

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Monday, Jun 11, 2012
Type:	Public Hearings
File Number:	751-6/12-12

Request for Decision

Application for rezoning in order to create a 0.37 ha (0.9 acre) lot for M1, Mixed Light Industrial/Service Commercial uses, Chalmers Street, Sudbury - Cottingham Place Properties

Recommendation

THAT the City of Greater Sudbury approve the application by Cottingham Place Properties to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development and "M1-1", Business Industrial to "M1(S)", Mixed Light Industrial/Service Commercial Special on those lands described as Part of Lot 4, Plan 53M-1218, Part of Parcel 1389 S.E.S., in Lot 11, Concession 5, Township of Neelon, subject to the following conditions:

- a. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
- b. That the amending by-law include the following site specific provision:
 - i) The minimum lot frontage shall be 21 metres.

STAFF REPORT

Applicant:

Cottingham Place Properties

Location:

Part of Lot 4, Plan 53M-1218, Part of Parcel 1389 S.E.S., in Lot 11, Concession 5, Township of Neelon (Chalmers Street, Sudbury)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "FD", Future Development and "M1-1", Business Industrial to "M1", Mixed Light Industrial/Service Commercial.

Proposal:

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Jun 11, 12

Reviewed By

Eric Taylor
Manager of Development Services
Digitally Signed Jun 11, 12

Recommended by the Division

Paul Baskcomb
Director of Planning Services
Digitally Signed Jun 11, 12

Recommended by the Department

Bill Lautenbach
General Manager of Growth and Development
Digitally Signed Jun 11, 12

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Jun 12, 12

Application for rezoning in order to create a 0.37 ha (0.9 acre) lot with 21 m (69 ft.) of frontage on Chalmers Street. The proposed lot will accommodate an M1 use. M1 zoning permits accessory outdoor storage subject to the provisions of Section 4.28 of By-law 2010-100Z.

Official Plan Conformity:

The subject property is designated as Mixed Use Commercial in the City of Greater Sudbury 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.

Subject to rezoning, 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.

Conformity with the Official Plan is based on a review of the above noted policies.

Site Description & Surrounding Land Uses:

The subject property is located on the north side of Chalmers Street, east of Falconbridge Road. The area is fully serviced by municipal water and sanitary sewer.

Total area of the proposed lot is 0.37 ha (0.9 acre), with 21 m (69 ft.) of frontage and a depth of approximately 96 m (315 ft.). The lands are currently vacant.

A recreation vehicle sales and service establishment abuts to the west (Leisure Days). Vacant commercial lands comprise the remaining adjacent properties. There are no residential uses in the immediate vicinity.

Departmental & Agency Comments:

Development Engineering

Development Engineering has reviewed the above noted application. This site is not currently serviced with sanitary sewer and municipal water. Water and sanitary sewer will require an extension along Chalmers Street to service this lot. Any cost associated with servicing this lot will be borne entirely by the owner.

We have no objection to changing the zoning classification from "FD", Future Development and "M1-1", Business Industrial to "M1", Mixed Light Industrial/Service Commercial.

Transportation Engineering

No concerns.

Neighbourhood Consultation:

Given the location in a mixed commercial/light industrial area, a neighbourhood meeting was not conducted prior to the public hearing.

As of the date of this report, no phone calls or written submissions have been received by Planning Services.

Background:

A concurrent consent application received conditional approval on May 14, 2012 (File B0043/2012). As a condition of approval, a cost contribution of \$1,000 is required towards downstream stormwater improvements.

