

**Vision:** *The City of Greater Sudbury is a growing, world-class community bringing talent, technology and a great northern lifestyle together.*

**Vision:** *La Ville du Grand Sudbury est une communauté croissante de calibre international qui rassemble les talents, les technologies et le style de vie exceptionnel du Nord.*



## Agenda

### Planning Committee

meeting to be held

Monday, June 25<sup>th</sup>, 2012

**at 5:30 pm**

Tom Davies Square

## Ordre du jour

réunion du

### Comité de planification

qui aura lieu

lundi 25<sup>e</sup> juin 2012

**à 17h 30**

Place Tom Davies

# PLANNING COMMITTEE AGENDA

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Planning Committee Meeting  
**Monday, June 25, 2012**  
Tom Davies Square

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**COUNCILLOR DAVE KILGOUR, CHAIR**

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**André Rivest, Vice-Chair**

**5:30 P.M. OPEN SESSION**  
COUNCIL CHAMBER

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## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

## **MATTERS ARISING FROM THE "CLOSED SESSION"**

At this point in the meeting, the Chair of the "Closed Session", Councillor Rivest, will rise and report the results of the "Closed Session". The Committee will then consider any recommendations.

## **PUBLIC HEARINGS**

1. Report dated June 11, 2012 from the General Manager of Growth and Development regarding Application for rezoning in order to create a 0.37 ha (0.9 acre) lot for M1, Mixed Light Industrial/Service Commercial uses, Chalmers Street, Sudbury - Cottingham Place Properties.  
**(RECOMMENDATION PREPARED)** **10 - 16**
  
2. Report dated June 11, 2012 from the General Manager of Growth and Development regarding Application for rezoning in order to permit the construction of a semi-detached dwelling lot, Montpellier Road, Chelmsford - Ronald Vaillancourt & Therese Coleman.  
**(RECOMMENDATION PREPARED)** **17 - 26**
  
3. Report dated June 11, 2012 from the General Manager of Growth and Development regarding 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.  
**(RECOMMENDATION PREPARED)** **27 - 38**
  
4. Report dated June 11, 2012 from the General Manager of Growth and Development regarding Application for rezoning in order to permit a fitness centre within the existing building, 90 King Street, Sudbury - Guy Charbonneau.  
**(RECOMMENDATION PREPARED)** **39 - 48**
  
5. Report dated June 12, 2012 from the General Manager of Growth and Development regarding Application for Rezoning and Plan of Subdivision in order to permit the development of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development, McKinnon Street and Barry Street, Sudbury - 1232252 Ontario Inc.  
**(RECOMMENDATION PREPARED)** **49 - 81**
  - Email of support dated June 6, 2012 from George Lalonde, area resident;
  - Email of support dated June 12, 2012 from Daniel Stachon, area resident.

## **COMMUNITY DELEGATIONS**

6. Declaration of Surplus Lands - Hawthorne Drive, Sudbury.  
**(VERBAL PRESENTATION)**
  - Maurice and Monique Belanger
  - Will Caron

This refers to Consent Agenda Item C-1.

## **CONSENT AGENDA**

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

### **ROUTINE MANAGEMENT REPORTS**

- C-1. Report dated June 11, 2012 from the General Manager of Growth and Development regarding Declaration of Surplus Lands - Hawthorne Drive, Sudbury. **82 - 120**  
**(RECOMMENDATION PREPARED)**  
(The report recommends that vacant land on Hawthorne Drive, Sudbury, commonly known as "Grassy Hill Park" be retained in its entirety.)
- C-2. Report dated June 11, 2012 from the General Manager of Growth and Development regarding Close and Declare Surplus - Portion of Unopened Niemi Road, Lively. **121 - 123**  
**(RECOMMENDATION PREPARED)**  
(The report recommends that a portion of unopened Niemi Road, Lively, be closed by by-law and declared surplus to the City's needs.)
- C-3. Report dated June 12, 2012 from the General Manager of Growth and Development regarding Application to extend draft approval of subdivision approval for a period of three years - St. Agnes Street & Brabant Street, Azilda - Cecchetto & Sons Ltd. **124 - 134**  
**(RECOMMENDATION PREPARED)**
- C-4. Report dated June 12, 2012 from the General Manager of Growth and Development regarding Close and Declare Surplus - Roads and Lots in Former Sellwood Subdivision, Capreol. **135 - 137**  
**(RECOMMENDATION PREPARED)**  
(The report recommends that the unopened road allowances in the former Sellwood Subdivision be closed by by-law and that the subject unopened road allowances together with 3 lots in the former Sellwood Subdivision be declared surplus to the City's needs.)

## **ADJOURNMENT**

(Two-thirds majority required to proceed past 11:00 P.M.)

**LISA OLDRIDGE, Deputy City Clerk**

**LIZ COLLIN, Committee Assistant**

## COMITÉ DE PLANIFICATION ORDRE DU JOUR

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Réunion du Comité de planification

**25 juin 2012**

Place Tom Davies

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**CONSEILLER DAVE KILGOUR, PRÉSIDENT(E)**

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**André Rivest, Vice-président(e)**

**17H 30 SÉANCE PUBLIQUE**  
**SALLE DU CONSEIL**

*Les réunions du Conseil municipal et des comités sont accessibles. Pour obtenir plus de renseignements au sujet de l'accessibilité, veuillez composer le 3-1-1 ou faire parvenir un courriel à l'adresse [clerks@grandsudbury.ca](mailto:clerks@grandsudbury.ca).*

### **DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES**

### **QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS**

Le président de la séance à huis clos, le conseiller Rivest, se lève maintenant et en présente les résultats. Le Comité examine ensuite les recommandations.

## **AUDIENCES PUBLIQUES**

1. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Demande de rezonage afin de créer un lot de 0,37 ha (0,9 acre) à des fins d'utilisation conformes à la catégorie « M1 », zone mixte d'industrie légère / commerces de service, rue Chalmers, Sudbury – Cottingham Place.  
**(RECOMMANDATION PRÉPARÉE)** **10 - 16**
  
2. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Demande de rezonage afin de permettre la construction d'une maison jumelée, chemin Montpelier, Chelmsford – Ronald Vaillancourt et Therese Coleman.  
**(RECOMMANDATION PRÉPARÉE)** **17 - 26**
  
3. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Demande de rezonage afin de reconvertir un bâtiment institutionnel existant en immeuble résidentiel de 12 appartements, 211, avenue Cote, Chelmsford – filiale 553 de la Légion royale canadienne.  
**(RECOMMANDATION PRÉPARÉE)** **27 - 38**
  
4. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Demande de rezonage afin de permettre un centre de conditionnement physique dans le bâtiment existant, 90, rue King, Sudbury – Guy Charbonneau.  
**(RECOMMANDATION PRÉPARÉE)** **39 - 48**
  
5. Rapport du directeur général de la croissance et du développement, daté du 12 juin 2012 portant sur Demandes de rezonage et concernant le plan de lotissement afin de permettre la construction de 45 lots pour maisons unifamiliales, de 63 lots pour maisons jumelées et de 2 pièces à des fins d'aménagement résidentiel à densité moyenne, rues McKinnon et Barry, Sudbury – 1232252 Ontario Inc.  
**(RECOMMANDATION PRÉPARÉE)** **49 - 81**  
  
·Email de approuvant la question ci-dessus datée du 6 juin 2012 de George Lalonde;  
·Email de approuvant la question ci-dessus datée du 12 juin 2012 de Daniel Stachon.

## **DÉLÉGATIONS COMMUNAUTAIRES**

6. Vente d'un terrain - rue hawthorne, Sudbury.  
**(PRÉSENTATION ORAL)**

- Maurice et Monique Belanger
- Will Caron

Renvoi au point C-2.

## **Ordre du jour des résolutions**

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre. À la demande d'une conseillère ou d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions ; on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions. Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion)

### **RAPPORTS DE GESTION COURANTS**

- |  |                         |
|--|-------------------------|
| <p>C-1. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Déclaration de propriété excédentaire - rue Hawthorne, Sudbury.<br/> <b>(RECOMMANDATION PRÉPARÉE)</b><br/>         (Le rapport recommande que tout le terrain vacant de la promenade Hawthorne, à Sudbury, connu sous le nom de « parc Grassy Hill », soit conservé.)</p>  | <p><b>82 - 120</b></p>  |
| <p>C-2. Rapport du directeur général de la croissance et du développement, daté du 11 juin 2012 portant sur Fermeture de routes et déclaration de terrains excédentaires - rue Niemi, Lively.<br/> <b>(RECOMMANDATION PRÉPARÉE)</b><br/>         (Le rapport recommande qu'une portion du chemin Niemi, non ouvert, soit fermée en vertu d'un règlement municipal et déclarée excédentaire par rapport aux besoins de la municipalité.)</p>  | <p><b>121 - 123</b></p> |
| <p>C-3. Rapport du directeur général de la croissance et du développement, daté du 12 juin 2012 portant sur Demande de prolongation de l'approbation de l'ébauche du lotissement approuvé pour 3 ans – rues St. Agnes et Brabant, Azilda – Cecchetto &amp; Sons Ltd.<br/> <b>(RECOMMANDATION PRÉPARÉE)</b></p>   | <p><b>124 - 134</b></p> |
| <p>C-4. Rapport du directeur général de la croissance et du développement, daté du 12 juin 2012 portant sur Fermeture et déclaration de terrain excédentaire – chemins et lots de l'ancien lotissement de Sellwood, Capreol.<br/> <b>(RECOMMANDATION PRÉPARÉE)</b><br/>         (Le rapport recommande que les réserves routières non ouvertes de l'ancien lotissement Sellwood soient fermées en vertu d'un règlement municipal et qu'elles soient déclarées excédentaires par rapport aux besoins de la municipalité, ainsi que trois lots de l'ancien lotissement en question.)</p> | <p><b>135 - 137</b></p> |

## **LEVÉE DE LA SÉANCE**

(Une majorité des deux tiers est requise pour poursuivre la réunion après 23 H.)

**LISA OLDRIDGE, Greffière municipale adjointe**

**LIZ COLLIN, Assistante du Comité**

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Monday, Jun 11, 2012
Type:	Public Hearings
File Number:	751-6/12-12

## Request for Decision

**Application for rezoning in order to create a 0.37 ha (0.9 acre) lot for M1, Mixed Light Industrial/Service Commercial uses, Chalmers Street, Sudbury - Cottingham Place Properties**

### Recommendation

THAT the City of Greater Sudbury approve the application by Cottingham Place Properties to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development and "M1-1", Business Industrial to "M1(S)", Mixed Light Industrial/Service Commercial Special on those lands described as Part of Lot 4, Plan 53M-1218, Part of Parcel 1389 S.E.S., in Lot 11, Concession 5, Township of Neelon, subject to the following conditions:

- a. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
- b. That the amending by-law include the following site specific provision:
  - i) The minimum lot frontage shall be 21 metres.

### STAFF REPORT

#### **Applicant:**

Cottingham Place Properties

#### **Location:**

Part of Lot 4, Plan 53M-1218, Part of Parcel 1389 S.E.S., in Lot 11, Concession 5, Township of Neelon (Chalmers Street, Sudbury)

#### **Application:**

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "FD", Future Development and "M1-1", Business Industrial to "M1", Mixed Light Industrial/Service Commercial.

#### **Proposal:**

#### **Signed By**

##### **Report Prepared By**

Mauro Manzon  
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*

Application for rezoning in order to create a 0.37 ha (0.9 acre) lot with 21 m (69 ft.) of frontage on Chalmers Street. The proposed lot will accommodate an M1 use. M1 zoning permits accessory outdoor storage subject to the provisions of Section 4.28 of By-law 2010-100Z.

### **Official Plan Conformity:**

The subject property is designated as Mixed Use Commercial in the City of Greater Sudbury Official Plan. All uses except Heavy Industrial may be accommodated in the Mixed Use Commercial designation through the rezoning process, subject to criteria under Section 4.3 of the Plan.

Subject to rezoning, new development may be permitted provided that:

- a. sewer and water capacities are adequate for the site;
- b. parking can be adequately provided;
- c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;
- d. the traffic carrying capacity of the Arterial Road is not significantly affected;
- e. traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent; and,
- f. landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided.

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

### **Site Description & Surrounding Land Uses:**

The subject property is located on the north side of Chalmers Street, east of Falconbridge Road. The area is fully serviced by municipal water and sanitary sewer.

Total area of the proposed lot is 0.37 ha (0.9 acre), with 21 m (69 ft.) of frontage and a depth of approximately 96 m (315 ft.). The lands are currently vacant.

A recreation vehicle sales and service establishment abuts to the west (Leisure Days). Vacant commercial lands comprise the remaining adjacent properties. There are no residential uses in the immediate vicinity.

### **Departmental & Agency Comments:**

#### Development Engineering

Development Engineering has reviewed the above noted application. This site is not currently serviced with sanitary sewer and municipal water. Water and sanitary sewer will require an extension along Chalmers Street to service this lot. Any cost associated with servicing this lot will be borne entirely by the owner.

We have no objection to changing the zoning classification from "FD", Future Development and "M1-1", Business Industrial to "M1", Mixed Light Industrial/Service Commercial.

#### Transportation Engineering

No concerns.

### **Neighbourhood Consultation:**

Given the location in a mixed commercial/light industrial area, a neighbourhood meeting was not conducted prior to the public hearing.

As of the date of this report, no phone calls or written submissions have been received by Planning Services.

### **Background:**

A concurrent consent application received conditional approval on May 14, 2012 (File B0043/2012). As a condition of approval, a cost contribution of \$1,000 is required towards downstream stormwater improvements.

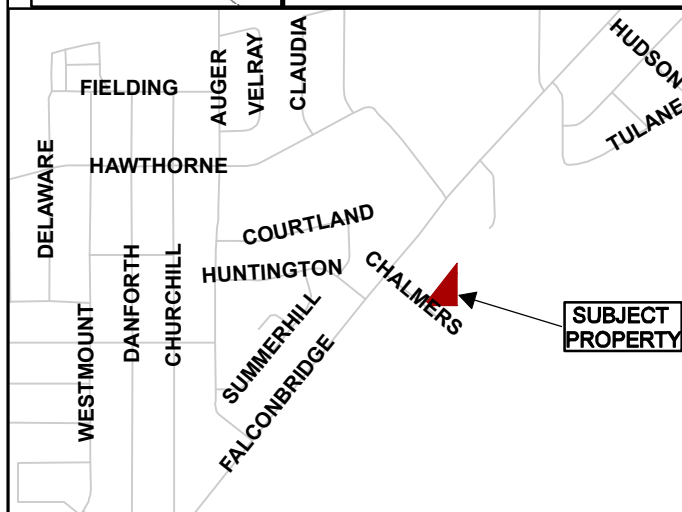
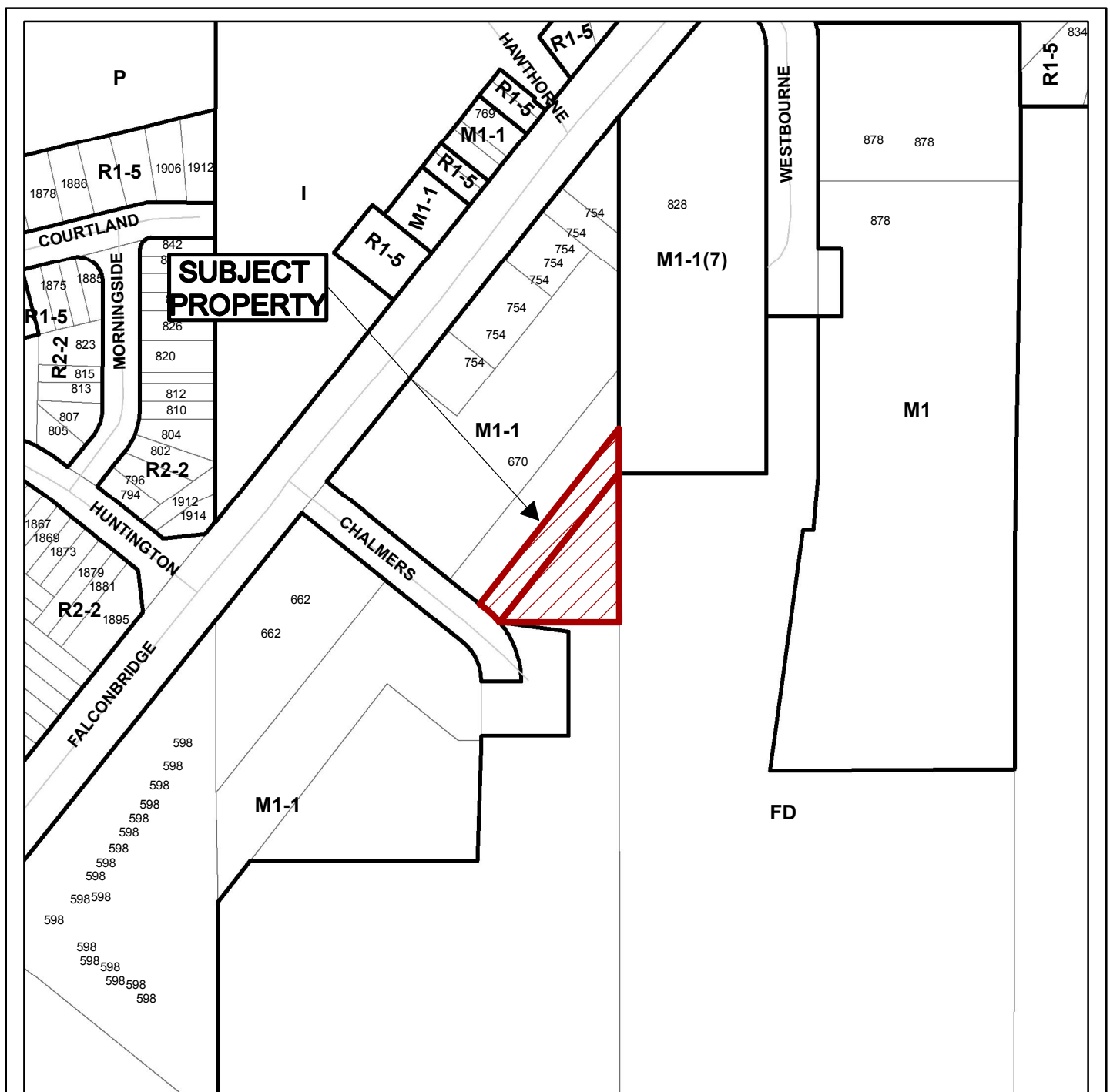
### **Planning Considerations:**

The rezoning is required to address the split zoning that results from a concurrent consent process in order to create a lot for mixed light industrial/service commercial use. There are no major planning issues related to this application, which can be supported based on the following considerations:

- The proposed zoning is consistent with existing land uses in the area, which presents a mix of commercial and business industrial uses including offices. No land use conflicts or traffic impacts are envisioned.
- The proposed lot area is 0.37 ha where a minimum of 0.15 ha is required. The lot will have sufficient site area to accommodate the range of M1 uses.
- The variance for 21 m of lot frontage where 30 m are required is considered minor in nature.
- The proposal does not compromise the future extension of Chalmers Street.
- The subject property is located within 152.4 metres (500 feet) of Municipal Road 86 (Falconbridge Road). Site Plan Control will therefore be implemented to ensure appropriate development of the land, including such matters as servicing, landscaping, parking, outdoor storage, etc.
- The proposed lot is located some distance from the arterial road corridor. As such, accessory outdoor storage is not a particular concern provided it conforms to the provisions of Section 4.28 of By-law 2010-100Z.

