

125 Christakos Street, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 15, 2024
Type:	Routine Management Reports
Prepared by:	Eric Taylor Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/21-29

Report Summary

This report provides a recommendation regarding a request to extend the conditional zoning approval for 125 Christakos Street, Sudbury.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-29 by Legion Property Holdings and Management Ltd. on lands described as PIN 73583-0350 in Lot 4, Concession 3, Township of McKim, as outlined in the report entitled "125 Christakos Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024, for a period of one (1) year to March 8, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to extend the conditional rezoning is an operational matter under the Planning Act to which the City is responding. The development proposal will further diversify and expand upon the availability of affordable and attainable housing options in this part of the City and is therefore consistent with the Housing Goals in the City's Strategic Plan. As a form of residential intensification situated within an existing built-up areas in the community of Sudbury, the development proposal aligns with the recommendations of the CEEP.

Financial Implications

This report has no financial implications as requesting one year extension to address outstanding matters relating to conditions of approval.

Report Overview:

A conditional approval was granted on March 8, 2022 in order to rezone lands to recognize and permit an existing multiple dwelling with three residential units on the property municipally known as 125 Christakos Street, Sudbury.

Staff recommends that the conditional approval be extended for a one (1) year period as requested, as the owner has shown progress on addressing the conditions of approval.

STAFF REPORT

Applicant:

Legion Property Holdings Management Ltd.

Location:

PIN 73583-0350 in Lot 4, Concession 3, Township of McKim (125 Christakos Street, Sudbury)

Application:

Application to rezone the subject lands from "R2-2", Low Density Residential Two to "R3(S)", Medium Density Residential (Special)

Proposal:

An application for rezoning has been submitted in order to recognize and permit an existing multiple dwelling containing three residential dwelling units. The owner is requesting a one-year extension in order to address outstanding matters related to the conditions of approval.

Background:

The following resolution PL2022-20 was passed by Planning Committee on February 23, 2022 and ratified by City Council on March 8, 2022:

THAT the City of Greater Sudbury approves the application by Legion Property Holdings & Management Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R3(S)", Medium Density Residential Special on those lands described as PIN 73583-0350, Part of Lot 4, Concession 3, Township of McKim, as outlined in the report entitled "125 Christakos Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 23, 2022, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law:

- a) The owner shall apply for all required building permits to the satisfaction of the Chief Building Official;
- b) The owner shall remove the carport entirely or otherwise establish vehicular access to the rear yard parking area to the satisfaction of both the Chief Building Official and the Director of Planning Services; and,
- c) The owner shall install a minimum planting strip of 1 metre along with a fence having a minimum height of 1.5 metres be required along the northerly and southerly interior side lot lines to the satisfaction of the Director of Planning Services.

2. That the amending zoning by-law include the following site-specific provisions:

- a) That a single-detached dwelling, duplex dwelling, multiple dwelling containing a maximum of three residential dwelling units, private home daycare be the only permitted uses on the lands;
- b) That the existing minimum lot frontage of 15 metres be permitted;
- c) That the existing minimum front yard setback of 2.9 metres be permitted;

- d) That the existing northerly minimum interior side yard setback of 1.4 metres be permitted;
 - e) That the existing minimum planting strip width along the front lot line of 2.9 metres be permitted;
 - f) That the existing minimum driveway width of 3 metres along the southerly wall of the existing building and providing access to the rear yard be permitted;
 - g) That a minimum landscaped open space of 28% be required;
 - h) That a minimum planting strip of 1 metre along with a fence having a minimum height of 1.5 metres be required along the northerly and southerly interior side lot lines; and,
 - i) That a minimum of three parking spaces be provided within the rear yard.
3. That conditional approval shall lapse on March 8, 2024 unless Condition #1 above has been met or an extension has been granted by Council.

Department/Agency Review:

Building Services has advised that the owner has applied for a building permit for a third unit in the basement and has recently amended their application to include the demolition of the carport. Building Services has advised that the permit is ready to be issued pending the Zoning By-law amendment coming into effect and the payment of building permit fees. Planning Staff notes that the installation of the planting strip and fencing remains to be completed. The owner has requested an extension in order to complete the required works prior to the enactment of the amending by-law.

Planning Considerations:

Staff has no concerns related to the extension and no modifications to the conditions are required. The owner has requested an additional year in order to fulfill the above noted conditions of approval. Staff is therefore recommending a one-year extension in order to move this file towards completion.