

Request for Decision

Dalron Construction Ltd. - Application for rezoning in order to create seventeen (17) urban residential lots with single-detached, semi-detached and duplex dwellings as permitted uses, 1305 Holland Road, Sudbury

Presented To: Planning Committee

Presented: Monday, Nov 21, 2016

Report Date Tuesday, Nov 01, 2016

Type: Public Hearings

File Number: 751-6/16-17

Resolution

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z to change the zoning classification from "I", Institutional to "R2-2", Low Density Residential Two in order to facilitate the creation of fifteen (15) urban residential lots allowing for single-detached, semi-detached and duplex dwellings as permitted uses on those lands described as PIN 02119-0026, Parts 1 & 2, Plan SR-845, Lots 48 to 63, Plan M-353, Lot 1, Concession 6, Township of McKim, subject to the following condition:

1. That prior to the enactment of the amending by-law the owner shall enter into an agreement with the City of Greater Sudbury agreeing to transfer to the City Part 1 on Plan SR-845 being part of Arvo Avenue on Plan M-353 for the purposes of a municipal road and also agree to enter into a future servicing agreement for the construction of Arvo Avenue and related services.

Finance Implications

If approved, staff estimate approximately \$90,000 in taxation revenue based on the assumption of 15 single family dwelling units (and estimated assessed value of \$500,000 per unit) at the 2016 property tax rates.

In addition, this development would result in total development charges of approximately \$225,000 based on assumption of 15 single family dwelling units, as well as building permit fees of approximately \$75,000 based on an estimated construction/assessed value of all units and based on rates in effect as of this report.

STAFF REPORT

Applicant:

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Nov 1, 16

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Nov 1, 16

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Nov 1, 16

Recommended by the Department

Tony Cecutti
General Manager of Infrastructure Services
Digitally Signed Nov 4, 16

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Nov 9, 16

Dalron Construction Ltd.

Location:

PIN 02119-0026, Parts 1 & 2, Plan SR-845, Lots 48 to 63, Plan M-353, Lot 1, Concession 6, Township of McKim (1305 Holland Road, Sudbury)

Site Description & Surrounding Land Uses:

The subject lands are located on the west side of Holland Road and to the north of Lamothe Street and to the east of Arvo Avenue in the community of New Sudbury. The lands have a total lot area of 1.23 ha (3.05 acres) with approximately 70.71 m (232 ft) of frontage on Lamothe Street and 283.16 m (929 ft) of frontage on Holland Road. The lands contain a vacant institutional building that was formerly used as an elementary school.

Surrounding uses are primarily urban residential in nature with the predominant built-form being that of single-detached dwellings. There is a more general mix of land uses to the south including both commercial and higher density urban residential uses along the Lasalle Boulevard corridor. There is also a public elementary school located to the south-west which is accessed from Roy Avenue.

Official Plan Conformity & Zoning By-law:

Official Plan

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury. Living Areas are primarily intended for housing and related uses that are seen as being compatible with residential neighbourhoods. Low density residential development in the Living Area 1 designation permits single-detached dwellings, semi-detached dwellings and duplexes to a maximum net residential density of 36 units per hectare.

Section 3.2.1(6) of the Official Plan outlines that in considering applications to rezone lands in the Living Area 1 designation, Council is to ensure amongst other matters that:

1. The site is suitable in terms of size and shape to accommodate the proposed density and building form;
2. 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;
3. Adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
4. The impact of traffic on local streets is minimal.

Section 3.3 of the Official Plan encourages residential intensification as an effective means of ensuring the efficient use of land and infrastructure in the City. Opportunities for intensification are to be supported on lands:

1. That are no longer viable for the purpose for which they were intended, such as older industrial areas;
2. Where the present use is maintained but the addition of residential uses can be accomplished in a complementary manner;
3. That are vacant and/or underutilized within previously developed areas; and,
4. In fully-serviced Living Areas that could accommodate infill developments.

Any changes to the land use structure through intensification will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Section 4.4(5) of the Official Plan also permits the conversion of surplus institutional buildings or vacant institutional lands provided that the following criteria is considered:

1. The need for such lands or building for other public uses, and their long-term value to the community;
2. The compatibility of the proposed uses with surrounding land uses and the intent of the policies in the Official Plan with respect to the proposed uses; and,
3. For conversion to residential uses, the appropriateness of the proposed density.