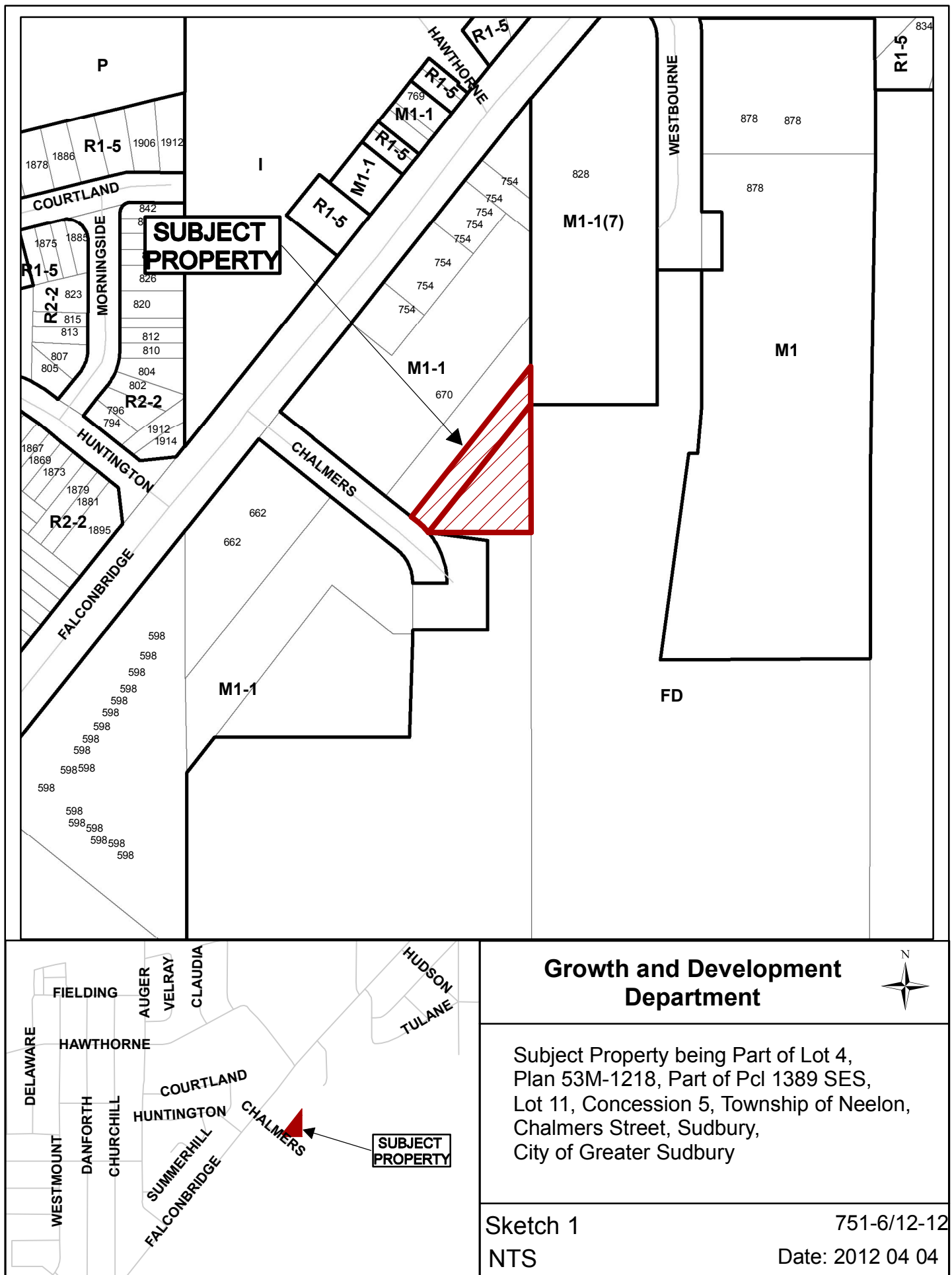
Planning Considerations:

The rezoning is required to address the split zoning that results from a concurrent consent process in order to create a lot for mixed light industrial/service commercial use. There are no major planning issues related to this application, which can be supported based on the following considerations:

- The proposed zoning is consistent with existing land uses in the area, which presents a mix of commercial and business industrial uses including offices. No land use conflicts or traffic impacts are envisioned.
- The proposed lot area is 0.37 ha where a minimum of 0.15 ha is required. The lot will have sufficient site area to accommodate the range of M1 uses.
- The variance for 21 m of lot frontage where 30 m are required is considered minor in nature.
- The proposal does not compromise the future extension of Chalmers Street.
- The subject property is located within 152.4 metres (500 feet) of Municipal Road 86 (Falconbridge Road). Site Plan Control will therefore be implemented to ensure appropriate development of the land, including such matters as servicing, landscaping, parking, outdoor storage, etc.
- The proposed lot is located some distance from the arterial road corridor. As such, accessory outdoor storage is not a particular concern provided it conforms to the provisions of Section 4.28 of By-law 2010-100Z.

