



The Corporation of the City of Sault Ste. Marie  
 99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
 saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## NOTICE OF APPLICATION & PUBLIC MEETING

### 352/360 NORTHERN AVENUE EAST & 31 OLD GARDEN RIVER ROAD

Application No.: A-3-23-Z.OP

Applicant: CARA Community Corporation

Date: Monday, June 19, 2023  
 Time: 5:30 PM

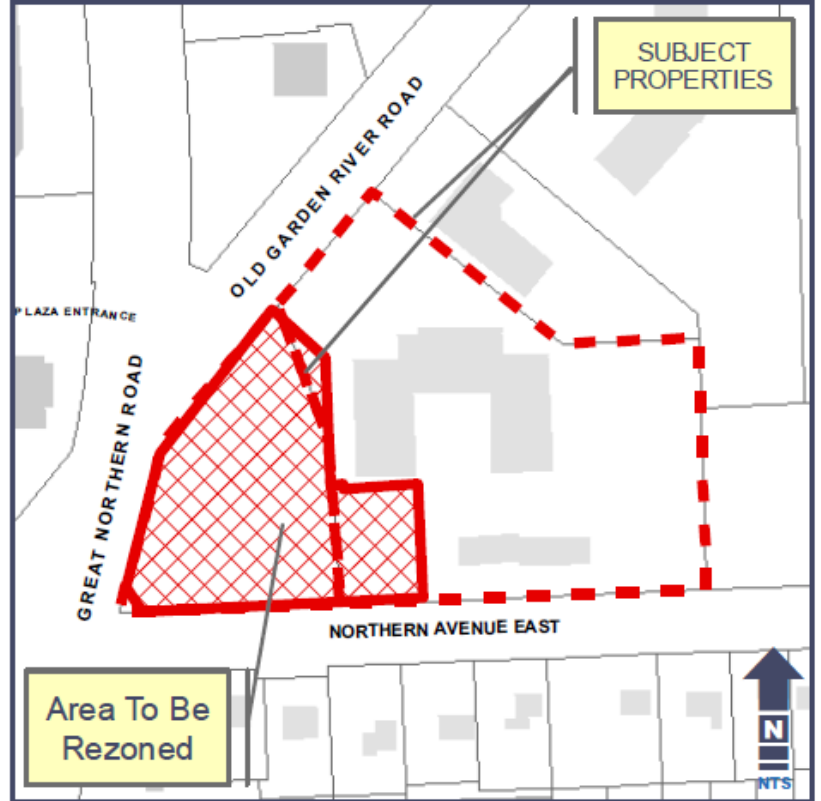
Location: City of Sault Ste. Marie  
 Civic Centre, Council Chambers  
 99 Foster Drive

#### PURPOSE

The applicant, CARA Community Corporation, has submitted an application for site specific Official Plan and Rezoning amendments. The effect of these amendments would facilitate the construction of a nine storey building providing 108 residential units, 750 m<sup>2</sup> of commercial space, and a chapel on the subject area. The commercial and chapel space will be located on the ground floor. The application also proposes to reduce the required side yard setbacks, reduce the number of required parking spaces, permit parking spaces in a required side yard setback, and slightly reduce the required amount of landscaped open space

#### PROPOSED CHANGE

Amend the Official Plan's residential land use policies by way of a notwithstanding clause to Policy R.7 to permit commercial development of up to 750 m<sup>2</sup> on the subject area, whereas R.7 of the OP only permits 200m<sup>2</sup>, and Amend the Official Plan's commercial Land use policies by way of a notwithstanding clause to Policy C.4 to permit major office space outside of the defined Downtown Area.



Rezone the subject area from High Density Residential Zone (R5.S-405) With Special Exception 405 to High Density Residential Zone (R5.S) with a new Special Exception to permit, in addition to the uses already permitted in an R5 zone, up to 750 m<sup>2</sup> of commercial space, subject to the following provisions:

1. Permitted commercial uses include office uses, food services, personal services, retail trade, amusement and fitness facilities, arts culture and heritage uses, bingo halls, and similar; and they are all to be subject to the same regulations as the proposed apartment building.
2. Reduce the required east interior side yard setback to 0 meters to accommodate an enclosed corridor between the proposed building and the existing building on the abutting property.
3. Reduce the combined number of required parking spaces from 185 to 101 spaces for the proposed 108 unit apartment, the existing 4-unit multiple-attached dwellings, the place of worship, and the commercial use of the property.
4. That a minimum of 9 barrier-free parking spaces be provided.
5. Reduce the west exterior side yard Setback from 13.5 to 4 meters.
6. Permit parking within the required front (south) and exterior (west) side yards.
7. Waive the need to provide a dedicated loading space as required by Section 6 of the Zoning By-law.
8. Reduce the required landscaped open space from 33% to 29%.