A survey plan is required to enact the amending by-law. The owner is advised that a site alteration permit may be required under By-law #2009-170 if any blasting and rock removal is required prior to the signing of the Site Plan Control Agreement.

Planning Services recommends that the application for rezoning be approved subject to the above noted conditions.



## Growth and Development Department



Subject Property being Part of Lot 4,  
Plan 53M-1218, Part of Pcl 1389 SES,  
Lot 11, Concession 5, Township of Neelon,  
Chalmers Street, Sudbury,  
City of Greater Sudbury

Sketch 1  
NTS

751-6/12-12

Date: 2012 04 04

**SEVERANCE  
AREA SUMMARY**

0.15± HA  
0.22± HA

**TOTAL: 0.37± HA = 0.91±ACRES**



1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L P3E 5V5 705-871-2295

FILE 125529 SKETCH MAR. 23 PREPARED BY TDB

**SCALE 1 : 500**



NOTE  
DISTANCES SHOWN HEREON ARE IN METERS AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Photo 1 CHALMERS STREET, SUDBURY - VIEW OF  
SUBJECT PROPERTY



Photo 2 CHALMERS STREET, SUDBURY - TEMPORARY  
CUL-DE-SAC AND ADJACENT UNDEVELOPED  
LANDS

751-6/12-12 Photography May 16, 2012



Photo 3 CHALMERS STREET, SUDBURY - ABUTTING  
COMMERCIAL PROPERTY (LEISURE DAYS)



Photo 4 CHALMERS STREET, SUDBURY - ADJACENT  
OFFICE COMPLEX

751-6/12-12 Photography May 16, 2012

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Monday, Jun 11, 2012
Type:	Public Hearings
File Number:	751-5/12-2

## Request for Decision

**Application for rezoning in order to permit the construction of a semi-detached dwelling lot, Montpelier Road, Chelmsford - Ronald Vaillancourt & Therese Coleman**

### Recommendation

THAT the City of Greater Sudbury deny the application by Ronald Vaillancourt and Therese Coleman to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law by changing the zoning classification of lands described as PIN 73351-0336, Parcel 21865 SWS, Parts 7 & 8, Plan SR-3503, Lot 2, Concession 4, Township of Balfour from "R1-5", Low Density Residential One to "R2-2", Low Density Residential Two.

### STAFF REPORT

#### **Applicant:**

Ronald Vaillancourt & Therese Coleman

#### **Location:**

PIN 73351-0336, Parcel 21865 SWS, Parts 7 & 8, Plan SR-3503, Lot 2, Concession 4, Township of Balfour (Montpelier Road, 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 "R1-5", Low Density Residential One to "R2-2", Low Density Residential Two.

#### **Proposal:**

The application is to permit the construction of a semi-detached dwelling on the subject lands.

#### **Official Plan Conformity:**

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury. New residential development within the Living Area 1 designation is to be compatible with the existing physical

#### **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*

character of established neighbourhoods with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.

Section 3.2.1 of the Official Plan further outlines policies for considering applications to rezone lands situated within the Living Area 1 designation. In particular, Council is to consider if a proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks and the location of parking and amenity areas.

Section 3.3 of the Official Plan contains policies which address residential intensification as an effective means of ensuring the efficient use of land and infrastructure in the City. The proposed development is a form of intensification as it would rezone the lands from R1-5 to R2-2 and therefore the policies of Section 3.3 should be considered.

Section 12.2.3 of the Official Plan also contains policies with respect to the provision of private sewage systems that are to be located outside of fully serviced areas.

### **Site Description & Surrounding Land Uses:**

The subject lands are located at the north-east corner of Montpelier Road and McKenzie Road in the community of Chelmsford. The lands abut a Canadian Pacific Railway right-of-way to the immediate south and have road frontage to the north on Golf Course Road. The lands are presently vacant. Immediately surrounding land uses are comprised of partially serviced residential lots fronting onto Montpelier Road and Golf Course Road. There are a number of larger rural lots to the north and the Chelmsford Golf Course is to the north and east of the subject lands. There is a general mix of land uses further to the south located toward Municipal Road 15 near the Chelmsford Town Centre.

### **Departmental & Agency Comments:**

#### Building Services

No objections. It should be noted that the minimum setback to a railroad right-of-way is 30 m (98.43 ft) as per By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The proposed plan shows a southerly setback of only 11 m (36.01 ft). The proposed building will need to be altered to fit within the allowable setbacks for this lot.

#### Development Engineering

Municipal water is available in the Golf Course Road right-of-way, but sanitary sewer is not available to the proposed development.

#### Drainage

No objections.

#### Nickel District Conservation Authority

No objections.

#### Roads, Traffic & Transportation

No objections.

### **Public Consultation:**

Given the minor nature of this application, a neighbourhood information session was not recommended. At

the time of writing this report, no phone calls or written submissions objecting to the application have been received by the Planning Services Division.

## **Planning Considerations:**

### **Official Plan**

#### **Living Area 1 - General Policies**

The Official Plan contains a specific and key reference to new residential development within the Living Area 1 designation being compatible with the existing physical character of a neighbourhood. Staff noted during site visits that the subject lands are immediately surrounded by a cluster of fourteen single-detached dwelling lots which front both Montpellier Road and Golf Course Road. Those dwellings situated along Golf Course Road are generally one-storey and single-detached. There are several two-storey dwellings along Montpellier Road. There are no semi-detached dwellings within this identified cluster of dwellings.

The character of the immediate neighbourhood is also well established. Lot creation along this portion of Montpellier Road and along Golf Course Road has been limited with the majority of these lots having been created before 1980. The opportunity for further lot creation and expansion of this residential cluster is limited given that to the north there are larger rural lots and the Chelmsford Golf Course. There is also limited possibility of lots being created to the south as the railroad right-of-way to the south forms a natural edge to this residential cluster. Staff have identified that several of the lots which are zoned R1-5 in the immediate area could likely be further severed to create single-detached dwelling lots. If these were severed it should be noted that the R1-5 Zone would only permit construction of single-detached dwellings and not semi-detached dwellings as is being proposed now as a rezoning.

Site visits to the larger and more general area were also conducted, which would include properties along McKenzie Road and further south on Montpellier Road where Main Street in Chelmsford is located. There is a small cluster of single-detached dwellings near the intersection of Montpellier Road and McKenzie Road. Further to the south, there are some medium-density buildings on the east side of Montpellier Road however these uses are located closer to the Chelmsford Town Centre where a general mix of residential built-forms and densities are presently located.

#### **Living Area 1 – Residential Intensification Policies**

The proposed rezoning from R1-5 to R2-2 is a form of residential intensification that has the potential to increase the density of the neighbourhood. Section 3.3 of the Official Plan directs intensification of this kind to fully serviced areas as long as no dramatic change in the character and scale of the neighbourhood would result. Staff is of the opinion that the proposed development would be inappropriate given that the lands are partially serviced and they are surrounded by low density single-detached residential lots, with even lower density rural residential areas surrounding the fourteen R1-5 lots which are in the immediate vicinity of the subject lands.

#### **Private Sewage System Policies**

The Official Plan identifies that certain parts of Living Areas are either partially serviced or unserved and further that in these situations private sewage systems are permitted subject to the policies of the Plan. Staff note that the subject lands are within the Living Area 1 designation and are only partially serviced as there is municipal water available, but no municipal sanitary sewer service. Staff have no objections to the partially

serviced lot being used for the purposes of constructing a single-detached dwelling but the proposed semi-detached dwelling is not supportable from a residential intensification perspective for the reasons noted in this report.

Staff is of the opinion that the development of a single-detached dwelling, but not a semi-detached dwelling, in this location on a partially serviced lot can be supported from a private sewage system policy perspective.

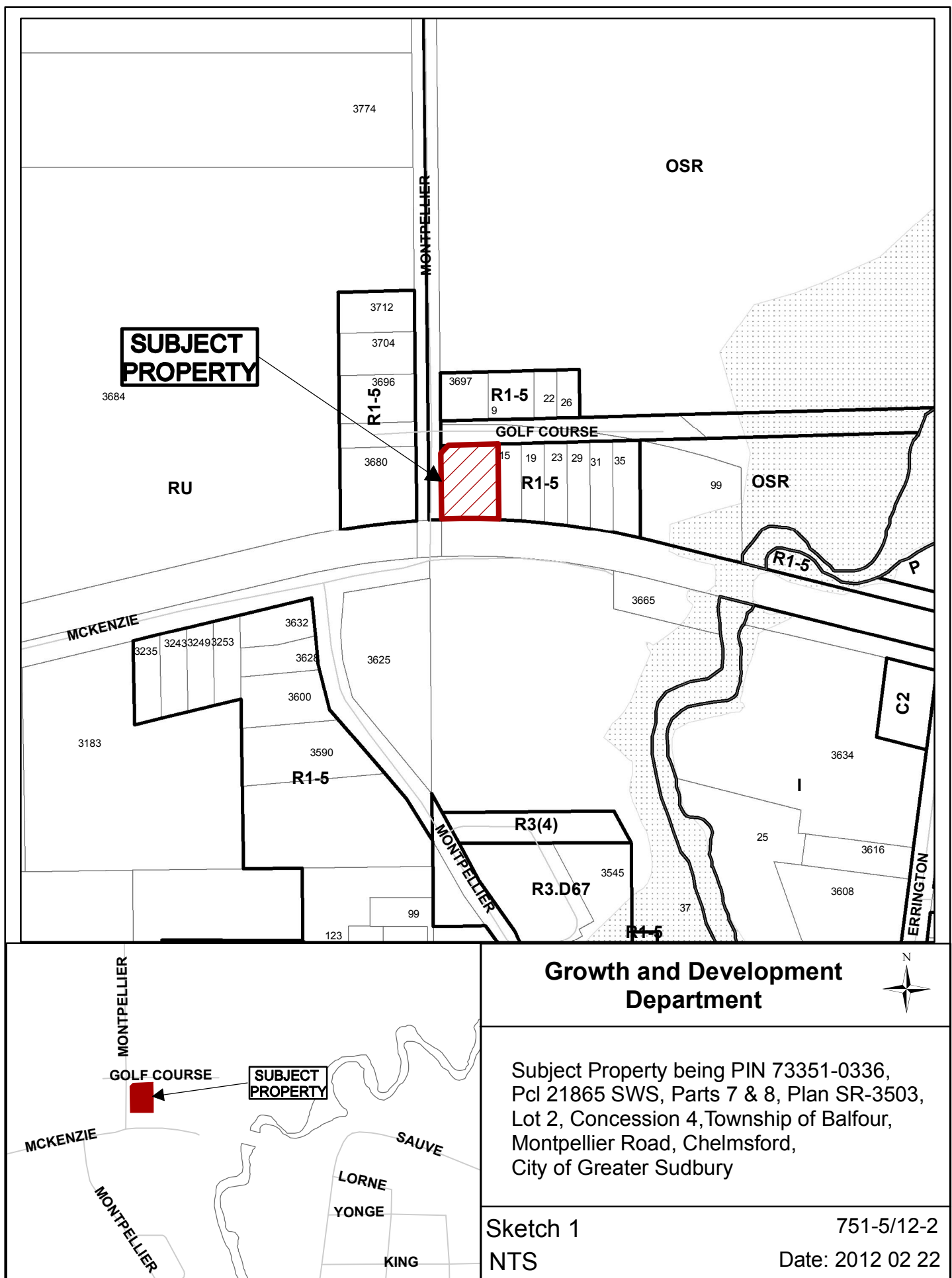
## **Other Planning Matters**

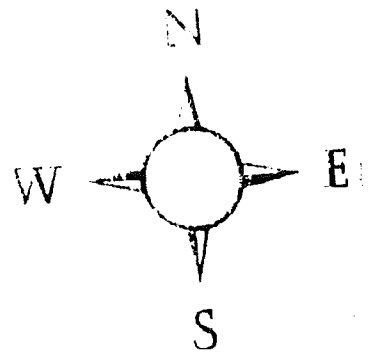
### **Railroad Setback Requirement**

All residential buildings and structures are to be setback 30 m (100 ft) from any lot line which abuts a railroad right-of-way. The proposed development would situate a semi-detached dwelling 11 m (36.09 ft) from a Canadian Pacific Railway right-of-way which is located to the immediate south of the subject lands. This setback would result in two residential dwellings being setback 19 m (62.36 ft) less than what is normally required in order to minimize health, safety and the general welfare of residents. Staff do not support the setback that is being proposed and recommend that any development on these lands comply with the railroad setback requirement. Staff has reviewed the submitted sketch and is of the opinion that there appears to be enough space to position a building which fronts Golf Course Road in order to move the dwelling away from the railroad right-of-way.

### **Summary**

The Planning Services Division cannot support the application to rezone in order to permit a semi-detached dwelling and recommend that it be denied on the basis the proposed development is partially serviced and not an appropriate form of residential intensification.





Golf Course Road

39.624 meters

11 m

12.19 m

30.48 meters

6 meters

21.43 meters

11 m

45.726 meters

Canadian Pacific Railway

NONTPELLIER ROAD

52.493 meters

59.92 meters

**PLAN-SR-3503**

APPROVED 4 AUG. 1978

**J. KEATING**

## ASSISTANT EXAMINER OF SURVEYS

RECORDED UNDER No.

REGISTERED

## MASTER OF TITLES

PARTS 1 TO 9 INCL. BEING PART OF PCL. 115.77 S.W.S.

NOTE: ALL BEARINGS SHOWN HEREIN ARE ASSUMED AND DERIVED FROM THE BEARING OF N 0° 48' W FOR THE EAST LIMIT OF PART 1, AS SHOWN ON PLAN SR - 2338, OF RECORD IN THE LAND TITLES OFFICE AT SUDBURY.

**SURVEYOR'S CERTIFICATE**

ADJUTANT GENERAL

3) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;

2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;

3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;

4) THAT THE SURVEY WAS COMPLETED ON THE 6 TH DAY OF JULY, 1970.

JULY 7, 1970.

D. V. ENDERMAN Q.L.S.

## LEGEND

S.I.B.	1" x 1" x 48" LONG IRON BAR.
S.S.E.	DIODETES 1" x 1" x 48" LONG IRON BAR.
I.B.	DIODETES 1" x 1" x 48" LONG IRON BAR.
W.S.	DIODETES 1" x 1" x 48" LONG IRON BAR.
C.M.	DIODETES 1" x 1" x 48" LONG IRON BAR.
I.P.	DIODETES 1" x 1" x 48" LONG IRON BAR.
C.C.	DIODETES 1" x 1" x 48" LONG IRON BAR.
X	DIODETES 1" x 1" x 48" LONG IRON BAR.
FD.	DIODETES 1" x 1" x 48" LONG IRON BAR.
P.	DIODETES 1" x 1" x 48" LONG IRON BAR.
I.P. & W.	DIODETES 1" x 1" x 48" LONG IRON BAR.
(B)	DIODETES 1" x 1" x 48" LONG IRON BAR.

