

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Monday, Feb 09, 2015
Type:	Public Hearings
File Number:	751-7/14-19

Request for Decision

Application for rezoning in order to permit a basement apartment in an existing single detached dwelling, 3212 Highway 69 North, Val Caron – Ivan & Hollie Laplante

Recommendation

THAT the City of Greater Sudbury approve the application by Ivan & Hollie Laplante to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two on land described as PIN 73502-0536, Parcel 18859 S.E.S., Part of Lot 8, Plan M-323, Part 1, Plan 53R-5839 in Lot 6, Concession 6, Township of Blezard.

STAFF REPORT

Applicant:

Ivan & Hollie Laplante

Location:

PIN 73502-0536, Parcel 18859 S.E.S., Part of Lot 8, Plan M-323, Part 1, Plan 53R-5839 in Lot 6, Concession 6, Township of Blezard (3212 Highway 69 North, Val Caron)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two.

Proposal:

Application for rezoning in order to permit a basement apartment in an existing single detached dwelling.

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Feb 9, 15

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Feb 9, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Feb 9, 15

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Feb 9, 15

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

Official Plan Conformity:

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. In low density neighbourhoods, single detached, semi-detached and duplex dwellings are permitted to a maximum net density of 36 units per hectare.

In reviewing applications for rezoning in Living Areas, the following criteria under Section 3.2.1 of the Official Plan are to be considered:

- suitability of the site to accommodate the proposed density and building form;
- physical compatibility with the surrounding neighbourhood in terms of scale, massing, height, siting, and setbacks;
- adequate on-site parking; and,
- traffic impact on local streets.

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

Site Description & Surrounding Land Uses:

The subject property is located on the east side of Highway 69 North (MR 80) in the community of Val Caron, just south of Division Street. The area is fully serviced by municipal water and sanitary sewer. MR 80 is designated as a Primary Arterial Road and is constructed to an urban standard.

The property has a total area of 866 m² (9,321 sq. ft.), with 18.3 m (60 ft.) of frontage and a depth of 47.5 m (155 ft.). The lot is occupied by a 93.5 m² (1,006 sq. ft.) one-storey single detached dwelling. Parking is provided in the southerly side yard and rear yard.

A single detached dwelling abuts to the north and a duplex dwelling that shares a driveway entrance with the subject property abuts to the south. A low density residential subdivision is located to the east (Romeo Street). The site is approximately 110 metres from a commercial node to the south.

Departmental & Agency Comments:

Development Engineering

This site is presently serviced with municipal water and sanitary sewer. We have no objection to changing the zoning classification from “R1-5”, Low Density Residential One to “R2-1”, Low Density Residential Two.

Roads and Transportation

No concerns.

Drainage Section

No concerns.

Building Services

The applicant is advised that a building permit will be required for the proposed construction of the basement apartment.

Nickel District Conservation Authority

The building has been floodproofed and verified by an Ontario Land Surveyor.

Neighbourhood Consultation:

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.

As of the date of this report, no phone calls have been received by Planning Services. One (1) written submission has been received, which is attached for review.

Background:

The single detached dwelling was originally constructed in 1953. In 1975 the easterly portion of the property was severed to create a 557 m² (6,000 sq. ft.) residential lot fronting onto Romeo Street (Consent file B0140/1975).

In 2009 a permit was issued in order to raise the dwelling and construct an unfinished basement, small addition and deck (Permit B09-1504). The building was floodproofed based on approvals from Nickel District Conservation Authority.

The property was acquired by the current owner in December 2014.

Planning Considerations:

Suitability of the site

The subject property has the minimum frontage required for a duplex (18 m where a minimum 15m are required). The lot is sufficiently large to accommodate a duplex dwelling, providing 433m² (4,661 sq. ft) of lot area per unit where a minimum of 230 m² (2,476 sq. ft.) is required.

The building maintains conformity related to setbacks, lot coverage, building height and other zoning matters. No site-specific relief is required.

Flood plain designation

As illustrated on the location map, the dwelling was located in a designated flood plain. Flooding hazards were addressed as part of a permit process in 2009, when the single detached dwelling was raised and an unfinished basement was constructed. Subject to Nickel District Conservation Authority approval, the dwelling was floodproofed and the lot regraded extending to a 3 m (10 ft.) perimeter around the building. Elevations were subsequently verified by an Ontario Land Surveyor,

confirming that the dwelling has been removed from the floodplain.