Section 11.7 of the Official Plan addresses active transportation and the provision of sidewalks and access to other transportation linkages including transit stops, encouraging walking and providing safety for pedestrians. The Plan provides that on new and reconstructed roads, when feasible sidewalks are to be provided on at least one side of local roads.

The application conforms to the Official Plan for the City of Greater Sudbury subject to a review of the above noted land use planning considerations provided later in this report.

Zoning By-law

The subject lands are zoned "I", Institutional under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The "I" Zone permits a cemetery, day care centre, institutional use, library, museum, park, private club, recreation and community centre and/or a restaurant and refreshment pavilion accessory to a park. The proposed creation of seventeen urban residential lots comprised of single-detached, semi-detached and duplex dwellings are not permitted uses in the "I" Zone.

Application:

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 "I", Institutional to "R2-2", Low Density Residential Two.

Proposal:

The application is intended to facilitate the creation of seventeen urban residential lots allowing for single-detached, semi-detached and duplex dwellings as permitted uses.

Departmental & Agency Circulation:

Building Services, Development Engineering, Drainage and Operations have advised that they have no concerns from their respective areas of interest. Roads, Traffic and Transportation have expressed concern with respect to eliminating the Arvo Avenue connection to Holland Road, as well as noting that Arvo Avenue and Lamothe Street should be urbanized as per the City's cost-sharing policy.

Public Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to landowners and tenants within a minimum of 120 m (400 ft) of the subject lands. The applicant 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 application prior to the public hearing. At the time of writing this report, no phone calls or written submissions with respect to this application have been received by the Planning Services Division.

Staff also understands that the applicant held a resident's meeting with an open house format at the former St. Andrew elementary school building which is located on the subject lands between 6:00 p.m. and 7:30 p.m. on September 14, 2016.

Planning Considerations:

Provincial Policy Statement

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that

decisions affecting land use planning matters are consistent with the Provincial Policy Statement (PPS). The proposed rezoning is consistent with the PPS for the following reasons:

1. Settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted. The community of Sudbury is an identified settlement area in the City's Official Plan and the addition of urban residential lots in this urban setting and location should be promoted;
2. Municipalities are required 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. Staff is of the opinion that the proposed rezoning would positively contribute to and allow for additional housing options in the form of single-detached, semi-detached and duplex dwellings in this particular neighbourhood in Sudbury; and,
3. Intensification and redevelopment is generally to be directed to appropriate locations where the wise use and management of infrastructure and other resources can be achieved. Staff notes the subject lands can be fully serviced with municipal infrastructure that is available in the area and further that the lands are currently under utilized as a vacant and former elementary school building. The opportunity for intensification as proposed by the applicant in this particular location is viewed as being appropriate.

Official Plan

With respect to Living Area 1 policies, staff has the following comments:

1. The development proposal for seventeen urban residential lots would result in a residential density of approximately 14 units per hectare, which is in keeping with the policies for low density residential development. If each lot were to contain two residential dwelling units it would result in a residential density of approximately 28 units per hectare which is also in keeping with the low density residential development policies of the Living Area 1 designation. It is noted that later in this report staff is recommending that Arvo Avenue be extended to Holland Road, potentially reducing the number of lots from 17 to 15;
2. Staff is satisfied that the lots as depicted on the submitted sketch are generally suitable for low density residential development in terms of the size and shape of the lots being proposed from a density and built-form perspective;
3. Staff is satisfied that the development proposal is generally compatible with surrounding low density residential neighbourhood that exists along Arvo Avenue, Lamothe Street and Holland Road. The lots as proposed are appropriate in this setting from a scale, massing, height, siting, setbacks and parking and amenity area land use planning perspective;
4. Staff is of the opinion that adequate on-site parking can be provided on each of the lots being proposed. Staff has no concerns with lighting or the ability to provide appropriate landscaping and outdoor amenity areas on the lots should the rezoning be approved; and,
5. Staff does not anticipate any negative impact on surrounding local streets such as Arvo Avenue, Lamothe Street or Holland Road should the rezoning be approved to facilitate additional urban residential lots in this neighbourhood.

