

Request for Decision

Application for rezoning in order to permit the conversion of an existing institutional building to 12 apartment dwelling units, 211 Cote Avenue, Chelmsford - Royal Canadian Legion Branch 553

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Monday, Jun 11, 2012
Type:	Public Hearings
File Number:	751-5/12-5

Recommendation

THAT the City of Greater Sudbury approve the application by Royal Canadian Legion Branch 553 to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to change the zoning classification from "I", Institutional to "R3", Medium Density Residential in order to permit the conversion of an existing institutional building to a multiple dwelling on those lands described as PIN 73349-1249, Parcel 15318, Lot 179, 180, 185 & 186, Plan M-91, Part 1, Plan 53R-10023, Lot 2, Concession 3, Township of Balfour, subject to the following conditions:

- 1) That prior to a building permit being issued the applicant be required to enter into a site plan control agreement; and,
- 2) That the amending zoning by-law include the following site-specific provisions:
 - a. That a multiple dwelling with a maximum of 12 dwelling units be permitted;
 - b. That Cote Avenue be deemed the front lot line;
 - c. That a minimum landscape strip of 1.5m width be required adjacent to Fitzgerald Street;
 - d. That parking spaces be permitted within the required front yard, with a minimum setback of 3m from Cote Avenue and within the corner side yard setback at a distance of 1.5m from Fitzgerald Street;
 - e. That the 3.3m rear yard setback of the existing building be permitted.

Applicant:

Royal Canadian Legion Branch 553

Location:

Signed By

Report Prepared By

Glen Ferguson
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

PIN 73349-1249, Parcel 15318, Lot 179, 180, 185 & 186, Plan M-91, Part 1, Plan 53R-10023, Lot 2, Concession 3, Township of Balfour (211 Cote Avenue, Chelmsford)

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "I", Institutional to "R3", Medium Density Residential.

Proposal:

The application is to permit the conversion of an existing institutional building (Royal Canadian Legion Branch 553) to a multiple dwelling containing a total of 12 apartment dwelling units.

Official Plan Conformity:

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater of Sudbury. Living Area 1 includes urbanized communities that are fully serviced and are the primary focus of residential development in the City. Low density, medium density and high density residential development is permitted in the Living Area 1 designation subject to densities of 36 units/ha, 90 units/ha and 150 units/ha respectively. Medium and high density residential development are directed to sites in close proximity to arterial roads, public transit, main employment and commercial areas, open space areas and community/recreational services.

Section 3.2.1 of the Official Plan outlines policies for considering applications to rezone lands situated within Living Area 1. These considerations are as follows:

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

Section 3.3 of the Official Plan encourages intensification in the form of infill development where vacant, underutilized and fully serviced lands are available. Infill development should not however bring dramatic change to an existing neighbourhood in terms of character and scale. Changes to the land use structure of an existing neighbourhood should be assessed in a manner that community concerns are balanced with the need to provide for infill residential development.

Section 4.4 of the Official Plan also outlines that rezoning applications related to the conversion of surplus institutional buildings shall be considered based on the following criteria:

1. The need for such lands or buildings 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 of the Official Plan with respect to the proposed uses; and,
3. For conversions to residential uses, the appropriateness of the proposed density.

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.

Site Description & Surrounding Land Uses:

The subject lands form a corner lot having frontage onto Charette Avenue to the west, Fitzgerald Street to the north and Cote Avenue to the east. Royal Canadian Legion Branch 553 is situated on the south-westerly portions of the subject lands. Surrounding land uses are predominantly single-detached residential dwelling lots with some medium density residential uses being located in the general area. There is also a large municipal park (Coté Park) to the east of the subject lands.

Departmental & Agency Comments:

Building Services

No objections. The proposed development will be subject to site plan control and a building permit will be required for the proposed renovations.

Development Engineering

No objections. This site is currently serviced with municipal water and sanitary sewer.

Drainage

No objections.

Operations

No objections.

Roads, Traffic and Transportation

No objections.

Public Consultation:

Staff recommended that the applicant hold a resident's meeting in advance of the public hearing in order to discuss the development proposal. Staff has since been advised that the applicant would be holding a resident's meeting on June 13, 2012 at the Royal Canadian Legion Branch 553 building in Chelmsford. At the time of writing this report, a few phone calls and no letters had been received by the Planning Services Division.