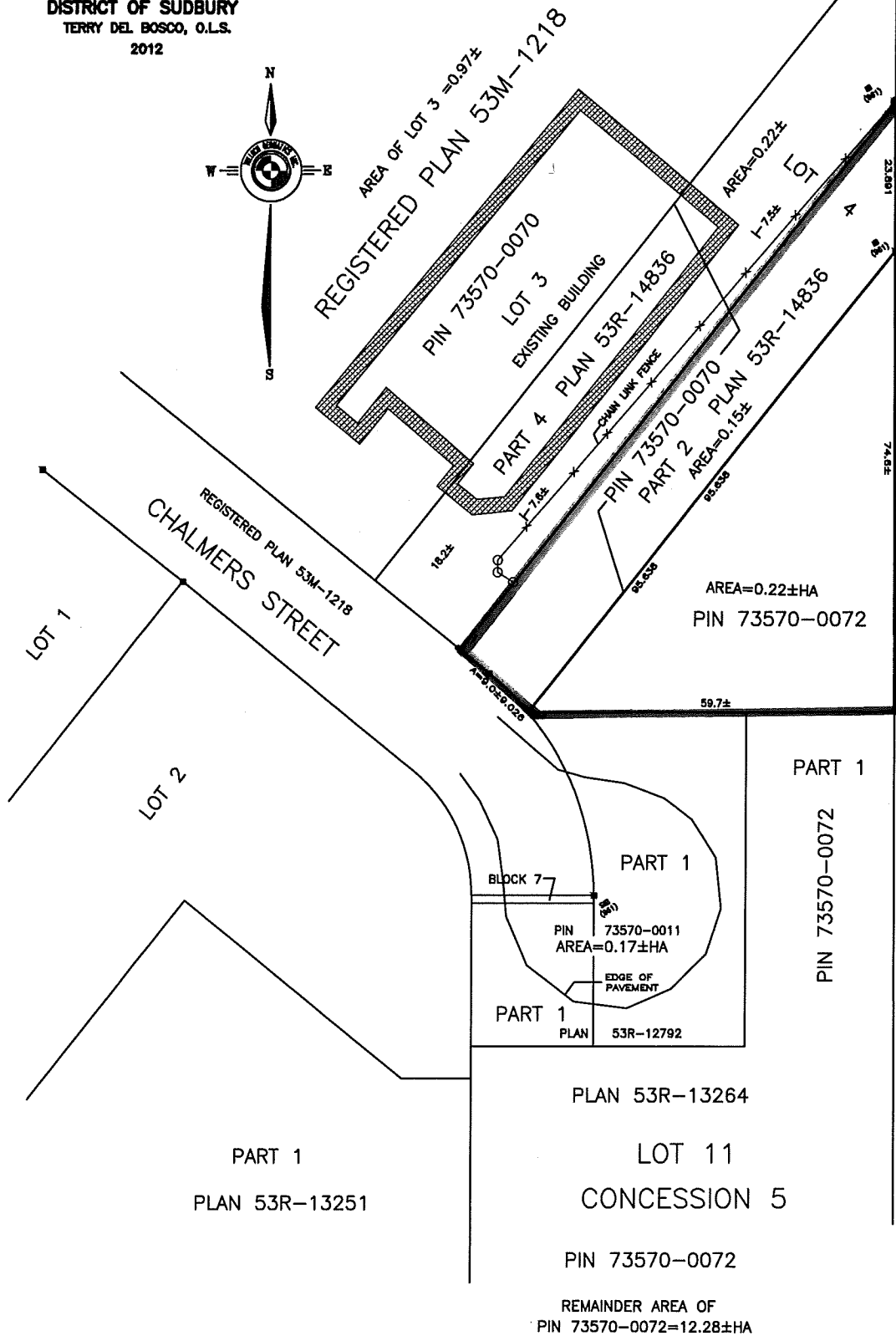
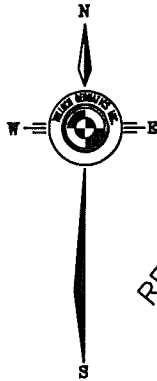
A survey plan is required to enact the amending by-law. The owner is advised that a site alteration permit may be required under By-law #2009-170 if any blasting and rock removal is required prior to the signing of the Site Plan Control Agreement.

Planning Services recommends that the application for rezoning be approved subject to the above noted conditions.



SKETCH OF
PROPOSED SEVERANCE
**PART OF LOT 11
CONCESSION 5**
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.
2012

**SEVERANCE
AREA SUMMARY**
0.15± HA
0.22± HA
TOTAL: 0.37± HA = 0.91±ACRES



TULLOCH

1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295
FILE 125529 SKETCH MAR. 23 PREPARED BY TOB

SCALE 1 : 500



NOTE
DISTANCES SHOWN HEREON ARE IN METERS AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Photo 1 CHALMERS STREET, SUDBURY - VIEW OF
SUBJECT PROPERTY



Photo 2 CHALMERS STREET, SUDBURY - TEMPORARY
CUL-DE-SAC AND ADJACENT UNDEVELOPED
LANDS

751-6/12-12 Photography May 16, 2012



Photo 3 CHALMERS STREET, SUDBURY - ABUTTING
COMMERCIAL PROPERTY (LEISURE DAYS)



Photo 4 CHALMERS STREET, SUDBURY - ADJACENT
OFFICE COMPLEX

751-6/12-12 Photography May 16, 2012