OF PROPOSED 80 UNITS GROSS FLOOR AREA	11,568.5 Sq.m.
PROPOSED AMENITY BUILDING GROSS FLOOR AREA	332.9 Sq.m.
PROPOSED ROW DWELLING HEIGHTS (1 STOREY)	5.5m ±
PROPOSED AMENITY BUILDING HEIGHT (1 STOREY)	5.0m (MAXIMUM)
BICYCLE PARKING REQUIREMENTS	BICYCLE PARKING CAN BE CONTAINED WITHIN GARAGE OF EACH UNIT
PARKING SPACES REQUIRED FOR 80 ROW HOUSING UNITS= 120	PROVIDED = 120
PARKING SPACES REQUIRED FOR AMENITY BUILDING= 16	PROVIDED = 16
TOTAL PARKING: REQUIRED = 136	PROVIDED 136
BARRIER FREE PARKING SPACES REQUIRED = 3	PROVIDED = 3
LOADING SPACES REQUIRED FOR AMENITY BUILDING = 1	PROVIDED = 1
LOT COVERAGE ROW HOUSING (%)	31.6% 11568.5 / 36620 = 31.6%
LOT COVERAGE AMENITY BUILDING (%)	0.9% 332.9 / 36620 = 0.9%
TOTAL LOT COVERAGE (%)	32.5% 11901.4 / 36620 = 32.5%
ZONE: EXISTING: RURAL AND H43C2	PROPOSED: R3-SPECIAL
DENSITY (UNITS/HA)	22 UNITS/HA 80/3.662 = 21.8
MINIMUM FRONT YARD = 6.0m	PROVIDED MINIMUM OF 6.0m
MINIMUM REAR YARD = 7.5m	PROVIDED MINIMUM OF 7.5m
MINIMUM INTERIOR SIDE YARD = 1.2m (FOR 1 STOREY) 1.8m (2 STOREY)	PROVIDED MINIMUM OF 1.2m FOR 1 STOREY
7.5m PRIVACY YARD DEPTH IS REQUIRED ABUTTING THE FULL EXTERIOR WALL OF EACH DWELLING UNIT, & 3m COURT YARD BUILDING SEPARATION FOR ROW DWELLINGS, WHERE NEITHER WALLS CONTAINS BALCONIES OR HABITABLE ROOM WINDOWS	PROVIDED MINIMUM OF 3.0m FOR COURT YARD BUILDING SEPARATION
MINIMUM 3.0m PLANTING STRIP IS REQUIRED WHERE R3 ZONE ABUTS R1 ZONE. THIS STRIP CAN BE REDUCED TO 1.5m IF PLANTING STRIP CONTAINS OPAQUE FENCE HAVING HEIGHT OF 1.5m OR MORE	PROVIDED MINIMUM OF PLANTING STRIP AS REQUIRED

NOTES
PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD NOTES OF D.S. DORLAND LIMITED (FILE 19033). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.
FIELD WORK SHOWN HEREON WAS COMPLETED MAY 11, 2020.
THE LOCATION OF UTILITY SERVICES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING SOURCES:
FIELD SURVEY INFORMATION AND FROM CITY OF GREATER SUDBURY AS-BUILT DRAWINGS: PHILIPPE ST. SHEET # 1, DATED MAY 1974, REVISION DATED 2001-11-09, HIGHWAY 69 NORTH (MTRD), PAGES #2 & #3 OF 111, DATED 1989, REVISION DATED 2015-05-27, CITY OF GREATER SUDBURY KEY PLAN OF WATER MAIN SERVICES, HANMER, SECTION 7, DATED 2003-10-10, REVISION DATED 2015-05-27.
THE LOCATION OF ALL UNDERGROUND PIPES & SERVICE LINES HAVE NOT BEEN DETERMINED.
EXISTING CONTOUR INTERVAL = 0.2 METERS.
THIS PLAN IS NOT VALID UNLESS SEALED.
ALL UNIT ROW HOUSE DWELLINGS SHOWN HEREON SHALL HAVE AN ATTACHED GARAGE. DRIVEWAYS TO DWELLINGS ARE TYPICALLY 3.0m (SINGLE DRIVEWAY) OR 6.0m (DOUBLE DRIVEWAY).
ALL PROPOSED PARKING AREAS & DRIVING ISLES ARE TO BE PAVED.
PROPOSED PARKING STALLS TO BE LINE PAINTED.
MINIMUM PRIVATE DRIVING ISLES WIDTH REQUIRED (2 WAY) = 6.0m (MINIMUM).
TYPICAL PARKING STALL SIZE IS 2.75m X 5.0m (MINIMUM).
TYPICAL BARRIER FREE PARKING STALL SIZE IS 4.4m X 6.0m (MINIMUM).
TYPICAL LOADING SPACE SIZE IS 3.6m X 9.0m (MINIMUM).
ALL CURBING SHOWN HEREON SHALL BE CONCRETE MOUNTABLE CURB (OSRD-600.030).
SNOW REMOVAL SHALL BE ON SITE AND PLACED WITHIN THE LANDSCAPED AREA ADJACENT TO THE PARKING AREAS (REFER TO SITE GRADING & DRAINAGE DRAWING BY EXP SERVICES INC.).
PROPOSED GARBAGE COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR.
UNLESS OTHERWISE NOTED, ALL LANDSCAPED AREAS WILL BE GRASS.
THE SUBJECT LANDS CONSIST OF ALL OF PIN 73504-3102 AND ALL OF PIN 73504-2283, BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY.

PRELIMINARY DISTRIBUTION PLAN
JUNE 23 2020
SHEET PLAN OF
PROPOSED RESIDENTIAL 80 UNIT ROW HOUSING DEVELOPMENT
BEING ALL OF
PIN 73504-3102
AND PART OF
PIN 73504-2283
AND BEING PART OF
LOT 5
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:400
0 10 20 30 METRES

DATE: SUDBURY, ONTARIO
D.S. DORLAND
ONTARIO LAND SURVEYOR
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