PLAN OF SURVEY OF PART OF

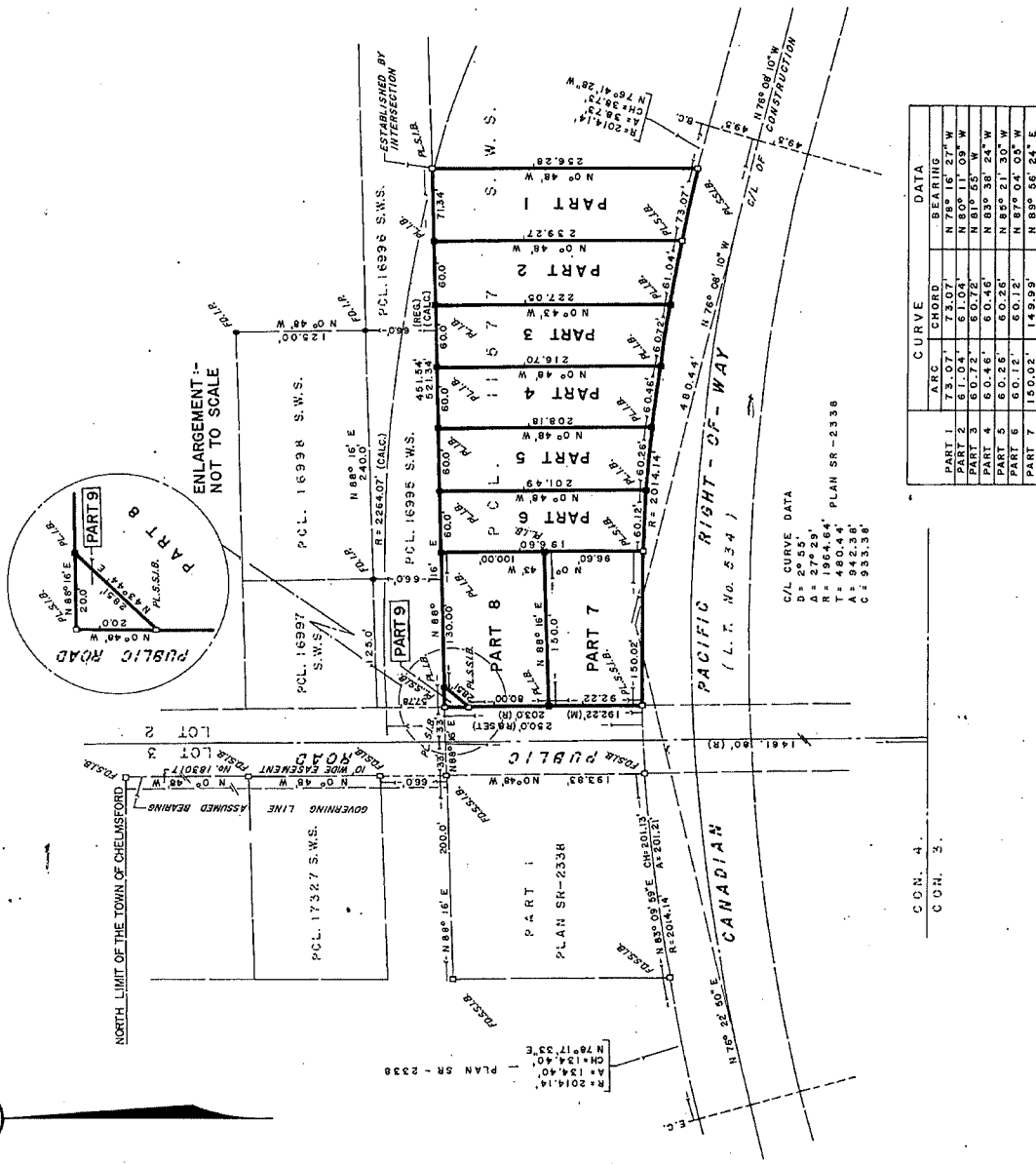
LOT 2 - CONCESSION 4:

TOWNSHIP OF BALFOUR

DATE	SCALE	REF. No.
JULY 7, 1970.	1" = 100'	(6)-2-4-BALFOUR.

ENDLEMAN, HOLDER & WALLACE  
ONTARIO LAND SURVEYORS — PROFESSIONAL ENGINEERS  
174 ELM ST. W., SUDBURY, ONTARIO

OT 70-317



CON. 4.	CON. 3.
---------	---------

MAE 11-88



Photo 1 SUBJECT LANDS AS VIEWED FROM GOLF COURSE ROAD LOOKING SOUTH TOWARD CHELMSFORD TOWN CENTRE



Photo 2 SUBJECT LANDS AS VIEWED FROM MONTEPELLIER ROAD LOOKING NORTH TOWARD GOLF COURSE ROAD

751-5/12-2 Photography June 4, 2012



Photo 3 EXISTING SINGLE DETACHED DWELLING TO THE IMMEDIATE WEST OF THE SUBJECT LANDS



Photo 4 EXISTING SINGLE DETACHED DWELLING WITH DETACHED GARAGE TO THE IMMEDIATE EAST OF THE SUBJECT LANDS

751-5/12-2 Photography June 4, 2012



Photo 5 EXISTING SINGLE DETACHED DWELLING TO THE IMMEDIATE NORTH OF THE SUBJECT LANDS



Photo 6 EXISTING SINGLE DETACHED DWELLINGS ON GOLF COURSE ROAD TO THE NORTH-EAST OF THE SUBJECT LANDS

751-5/12-2 Photography June 4, 2012

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

## 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**

### 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.

### 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*

### Applicant:

Royal Canadian Legion Branch 553

### Location:

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 m<sup>2</sup> (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.

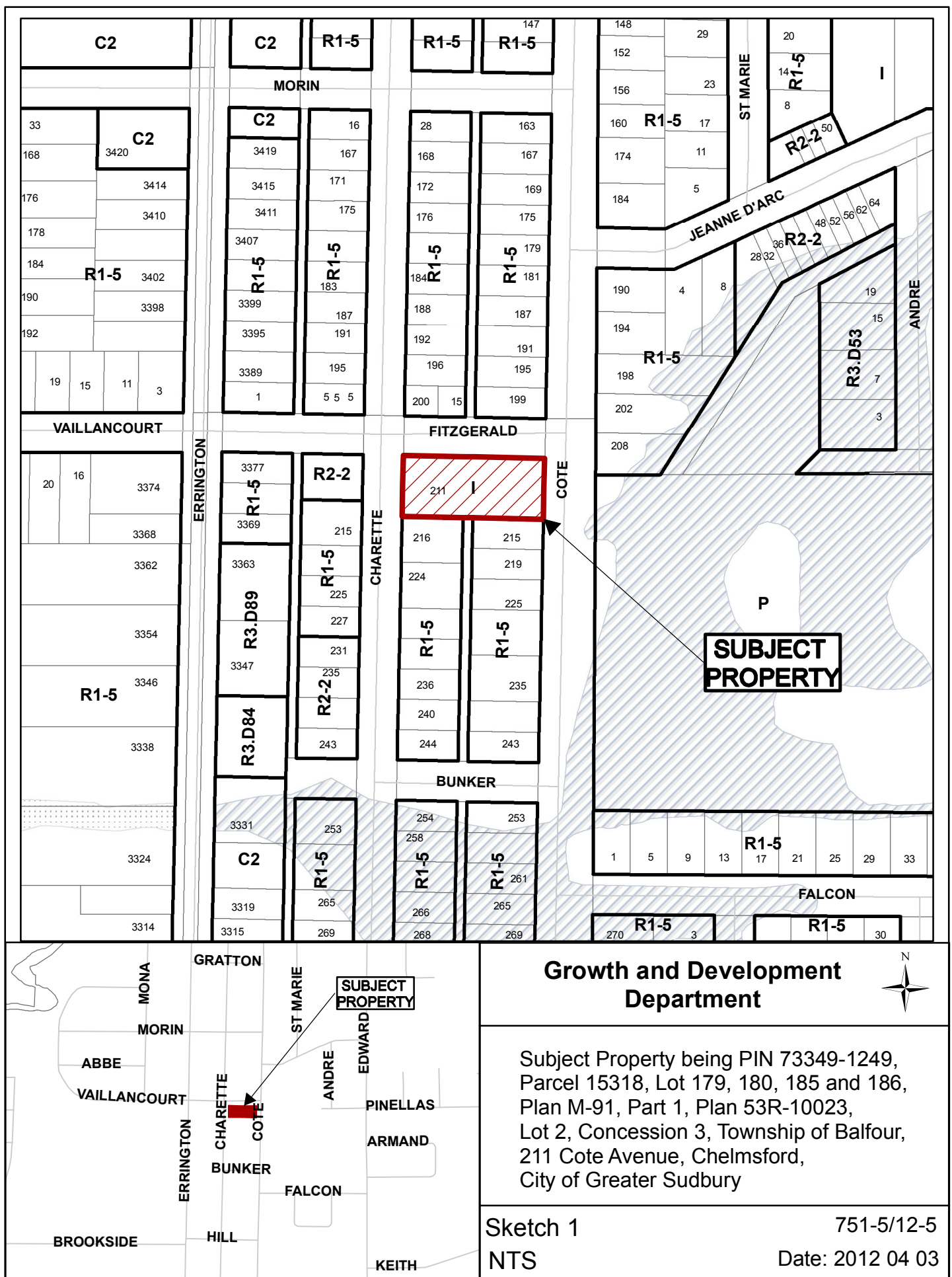
Staff has identified matters that require exceptions to the Zoning By-law standards. First, it is noted that the submitted sketch does not provide for 3 m (9.84 ft) wide landscape strips that would be required along the Fitzgerald Street streetline. Staff have no objections to a reduced landscape strip 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 (99.84 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.

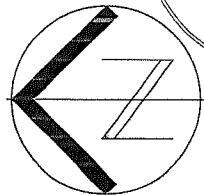
Matters that can be addressed at the site plan stage include provision for one of the required parking spaces to be an accessible parking space as required under Section 5.2.3.5 of the Zoning By-law 2010-100Z as the

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.

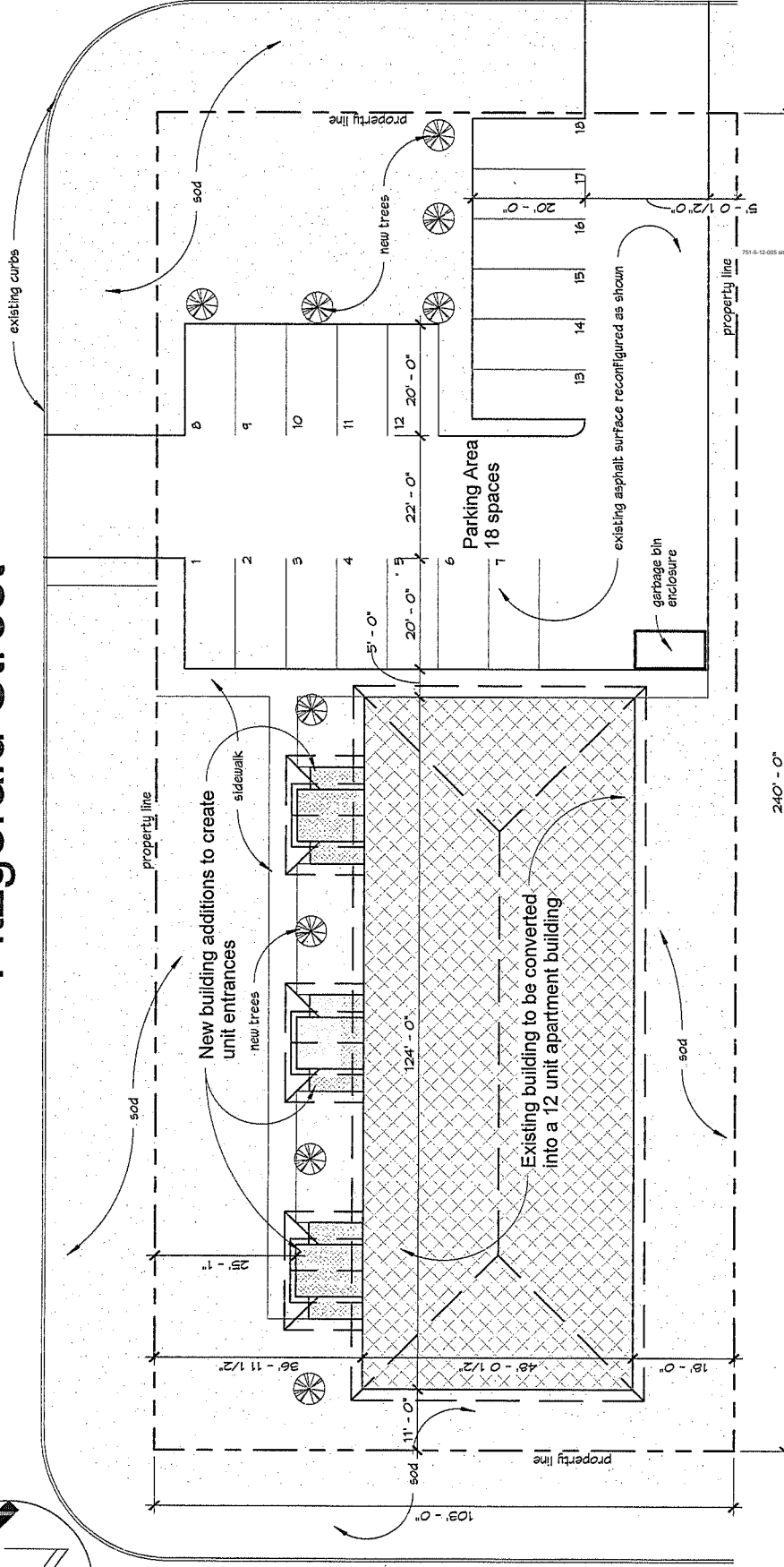




Fitzgerald Street

Charette Ave

Cote Ave



# Site Plan Data

site area 24,720 s.f. (2286 m<sup>2</sup>)  
 building area 6,426 s.f. (597 m<sup>2</sup>)  
 building coverage 24%  
 parking req'ts 18 spaces (12 units x 1.5)  
 landscaped areas 9868 s.f. (898 m<sup>2</sup>)

## 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

## Request for Decision

**Application for rezoning in order to permit a fitness centre within the existing building, 90 King Street, Sudbury - Guy Charbonneau**

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Monday, Jun 11, 2012
Type:	Public Hearings
File Number:	751-6/12-11

### Recommendation

THAT the City of Greater Sudbury approve the application by Guy Charbonneau to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 02131-0179, Lot 186 to 189, Plan 18S, Lot 5, Concession 4, Township of McKim, Sudbury from "R2-3(2)", Low Density Residential Two Special to a revised "R2-3(2)", Low Density Residential Two Special be approved subject to the following conditions:

1. The only permitted uses and the maximum gross floor areas which may be dedicated to each use shall be as follows:  
(a) rehearsal hall, fitness centre and accessory workshop and administrative offices - 646m<sup>2</sup> (b) commercial enclosed storage space - 2,267 m<sup>2</sup> (c) woodcraft manufacturing and accessory retail uses - 242 m<sup>2</sup> (d) offices excluding medical offices - 242 m<sup>2</sup>
2. The existing building as located is permitted.
3. A minimum of 7 parking spaces shall be provided.
4. Parking may be provided in the required front yard.

### STAFF REPORT

#### **Applicant:**

Guy Charbonneau

#### **Location:**

PIN 02131-0179, Lot 186 to 189, Plan 18S, Lot 5, Concession 4, Township of McKim, 90 King Street, Sudbury

#### **Application:**

#### **Signed By**

##### **Report Prepared By**

Alex Singbush  
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*

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "R2-3(2)", Low Density Residential Two Special to a revised "R2-3(2)", Low Density Residential Two Special in order to permit a fitness centre.

The existing R2-3(2) zoning permits a rehearsal hall, commercial storage space, woodcraft manufacturing and accessory retail and offices (excluding medical) with a minimum of seven (7) parking spaces.

### **Proposal:**

The application is to add a fitness centre to the list of permitted uses within the existing building. No additional parking spaces are proposed.

This request to add a fitness centre to the list of permitted uses on site is intended to legalize the existing Boxing and Fitness Gymnasium which has been in operation on site since December 2011.

### **Site Description & Surrounding Land Uses:**

There is a two storey mixed commercial, office and warehouse building on the subject lands with approximately 48.77 m (160 ft.) of frontage at the street line of King Street, a depth of approximately 35.05 m (115 ft.), and an area of 0.171 ha (0.422 ac.). To the rear of the subject property is a public lane. The property was at one time the former Canada Bread building and the property was later rezoned for the Le Theatre du Nouvel Ontario (rehearsal hall and accessory workshops and administrative offices). The current zoning also requires a minimum of seven (7) parking spaces on site.

The subject property is located in a primarily residential area. To the west of the subject property there are several single detached dwellings, while immediately to the east there are multi-residential dwellings. Across King Street there are more single residential dwellings, "Better Beginnings Better Futures" (a child services facility) and undeveloped land. Across the laneway there is a light industrial building.

