

SCHEDULE 1

The following is a copy of By-law 2018-180Z passed by the Council of the City of Greater Sudbury on September 25, 2018.

**By-law 2018-180Z**

**A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z  
Being the Comprehensive Zoning By-law for the City of Greater Sudbury**

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:**

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury is hereby amended by:

(1) In Part 3, Definitions, adding, a new definition for, "Shared Housing", as follows, and renumbering all of the existing definition numbers following thereafter;

|       |                |   |
|-------|----------------|---|
| "309. | Shared Housing | <i>A building or part thereof which contains one or more guest rooms as the main use thereof which may include a shared kitchen and where accommodation, with or without meals, is provided for gain or profit, but does not include a hotel, motel, group home type 1, group home type 2, retirement home or any dwelling or institutional use."</i> |
|-------|----------------|---|

(2) In Part 3, Definitions, deleting the definition for "Rooming House"

(3) In all Parts of the Zoning By-law deleting each instance of "Rooming House" and replacing it with "Shared Housing";

(4) In Table 5.5, Residential Parking Requirements For All Zones Except for Downtown Commercial (C6) Zone, deleting "1 plus 0.75 parking spaces" requirement for Dwelling, Boarding House, Shared Housing and replacing it with "1 plus 0.5 parking spaces";

(5) In table 5.5, Residential Parking Requirements For All Zones Except for Downtown Commercial (C6) Zone, adding "A reduction of 25% may be applied to units that are subject to an affordable housing agreement with the City of Greater Sudbury" to the Minimum Parking Space Requirement column for "Dwelling, Multiple, Dwelling , Row Use".

(6) In Table 6.1, Permitted Uses, adding 'Shared Housing' as a Permitted Use in the R3, R3-1 and R4 Zones, subject to a special provision (7);

(7) In Section 6.2, Permitted Uses, adding R1-7 to the list of Low Density Residential One Zones;

(8) In Table 6.2, Standards for the Low Density Residential One (R1) Zone, adding the R1-7 Zone as follows:

| Zone | Minimum Lot Area     | Minimum Lot Frontage | Minimum Lot Depth | Minimum Required Front Yard | Minimum Required Rear Yard | Minimum Required Interior Side Yard | Minimum Required Corner Side Yard | Maximum Lot Coverage | Maximum Height |
|------|----------------------|----------------------|-------------------|-----------------------------|----------------------------|-------------------------------------|-----------------------------------|----------------------|----------------|
| R1-7 | 279.0 m <sup>2</sup> | 9.0 m (1)            | 30.0 m (6)        | 6.0 m (2)                   | 7.5 m (4)                  | 1.2 m                               | 4.5 m (2)                         | 40% (5)              | 11.0 m         |

- (9) In Part 6, Urban Residential Zones, Special Provisions for Table 6.1, add Special Provision 7 as follows: "Shared Housing is required be on a lot abutting one of the following streets:

LaSalle Boulevard from Notre Dame Avenue to Falconbridge Road  
The Kingsway from Lloyd Street to Falconbridge Road  
Barry Downe Road from the Kingsway to LaSalle Boulevard  
Notre Dame Avenue from Elm Street to LaSalle Boulevard  
Regent Street from Lorne Street to Paris Street  
Lorne Street from Elm Street to Kelly Lake Road  
Paris Street from Elm Street to Regent Street."

- (10) In Table 7.1, Permitted Uses, adding 'Shared Housing' as a Permitted Use in the C2, C3 and C4 Zones, subject to a special provision (18);

- (11) In Part 7, Commercial Zones, Special Provisions for Tables 7.1 and 7.2, add Special Provision 18 as follows: "Shared Housing is required to be on a lot abutting one the following streets:

LaSalle Boulevard from Notre Dame Avenue to Falconbridge Road  
The Kingsway from Lloyd Street to Falconbridge Road  
Barry Downe Road from the Kingsway to LaSalle Boulevard  
Notre Dame Avenue from Elm Street to LaSalle Boulevard  
Regent Street from Lorne Street to Paris Street  
Lorne Street from Elm Street to Kelly Lake Road  
Paris Street from Elm Street to Regent Street."

2. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:


- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

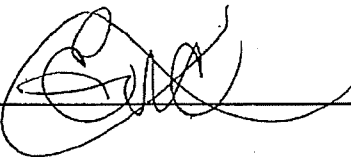
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

3. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 25<sup>th</sup> day of September, 2018

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## SCHEDULE 2

PURPOSE AND EFFECT: The amendments to Zoning By-law 2010-100Z permit shared housing along certain arterial roads, reduce parking requirements for certain affordable housing projects and introduce a residential zone category which permits smaller lot area.