

Presented To:	Planning Committee
Presented:	Monday, Sep 10, 2018
Report Date	Tuesday, Jul 31, 2018
Type:	Public Hearings
File Number:	751-6/18-11

Request for Decision

Cardinal Hotel Limited - Application for rezoning in order to add a food processing plant in the form of a brewery to the uses permitted in the “C4(6)”, Office Commercial Special zone, 1500 Regent Street, Sudbury

Resolution

THAT the City of Greater Sudbury approves the application by Cardinal Hotel Limited to amend Zoning By law 2010-100Z by changing the zoning classification from "C4(6)", Office Commercial Special to an amended "C4(6)", Office Commercial Special on lands described as PINs 73596-0480 and 73596-0754, Parcels 34881 and 11599 S.E.S., in Lot 7, Concession 1, Township of McKim, as outlined in the report entitled “Cardinal Hotel Limited” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 10, 2018, subject to the following condition:

a) In addition to the uses permitted in the C4 zone, a food processing plant in the form of a brewery shall also be permitted.

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding.

Report Summary

An application for rezoning has been submitted in order to permit a food processing plant in the form of a brewery within an existing hotel located at 1500 Regent Street, Sudbury. The owner is proposing the conversion of approximately 116 m2 of floor area to a micro-brewery and associated event/viewing space, which will be adjacent to an existing restaurant.

The subject land is designated as Mixed Use Commercial in the Official Plan and zoned “C4(6)”, Office Commercial Special, which permits all C4 uses and limits the building height to four (4) storeys.

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Jul 31, 18

Manager Review

Eric Taylor
Manager of Development Approvals
Digitally Signed Jul 31, 18

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Jul 31, 18

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed Aug 23, 18

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Aug 23, 18

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Aug 24, 18

The application conforms to the Official Plan based on the following observations:

- there are no identified servicing constraints;
- adequate on-site parking can be provided based on the mix of uses;
- no new access to the Secondary Arterial Road is required;
- no road improvements are required to accommodate development; and,
- no outdoor storage is required for the proposed use

Based on a review of applicable policies, the proposal is consistent with the 2014 Provincial Policy Statement and does not conflict with the 2011 Growth Plan for Northern Ontario.

Planning Services recommends that the application for rezoning be approved.

Financial Implications

If approved, there will not be any development charges as there are no planned additions to any building. Any change in taxation is unknown at this time as rezoning may increase the assessment value based on the change in the zoning.

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Date: July 27, 2018

STAFF REPORT

Applicant:

Cardinal Hotel Limited

Location:

PINs 73596-0480 and 73596-0754, Parcels 34881 and 11599 S.E.S., in Lot 7, Concession 1, Township of McKim (1500 Regent Street, Sudbury)

Official Plan and Zoning By-law:

Official Plan

The subject land is designated as Mixed Use Commercial in the [Official Plan](#). All uses except Heavy Industrial may be accommodated in the Mixed Use Commercial designation through the rezoning process, subject to criteria under Section 4.3 of the Plan.

New development may be permitted provided that:

- a. sewer and water capacities are adequate for the site;
- b. parking can be adequately provided;
- c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;
- d. the traffic carrying capacity of the Arterial Road is not significantly affected;
- e. traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent; and,
- f. landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided.

Zoning By-law

The subject land is zoned "C4(6)", Office Commercial Special, which permits all C4 uses and limits the building height to four (4) storeys.

Site Description & Surrounding Land Uses:

The subject property is located on the east side of Regent Street opposite Arnold Street in the City's South End. The area is fully serviced by municipal water and sanitary sewer. Regent Street at this location is designated as a Secondary Arterial Road and is constructed to an urban standard with sidewalks on both sides of the street.

Total area is 1.6 ha, with 108 metres of frontage and 151 metres of depth. The site is occupied by a 43-room hotel with two accessory restaurants. The parking area can accommodate 121 parking spaces. The property is subject to a Site Plan Control Agreement that was last amended in June 1986.

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A multiple dwelling with 12 units abuts directly to the north (1492 Regent Street). A 107-unit multiple dwelling is located further to the north (Meridian Apartments). Vacant lands designated for future development abut to the south and east. Low density housing is located directly opposite the subject land on Arnold Street.

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By law from "C4(6)", Office Commercial Special to an amended "C4(6)", Office Commercial Special in order to add a food processing plant in the form of a brewery to the uses permitted under the existing zoning.