### **Departmental & Agency Comments:**

#### Building Services

Building Services has no objections to this application other than the following comments:

1. The minimum parking space requirements for a fitness centre is 1 parking space per 6 person capacity. Not knowing the capacity of the fitness centre or the parking requirements for the other permitted uses, it is difficult at this time to determine if the parking requirements will be met on this site.
2. A building permit is required for the proposed Fitness Centre to the satisfaction of the Chief Building Official.

#### By-law Enforcement

By-law Enforcement has advised that one individual has called several times with regard to trucks from Moving on Express (a current tenant of the building) parking on the street. By-law Enforcement investigated these complaints but found that the trucks were not present when the officer visited the site.

#### Development Engineering

Development Engineering has no objection to changing the zoning classification from "R2-3(2)", Low Density Residential Two Special to a revised "R2-3(2)", Low Density Residential Two Special in order to permit a fitness centre. This site is currently serviced with municipal water and sanitary sewer.

#### Roads & Traffic and Transportation

Some on-street parking is available on the north side of King Street, in front of the building, for a distance of approximately 60m. This on-street parking is restricted between 6 p.m. and 8 p.m., Monday to Friday. No other on-street parking is allowed on King Street in the vicinity of the subject lands.

In addition to the seven parking spaces on site, there is a small area in front of the building where parking is permitted during the day. It is unclear from the application whether the proposed use of the property will result in an increase in demand for parking or not. However, the limited availability of parking spaces should be considered if an increase in parking is expected.

### **Public Consultation:**

The applicant has scheduled a neighbourhood meeting for June 17, 2012 and will report on the meeting to the Planning Committee. As of the date of this report, one phone call expressing concern with driveways being blocked on King Street has been received by the Planning Services Division. No written submissions have been received.

### **Planning Considerations:**

#### **Background**

The site is currently zoned R2-3(2) with the following site specific provisions:

(i) The only permitted uses and the maximum gross floor areas which may be dedicated to each use shall be as follows:

- (a) rehearsal hall and accessory workshop and administrative offices - 646 m<sup>2</sup>
- (b) commercial enclosed storage space - 2,267 m<sup>2</sup>
- (c) woodcraft manufacturing and accessory retail uses - 242 m<sup>2</sup>
- (d) offices excluding medical offices - 242 m<sup>2</sup>

(ii) The existing building as located is permitted.

(iii) A minimum of 7 parking spaces shall be provided.

(iv) Parking may be provided in the required front yard.

In 2009 an application was made to add a martial arts school and dog grooming business to the permitted uses on site. This application was recommended for approval by Planning staff, without conditions. At the May 19, 2009 Planning Committee meeting, the request was approved with two conditions:

1. That prior to the amending by-law, a written agreement be reached with Better Beginnings Better Futures for parking purposes; and
2. That the amending by-law be a temporary use by-law for a period of two years in accordance with Section 39 of the Planning Act.

The conditions were not satisfied, and the temporary by-law was not enacted.

### **Official Plan Conformity**

The subject lands are designated "Living Area I" in the City of Greater Sudbury Official Plan. Section 20.5.5 of the Official Plan establishes policies dealing with non-residential uses that do not conform with the land use designations of the Plan. This section permits Council through rezoning to permit such uses, or an expansion, or change to such uses without an amendment to the Official Plan, provided that such uses are

or can be made compatible with the surrounding uses.

It was in accordance with similar policies under the former City of Sudbury Secondary Plan that Council allowed the conversion of this building to the uses permitted under the current R2-3(2) zoning.

Based on these change of use policies, the adaptive re-use of the building for the new uses outlined would be deemed to conform with the intent of the Official Plan.

## **Land Use**

As outlined earlier the subject property was rezoned in 1987 to permit Le Theatre du Nouvel Ontario, (rehearsal hall accessory workshops, commercial storage space, woodcraft manufacturing and accessory retail uses and administrative offices) who have since relocated. Currently the majority of the building continues to be used for storage and offices. The applicant now wishes to legalize the existing fitness centre at this location, and therefore a rezoning is required.

## **Parking**

The subject lands have a site specific zoning that allows for seven parking spaces to be provided. The existing zoning recognized the shortfall in parking for the previous rehearsal hall use. It is noted that the Theatre du Nouvel Ontario rehearsal hall could require more than 30 parking spaces. It is noted that the parking standard in the Zoning By-law for a fitness centre and assembly hall are the same at 1 parking space/6 persons capacity.

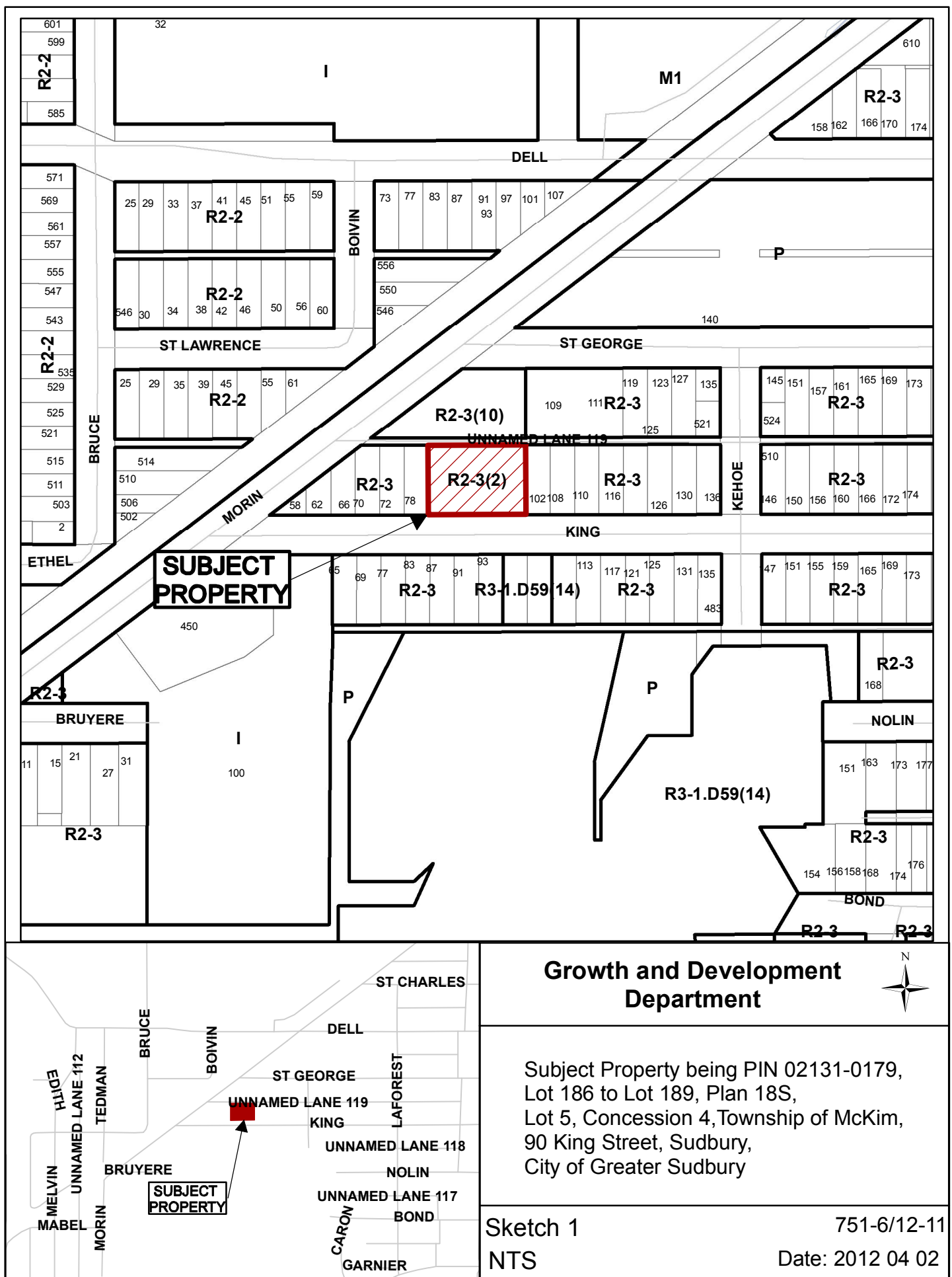
The applicant now wishes to legalize the existing fitness centre. It is anticipated that this additional use would primarily generate traffic in the evening and the parking situation shall not be aggravated further by the introduction of these uses when compared to the prior use of the property.

Further to the seven spaces provided on site there is also on-street parking allowed on the north side of King Street.

## **Summary**

As outlined earlier this application conforms with the Official Plan. The introduction of the proposed use would appear to have less of an impact than the use that previously occupied the building.

Planning staff anticipate no adverse impacts relating to the introduction of this use at this location and therefore this application is recommended for approval.



Lane Way Road Bld.

139'-0"

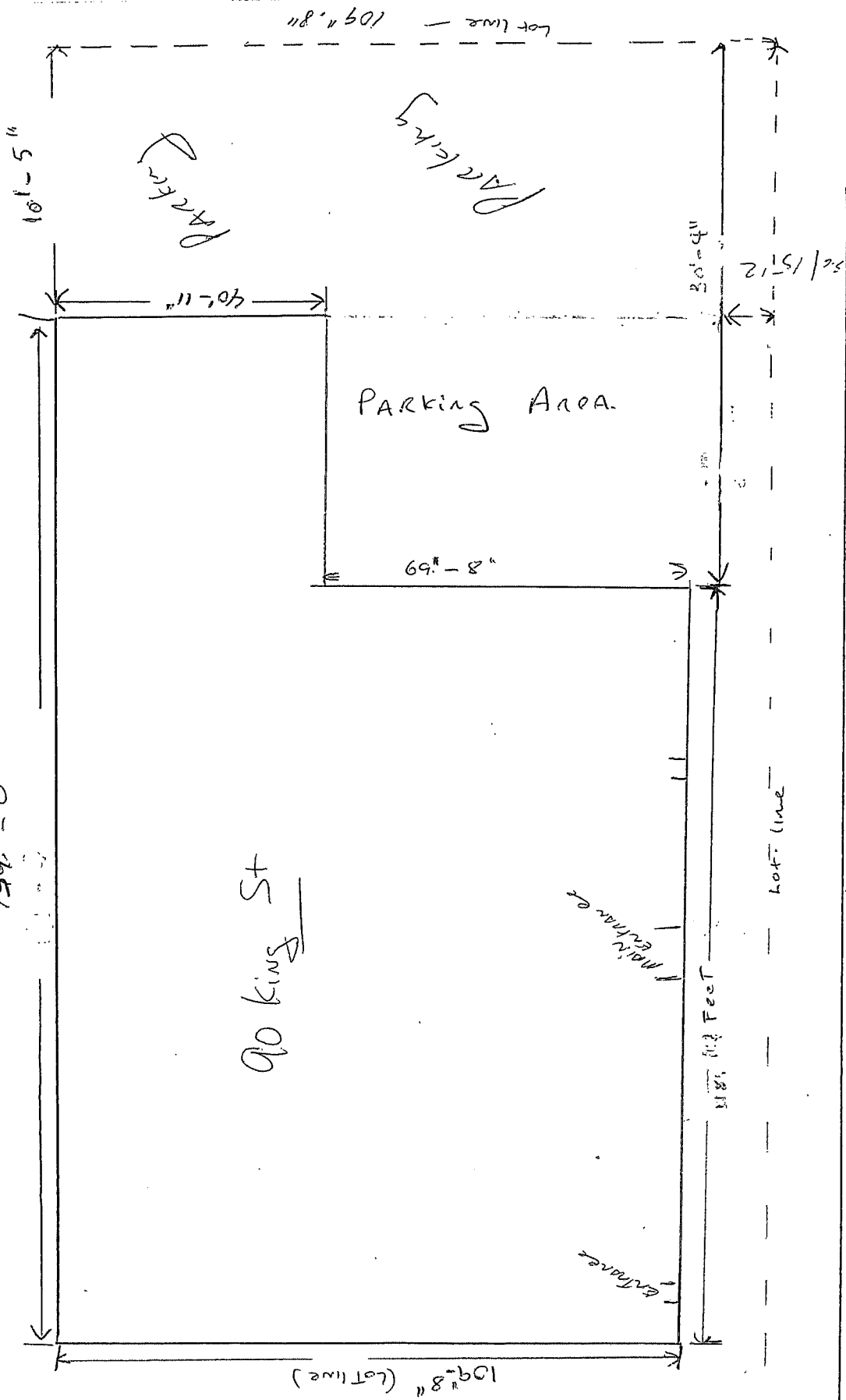




Photo 1 SUBJECT LANDS, 90 KING STREET, VIEWED  
LOOKING NORTHWEST FROM KING STREET



Photo 2 PARKING AREA ON EAST SIDE OF SUBJECT LANDS  
VIEWED LOOKING NORTH FROM KING STREET

751-6/12-11 Photography June 5, 2012



Photo 3 78 KING STREET, WEST OF THE SUBJECT LANDS



Photo 4 72 KING STREET, WEST OF THE SUBJECT LANDS

751-6/12-11 Photography June 5, 2012



Photo 5 83 TO 93 KING STREET, SOUTH OF THE SUBJECT LANDS VIEWED LOOKING SOUTH EAST FROM KING STREET



Photo 6 UNDEVELOPED LANDS, SOUTH OF THE SUBJECT PROPERTY, VIEWED LOOKING SOUTH FROM KING STREET

751-6/12-11 Photography June 5, 2012



Photo 7 102 KING STREET, TO THE EAST OF THE SUBJECT LANDS, VIEWED LOOKING NORTH FROM KING ST.



Photo 8 90 KING STREET, THE SUBJECT LANDS, VIEWED LOOKING SOUTHEAST THROUGH AN ADJACENT NON-CONFORMING SITE ON THE EAST SIDE OF MORIN

751-6/12-11 Photography June 5, 2012

## Request for Decision

**Application for Rezoning and Plan of Subdivision in order to permit the development of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development, McKinnon Street and Barry Street, Sudbury - 1232252 Ontario Inc**

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Tuesday, Jun 12, 2012

Type: Public Hearings

File Number: 751-6/11-13 &  
780-6/11004

## Recommendation

A. THAT the City of Greater Sudbury approve the application by 1232252 Ontario Inc. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to change the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two and "R3-1", Medium Density Residential in order to permit the development of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development on those lands described as PIN 73580-0576, Lot 1, Concession 4, Township of McKim subject to the following conditions:

### Signed By

#### Report Prepared By

Glen Ferguson  
Senior Planner  
*Digitally Signed Jun 12, 12*

#### Reviewed By

Eric Taylor  
Manager of Development Services  
*Digitally Signed Jun 12, 12*

#### Recommended by the Division

Paul Baskcomb  
Director of Planning Services  
*Digitally Signed Jun 12, 12*

#### Recommended by the Department

Bill Lautenbach  
General Manager of Growth and Development  
*Digitally Signed Jun 12, 12*

#### Recommended by the C.A.O.

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jun 12, 12*

Date: June 8, 2012

## Recommendation Cont'd

1. That the applicant provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law. The survey plan shall identify as parts on a plan the lots which are to be zoned "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two, "R3-1", Medium Density Residential, and "P", Park;
2. That the single-detached lots be zoned "R1-5", Low Density Residential One;
3. That the semi-detached lots be zoned "R2-2", Low Density Residential Two;
4. That Blocks 112 and 114 be zoned "R3-1", Medium Density Residential with a density factor based on the finalized draft plan;
5. That Blocks 109 and 113 be zoned "P", Park; and,
- B. THAT the City of Greater Sudbury direct Council's delegated official to issue the draft approval for the subject subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:
  1. That this draft approval applies to the draft plan of subdivision of PIN 73580-0576, Lot 1, Concession 4, Township of McKim, as shown on a plan of subdivision prepared by R.V. Anderson Associates Ltd. and dated August 3, 2011 and redlined as follows:
    - a. That the location of Block 111 be finalized in a location and configuration to the satisfaction of the Directors of Leisure and Planning Services;
    - b. That Block 112 be revised to include a separate park block in a location and configuration that is to the satisfaction of Directors of Leisure and Planning Services; and,
    - c. That Block 113 be revised to include the portion of the walking trail which is currently shown on Block 112 to the satisfaction of the Directors of Leisure and Planning Services; and,
    - d. That Block 114 be revised to include a separate block for the portion of the walking trail which is currently shown at the south end of Block 114 to the satisfaction of the Directors of Leisure and Planning Services.
  2. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.

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3. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
4. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
5. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
6. That the owner/developer agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
7. That the subdivision agreement contain provisions whereby the owner/developer agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
8. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development.
9. That this draft approval shall lapse three years from the date on which the draft approval letter is issued.
10. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
11. That the applicant finalize the Traffic Impact Study and agree to undertake any improvements on upgrading to the road network identified in the study to the satisfaction of the General Manager of Infrastructure Services.
12. That Silver Hills Drive be constructed to a collector standard with an asphalt surface width of 11 metres and sidewalks along both sides.
13. That a 3.0 metre wide, two-way, paved bicycle path be constructed behind the sidewalk along the entire east side of Silver Hills Drive.