With respect to residential intensification policies in the Official Plan, staff is supportive of intensification in this location and has the following comments:

1. The lands are no longer used as an elementary school and are presently vacant and underutilized. There is no demonstrated need for these lands to continue to be used as a school and alternative land uses in this location should be promoted;
2. Staff notes that Development Engineering has indicated that the lands are currently serviced with full municipal water and sewer infrastructure. No extension of municipal infrastructure is proposed; and,
3. Staff is satisfied that the intensification proposed is balanced against the character and needs of the

local area as it would take the form of single-detached, semi-detached and duplex dwellings which are appropriate and compatible built-forms in this particular residential neighbourhood.

With respect to policies addressing the conversion of surplus institutional lands in the Official Plan, staff is supportive of the proposed conversion and has the following comments:

1. Following the Sudbury Catholic District School Board closing St. Andrew's school, the City received a letter from the School Board in June 2015 inquiring as to whether the City was interested in purchasing the property. At the Council meeting of November 24, 2015, Council approved a motion to defer the matter without further debate for one year. The City's rights as a preferred agent with the School Board subsequently expired and the property was sold to a private party.
2. The proposed conversion to urban residential dwelling lots is viewed as being compatible and in keeping with the existing residential character of the surrounding neighbourhood along Arvo Avenue, Lamothe Street and Holland Road. Staff is of the opinion however that Arvo Avenue should be extended as originally planned and shown on Plan M-353, extending to Holland Road. The development proposal is also in keeping with the general intent of the Living Area 1 policies in the Official Plan; and,
3. Staff is of the opinion that the proposed conversion to urban residential lots would yield an appropriate residential density given the context of the area.