Proposal:

The owner is proposing the conversion of approximately 116 m² of floor area to a micro-brewery and associated event/viewing space, which will be adjacent to an existing restaurant.

Departmental/Agency Circulation:

There are no objections from commenting departments and agencies.

Neighbourhood Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants within a minimum of 120 metres of the property.

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

The owner advised that written notice would be provided to adjacent property owners.

As of the date of this report, no written submissions have been received by Planning Services concerning this file.

Planning Considerations:

Land use compatibility

There are no concerns related to land use compatibility. The proposal involves an interior renovation only. The proposed microbrewery forms a good fit with the existing restaurant use.

No negative impact on adjacent uses is envisioned. The use is appropriately located in area designated for a mix of commercial and residential uses.

Parking calculations

The rezoning sketch indicates **121** parking spaces can be provided on-site. The parking standard for a hotel is 1 space per guest room plus 1 per 10 m² net floor area of any restaurant, dining room, lounge, tavern, banquet hall, meeting room, retail store or any other area used to accommodate the public.

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The total parking required for the hotel including existing and proposed accessory uses is **119** parking spaces. The parking calculations for the accessory uses are based on gross floor area, which was utilized in lieu of net floor area. Net floor area, which excludes washrooms, staff rooms, common hallways and mechanical rooms, would reduce the parking requirement further.

There are no concerns related to the availability of on-site parking.

Official Plan

The subject property is designated as Mixed Use Commercial in the Official Plan, which permits a range of uses including residential, commercial and light industrial. The proposal meets the general criteria under Section 4.3 as follows:

- no land use conflicts are envisioned with the proposed use;
- there are no identified servicing constraints;
- adequate on-site parking can be provided based on the mix of uses;
- no new access to the Secondary Arterial Road is required;
- no road improvements are required to accommodate development; and,
- no outdoor storage is required for the proposed use.

2014 Provincial Policy Statement (PPS)

Under Section 1.1.3 of the PPS, settlement areas shall be the focus of growth and development. Planning authorities shall also identify appropriate locations for redevelopment taking into account existing building stock. The need for the unjustified and/or uneconomical expansion of services shall be avoided. Land use patterns shall be based on a mix of uses which are transit-supportive.

In this case, the fully serviced property is located in a mixed-use district within the settlement area boundaries of Sudbury. No expansion of municipal services is required to accommodate the proposal. The proposed use involves repurposing part of an existing hotel. Public transit is accessible on Regent Street and there is direct vehicular access to a Secondary Arterial Road.

The application is consistent with the relevant policies of the PPS.

2011 Growth Plan for Northern Ontario (GPNO)

The GPNO identifies Greater Sudbury as an Economic and Service Hub, which shall accommodate a significant portion of future population and employment growth and allow a diverse mix of land uses. It can therefore be generally stated that the proposal does not conflict with the Growth Plan for Northern Ontario.

Planning Services recommends that the application for rezoning be approved subject to the conditions outlined in the Resolution section of this report.

Appendix 1

Departmental & Agency Comments

File: 751-6/18-11

RE: Application for Rezoning – Cardinal Hotel Limited
PINs 73596-0480 and 73596-0754, Parcels 34881 and 11599 S.E.S., in Lot 7,
Concession 1, Township of McKim (1500 Regent Street, Sudbury)

Development Engineering

This location is presently serviced with municipal water and sanitary sewer.