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14. That the owner prepare a functional design for a modern roundabout at the intersection of Bancroft Drive and Bellevue Avenue/Silver Hills Drive, and agrees to participate in the cost of its construction and the construction of Silver Hills Drive from the limits of the subdivision plan south of Bancroft Drive/Bellevue Avenue in accordance with the City's cost sharing policy. If a roundabout is not feasible, then a conventional signalized intersection with appropriate turn lanes will be required to the satisfaction of the General Manager of Infrastructure Services.
15. That a maximum of 30 single dwelling units or 40 multiple dwellings be permitted to use Barry Street as a temporary road connection.
16. A phasing plan shall be submitted to the City which shall address but not be limited to the phasing of servicing and road connections to the existing road network to the satisfaction of the General Manager of Growth and Development.
17. That Silver Hills Drive be constructed with traffic calming measures in accordance with the City's traffic calming policy to the satisfaction of the General Manager of Infrastructure Services.
18. The owner agrees to provide a 23 metre-wide right-of-way for Silver Hills Drive.
19. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
20. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.
21. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.

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22. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year, 1:100 year, and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The Regional Storm flow path is to be set out on the plan(s). The civil engineering consultant shall meet with Development Approvals Section prior to commencing the stormwater management report.
23. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
24. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
25. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
26. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
27. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post, Vianet and Eastlink (where applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
28. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
29. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.

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30. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five years experience related to blasting.
31. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
32. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - a. Pre-blast survey of surface structures and infrastructure within affected area;
  - b. Trial blast activities;
  - c. Procedures during blasting;
  - d. Procedures for addressing blasting damage complaints;
  - e. Blast notification mechanism to adjoining residences; and,
  - f. Structural stability of exposed rock faces.
33. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
34. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
35. The owner/applicant shall at their expense inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to those lots identified for a potential Community Mailbox and shall indicate the proposed Community Mailbox locations.
36. The owner/applicant shall provide curb depressions at the Community Mailbox locations. These are to be 2 metres in width and no higher than 25 millimeters.
37. The Lock Box Assembly is to be supplied and installed at the owner/applicants expense. The centralized mail facility is to be installed at Canada Post standards.

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38. That the owner/developer agrees to develop and construct improvements to Blueberry Hill Park to the satisfaction of the Nickel District Conservation Authority and the Director of Leisure Services. The works to be completed include but are not limited to the provision of fixed seating at the existing lookout, repair of existing trail with wood chips and additional plantings of eco-grass, white birch and white pine, and the development of 3 metre wide crushed stone bicycle/pedestrian paths where required from the new collector road to the Carmichael arena.
39. That the owner/developer agrees to convey three lots on the south side of Street A to the City and develop said lands for parks purposes in accordance with Section 51.1 of the Planning Act.
40. That the owner/developer transfer Block 113 and a portion of Blocks 112 and 114 for the trail to the City for parks purposes in accordance with Section 51.1 of the Planning Act.
41. That the owner/developer agrees to develop a 3 metre wide crushed stone bicycle/pedestrian paths from the new collector road on Block 113 and on adjacent lands to the east to Second Avenue.
42. That the owner/developer transfer Block 109 to the City as a park block.
43. That the owner/developer agrees to identify and transfer a block of land for park purposes as shown in the final approved Leisure Development Concept in part of Block 112 to the satisfaction of the Director of Leisure Services.

## **STAFF REPORT**

### **Applicant:**

1232252 Ontario Inc.

### **Location:**

PIN 73580-0576, Lot 1, Concession 4, Township of McKim

### **Application:**

1. To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two and "R3-1", Medium Density Residential.
2. To permit the development of a plan of subdivision consisting of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development (112 townhouse dwelling units and 480 apartment dwelling units).

Date: June 8, 2012

## **Proposal:**

To permit the development of a plan of subdivision consisting of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development (112 townhouse dwelling units and 480 apartment dwelling units).

## **Official Plan Conformity:**

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater 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 the policies contained in the Official Plan. Medium and high density residential development should be located on 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 3.2.2 of the Official Plan outlines policies with respect to the phasing of new development within the Living Area 1 designation. New development in Living Area 1 should occur adjacent to existing built-up urban areas. Emphasis should also be placed on achieving a mix of uses and densities. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies are to be considered:

1. That the proposed development represents a contiguous expansion within the Living Area 1 designation;
2. That the proposed development represents a logical utilization of existing municipal and social infrastructure;
3. That the proposed development completes or rounds out existing neighbourhood plans with respect to road connections, waterline looping and public service facilities such as schools and recreation facilities; and,
4. That the area is experiencing growth pressure as evidenced by adjoining development and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.

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Section 21.8 of the Official Plan outlines policies specific to the Minnow Lake Policy Area. These lands are characterized by a rugged, rocky topography that has made them difficult to develop in the past. Comprehensive Planned Unit Development (CPUD) in the Minnow Lake Policy Area permits development up to a maximum building height of 5 storeys provided the maximum density does not exceed 18 units per hectare. Single-detached, semi-detached and duplex dwellings are also permitted at the same maximum density. In exceptional situations where a proposed development provides additional public amenities beyond those identified in the Minnow Lake policies, an increase to 36 units per hectare may be considered.

### **Site Description & Surrounding Land Uses:**

The subject lands have a total lot area of 23.75 ha (58.69 acres) and have 38 m (124.67 ft) of frontage onto Barry Street. The northerly end of the proposed development is located behind the Silver Hills Centre in New Sudbury, while the southern end of the development is located within the community of Minnow Lake. The subject lands have been partially cleared but are otherwise presently vacant.

Surrounding uses include a commercial development (Silver Hills Centre) to the north in the Barrydowne Road and Kingsway Boulevard area with a mix of residential uses being to the south of the subject lands. To the east is the Civic Memorial Cemetery owned by the City and a vacant property zoned "RU", Rural and "FD", Future Development. To the west are lands owned by the Nickel District Conservation Authority, known as Blueberry Hill which is zoned "P", Park.

### **Departmental & Agency Comments:**

#### Bell Canada

Bell Canada will require a 3 metre wide easement over the frontage and flank of the lots as indicated on the sketch. Since the easements are required in order to provide service to this development, all costs associated with this transfer will be the owner/applicants responsibility and compensation will be set at a nominal \$2 for the acquisition of the easement rights.

#### Building Services

A geotechnical report to the satisfaction of the Chief Building Official will be required from a licensed geotechnical engineer in the Province of Ontario as part of the subdivision approval process.

The rezoning of the property shall require subdivision and site plan control agreements and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

1. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five years experience related to blasting.

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2. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
3. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - a. Pre-blast survey of surface structures and infrastructure within affected area;
  - b. Trial blast activities;
  - c. Procedures during blasting;
  - d. Procedures for addressing blasting damage complaints;
  - e. Blast notification mechanism to adjoining residences; and,
  - f. Structural stability of exposed rock faces.
4. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
5. Should the developer's schedule require the commencement of blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

### Canada Post

This development will be served by Community Mailboxes and Lock Box Assembly. The five Community Mailbox locations can be described as being on Street A at the side of Lot 7, on Block 110 between Lots 81 and 82, on Street B at the side of Lot 56 and on Silver Hills Drive at the side of Lot 67. Canada Post requires the following conditions:

1. The owner/applicant shall at their expense inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to those lots identified for a potential Community Mailbox and shall indicate the proposed Community Mailbox locations.
2. The owner/applicant shall provide curb depressions at the Community Mailbox locations. These are to be 2 metres in width and no higher than 25 millimeters.
3. The Lock Box Assembly is to be supplied and installed at the owner/applicants expense. The centralized mail facility is to be installed at Canada Post standards.

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Development Engineering

This site is not presently serviced with municipal water. There is currently a 250mm diameter PVC watermain located on Barry Street that may be available to service this development. A water capacity analysis was completed at the existing capped watermain at the development entrance at an elevation of 276.2m. The following results were obtained:

Max Hour Pressure	64.6 psi
Max Day Pressure	64.6 psi
Fire Flow	223 l/s

The watermain connection at the south will require review to determine the optimal connection location on either Barry Street or the extension of the North-South Collector at Bancroft Drive. The watermain will require looping to the north on the North-South Collector and a stub will be required at Street 'D' to the east for a possible future connection.

The owner will have to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service the subdivision will be borne totally by the owner.

There currently is a 200mm diameter PVC sewer main on Barry Street that will be available to service this development. This main must be extended and improved to provide sanitary service for this development and/or an alternate sanitary sewer connection must be made. A sanitary sewer analysis will be required to identify the sewer capacity available downstream of this development. All costs associated with upgrading the existing collection system to service this subdivision will be borne totally by the owner. The owner shall hire a licensed Engineer to design, inspect, test and certify the sanitary sewer extension as part of the Subdivision Agreement for this site.

The owner is advised that all storm water generated on site must be controlled by storm water management techniques to pre-development levels and directed to outlets acceptable to the General Manager of Growth and Development. The owner shall provide a storm water management report for the quantity and quality control of site storm water. Flows shall be based on a 5 and 100 year return period and be directed to the existing storm draining outlet system.

The owner is advised that the Roads and Transportation's Drainage department may require a stormwater management pond at the southern end of the site.

The following draft plan conditions apply:

1. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage

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works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

2. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.
3. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.
4. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year, 1:100 year, and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The Regional Storm flow path is to be set out on the plan(s). The civil engineering consultant shall meet with Development Approvals Section prior to commencing the stormwater management report.
5. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
6. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
7. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
8. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

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9. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post, Vianet and Eastlink (where applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

10. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.

11. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.

#### Greater Sudbury Hydro Plus

No objections. It is noted however that during the development stage the owner/applicant will be responsible for meeting easement requirements. The owner/applicant will also be responsible for all legal and survey costs.

#### Leisure Services

The current location of the tot lot to the west of the new collector will not service the first phases of the subdivision well as they are constructed. Leisure Services would like to obtain three lots on the south side of Street A for development of a tot lot by the owner to the satisfaction of the director of Leisure Services as an alternative.

The owner has identified within the conceptual plan that trail development and improvement by the owner will include:

Blueberry Hill Trail - provide fixed seating at lookout, repair existing trail with wood chips and add planting ecoglass and white birch, white pine.

Develop 10' wide crushed stone bicycle/pedestrian path from new collector road to Carmichael arena site.

Develop 10' wide bicycle/pedestrian path from north end of collector road east to boundary of development for connection to 2nd Ave Include transfer of block 113 and a portion of block 112 for access to trail along block 113.

Develop wood chip trail from northeast side of collector ( with parking space) as per conceptual plan to the height of land and connect this trail to existing Blueberry Hill Trail The neighbourhood park within the condominium development in the northeast section of the development will need to be reassessed in terms of access for residents in the south part of the subdivision and street visibility. This access will have to be redesigned and the site developed by the owner to the satisfaction of the Director of Leisure Services. At

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present the neighbourhood park seems to be part of the condominium component of the development and removed from the single home dwellings to the south.

#### Nickel District Conservation Authority

No objections.

#### Operations

No objections.

#### Roads, Traffic and Transportation

The application is proposing the creation of 763 dwelling units made up of 171 single and semi-detached dwellings, 112 townhouse units and 480 apartments. A development of this size is expected to generate approximately 5,400 vehicular trips per day.

To accommodate the traffic generated by this development, the applicant is planning to provide a new North/South road (Silver Hills Drive) connection between the Kingsway and Bancroft Drive. The new road connection will help distribute traffic to the existing road network in a more balanced manner. The new Silver Hills Drive road will also provide an improved connection between Minnow Lake and the retail development to the north. Traffic volumes on Bancroft Drive, between the Kingsway and Bellevue Avenue and Second Avenue are expected to be reduced with the new road. As indicated in the Traffic Impact Study prepared by Tranplan Associates, the new road is not expected to divert a significant number of trips from the Paris/Van Horne area due to the much longer travel distance and lower operating speed along Howey Drive.

A background traffic sensitivity analysis dated June 7, 2012 indicated that the road network can accommodate the proposed development with some improvements.

In addition to constructing a new collector road between the Kingsway and Bancroft Drive, the owner will be responsible for the design and construction of a modern roundabout at the intersection of Bancroft Drive and Bellevue Avenue. The advantage of the roundabout over a conventional signalized intersection includes the following:

1. Lower traffic speeds reduce collision frequency and severity;
2. Fewer conflict points and reduced angles lowers the frequency and severity of collisions;
3. Pedestrian crossing distances are shorter and require crossing against one direction at a time;
4. There are usually shorter delays and vehicle queues;

Date: June 8, 2012

5. Vehicle emissions are reduced with fewer stops and starts and less delay; and
6. Opportunities are provided for improved aesthetics.

Some of the issues that need to be addressed as part of the roundabout design for that intersection include:

- Road grades
- Property requirements
- Bicycles
- Sight lines
- Driveways

Staff recommends that the following be included as a condition of approval:

1. That the applicant finalize the Traffic Impact Study and agree to undertake any improvements on upgrading to the road network identified in the study to the satisfaction of the General Manager of Infrastructure Services.
2. That Silver Hills Drive be constructed to a collector standard with an asphalt surface width of 11 metres and sidewalks along both sides.
3. That a 3.0 metre wide, two-way, paved bicycle path be constructed behind the sidewalk along the entire east side of Silver Hills Drive.
4. That the owner prepare a functional design for a modern roundabout at the intersection of Bancroft Drive and Bellevue Avenue/Silver Hills Drive, and agrees to participation in the cost of its construction and the construction of Silver Hills Drive from the limit of the subdivision plan south to Bancroft Drive/Bellevue Avenue in accordance with the City's cost sharing policy. If a roundabout is not feasible, then a conventional signalized intersection with appropriate turn lanes will be required to the satisfaction of the General Manager of Infrastructure Services.
5. That a maximum of 30 single dwelling units or 40 multiple dwelling units be constructed using Barry Street as a temporary connection.
6. That the applicant provide a Phasing Plan to the satisfaction of the General Manager of Growth and Development.
7. That Silver Hills Drive be constructed with traffic calming measures in accordance with the City's traffic calming policy to the satisfaction of the General Manager of Infrastructure Services.
8. The owner agrees to provide a 23 metre wide right-of-way for Silver Hills Drive

Date: June 8, 2012

### Sudbury Catholic District School Board

No objections.

### Transit Services

No objections.

### **Public Consultation:**

Staff recommended that the applicant hold a resident's meeting ahead of the public hearing in order to discuss the development proposal. At the time of finalizing this report, the applicant has advised that a resident's meeting was to be held on June 13, 2012 at Minnow Lake Place on Bancroft Drive.

At the time of the writing of this report, several phone calls and two e-mails (attached to this report) have 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. Staff note that the development proposal seeks to accommodate new residential dwelling units within an existing settlement area in a part of the urbanized Sudbury community;
2. Municipalities are encouraged to provide for a range and mix of residential uses in order to meet the needs of the community. The development proposal would provide a range of residential housing opportunities in the form of single-detached, semi-detached, town-house and apartment dwelling units. Staff is satisfied that the overall development concept provides for a range and mix of residential uses which will meet the needs of the community;
3. Municipalities are encouraged to avoid unjustified or uneconomical expansion of infrastructure. The subject development proposal will extend existing municipal infrastructure within a designated settlement area. This extension is not unjustified as the subject lands are within an urban area and would complete a part of the local community in terms of providing a road connection which is designated in the Official Plan; and,

Date: June 8, 2012

4. Opportunities to provide for healthy and active communities through providing for parkland, open space and trails needs are to be promoted. The subject development proposal includes a tot-lot, a neighbourhood park, a pedestrian-bicycle trail along the northern edge of the development, bicycle lanes along the collector road and improvements are proposed to be made off-site to the Blueberry Hill outdoor trail and open space system.

### Official Plan

The development proposal is supported from the perspective of relevant Official Plan policy for the following reasons:

#### Living Area 1 Policies

1. The subject lands are located within the urbanized Sudbury community and the lands are to be fully serviced with municipal water and sewer services. The proposed development conforms with the general purpose of the Living Area 1 designation in that the lands are situated in a part of the City which is intended to be the primary focus of residential development.
2. The development proposal would yield an overall site density of 32 units per hectare. The low density component which is comprised of single-detached and semi-detached dwellings would have a residential density of 14.6 units per hectare. The medium density blocks described as Blocks 112 and 114 would have residential densities of 46.8 and 53.1 units per hectare respectively. These densities conform to the densities set out in the Official Plan for lands within the Living Area 1 designation. Staff note however that a review of density policies in the Minnow Lake Special Policy Area is included later in this report.
3. Staff are of the opinion that in general the proposed residential land uses and built forms would be compatible and complement the existing physical character of the commercial area in the Kingsway/Barrydowne Road area, as well as the residential character that is established in the Minnow Lake neighbourhood. In particular, staff noted that the Minnow Lake residential neighbourhood has a mix of residential uses and built forms. The proposed residential development would extend this mix of uses, densities and built forms.
4. The proposed medium density residential development would be located next to the commercial development to the north along a collector road which provides direct access to the arterial road system. There is public transportation available at both ends of the site and the lands are a short distance from the Sudbury downtown and other employment-related uses along the Kingsway. There may be the potential for transit to be established on the north-south collector road in the future. This would need to be determined by Transit Services. Staff is also satisfied that there are adequate open space and community/recreation opportunities which already exist in the area and further there would be new open space/recreation opportunities added to the area if the development is approved.

Date: June 8, 2012

5. For the medium density portions of the proposed development the site plan approval process will ensure that adequate on-site parking, lighting, landscaping and amenity areas are provided.