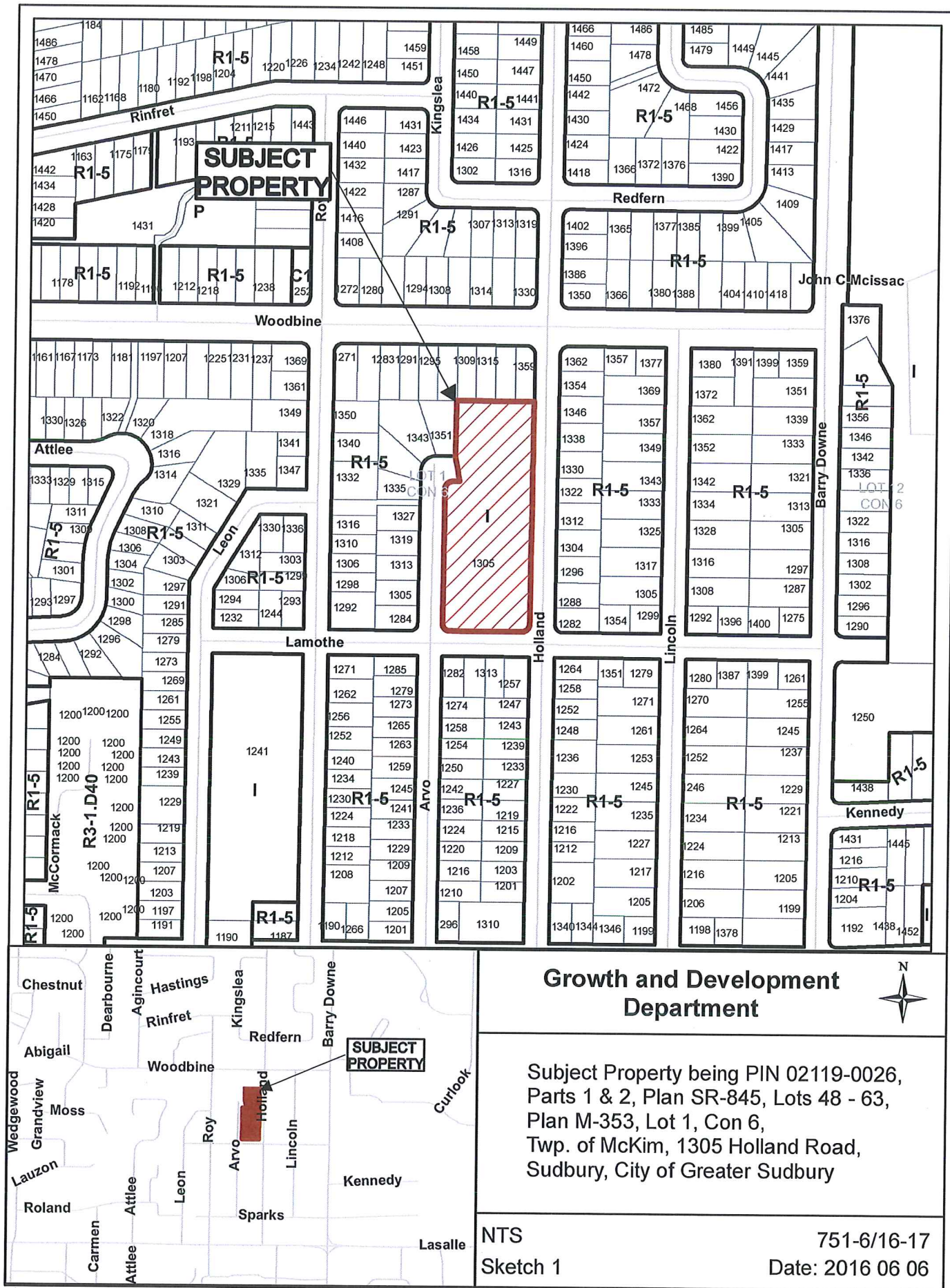
Zoning By-law

The applicant is requesting that the subject lands be rezoned from "I", Institutional to "R2-2", Low Density Residential Two in order to facilitate the creation of seventeen urban residential lots allowing for single-detached, semi-detached and duplex dwellings as permitted uses. Staff has reviewed the request and has no concerns with the requested zone category, but would advise that the Arvo Avenue connection be made through to Holland Road in order to provide greater connectivity to the surrounding road network consistent with the intended road network in the area. Roads, Traffic and Transportation have also recommended that this connection be made noting concerns with respect to snow removal as well as highlighting that the intended secondary access from Arvo Avenue to Holland Road be maintained. A condition has been included requiring that the owner agree to transfer to the City lands for the extension of Arvo Avenue connecting to Holland Road.

Summary:

Staff has reviewed the development proposal and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury. The development proposal is also consistent with the land use planning policy directions identified in PPS. The development of fifteen urban residential lots in this location generally represents good land use planning provided that the Arvo Avenue connection is made to Holland Road and offers an opportunity to provide for appropriate residential intensification while at the same time improving the mix of housing options in the area.

The Planning Services Division therefore recommends that the subject lands be rezoned accordingly in order to facilitate the creation of fifteen urban residential lots allowing for single-detached, semi-detached and duplex dwellings as permitted uses be approved.



PLAN-SR-845

APPROVED JULY 13TH 1965
DUPPLICATE

[Signature]
EXAMINER OF SURVEYS

REGISTERED UNDER NO. _____

RECORDED _____

LOCAL MASTER OF TITLES _____

5-85-1

PART 1. BEING PART OF PCL
PART 2. BEING PART OF PCL 18894 S.E.S.

NOTE.
ALL BEARINGS SHOWN HEREON ARE ASSUMED AND DERIVED FROM THE BEARING OF N⁰33°30' E. FOR THE WEST LIMIT OF HOLLAND ROAD (FORMERLY HAROLD AVE.) AS SHOWN ON RECD. PLAN M-353 OF RECORD IN THE OFFICE OF LAND TITLES AT SUDBURY.

SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY
- 1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
 - 2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
 - 3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
 - 4) THAT THE SURVEY WAS COMPLETED ON THE 3RD DAY OF JUNE, 1965

JUNE 1, 1965
DATE
[Signature]
D. W. ENDELMAN O.L.S.

LEGEND

- S.I.A. DENOTES 1" x 1" x 48" LONG IRON BAR.
- S.S.I.A. DENOTES 1" x 1" x 24" LONG IRON BAR.
- I.B. DENOTES 3/4" x 3/4" x 24" LONG IRON BAR.
- R.B. DENOTES 1" x 1" x 6" LONG IRON BAR IN ROCK.
- W.S. DENOTES 2" x 2" x 24" LONG IRON WOOD STAKE.
- C.M. DENOTES CONCRETE MONUMENT.
- I.P. DENOTES IRON PIPE.
- x C.C. DENOTES CUT CROSS.
- FD. DENOTES MONUMENT FOUND.
- PL. DENOTES MONUMENT PLANTED.
- (P & M) DENOTES PLAN AND MEASURED.