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 planning matters are consistent with the Provincial Policy Statement (PPS). The proposed rezoning is consistent with the PPS based on the following:

1. New development is to be directed toward existing settlement areas. The subject development proposal seeks to convert an existing institutional building to 12 apartment dwelling units within the existing settlement area of Chelmsford. The development proposal is consistent with PPS policy with respect to new development being promoted in existing settlement areas.
2. Municipalities are generally encouraged to support land use patterns having a mix of densities and land uses within a settlement area. Staff is satisfied that the proposed 12 apartment dwellings will make efficient use of a large and underutilized parcel of land and will improve the provision of varying residential densities and built forms in the Chelmsford community.
3. Municipalities are encouraged to avoid unjustified or uneconomical expansion of infrastructure. Staff

notes that the subject development proposal will make use of existing infrastructure and services that are available along Charette Avenue, Fitzgerald Street and Cote Avenue. No new infrastructure is required to be constructed in order to service the 12 apartment dwelling units that are proposed. The development proposal is therefore consistent with PPS policy with respect to avoiding unjustified or uneconomical expansion of infrastructure.

4. Intensification and redevelopment of vacant and/or underutilized lots within previously developed areas are encouraged as an appropriate land use within a settlement area. The proposed development seeks to convert a large and underutilized former institutional building into 12 apartment dwelling units within an urban community. Staff are satisfied that the development proposal is consistent with intensification and redevelopment policies within the PPS.

Official Plan

Proposed Density & Site Location Policies

The development proposal would yield a density of 52 dwelling units per hectare. The apartment dwelling units are to be accommodated within the existing two-storey institutional building that is to be converted. Staff advises that the subject development proposal complies with Living Area 1 policies with respect to residential medium density and built form requirements.

Medium density development is also intended to be located on sites in close proximity to arterial roads, public transit, main employment and commercial areas, open space areas and community/recreational services. Staff has reviewed these policies and notes the following:

1. The subject lands are located to the immediate west of Errington Avenue which is a collector road. Public transit routes are accessible from the subject lands. Route #702 provides service to the communities of Chelmsford and Azilda. Route #702 services Errington Avenue to the immediate west of the subject lands, as well as Edward Avenue which is also within walking distance of the subject lands. Staff is satisfied that the subject lands are well-served by public transportation.
2. The Chelmsford town centre is located to the north and the mixed use commercial area is located to the south of the subject lands. This commercial area extends westward and eastward along Highway 144. Public transit routes are also available which provide direct access into the Sudbury Downtown Area; and,
3. The subject lands are in close proximity to open space and recreational amenities including the Chelmsford Community Centre and Arena which is located to the east.

Living Area 1 – Rezoning Policies

1. Staff is satisfied that the subject lands are suitable in terms of size and shape to accommodate 12 apartment dwelling units within the existing former institutional building. The density being proposed also complies with medium density residential policies within the Living Area 1 designation;
2. The scale and massing of the existing building is appropriate for the intended use as an apartment building. Parking areas are to be in the easterly portion of the lands. There may some degree of need for site-specific relief given that the building exists and has been formerly used for a different purpose. The requirement for site plan control on the subject lands will take the above into further account;
3. The submitted sketch depicts 18 parking spaces which amount to 1.5 spaces per dwelling unit. This is in keeping with parking standards that are required in the Zoning By-law for such a development. Staff does

note that a minimum of one accessible parking space, as well as bicycle parking will be required to be provided through the site planning process. Site plan control will secure appropriate lighting, landscaping and as previously mentioned amenity areas; and,

4. Staff does not expect the introduction of 12 apartment dwelling units onto the subject lands to impact traffic on local streets such as Charette Avenue, Fitzgerald Street or Cote Avenue.

Residential Intensification Policies

The subject development proposal represents a residential intensification opportunity of a former institutional building which is now underutilized within an existing built-up community. Development Engineering has also indicated that full municipal services are available to service the additional dwelling units which are proposed.

