

DRAFT
Zoning By-law Amendment for Affordable Housing
By-law 2018-XXXX

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 the 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” and renumbering all of the existing definitions 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>
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- (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 to 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 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);
- (6) In Section 6.2, Permitted Uses, adding R1-7 to the list of Low Density Residential One Zones;
- (7) 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 ²	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

(8) 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."

(9) 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);

(10) 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. This By-law shall come into effect upon passage.

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

Read and Passed in Open Council this XX day of Month, 2018

_____ Mayor

_____ Clerk