

Date: October 21, 2020

Staff Report

Applicant:

Oldenburg Inc.

Location:

PINs 73585-0909 & 73585-1128 & Part of PIN 73585-1085, Lots 88 & 89, Plan M-31S, Part of Alder Street Located South of Victoria Street & North of Willow Street, Lot 6, Concession 3, Township of McKim (185 & 227 Lorne Street, Sudbury)

Application:

The original application for rezoning for which an extension is now being applied for sought to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "M1-1", Business Industrial and "R2-3", Low Density Residential Two to "R3-1(S)", Medium Density Residential Special.

Proposal:

Staff received an email from the owner dated October 14, 2020, requesting that their rezoning approval be extended for a period of one year until November 22, 2021. The decision to conditionally approve the rezoning was ratified by Council initially on November 22, 2016. The conditional rezoning approval has been extended twice (ie. 2018 and 2019) prior to the current extension request. The fee for the requested extension has been provided by the owner. Once completed, the rezoning would facilitate the conversion of a former industrial building, along with a five-storey addition, as a mixed-use development. The mixed-use development would contain 50 residential dwelling units, along with a mix of commercial and light industrial uses, as well as a separate one-storey parking garage in Sudbury. The development proposal also includes a request to close Alder Street between Victoria Street and Willow Street.

Site Description & Surrounding Land Uses:

The subject lands are located on the west side of Lorne Street with Victoria Street being to the north and Hazel Street to the south in the community of Sudbury. The lands subject to the rezoning includes the property along Lorne Street, the portion of Alder Street between Victoria Street and Willow Street that is proposed to be closed and a vacant lot at the corner of Victoria Street and Alder Street. The lands have a total lot area of approximately 8,000 m² (86,114 ft²) with approximately 148 m (487 ft) of frontage along Lorne Street and 117 m (384 ft) of continuous lot frontage along Victoria Street. The lands contain a former industrial building. The portion of the lands that are proposed to contain a parking garage are presently vacant.

Surrounding uses are mixed with urban residential uses of varying built-forms being to the west along with general commercial uses along Regent Street. Hazel Street to the south of the lands includes a small cluster of general commercial uses including a hotel, restaurant and hair salon. There are also a number of light industrial uses in the area along Lorne Street. There is an operating rail-yard owned by Canadian Pacific Railway across Lorne Street to the immediate east of the subject lands. The downtown area of Sudbury is located to the north-east of the lands.

Date: October 21, 2020

Planning Considerations:

The application for rezoning was originally approved by Planning Committee through recommendation PL2016-190 on November 21, 2016 and ratified by Council on November 22, 2016. The approval was conditional upon the owner providing a registered survey of the lands to be rezoned in order to allow for the preparation of an amending zoning by-law. The lands are also to be the subject of a holding provision that would not be removed from the lands until certain conditions were satisfied including the following items:

1. That the owner enter into an agreement to acquire or has acquired the portion of Alder Street to be closed to the satisfaction of the City Solicitor;
2. That the owner complete a Transportation Demand Management report to the satisfaction of the Director of Planning Services;
3. That the owner complete and submit a noise and vibration study to the satisfaction of the Director of Planning Services; and,
4. That Council for the City of Greater Sudbury declare the lands as a Class IV Area under the Ministry of the Environment's NPC-300-Environmental Noise Guideline for Stationary and Transportation Sources.

The owner has indicated to staff by requesting an extension to their conditional approval that they wish to continue to pursue the rezoning of the subject lands. At the time of writing this report, a registered survey necessary for the purposes of enacting the amending zoning by-law has not been submitted. Those items relating to the holding provision have not been provided to the Planning Services Division.

A copy of the approved resolution from Planning Committee, which was ratified by Council on November 22, 2016, is attached to this report for reference purposes. A copy of the original staff report, which recommended approval of the rezoning request, is also attached to this report for reference purposes.

Staff has reviewed the current request and has no concerns with a further one year extension at this time, but would reiterate that the amending zoning by-law with holding provisions can only be enacted once a registered survey plan is provided which describes the lands that are to be rezoned.

Summary:

The owner has indicated to staff that they wish to continue pursuing the rezoning of the subject lands. The rezoning would facilitate conversion of a former industrial building, along with a five-storey addition as a mixed-use development. The mixed-use development would contain 50 residential dwelling units, along with a mix of commercial and light industrial uses, as well as a separate one-storey parking garage in Sudbury. The original rezoning approval granted by Council is conditional upon a registered survey being provided to the Planning Services Division in order to allow for the preparation of an amending zoning by-law. This current request to extend the conditional rezoning approval would be the third extension granted. The amending zoning by-law would include a holding provision tied to further conditions as outlined in this report. The owner has provided the fees necessary for this extension request. Staff therefore has no concerns and recommends approval of the request to extend the rezoning approval as it pertains to the subject lands for a period of one year until November 22, 2021.