Staff is satisfied that no dramatic changes to the neighbourhood will be generated by the introduction of the 12 apartment dwelling units. The character of the neighbourhood will be slightly altered due to the fact that a new use is to be made of the existing building. Staff has reviewed the submitted sketch which depicts the proposed site layout and can confirm that the site has generally been designed to comply with typical R3 zone standards. Staff is of the opinion that the site would not be over-developed and the scale at which this R3 development is being proposed is respectful of and complimentary to the existing character of the immediately surrounding area.

Conversion of an Institutional Building Policies

Section 4.4 of the Official Plan respecting surplus institutional properties applies to the subject lands as the existing building to be converted is owned by a local Royal Canadian Legion Branch. Staff has reviewed the subject development proposal with respect to the applicable surplus institutional property policies and is satisfied that the use is compatible with surrounding uses and further that the proposed density is appropriate given the context of the surrounding area.

Zoning By-law

The applicant has requested that the subject lands be rezoned to "R3", Medium Density Residential. The R3 Zone permits multiple dwellings with lot areas of 110 m² (1,184.03 sq. ft.), a minimum lot frontage of 18 m (59.05 ft) and minimum lot depth of 30 m (98.42 ft). Staff has reviewed the submitted sketch and can confirm that the development proposal would comply with minimum lot area, lot frontage and lot depth requirements under the R3 Zone.

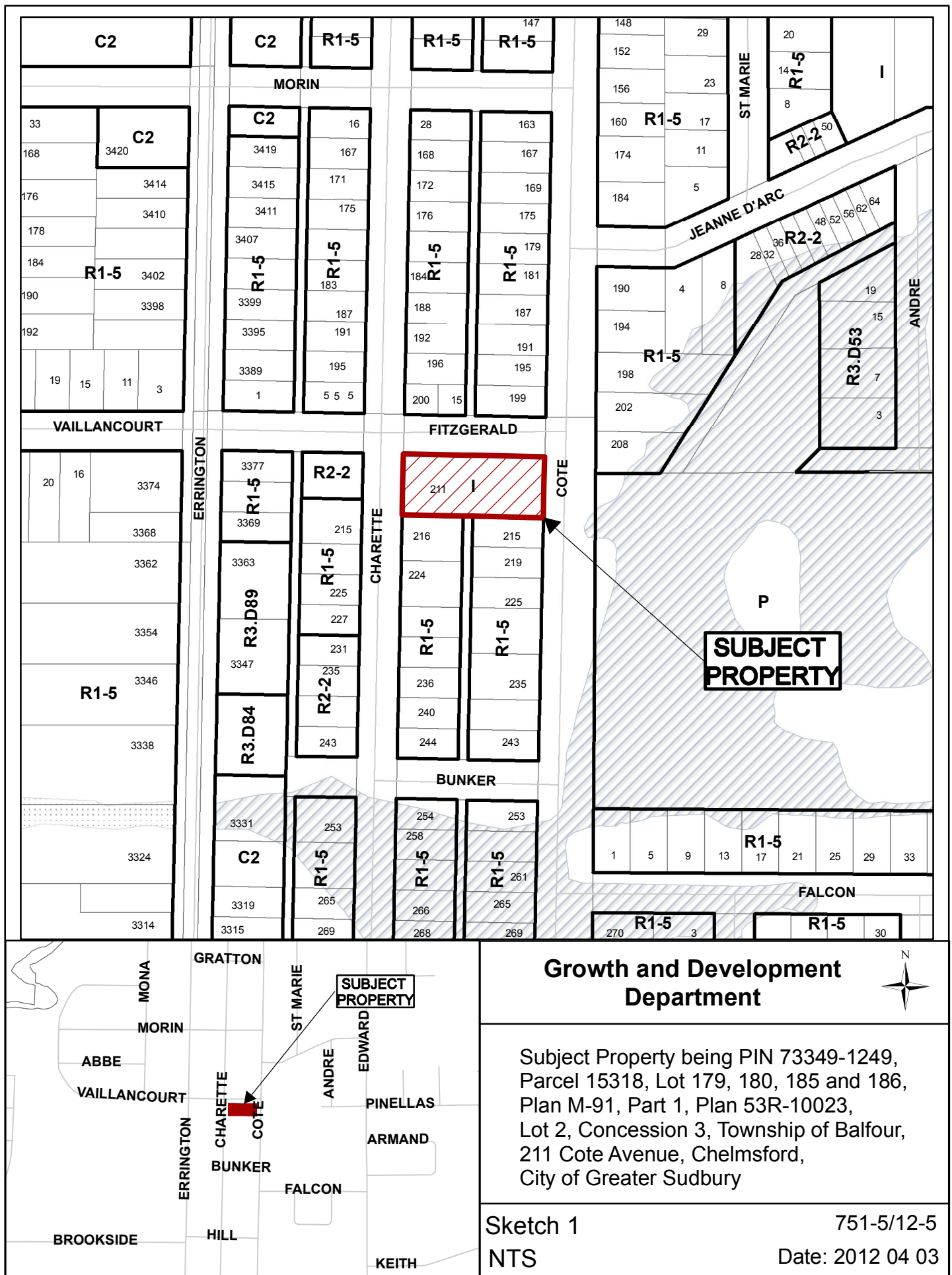
Staff has identified matters that require exceptions to the Zoning By-law standards. First, it is noted that the submitted sketch does not provide for 3 m (9.84 ft) wide landscape strips that would be required along the Fitzgerald Street streetline. Staff have no objections to a reduced landscape strip requirement along the Fitzgerald Street frontage as this reduction would only apply to the parking area and the balance of this streetline would provide for in excess of a 3 m (9.84 ft) landscape strip. Staff also recommend that the amending by-law recognize the Cote Avenue streetline as the front lot line and the Charette Avenue streetline as the rear lot line. The amending by-law will also need to recognize parking areas within the front yard and corner side yard.