PLAN OF SURVEY OF PART OF

ARVO AVENUE AND PART OF LOT 50

REGD. PLAN M-353

CITY OF SUDBURY

DISTRICT OF SUDBURY

DATE JUNE 7, 1965 SCALE 1" = 40'

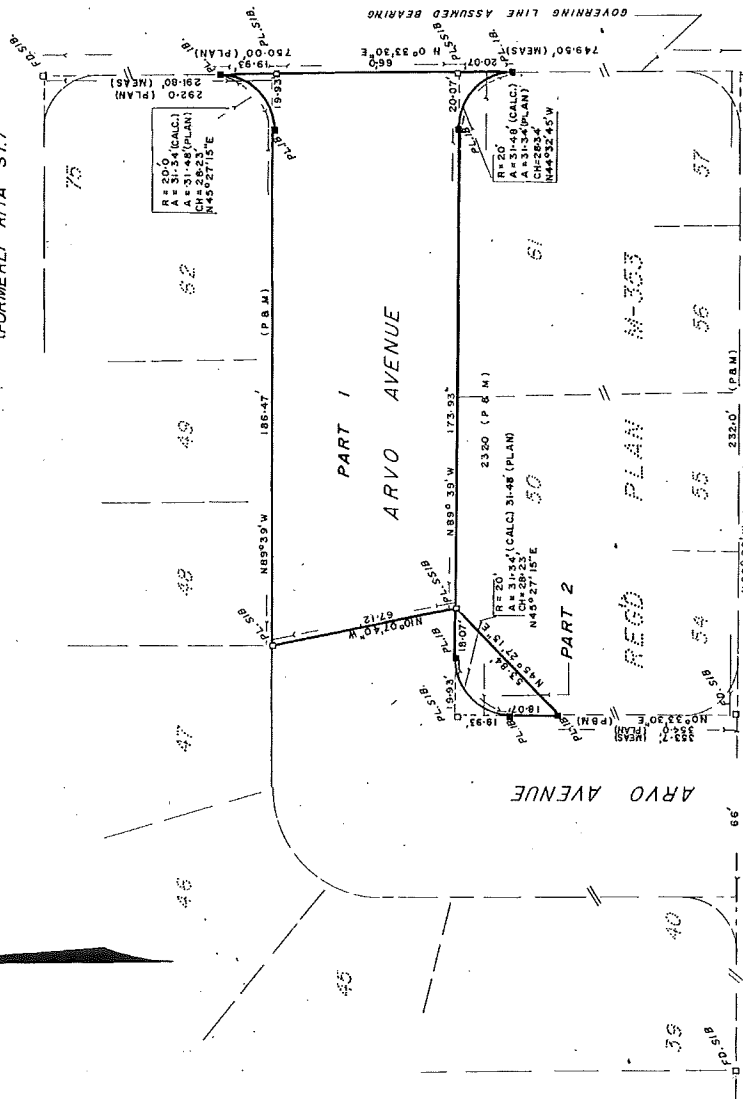
REF. NO.
(51)-M-353-MCKIM

D. W. ENDELMAN

ONTARIO LAND SURVEYOR - PROFESSIONAL ENGINEER
172 ELM ST. W. SUDBURY, ONTARIO



WOODBINE AVENUE
(FORMERLY RITA ST.)



HOLLAND ROAD
(FORMERLY HAROLD AVE)

PART 1
ARVO AVENUE

REGD. PLAN M-353
PART 2

LAMOTHE STREET

I hereby certify that this is a duplicate of a Plan which was duly filed in the Office of Land Titles at Saddle River and entered at Parcel 18840 Saddle River East. Section is Plan M-353 on the 26th day of April A.D. 1954