### Living Area 1 – Phasing Policies

The subject lands are one of a few remaining large tracts of undeveloped land within this particular part of the City. The Official Plan is also supportive of phasing in new development which achieves a mixture of residential uses and densities. The proposed development includes single-detached, semi-detached, townhouse and apartment dwellings and the overall site density is 36 units per hectare with higher densities on the individual medium density blocks and lower densities in the singles and semi-detached areas. Staff has considered the phasing policies and has the following observations:

1. The development represents a contiguous expansion within the Living Area 1 designation as it would occur adjacent to two existing built-up areas along Marcus Drive and Kingsway Boulevard and to the south where residential development in Minnow Lake is located;
2. The development would also utilize and extend existing municipal infrastructure. The dwelling units which are proposed will be fully serviced via the extension of sewer and water services in the area;
3. Staff note that the proposed development would provide for a north-south collector road which is supported both in the Official Plan and the Minnow Lake Community Improvement Plan. The development would complete this part of the neighbourhood and contribute to recreational facilities through the provision of a tot lot, neighbourhood park and significant upgrades to the Blueberry Hill open space. Staff have received no comments from circulated agencies with respect to the need for additional public service facilities such as schools if the development is approved.
4. Staff has reviewed subdivision activity in the area and in general the immediate area has very little in terms of available lots/units within existing registered and draft approved plans of subdivision.

### Minnow Lake Special Policy Area

Staff have reviewed the policies contained in the Minnow Lake Special Policy Area (Section 21.8 of the Official Plan) and have the following comments:

1. The maximum height of buildings in the Minnow Lake Policy Area is five-storeys. Staff confirms that the apartment buildings proposed in the development respect the above noted maximum height limit. The amending by-law should limit those buildings to be built on the portions to be zoned “R3-1” be limited to a maximum height of five-storeys;

Date: June 8, 2012

2. The development proposal has taken into account those open spaces which exist in the area. The Blueberry Hill open space would be connected to the proposed development through a bicycle-pedestrian trail at the north end along the existing watermain corridor. There is a similar trail which would link to Blueberry Hill at the southern end of the development. The northerly connection from Blueberry Hill would continue eastward where it would meet with and connect to lands to the east. The development proposal also includes a tot lot and a neighbourhood park.
3. The applicant is proposing extensive work in the Blueberry Hill open space area that will have an added benefit to both existing and future residents of the Minnow Lake community. The addition of dedicated bicycle lanes on the east side of the proposed north-south collector road will also improve the bicycle lane network that exists in the immediate area. Staff is of the opinion that this work supports an increased overall site density of 36 units per hectare.

### Minnow Lake Community Improvement Plan

Section 5 of the Minnow Lake Community Improvement Plan (MLCIP) contemplates the improvements to the Blueberry Hill open space area. These improvements would include clearly marked trails, lookout platforms, signage, interpretive plaques and maps, benches, waste receptacles and ensuring that appropriate access points to the hilltop are provided. The Plan also provides that development on adjacent lands should protect for the views offered from atop Blueberry Hill. Sketches A & B in Appendix A to the MLCIP indicates conceptually how the above noted improvements could be implemented. Map 8 of the MLCIP also indicates the desire to connect Blueberry Hill to the water-main corridor which is located to the north.

Staff has reviewed the applicant's Leisure Development Concept that was submitted in support of the application and note that significant improvements are proposed to the Blueberry Hill area. First, the existing trail at the north end of Blueberry Hill would be realigned and improved with a wood-chip surface. Plantings would also be provided in this general area and fixed seating/benches would be installed at the north-west lookout location. This portion of the trail would also emerge at the north end of north-south collector road where a parking lot is proposed to be located. This location would also connect the trail to the east-west watermain corridor which traverses the subject lands.

The proposal also includes a 3.05 m (10 ft) wide bicycle/pedestrian trail to the south of Carmichael Arena that would be surfaced with crushed stone. This trail would emerge at the south end of the proposed development where a bicycle lanes on the north-south collector are located. Staff is satisfied that the proposed work is generally consistent with Section 5 of the MLCIP in terms of contributing to an improved Blueberry Hill open space area.

Section 6 of the MLCIP identifies a future road connection extending Barrydowne Road from the Kingsway south toward Bancroft Drive. This extension would be phased in as development occurs on those lands in the area which are presently vacant. Map 10 indicates this connection would be located at the intersection of Bancroft Drive and Bellevue Avenue. Map 10 also

Date: June 8, 2012

generally demarcated where existing and proposed bicycle lanes, walkway/trails and sidewalks are either located or should be located. Staff note that the proposed north-south collector and bicycle lanes along this road are consistent with the MLCIP as well as the Official Plan for the City of Greater Sudbury.

Density targets of 18 units per hectare and incentives to exceed this target to a maximum of 36 units per hectare within the MLCIP were later incorporated into the Official Plan for the City of Greater Sudbury. Finally, Section 9 identified that the undeveloped lands should generally be low density residential with the opportunity for increased density and other housing forms as generally set out in Section 21.8 of the current Official Plan. Staff is of the opinion that the proposed development is generally in keeping with the above noted future development objectives and a discussion of these objectives.

## **Subdivision Design**

### General Design

The plan is comprised of 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development (112 townhouse dwelling units and 480 apartment dwelling units) on a series of internal streets with two cul-de-sacs on the south side of the north-south collector road. The draft plan depicts two blocks for parks purposes and two blocks for pedestrian walkways purposes. Staff are generally satisfied with the design of the subdivision subject to several revisions as noted in this report and incorporated into the draft plan conditions.

### Collector Road

The north-south road which intersects the proposed development is a north-south collector road which would extend from the Kingsway southward to the intersection of Howey Drive, Bancroft Drive and Bellevue Avenue. Staff note that Schedule 6 to the Official Plan identifies this road connection. This connection is intended to function as a collector road and would connect the Silver Hills Centre-Kingsway-Barry Downe area with the Minnow Lake area. Staff note that this collector road is an important contribution to the overall City road network. The connection has also been identified in the transportation background study to the current Official Plan, as well as in the Minnow Lake Improvement Plan that was approved in 1991.

### Phasing of Development

The applicant has indicated that the initial phase of the subdivision would utilize a temporary access from Barry Street at the south end of the site. The submitted Traffic Impact Study has further suggested that 25-30 single-detached dwellings or one 40 unit apartment building could be built using the temporary Barry Street access before road improvements would be required. A phasing plan has been required as a condition to establish further phases and the connections to services and the existing road network that will be required.

Date: June 8, 2012

### Parks & Open Space Blocks

The applicant has also submitted a Leisure Development Concept in support of their development proposal. The concept depicts significant improvements to the Blueberry Hill open space area, as well as pedestrian-bicycle trails, bicycle lanes on the road, a large neighbourhood park and several potential tot lot locations. There is also a neighbourhood park shown in the concept plan on portions of Block 112. The draft plan should be revised to identify this park as a block on the plan. Leisure Services has reviewed the potential tot lot locations and have requested that three lots on the south side of Street A be conveyed to the City for park purposes. The remainder of the proposed work is generally satisfactory. Staff note however that there appears to be a portion of two nature trails on Blocks 112 and 114 where they cross the north-south collector road on the draft plan. The draft plan should be revised to include the northerly trail in open space Block 113 and the creation of a separate block at the southerly trail that would be conveyed to the City.

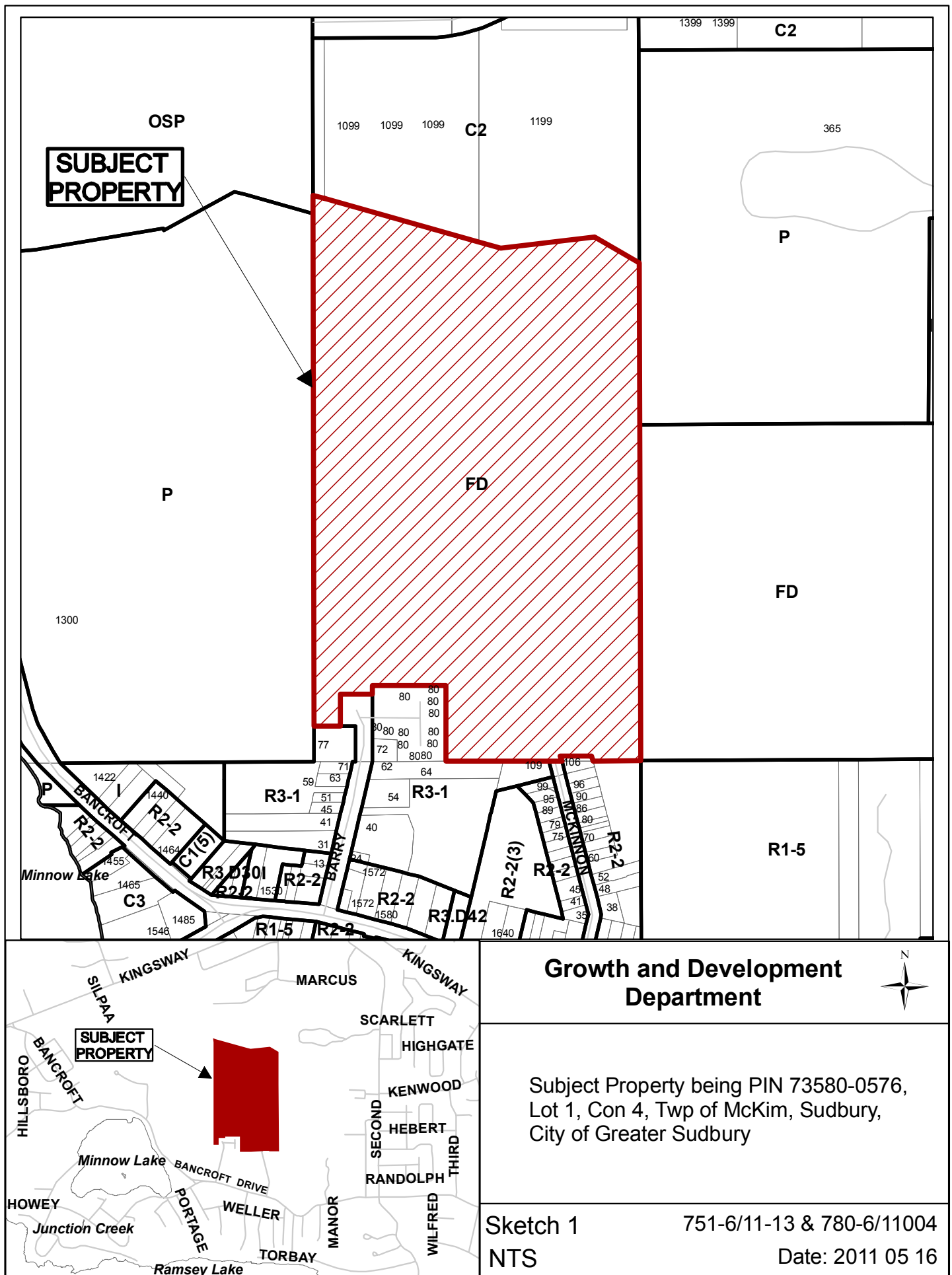
### Zoning By-law

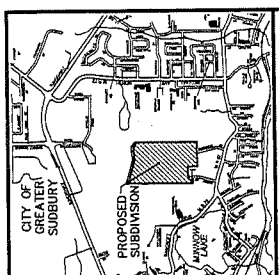
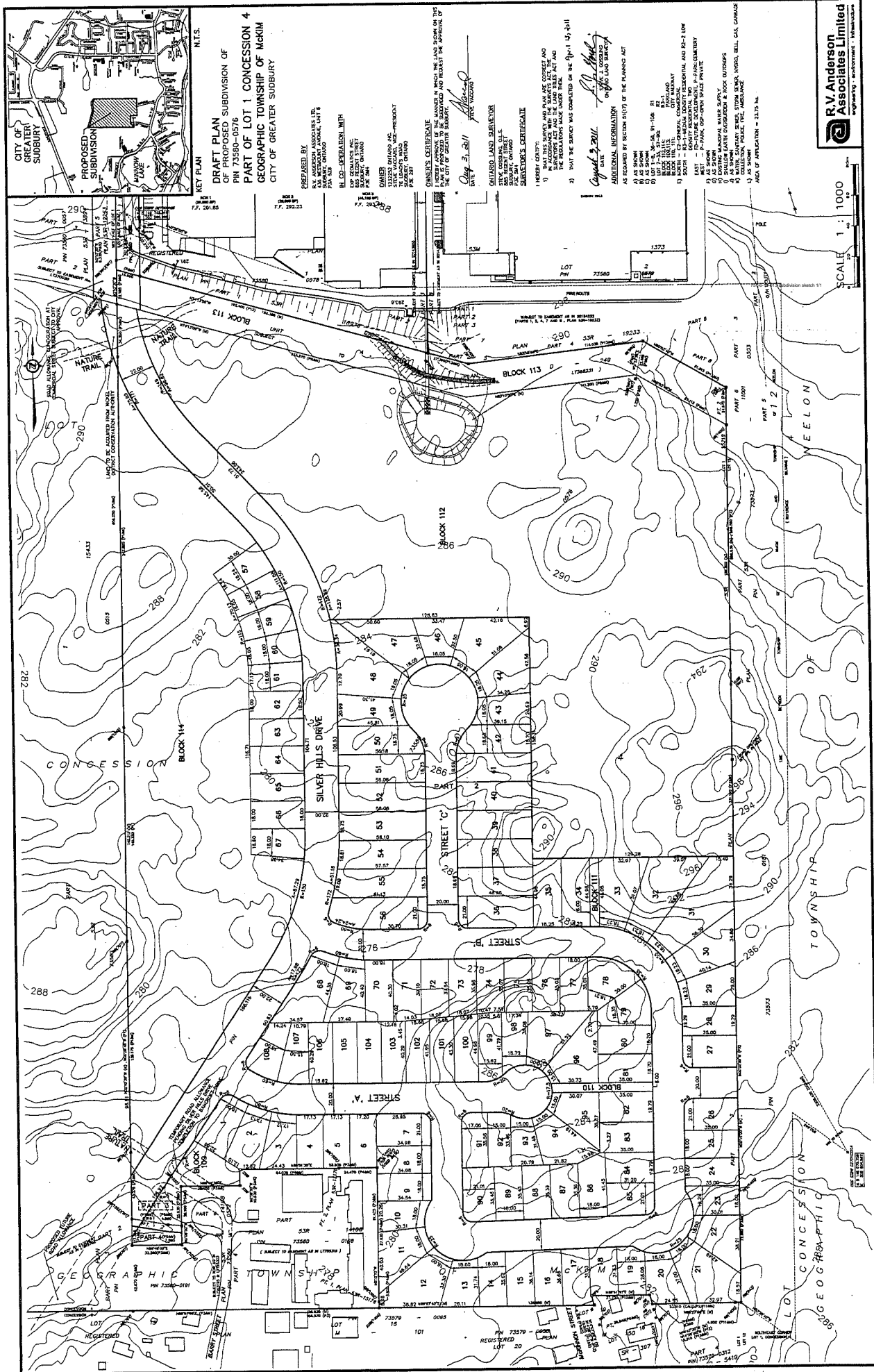
The applicant is proposing to change the zoning classification of the subject lands from "FD", Future Development to "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two and "R3-1", Medium Density Residential. The amending by-law will also appropriately zone the park blocks that are to be conveyed to the City. Staff has reviewed the draft plan against the requirements of each of the above noted zones and advises that in general the lots and blocks comply with applicable zone standards. Staff notes however that the amending by-law will need to include a density factor on the blocks of land that are to be rezoned to R3-1 in order to control for the maximum number of dwelling units that would be permitted per hectare. The density factor that will be applied to the amending by-law will be determined once the draft plan is finalized as per the draft plan conditions.

### **Summary**

Staff has reviewed the development proposal in detail and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury and it is consistent with the PPS. The development proposal represents good land use planning and would contribute to the completion of the local community. The development would also represent the contiguous expansion of an urbanized area. Site-specific matters have been addressed in this report and the recommended draft conditions would facilitate the revisions to the draft plan that have been described in this report.

The Planning Services Division recommends that the application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law in order to permit 45 lots for single-detached dwelling units, 63 lots for semi-detached dwelling units, and 2 blocks for medium density residential development be approved. It is further recommended that Council's delegated official be directed to issue the draft approval for the subject subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act.