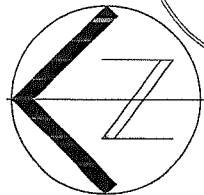
Matters that can be addressed at the site plan stage include provision for one of the required parking spaces to be an accessible parking space as required under Section 5.2.3.5 of the Zoning By-law 2010-100Z as the

overall development is required to have 18 parking spaces. Parking space #18 could be relocated to the north of the proposed garbage enclosure. This relocation would result in a 3 m (9.84 ft) landscape strip being provided along the Cote Avenue frontage. The six required bicycle parking spaces will also need to be shown on the plan at the site plan approval stage and the existing 3.3m rear yard setback of the building.

Summary

Staff has reviewed the development proposal and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury, as well as the PPS. The development proposal to convert the existing institutional building to 12 apartment dwelling units is appropriate and supportable residential intensification and redevelopment within the community of Chelmsford. The Planning Services Division therefore recommends that the application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law in order to facilitate the construction of 12 apartment dwelling units be approved subject to the applicant entering into a site plan agreement prior to building permit issuance and further that the amending zoning by-law contain the exceptions as set out in the recommendation.

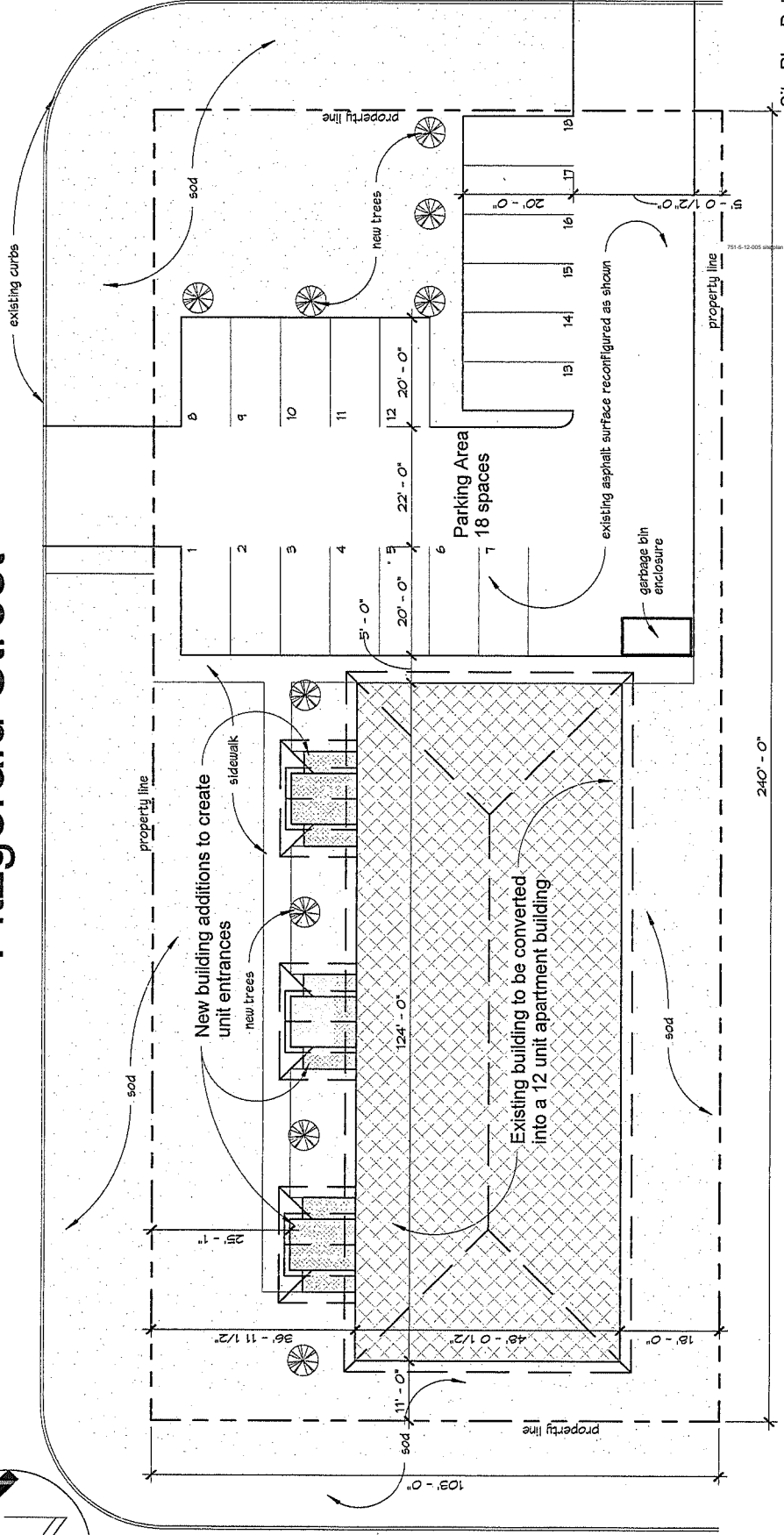




Fitzgerald Street

Charette Ave

Cote Ave



Site Plan Data

site area	24,720 s.f. (2286 m ²)
building area	6,426 s.f. (597 m ²)
building coverage	24%
parking req'ts	18 spaces (12 units x 1.5)
landscaped areas	9868 s.f. (909 m ²)

12 Unit Apartment Conversion

PBK ARCHITECTS

887 NOTRE DAME AVE, BOX 5
SUDBURY, ONTARIO
CANADA P3A 2T2
PHONE: 705-325-0830 FAX: 705-325-0056
WWW.PBKARCHITECTSINC.COM

Site Plan

scale 1" = 20'-0"

March 2012

drawing

P1.0



Photo 1 SUBJECT LANDS AS VIEWED FROM THE INTERSECTION OF FITZGERALD STREET AND CHARETTE AVENUE LOOKING SOUTHEAST



Photo 2 SUBJECT LANDS VIEWED FROM THE INTERSECTION OF FITZGERALD STREET AND COTE AVENUE LOOKING SOUTHWEST

751-5/12-5 Photography June 4, 2012



Photo 3 EXISTING SINGLE DETACHED DWELLINGS
FRONTING FITZGERALD STREET TO THE NORTH
OF THE SUBJECT LANDS



Photo 4 EXISTING SINGLE DETACHED DWELLINGS ON
CHARETTE AVENUE TO THE REAR OF THE
SUBJECT LANDS

751-5/12-5 Photography June 4, 2012



Photo 5 EXISTING SINGLE DETACHED DWELLINGS FRONTING
COTE AVENUE TO THE EAST OF THE SUBJECT LANDS



Photo 6 EXISTING MULTIPLE DWELLING TO IMMEDIATE
WEST OF THE SUBJECT LANDS

751-5/12-5 Photography June 4, 2012



Photo 7 CHELMSFORD COMMUNITY CENTRE AND
ARENA TO THE EAST OF THE SUBJECT LANDS

751-5/12-5 Photography June 4, 2012