NDCA has no objection to the installation of a basement unit.

Built form

No addition or changes to the exterior of the building are proposed. The second dwelling unit will be located in the existing basement. There is no impact on the physical character of the area.

Parking

A duplex dwelling requires two (2) parking spaces, which shall not be located in any required exterior yard. Both required parking spaces must be accessible at all times, without the need to move another vehicle (i.e., no tandem parking). The minimum dimensions of a parking space are 2.75 m (9 ft.) by 6 m (19.7 ft.).

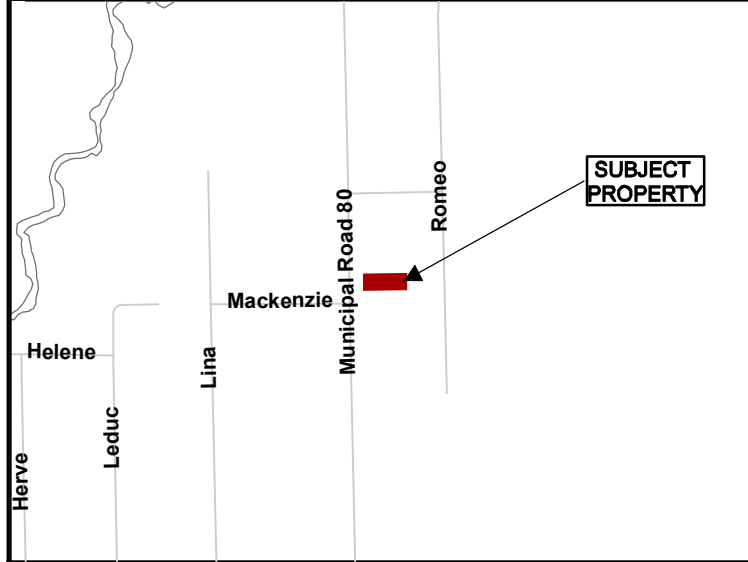
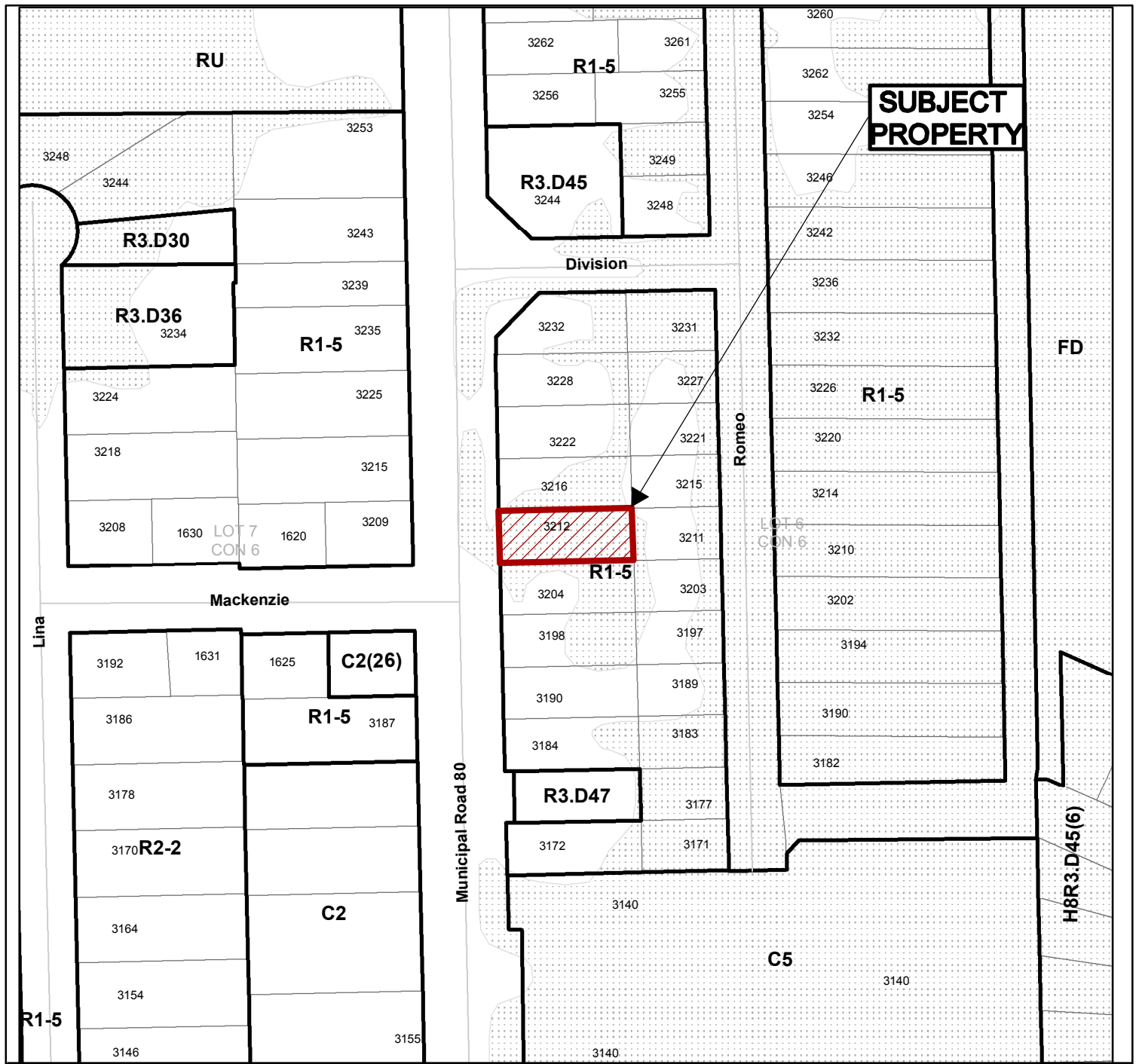
The owner proposes to utilize the rear yard to provide the minimum parking. It is further noted that the southerly side yard is sufficiently wide to provide the two required parking spaces.


