

# MEMORANDUM



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To: Glen Ferguson, MCIP, RPP  
Senior Planner, Development Approvals  
City of Greater Sudbury

Date: January 7, 2021

JLR No.: 29699-001

CC:

From: Sarah Vereault, MCIP, RPP, Planner

Re: Peace Tower Housing – Zoning By-law Amendment

J.L. Richards & Associates Limited (JLR) is working with 1930167 Ontario Ltd. o/a Sudbury Peace Tower on an application for Zoning By-law Amendment for the property described as PINs 021321282, 021321284, 021321279 (formerly the Sudbury water tower, where the structure still stands) located on Pearl Street in Sudbury, ON. The amendment is to facilitate the proposed development of an affordable housing multiple dwelling consisting of 38 dwelling units, and office and community services on the first floor.

The property is currently zoned Limited General Commercial Special Exception 17 (C3-17) which permits office uses, banquet facilities and restaurant uses within the existing structure (the water tower) and multiple dwellings.

## Application – Requested Amendment

An amendment to the Zoning By-law is required to facilitate the proposed development of an affordable housing multiple dwelling consisting of 38 dwelling units, and office and community services on the first floor. The required zoning exceptions to parking, setbacks, and height are to accommodate the proposed building location on this unique property as well as add complementary uses. Specifically, the amendment is required for the following:

- Permit office and community services on the first floor of the multiple dwelling (Table 7.2 / Part 11 2(3)(q));
- Require a total of 29 parking spaces for the multiple dwelling and office and community services (Tables 5.4 and 5.5);
- Increase number of units per building to permit 38 dwelling units (Table 7.2, note 10);
- Increase in net density to 72 units per hectare (Table 7.2, note 10);
- Reductions in front and corner side setbacks to 0m (Table 7.3); and
- Increase in maximum building height to 16m (Table 7.3).

## Site Description and Surrounding Lands

The lands are approximately 5,300 sqm in area, situated on a hilltop, and are irregularly shaped, bounded by Pearl Street to the south, Montebello Avenue to the west and Fairview Avenue to the north. The lands are presently developed with a former water storage tank on the western half and are otherwise vacant. The lands are surrounded by low and medium density residential development. The lands are approximately 350 m from Sudbury's Downtown.

## Proposed Development

The proposed development is an affordable housing multiple dwelling consisting of 38 dwelling units, and office and community services on the first floor. At least 20% of the units are required to be fully accessible by Building Code; however, the goal is to exceed this minimum amount, and the building will have greater accessibility for those with physical, hearing, and visual impairments. While specific office and community services have not been confirmed, they may consist of services such as: employment services, mental health, public health, child and family services, and other social services.

The project is currently seeking funding from Provincial and Federal government. Pending rezoning, Site Plan approval, and funding decisions, construction is anticipated to commence in Summer 2021, to be completed for occupancy in Fall 2022/Winter 2023.

### City Staff Report

We are in receipt of the City's Staff report to Planning Committee, dated December 14, 2020, and concur with the findings noted therein that support the proposed rezoning.

### Policy Framework

We concur with the City's finding that the proposed development and amendment is consistent with the Provincial Policy Statement (PPS). The PPS supports development within designated settlement areas, including a range and mix of housing types and densities and accommodating affordable housing. The PPS supports opportunities for residential intensification and redevelopment. The PPS further supports development on full municipal services and in areas with public and active transportation infrastructure.

We concur with the City's opinion that the proposed development and amendment conforms or does not conflict with the Growth Plan for Northern Ontario (GPNO). The GPNO identifies Greater Sudbury as an "economic and service hub" which is meant to accommodate future population growth and be developed with a mix of land uses and range of housing types. Policy 3.4.3. calls for municipalities to support and promote healthy living by providing a diverse mix of land uses, a range and mix of employment and housing types, high quality public spaces and easy access to local stores and services.

We concur with City Staff that the proposed development and amendment conforms to the City's Official Plan (OP). The proposed development is located in the Living Area 1 designation which is to be the focus of growth and development on full municipal services. Living Area 1 permits medium density development up to 90 units per hectare and supports residential intensification. The OP supports a range of housing types and forms, including affordable housing. Specifically Section 17.2.7 indicates the City's support for: expansion of transitional and supportive housing to enable homeless individuals to move towards a more stable housing situation and receive the supports needed; and, the expansion of permanent affordable housing to ultimately provide a suitable and affordable living environment for individuals experiencing homelessness or at risk of homelessness.

The proposed parking requirement is supported by proximity to the City's downtown core, transit terminal, as well as existing public transit and active transportation infrastructure. With regard to sanitary sewer capacity, we understand there are downstream capacity issues which will be further reviewed with the City during Site Plan.

Finally, it should be noted that the current C3-17 Zone permits the proposed multiple dwelling use; however, given the irregular ovoid shape of the property, several site-specific amendments dealing with siting of the building and parking on the property are required. Additional uses are proposed to support the proposed affordable housing project.

### Conclusion

We are of the professional opinion that proposed development and amendments are consistent with the PPS, conform or do not conflict with the GPNO, conform to the City's OP, and represent good land use planning. As such, we recommend that Planning Committee approve the application for zoning by-law amendment to facilitate the proposed development.

J.L. RICHARDS & ASSOCIATES LIMITED

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