Lands to be rezoned
R2-2

APPLICANT'S PROPOSED LOTTING CONFIGURATION

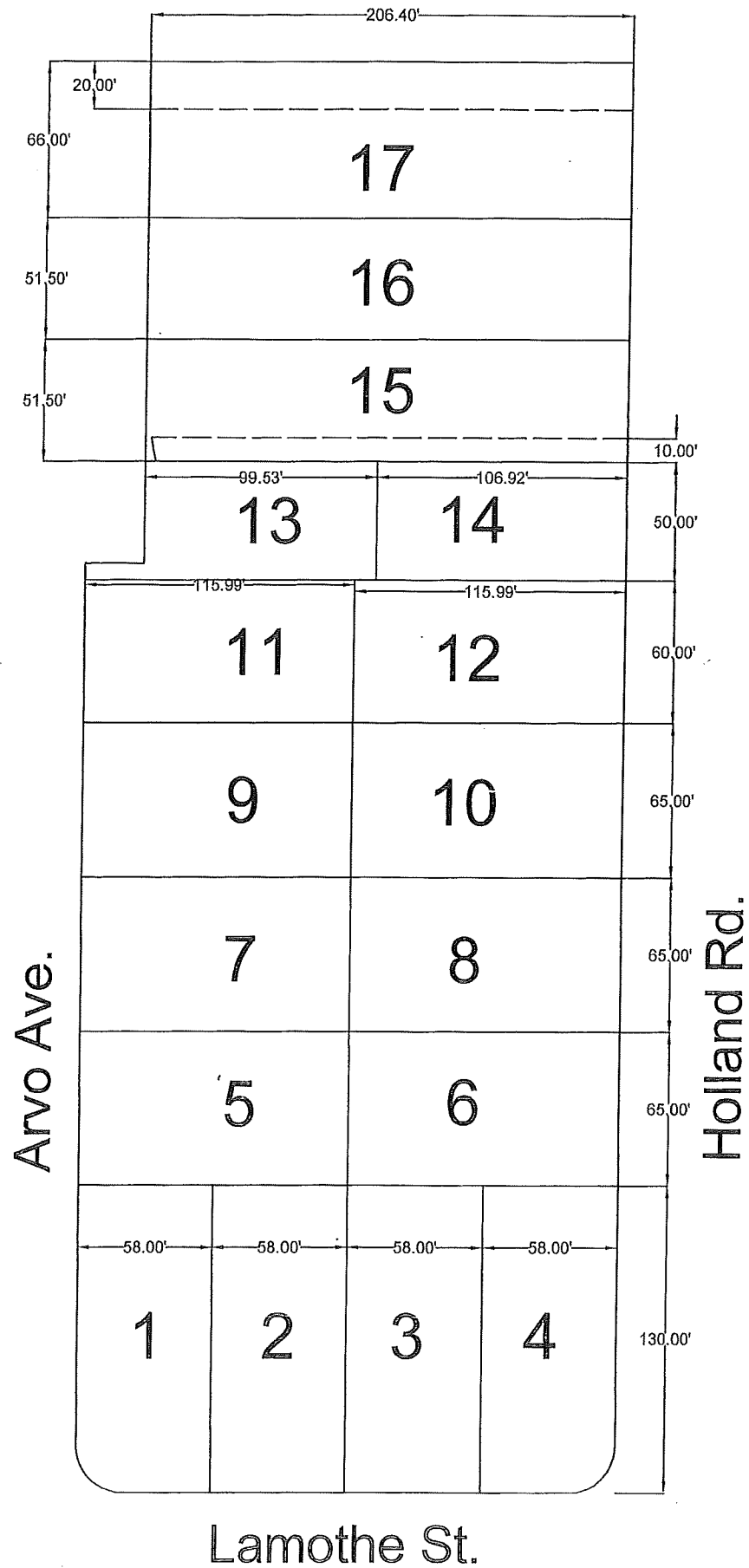




PHOTO 1 SUBJECT LANDS AS VIEWED FROM LAMOTHE STREET
LOOKING NORTH EAST



PHOTO 2 EXISTING SINGLE DETACHED DWELLINGS AS VIEWED
FROM ARVO AVENUE LOOKING NORTH

751-6/16-17 PHOTOGRAPHY JUNE 28, 2016



PHOTO 3 EXISTING SINGLE DETACHED DWELLINGS AS VIEWED
FROM HOLLAND AVENUE LOOKING NORTH



PHOTO 4 EXISTING SINGLE DETACHED DWELLINGS TO THE SOUTH
OF THE SUBJECT LANDS AS VIEWED FROM LAMOTHE STREET

751-6/16-17 PHOTOGRAPHY JUNE 28, 2016