**DRAFT PLAN**  
OF PROPOSED SUBDIVISION OF  
PART OF LOT 1 CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF MCKIM  
CITY OF GREATER SUDBURY

PREPARED BY  
R.V. ANDERSON ASSOCIATES LTD.  
PLANNERS  
1000 SHEPPARD AVENUE EAST  
SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1111  
FAX: (416) 291-1112  
E-MAIL: info@rvanderson.com

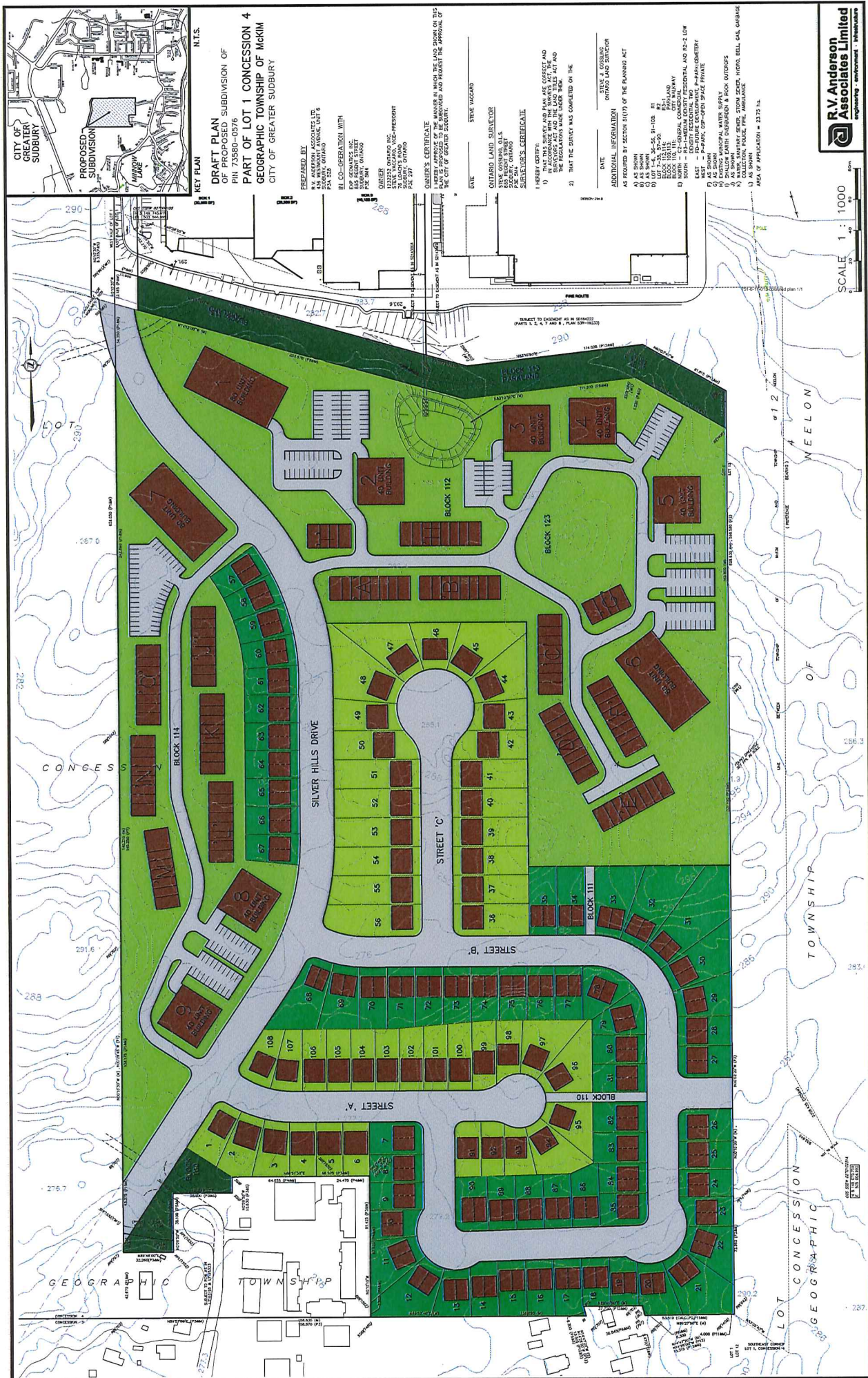
CLIENT  
GEOGRAPHIC TOWNSHIP OF MCKIM  
1000 SHEPPARD AVENUE EAST  
SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: (416) 291-1111  
FAX: (416) 291-1112  
E-MAIL: info@rvanderson.com

DATE  
May 3, 2011  
DATE REVISION  
None

OWNER'S CERTIFICATE  
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE PLAN AS SUBMITTED TO THE CITY OF GREATER SUDBURY FOR REVIEW AND APPROVAL.

ADDITIONAL INFORMATION  
AS REQUIRED BY SECTION 50(1) OF THE PLANNING ACT  
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Transportation Network  
Schedule 6 Excerpt

- Subject Property
- City of Greater Sudbury Boundary
- Lakes
- Provincial Highway
- Primary Arterial
- Secondary Arterial
- Tertiary Arterial
- Collector
- Local Road
- Private Road
- Proposed Road
- Railway

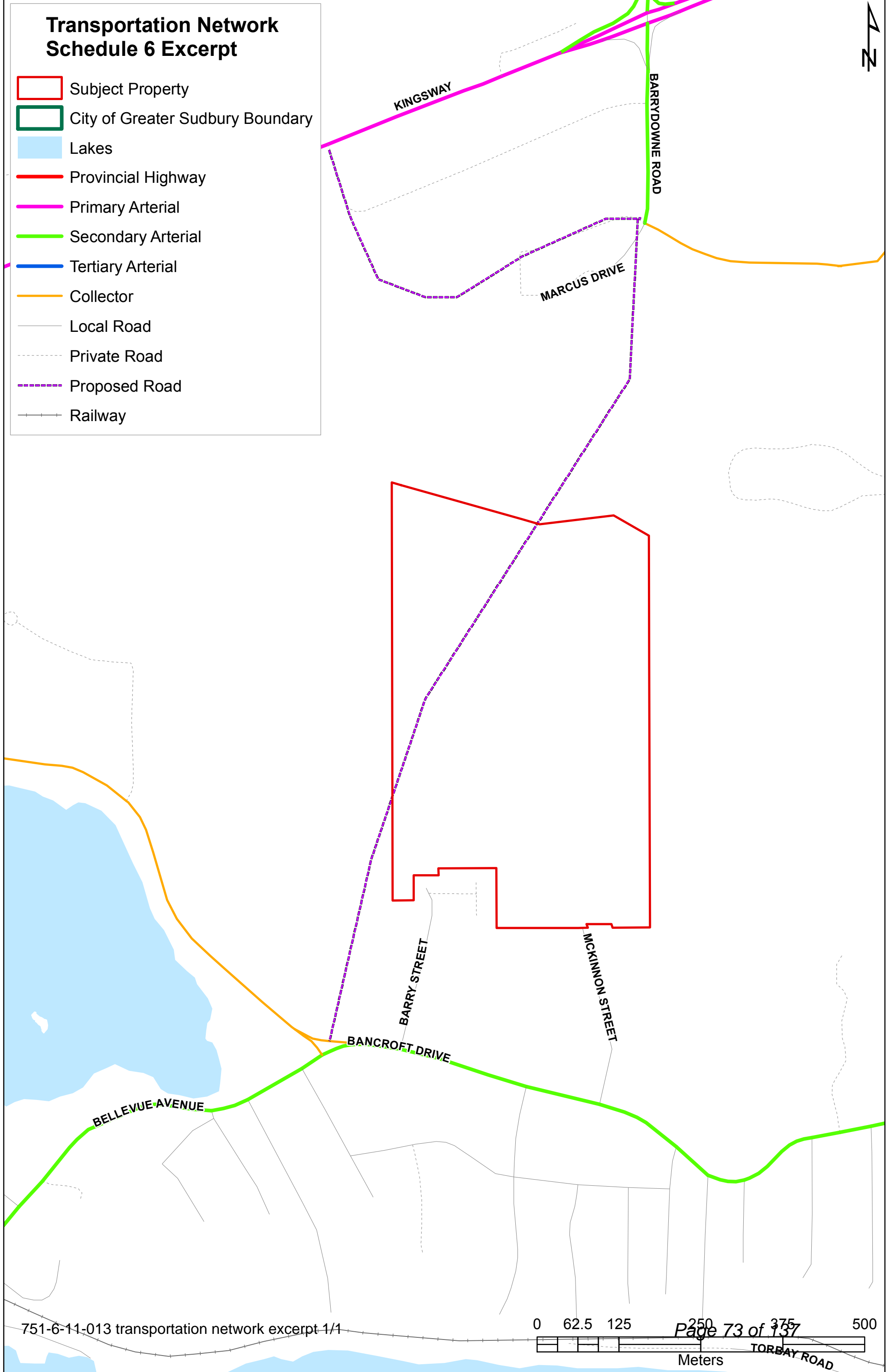






Photo 1 SUBJECT LANDS VIEWED FROM BLUEBERRY HILL  
LOOKING SOUTH TOWARD BANCROFT DRIVE



Photo 2 SUBJECT LANDS VIEWED FROM APPROXIMATE  
LOCATION OF NORTH-SOUTH COLLECTOR ROAD  
LOOKING SOUTH TO BANCROFT DRIVE

751-6/11-13 & 780-6/11004  
Photography June 4, 2012



Photo 3 SUBJECT LANDS LOOKING NORTH TO EXISTING COMMERCIAL DEVELOPMENT



Photo 4 EXISTING COMMERCIAL DEVELOPMENT TO THE NORTH OF THE SUBJECT LANDS

751-6/11-13 & 780-6/11004  
Photography June 4, 2012



Photo 5 SUBJECT LANDS LOOKING NORTH-WEST  
TOWARD BLUEBERRY HILL



Photo 6 SUBJECT LANDS AS VIEWED FROM BARRY  
STREET LOOKING NORTH

751-6/11-13 & 780-6/11004  
Photography June 4, 2012



KINGSWAY

MARCUS DRIVE

BARRY DOWNE ROAD



BANCROFT DRIVE

BARRY STREET

McKINNON STREET

BELLEVUE AVENUE

RALPH STREET

PORTAGE AVENUE

MOONEY STREET

WELLER STREET

SHAPPERT AVENUE

NEELOR AVENUE

SEGUN STREET

AVALON ROAD

MANOR ROAD

>>> George Lalonde

I was at that meeting and "...it was the unanimous opinion of those present..." is not correct!

Please don't pass on inaccurate information or attribute the opinions of a few vocal people to the majority.

We can't stop progress for the sake of possible temporary inconvenience or increased traffic. The Kingsway can no better handle more traffic than Bancroft/Howey. Road capacity will eventually catch up.

I do not support the SAY NO campaign but would like to stay on your mail list to see what opinions you pass on  
George Lalonde

----- Original Message -----

From: John Lindsay

To: Minnow Lake

Sent: Sunday, June 10, 2012 4:43 PM

Subject: For your information - Media Release

Media Release:

Immediate

### **Residents launch SAY NO campaign re new Minnow Lake Development**

Residents of Minnow Lake have launched a SAY NO campaign with respect to aspects of a large new residential development planned for an area south of the Big Box stores with a proposed new road to Bancroft Drive.

The development by a numbered company of 720 residential units would be the largest project of this type in the Minnow Lake area. A new road would pass through this development from the Kingway to Bancroft Drive, which is a major concern to area residents.

The developer is holding a public meeting on Wednesday June 13<sup>th</sup> from 5 to 7 pm to present the plan to citizens. The development proposal will go to the city planning

committee on Monday June 25<sup>th</sup> at 5.30 pm in council chambers at Tom Davies Square.

At a recent meeting (May 29<sup>th</sup>) of the Minnow Lake Community Action Network it was the unanimous opinion of those present that this development only access from the Kingway for a number of reasons, the most significant begin the recognized fact that the Howey, Bellevue, Bancroft corridor is presently at traffic capacity. It was noted that the planning committee and city council recently rejected a development (Dalron) proposal for the Minnow Lake area due primarily the traffic loading on this corridor.

Residents are suggesting that rather than spend money unnecessarily on a proposed access road from Bancroft to the new development that emphasis be placed on continued widening of the Kingway to five lanes from the present four leading to downtown to increase traffic flow and accommodate any additional traffic and relieve excess traffic on the Howey, Bellevue, Bancroft corridor.

While the proposed new road is the major concern of residents there could be other issues with respect to the new development that may be raised as the project details are revealed.

Further information: Dot Klein  
John Lindsay

>>> Daniel stachon

Hi Terry,

My name is Daniel Stachon. I have lived in minnow lake at 1421 Bancroft drive for 12 years. I have received in my mailbox a pamphlet from that says "Say NO" to a road that could meet at the corners of Bancroft and Bellevue. Since I do not get home from work until after the meeting on June 13 at minnow lake place or June 25 at city hall, I would like to share my opinion with you. Not all minnow lake residents are opposed to development for the sake of being scared of change. I think that they are going to develop the area anyways. A road needs to go to Bancroft drive from that new subdivision and this looks like the best spot to do it. If you tried to go through at the east end of the development you would come out close to the already dangerous s-turns.

I also hope that developers would see minnow lake as a good place for a grocery store. Currently we need to go to the south end or to new sudbury. In order to get to any of these stores I need to drive, my neighbors need to take a bus or a cab. I would like to see a grocery store that is within a 20 minute walk of home. The area where the big box stores is the most likely place to see this happen. Silver hills drive would make that area a 10 to 20 minute walk for Minnow Lakers west of second avenue.

Thank you for reading my e-mail,  
Daniel Stachon

## Request for Decision

### Declaration of Surplus Lands - Hawthorne Drive, Sudbury

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Monday, Jun 11, 2012

Type: Routine Management Reports

### Recommendation

THAT vacant land on Hawthorne Drive, Sudbury, legally described as part of PIN 73570-0150(LT), formerly part of Parcel 23859, S.E.S., part of Block 'C', Plan M-518, Township of Neelon, City of Greater Sudbury, commonly known as 'Grassy Hill Park', be retained in its entirety, all in accordance with the report from the General Manager of Growth and Development dated June 8th, 2012.

### **BACKGROUND:**

Grassy Hill Park measures approximately 1.8 hectares (4.7 acres) in size and is zoned P - Parkland. The location of the subject property is identified on the attached Schedule 'A'.

In 1958, the former Municipal Corporation of the Townships of Neelon and Garson was granted the subject lands as parkland dedication under the subdivision process. The site serves as a natural park for the area neighbourhood.

The City has received a request from the Sudbury Catholic District School Board to acquire the easterly 20 metres (0.7 acres) of the City owned lands hereinafter referred to as the subject land. The School Board is planning for the construction of a new elementary school on the St. Charles College property that abuts the subject property to the east. St. Bernadette School abuts the Grassy Hill Park to the west and is scheduled for closure. The School Board has proposed a land exchange whereby the board would transfer an equivalent acreage of land to the City abutting the westerly limit of Grassy Hill Park in exchange for the subject land. The lands that form the proposed exchange are outlined on the attached Schedule 'B'.

In June 2010, City Council approved, in principle, the final report of the GSAP and passed By-Law 2010-158, being a by-Law of the City of Greater Sudbury to Adopt a Policy for the Disposition of Parkland. With the implementation of this policy, a new procedure for the disposal of parkland property allows for community groups and property owners the opportunity to provide input on a proposed disposition of city-owned parkland.

The proposal to declare the subject parkland property surplus was circulated to all City departments, outside agencies and the local CAN (Community Action Network). In addition, the proposed disposition was circulated to all property

### Signed By

#### **Report Prepared By**

Kathie Bowschar-Lische  
Property Administrator  
*Digitally Signed Jun 11, 12*

#### **Reviewed By**

Keith Forrester  
Real Estate Coordinator  
*Digitally Signed Jun 11, 12*

#### **Recommended by the Division**

Danielle Braney  
Director of Asset 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*

owners within a 200 metre radius and a Notice of Proposed Sale sign was posted on the respective property for over 30 days in accordance with the Parkland Disposal Policy. The comments received from area residents are attached to the report for the Committee's information and marked as Composite Schedule 'C'.

The Director of Leisure, Community and Volunteer Services has reviewed and considered the area residents comments, and provided the following response:

"As part of declaring parkland surplus, the Real Estate department posted a sign on the property advising citizens to comment should there be objections / concerns as per policy. The Real Estate Department received numerous responses from citizens objecting to the proposal of declaring parkland surplus. In addition, the Board of Education hosted an information/ public meeting on Wednesday, May 23rd, 2012. The vast majority of the people who attended the public meeting also objected to the proposed land exchange. Based on the feedback from citizens, Leisure services does not recommend declaring any of the parkland surplus in order to accommodate the Board's preferred option to build a new school."

The Director of Planning Services has advised that the subject lands are designated "Living Area 1" in the Official Plan and are zoned 'I', Institutional. As noted in the circulation, the Sudbury Catholic District School Board has proposed a land exchange involving the subject lands for the City owned property to the east known as Grassy Hill Park. The Green Space Advisory Panel final report identified Grassy Hill as a 'Natural Park'. It is noted that there are no other natural parks identified by the Green Space Advisory Panel in the immediate area. It is noted that Grassy Hill Park is designated 'Parks and Open Space' in the Official Plan and is zoned 'P', Park by Zoning By-law 2010-100Z. In view of the importance of this natural area, it is recommended that the park be preserved.

All other departments have no objections or concerns related to the proposal.

Based on the comments received, it is recommended that vacant land on Hawthorne Drive, Sudbury, commonly known as Grassy Hill Park, be retained in its entirety.