**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, June 19, 2023 at 5:30 p.m. to consider an Official Plan Amendment and Zoning By-law Amendment (under sections 17, 22 and 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstearieca>

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at [cityclerk@cityssm.on.ca](mailto:cityclerk@cityssm.on.ca) or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join the meeting in advance Any written submissions received in advance of the meeting will be included with Council's Agenda.

**MORE INFORMATION**

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, June 16, 2023 as part of City Council's Agenda. Please contact Salvatore Marchese 705.759.5445 or [s.marchese@cityssm.on.ca](mailto:s.marchese@cityssm.on.ca) to request a digital copy. Please refer to the application file number.

**WRITTEN SUBMISSION**

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Salvatore Marchese, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [s.marchese@cityssm.on.ca](mailto:s.marchese@cityssm.on.ca) with your name, address and application file number on or before **Monday, June 19, 2023**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

**LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL**

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**SITE PLAN REQUIREMENTS:**

**AREAS:**  
 TOTAL SITE AREA = 45024m<sup>2</sup>  
 TOWNHSE & 9-STOREY TOWERHSE: 10284m<sup>2</sup>  
 PROPOSED 108 UNIT / 9-STOREY APARTMENT BUILDING (FOOTPRINT): 14110m<sup>2</sup> (NOT INCLUDING PARKS)  
 TOTAL BUILDING AREA = 24394m<sup>2</sup>  
 LOT COVERAGE PROPOSED = 54.18%  
 MAX. ALLOWABLE LOT COVERAGE = 55%  
 LANDSCAPED AREA = 1228m<sup>2</sup> - 1228m<sup>2</sup> (100% TOP OVER HAMP)  
 MIN. ALLOWABLE LANDSCAPING = 33%  
 LANDSCAPING AREA PROPOSED = 30.4% (MINOR VARIANCE 100%)

**PARKING - SQUARES:**  
 EXISTING TOWNHOUSES (4 UNITS @ 1 SPACE / UNIT) = 4 SPACES  
 PROPOSED 108 UNIT APARTMENT @ 1.25 SPACES / UNIT = 135 SPACES  
 TOTAL SPACES REQUIRED = 139 SPACES

**PARKING PROVIDED:**  
 ABOVE GROUND PARKING = 53 SPACES  
 BELOW GROUND PARKING (MARKED) = 86 SPACES  
 TOTAL SPACES PROVIDED = 139 SPACES (MINOR VARIANCE 100%)

**SETBACKS REQUIRED:**  
 NORTH = 13.3m (1/2 BLDG #3)  
 SOUTH = 13.3m (1/2 BLDG #3)  
 WEST = 13.3m (1/2 BLDG #3)

**SETBACKS PROVIDED:**  
 NORTH = 24.8m VS (MINOR VARIANCE 1) = 13.3m  
 SOUTH = 16.0m VS (MINOR VARIANCE 2) = 13.3m  
 EAST = 7.2m VS (MINOR VARIANCE 2) = 8.8m  
 WEST = 4.2m

**EXISTING ZONING:**  
 R1 - HIGH DENSITY RESIDENTIAL ZONE  
 R2 - HIGH DENSITY RESIDENTIAL ZONE  
 R3 - HIGH DENSITY RESIDENTIAL ZONE

**PROPOSED ZONING:**  
 R3 - HIGH DENSITY RESIDENTIAL ZONE



**mgp**  
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**NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

DATE	DESCRIPTION
05/11/23	ISSUED FOR REVIEW

**PRELIMINARY DRAWINGS**  
 NOT FOR CONSTRUCTION

**PROJECT:**  
 TRINITY TOWERS  
 9-STOREY APARTMENT  
 CARA COMMUNITY CORPORATION

**CLIENT:**  
 CARA COMMUNITY CORPORATION  
 99 FOSTER DRIVE  
 SAULT STE. MARIE, ON

**DATE:**  
 05/11/23

**SCALE:**  
 N.T.S.

**PROJECT NUMBER:**  
 CR2326263

**DRAWING NUMBER:**  
 A1.0

**DATE:**  
 05/11/23

**SCALE:**  
 N.T.S.

**PROJECT NUMBER:**  
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