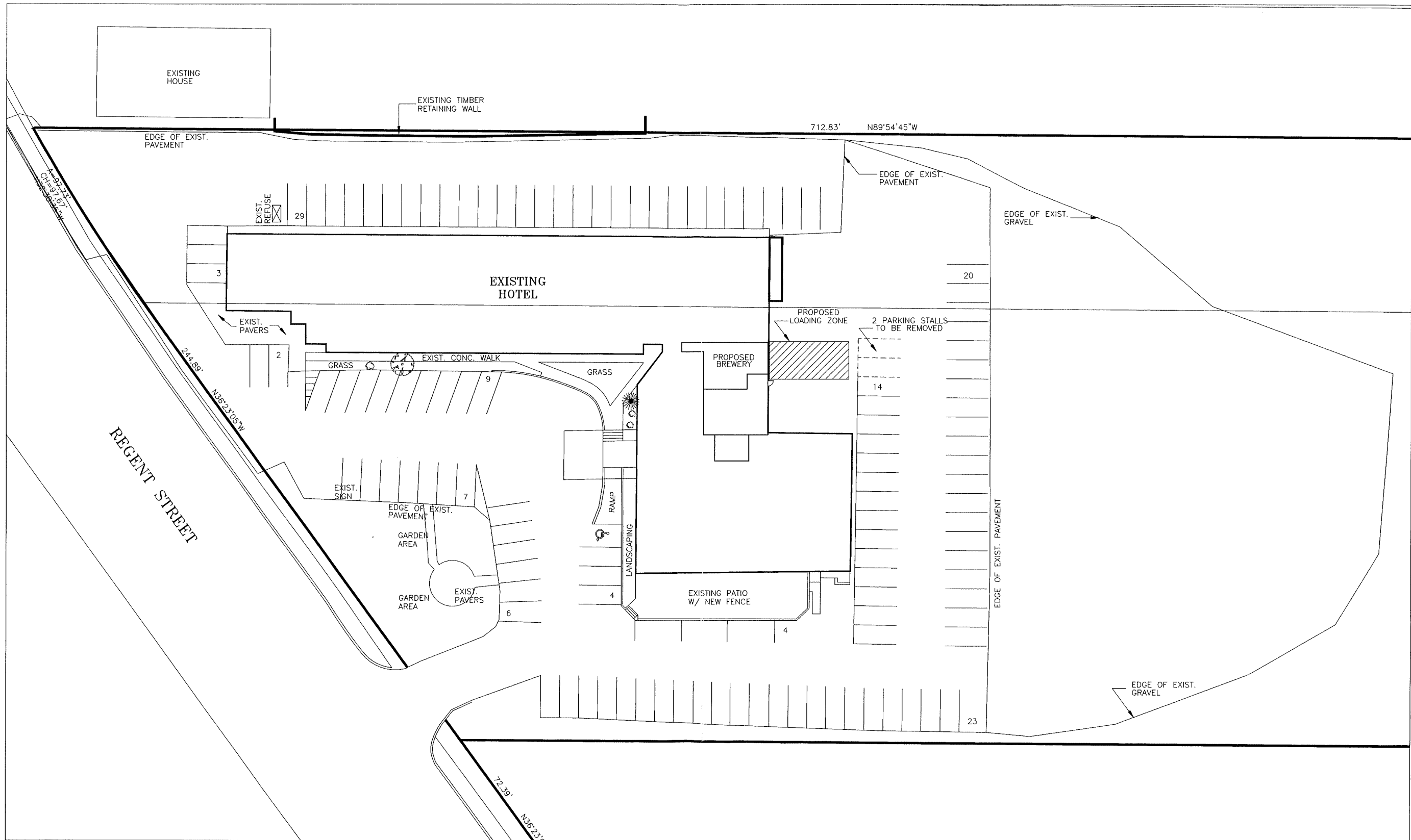
Roads and Transportation

No objection.

Building Services

Based on the information and the site plan sketch provided, Building Services can advise that we have no objections to this application other than the following comments for the applicant's information:

- An application for a building permit is required for the proposed brewery and interior alterations with drawings prepared by a qualified designer showing floor layouts, exits, fire separations and all fire and life safety requirements to the satisfaction of the Chief Building Official.
- A permit application has not been submitted. The applicant should be aware that the qualified designer is to ensure that the proposed location of the brewery meets the required Ontario Building Code requirements for separation of suites based on the classification of the occupancies.



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TAPHOUSE

LOCATION		PROJECT NO.
1500 REGENT STREET		DATE
		JUNE 20/17
		DRAWN BY
		N.L.
		SCALE
		1:10
		DRAWING NO.
		EX
USABLE SF		
N/A		
PRELIMINARY; NOT FOR CONSTRUCTION		



PHOTO 1 1500 REGENT STREET, SUDBURY – VIEW OF HOTEL AND ACCESSORY RESTAURANTS



PHOTO 2 1500 REGENT STREET, SUDBURY – VIEW OF STREET LINE, ACCESSORY RESTAURANT AND MULTIPLE DWELLING ABUTTING TO THE NORTH



PHOTO 3 1500 REGENT STREET, SUDBURY – VIEW OF REAR
YARD AND PROPOSED LOADING AREA