

## **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 multiple dwelling with four (4) units.

The existing dwelling on the site is intended to be converted into a multiple dwelling containing four residential dwelling units. The applicant's site sketch shows the location of the proposed multiple dwelling and parking on the subject lands. In terms of internal layout, two units are proposed on the main floor and two units are proposed in the basement. All units will have two bedrooms.

The site sketch proposes two access driveways on Laberge Lane, each being 6 m in width. There are two garages on the property and one is intended to be demolished. For the garage that will remain, relief will be required for a reduced planting strip width of 0.895 m with no screening device beside the garage where a 3.0 m planting strip with a screening device is required.

### **Existing Zoning:** R1-5, Low Density Residential One

The R1-5 zone permits a limited range of low density residential uses including single detached dwellings, a home daycare, group home (type 1), and a bed and breakfast establishment.

### **Requested Zoning:** R3(S), Medium Density Residential Special

The proposed R3(S) zone would permit an additional range of residential uses beyond those permitted in the R1-5 zone, including semi-detached, duplex, row dwellings and multiple dwellings. Specific relief has been requested to reduce the width of the planting strip with a screening device that is required along west property line beside the existing garage.

### **Location and Site Description:**

The subject property is described as PIN 73576-0481, Parts 1 & 2, Plan 53R-4187, Parcels 15345 & 37658, Lot 10, Concession 3, Township of Neelon. The subject lands are located at the northwest corner of Bancroft Drive and Laberge Lane, and are municipally known as 2708 Bancroft Drive. The lands are 0.16 ha in size with approximately 32.5 m of frontage and are currently serviced with municipal water and sanitary sewer. There is a City transit stop on both sides of Bancroft in this location. The lands are within the Source Water Protection Area.

### **Surrounding Land Uses:**

The area surrounding the site includes:

North:	Residential use (single detached dwelling)
East:	Laberge Lane, residential use (single detached dwelling)
South:	Bancroft Drive, residential use (single detached dwelling)
West:	Residential use (single detached 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 along Bancroft Drive in this area.

**Public Consultation:**

Notice of complete application of the application was circulated to the public and surrounding property owners on March 26, 2020. Notice of Public Hearing was circulated to the public and surrounding property owners on May 21, 2020.

Comments have been received from one individual, with concerns about the capacity of Laberge Lane to support the proposed development, and the specific request that the applicant be required to construct a turn-around on Laberge Lane.

**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.

**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:**

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. Policies 3.2(2), 3.2.1(4) and 3.2.1(5) provide direction regarding the location of medium density housing. Medium density housing is permitted where full municipal services with adequate capacity are available, and should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

**Date: May 11, 2020**

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Policies 3.2(3) and 3.2.1(5) state that sites should be of a suitable size to provide adequate landscaping and amenity features, and 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.

Policies 3.2.1(6) establishes the following criteria to be considered 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 2.3.3 encourages all forms of intensification and establishes a 20% residential intensification target. Intensification applications are to be evaluated with respect to criteria including site suitability, compatibility with neighbourhood character and proposed mitigation measures, availability of infrastructure and public service facilities, and traffic impacts.

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.

#### **Zoning By-law 2010-100Z:**

The development standards for the requested zone permit a maximum height of 11 m. The minimum required front yard is 7.5 m, the minimum required rear yard is 7.5 m, the minimum required interior side yard is 1.2 m, and the minimum required corner side yard is 4.5 m. The maximum lot coverage is 40%.

Parking is not permitted in the front or corner side yard. Parking for a multiple dwelling is required to be provided at a rate of 1.5 spaces per unit, or 6 spaces in this case. The minimum driveway width is 3 m.

The minimum landscaped open space requirement is 30%. A 3.0 m wide planting strip with a screening device is required adjacent to the full length of the lot line abutting the northerly and westerly R1-5 zones. The planting strip width may be reduced to 1.8 m where an opaque fence 1.5 m in height is provided.

#### **Site Plan Control:**

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

#### **Department/Agency Review:**

The application has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards. Comments have been addressed to the satisfaction of reviewing department and agencies.

Infrastructure and Capital Planning Services has commented that Bancroft Drive is designated as a secondary arterial roadway. In accordance with the Official Plan, access to this type of roadway is to be strictly regulated. No new access to arterial roads is permitted where alternate access is available at locations with a lesser impact on traffic flow. They also note that the proposal for two access driveways onto Laberge Lane would decrease the available storage area for snow. As a condition of approval, only one driveway access onto Laberge Lane with a maximum width of 6.3 metres should be permitted.

Building Services has advised that the applicant will be required to submit new drawings prepared by a qualified designer showing floor layouts, exits, fire separations and all first life safety requirements in accordance with the current Ontario Building Code standards to the satisfaction of the Chief Building Official. They have also raised concerns with compliance with zoning bylaw provisions that prohibit parking in the corner side yard, and require a planting strip abutting the R1-5 zone to the north and the west property line.

### **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 multiple dwelling building on the subject lands is consistent with the PPS direction to direct development to fully serviced settlement areas. The Official Plan encourages all forms of intensification.

Both the PPS and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan 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 the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The proposal to construct a multiple dwelling in this location, all being two bedroom units, represents an opportunity to provide an alternative form of housing.

Given the location on Bancroft Drive, the subject property is an appropriate location for intensification to medium density. There are full municipal services with adequate capacity, the site is adjacent to Bancroft which is a secondary arterial roadway, and public transit stops are available at the site. Employment opportunities, commercial areas, and community services are available within relatively close proximity.

The site itself is relatively large and has sufficient area to accommodate a four-unit multiple dwelling including adequate landscaping. A lot area of 395 m<sup>2</sup> per unit is proposed, where a minimum of 110 m<sup>2</sup> is required.

Traffic is not expected to be impacted by this proposal. Laberge Lane is expected to have adequate capacity for two additional units. Given the comments from Infrastructure and Capital Planning Services, it is recommended that the proposed access onto Laberge Lane be limited to one driveway access with a maximum width of 6.3 m. In terms of parking location, there is sufficient room on the property to accommodate 6 spaces, comprised of 3 spaces within the garage and 3 to the rear of the garage, without impacting the front or corner side yard.

The proposed density and building form is compatible with adjacent lands, which are zoned R1-5 and consist of single-detached dwellings. The proposed four units would represent a net density of approximately 25 units per hectare, which is still within the range for low density development (max 36 du/ha), and is compatible with the adjacent residential uses. It is recommended that the building form be restricted to a four unit row dwelling to ensure the density and built form are scaled to promote compatibility.

The applicant's sketch demonstrates there is adequate room on the site to provide a 3 m planting strip along the westerly and northerly property lines, with the exception of the area in the vicinity of the garage. The proposed reduction in the required landscaping adjacent to the garage is considered to be minor, given the garage itself will provide a visual barrier.

### **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 R1-5 to R3, with site-specific relief to enable the development of a multiple dwelling with four (4) dwelling units.

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 have considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for this application.

Staff is satisfied that the application is consistent with the PPS and conforms to the Growth Plan and the Official Plan. Staff are of the opinion that the proposed zoning by-law amendment is appropriate based on the following:

- The proposed multiple dwelling will contribute to 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.
- The sewer and water services are adequate for the site.

Staff recommend 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.