There are no concerns related to the provision of on-site parking. The owner is advised that a minimum 50% of the required front yard must be maintained as landscaped open space in accordance with the Zoning By-law.

Appeal rights

As indicated on the public notice issued in advance of the hearing in accordance with Subsection 34(19.1) of the Planning Act, there is no appeal of a zoning by-law passed to permit the erecting, locating or use of two residential units in a detached house, semi-detached house or rowhouse situated in an area where residential use, other than ancillary residential use, is permitted.

Planning Services recommends that the application for rezoning be approved.





Growth and Development Department

Subject Property being PIN 73502-0536,
Pcl. 18859 SES, Part 1, Plan 53R-5839,
Lot 6, Con. 6, Twp. of Blezard, 3212
Highway 69 North, Val Caron, City of
Greater Sudbury

NTS
Sketch 1

751-7/14-19
Date: 2015 01 05

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PHOTO 1 3212 HIGHWAY 69 NORTH, VAL CARON – VIEW OF
SUBJECT PROPERTY FROM SIDEWALK



PHOTO 2 3212 HIGHWAY 69 NORTH, VAL CARON – LOW DENSITY
HOUSING NORTH OF SUBJECT LAND



PHOTO 3 3204 HIGHWAY 69 NORTH, VAL CARON – DUPLEX
DWELLING ABUTTING SOUTH



PHOTO 4 3212 HIGHWAY 69 NORTH, VAL CARON – VIEW OF
DRIVEWAY IN SOUTHERLY INTERIOR SIDE YARD



PHOTO 5 3212 HIGHWAY 69 NORTH, VAL CARON – VIEW OF REAR YARD AND REAR ENTRANCE INTO DWELLING



PHOTO 6 3212 HIGHWAY 69 NORTH, VAL CARON – SINGLE DETACHED DWELLING ABUTTING EAST ON ROMEO STREET

RECEIVED

JAN 23 2015

PLANNING SERVICES

ETV
MM✓

January 20, 2015

City of Greater Sudbury
Att: Eric Taylor, Manager of Development
Box 5000, Station A
Sudbury, ON P3A 5P3

Regarding file #751-7/14-19 , 3212 Hwy 69 N, Val Caron

As the resident living directly behind 3212 Hwy 69 N I object to the application for rezoning in order to permit a basement apartment in the existing single detached dwelling.

In previous years 3212 Hwy 69N was rented and we had nothing but trouble with tenants, loud music, late partying, as well as dog attacks. There is already one tenant living there, that is enough.

The said property has been a single dwelling zoning for over 40 yrs it should stay that way.

Therefore I ask that you do not let this R2 zoning go through.

Thank you for your consideration

Jean Leduc
3211 Romeo St
Val Caron, ON

Jean Leduc
3211 Romeo St

Melissa Leblanc
3215 Romeo St
Val Caron ON

Melissa Leblanc