#### New Developments

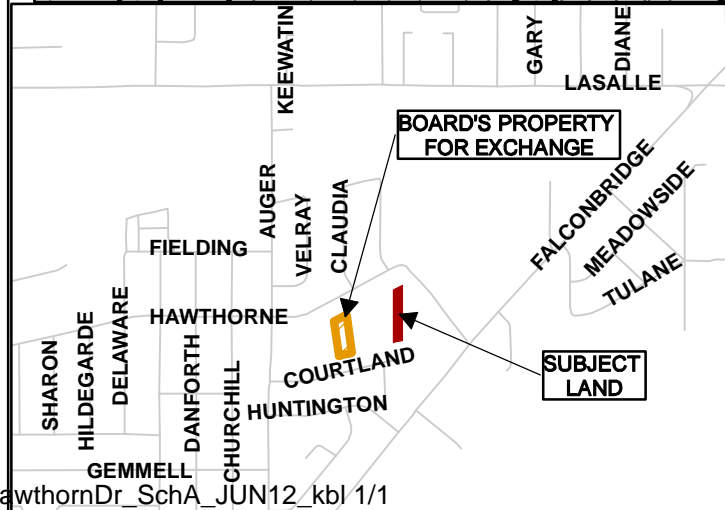
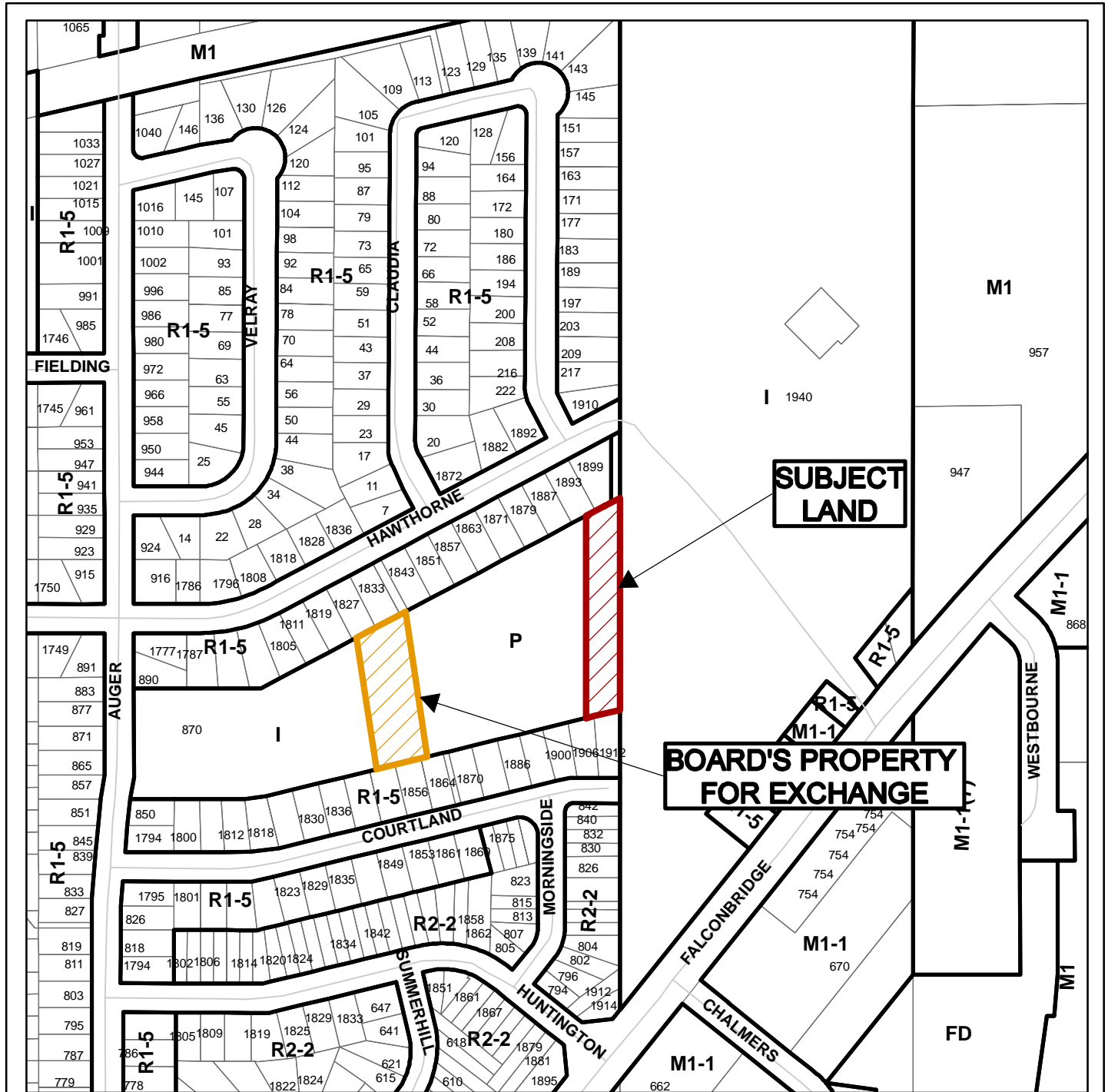
On June 6, 2012, a public meeting was held at St. Charles College to discuss the School Board's proposal for a new school. The meeting was organized by the Councillor of the Ward, Fabio Belli, and invitations to the meeting were sent out to 300 area residents.

The proposal, as outlined in Schedule 'D', differs from the original request to acquire a 20 metre strip of property along the easterly limit of Grassy Hill Park. The new proposal provides for a 100 foot buffer abutting the properties on Hawthorne Drive and Claudia Court. However, the total area of the School Board's request remains the same at approximately at 0.7 acres.

The Councillor of the Ward has indicated that the majority of the residents who attended the meeting supported the revised land exchange.

The City's Real Estate Department has received calls and e-mails since the latest public meeting. Area residents have expressed both support and opposition to the revised land. Some residents indicated that they support the latest proposal but had objected to the original land exchange.

# SCHEDULE 'A'



## Declaration of Surplus Land Hawthorne Drive, Sudbury



Part of PIN 73570-0150 (LT)  
Formerly Part of Parcel 23859 S.E.S.  
Part of Block "C", Plan M-518  
Township of Neelon  
City of Greater Sudbury

NTS

Date: 2012 05 25  
Page 84 of 137

# SCHEDULE 'B'

Re: Declaration of Surplus Land  
Hawthorne Drive, Sudbury



## COMPOSITE SCHEDULE 'C'

Re: Declaration of Surplus Land  
Hawthorne Drive, Sudbury

(5/28/2012) Kathie Bowschar-Lische - New sudbury-proposed sale of parkland

Page 1

**From:** Stacy Sutton  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <andre.rivest@greatersudbury.ca>, <fabio.belli@greatersudbury.ca>, <doug...  
**Date:** 5/25/2012 6:17 PM  
**Subject:** New sudbury-proposed sale of parkland

Ms. Bowschar-Lische,

I am writing in regards to the proposed sale of parkland in New Sudbury.

I object to this sale primarily on the grounds that the existing by-laws which serve to protect the natural greenspace in the area would need to be struck down to complete this transaction. This by-law is not trivial in its intentions. It is not an inferior article in contrast to the plans of the developers of adjacent properties.

This green space is a diverse environment with a variety of flora and fauna. I do not believe that the creatures which live in this space should be sacrificed for this project.

Please register my objection to this proposal.

Regards,

Stacy Green RN, BScN

1887 Hawthorne

**From:** JoAnne Blackwell  
**To:** <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....>  
**CC:**  
**Date:** 5/25/2012 2:30 PM  
**Subject:** Sale/Swap of Courtland-Hawthorne Greenbelt property  
**Attachments:** Greenbelt memo - May 25, 2012.doc

Attached please find our comments and concerns regarding the sale/swap of the Courtland-Hawthorne Greenbelt property.

Thank you,

Richard & JoAnne Blackwell

### **Sale/Swap of Courtland-Hawthorne Greenbelt property**

Twenty-three years ago when my husband and I were looking to purchase a home, 1850 Courtland Drive met and exceeded all of our requirements – a bungalow that backed on to a schoolyard (which we were told would never be anything but a schoolyard, as the property belonged to the Catholic School Board), located on a quiet, dead-end street lined with beautiful, mature trees.

Our daughter spent many hours on “Grass Hill” playing with her friends, while growing up, and our family spends many hours walking our dog in this little oasis. When you spend time on “Grass Hill” you feel as if you’re in the forest, not in the middle of a busy city. We have watched multitudes of people over the years walk, ride, ski, fly kites, play baseball, etc. behind our house, as well as many school kids from St. Bernadette and St. Charles who use the greenbelt and school property for their activities. Also, many residents and their children use the property to slide on in the wintertime.

The notification process regarding the building of The New East Catholic Elementary School has been totally unacceptable. It was only thanks to a neighbour on Claudia Court who delivered information to us that we learned of the Information Session on May 23<sup>rd</sup>. **We would ask that all residents within 800 metres of the greenbelt be notified of all future meetings.**

At the Information Session, we learned that it’s not a sale of .7 acres of land (as stated in the City’s “Notice of Proposed Sale of City Owned Parkland” which we received), but rather a swap – the School Board would get a beautiful strip of forest and the City would get a strip of gravel. We were also told that New Sudbury has very little green space and that residents must have access to a park within 800 metres of their homes. **What does the City intend to do with the gravel which may become what’s left of our green space?**

Two more very alarming facts came out of that Information Session:

1. That the School Board/City may be looking at opening the end of Courtland Drive which is currently an unopened road allowance;
2. That the Catholic School Board will be selling the St. Bernadette school property.

The possible extension of Courtland Drive and rezoning of the St. Bernadette property, in addition to the sale/swap of the greenbelt property, will be vehemently fought against by a group of very concerned citizens who live in this area. These people take great pride in their neighbourhoods and are very angry with the notification process to date, the potential loss of green space, and the future fallout from the building of The New East Catholic Elementary School.

**We urge you to not sell/swap what little green space will be left should the new school be built as planned, and wish to voice our strong opposition to the potential opening of the end of Courtland Drive and our concern regarding the possible re-zoning of the St. Bernadette property once it’s sold.**

Thank you.

Richard & JoAnne Blackwell  
1850 Courtland Drive  
Sudbury, ON  
P3A 1J8

**From:** Robert Green  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <andre.rivest@greatersudbury.ca>, <fabio.belli@greatersudbury.ca>, <doug...  
**Date:** 5/25/2012 12:29 PM  
**Subject:** proposed sale of parkland - new sudbury

Hello Ms. Bowschar-Lische,

I am writing to voice my disapproval of the proposed sale of parkland to the SDCSB. As I am a resident of Hawthorne Drive, I attended the information session that the Catholic School Board held at St. Charles Wednesday and was greatly distressed by the proceedings there within.

I have 3 main concerns regarding what information was presented:

#### 1. Environmental Protection

The city representative made mention that there is a 5% quota of green space required for the area. The existing green space of grassy hill is the only parkland fitting this criteria in all of New Sudbury. It is contra-factual that this should be considered to be expendable or "surplus". This is a conclusion that is reached solely by the quota that exists within the by-laws. The existing space is already at the bare minimum, the most perfunctory allotment allowable. Changing the by-law that sanctions this quota would be an offense to the philosophy which this intended to serve: the protection of the natural environment.

As my home backs onto the park, I can attest to the wide range of wildlife that habituate this area. Diminishing a portion of this space represents a threat to both the diversity of creatures who live here and the numbers within those specific populations. The woods themselves, a varied mix of mature trees and shrubbery and grasslands are equally irreplaceable and sensitive to being reduced in footprint.

The usage of the parkland, by means of various recreational activities (walking trails, sliding hills, dog walks, etc.) has been compatible with this area in an organic fashion. The reduction of this space would surely see these interactional activities with the space negatively impacted—both for visitors and the area's integrity itself.

#### 2. Traffic Volume

The estimated number of students were presented at the meeting as follows:

estimated students in new school: 550  
 estimated additional student in St. Charles: 738  
 current student body at St. Charles: 916  
 Total student body: 2204

This number does not reflect the traffic that would be apparent from the soccer bubble to be developed within the property as well.

It was also stated that the traffic volume estimates for the area have not been calculated. I understand that this development is at the proposal level but would draw attention to the fact that the student body estimates more than double the current student population. The existing transport corridors are residential streets and cannot accommodate what is a potential increase of traffic in excess of 200%. Within the last month there has been an additional 4-way stop sign mounted on Hawthorne only several blocks away from St. Charles. This action speaks to the current traffic levels being at a threshold whereby the impact has had to be addressed by mitigating infrastructure.

The SDCSB is not the only board with a placement of schools within the area. The Rainbow District Board also has two schools within the area. This proposal poses two issues; the impact on these existing students who need to walk within the area and are now put at risk; and the accumulative affect of having an overabundance of institutions within the area.

I do not believe that this project should be approved by the Planning Committee if the traffic volume estimates have not been properly calculated and their impact on this community properly considered.

### 3. Property Value

There is a readily measurable method of calculating property value. Members of the Sudbury Real Estate Board and, in fact, any OREA professional in the province has access to resources that can calculate the factors that determine market value. As the proposal has been put forward, the entirety of residents on Hawthorne (from Barrydowne to Falconbridge) and the entirety of residents on Courtland will see their streets become high traffic corridors. All of these residents will have their currently assessed property values threatened. This can be quantitatively confirmed.

By accepting this proposal, the planning council will effectively evaporate value from the property of surrounding residents.

The above three concerns can be elaborated upon in greater detail. For the purposes of clarity I have attempted to keep these concerns as brief in description as possible. I have also elected to keep other concerns at bay (most specifically the structure of the sale—which is to be conducted as a land swap and therefore sidesteps the obligation to provide revenue to the existing space) because of the lack of depth of information that was provided.

As the proposal is currently being presented, based upon the information that has been made available; I am compelled to voice my objection to this proposal.

Regards,

Robert Green,  
1887 Hawthorne

**From:**  
**To:** "City again" <evelyn.dutrisac@greatersudbury.ca>, "City andre" <andre.ri...  
**CC:**  
**Date:** 5/25/2012 8:56 AM  
**Subject:** Opposition to sale of Park land (Courtland)

To Whom it may Concern,

My husband and I are very concerned about the proposed sale of city park land located at the end of Courtland Dr (adjacent to property owned by the Catholic school board). We have a two and a half year old daughter, and this section of land is an area that we visit and use several times a week. It has mature trees, small hills (great for sliding) and lots of wildlife (we go there to see her bunnies every weekend). This section of land has nice walking trails as well. Whenever we go there, you can always see many other people using the space as a park like we do.

This section of land was one of the reasons we purchased property in this area... There are so few "green spaces" in this city - especially ones within walking distance of actual neighborhoods! Kind of defeats the purpose if you have to get in your car and DRIVE just to get some green space or park land.

I guess my point is this:  
Just because "the city" doesn't utilize this section of park land does not mean the residents don't.

Also, the argument that there is a "park" located at Westmount is totally unrealistic for parents with small children like us. When I was a kid, we walked and rode our bikes to the park - westmount play ground would be an epic journey for our little one and her friends! Lol

Furthermore, "swapping" a treed area with diverse paths and elevations for a flat gravel pit doesn't seem appropriate at all.

My husband and I (and don't forget our two year old Holly) strongly oppose the sale of this park land. I would like an opportunity to share my opposition with the planning committee (or whomever is responsible for making decisions with respect to this property).

On another note, we just found out that there was an information session held last wednesday at St Charles. I don't know why we were not notified by the city of this meeting. In the future, we would appreciate more notice and better communication from the city - especially for something this important.

Best regards,

Kelly, Matt & Holly Heikkila  
1830 Courtland Dr

**From:** Maurice Belanger  
**To:** Kathie Bowschar-Lische <Kathie.Bowschar-Lische@greatersudbury.ca>  
**CC:** Fabio Belli <fabio.belli@greatersudbury.ca>, <andre.rivest@greatersudbur...>  
**Date:** 5/24/2012 11:37 PM  
**Subject:** Proposed sale of city owned parkland

To whom it may concern

re : Parcel of land designated by the City of Sudbury as " Hawthorne and Claudia Court "

Part of PIN 73570-0150( LT ) etc etc etc - we all know the one we are talking about !

We would like to have our objection of this " sale " registered for the Planning Committee meeting .

This parcel of donated land ( sold for \$ 1.00 by Mr. Auger on Oct 29th , 1958 ) was designated as "park" by Mr. Auger ( as per copy of Land Titles Act ) .

The City told us they are " selling " this parcel of prime green belt with mature trees , birds , the odd rabbit , peacefulness , walking trails , X-country biking ( my son wore out 3 bikes over the years ) , children & families walking , playing hide & seek and the list goes on & on & on . The TRUTH ( which they only told us about last night at an " INFORMATION SESSION " ) is that they are SWAPING app 33,000 sqare feet at the east part of our precious green belt for 33,000 sq. ft. of sand & gravel attached at the west part which is part of the St-Bernadette's school property .

I could continue , but I will attend & address the Planning Committee at their June 11th meeting to further explain my concerns and reasons for objecting so strongly to this proposed sale/swap .I will also address the June 12th council meeting if required .

I would also strongly suggest that there be more " information sessions " held with proper notification to all affected individuals - which includes taxpayers and people who may be renting in this area .

Maurice & Monique Belanger  
1906 Courtland Dr  
Sudburv

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/24/2012 10:57 PM  
**Subject:** Notice of proposed sale of city owned parkland

Dear Ms. Bowschar-Lische:

I strongly object to the proposed sale to the Sudbury Catholic District School Board of a parcel of land presently attached to the parkland between Courtland and Hawthorne streets. Living at 73 Claudia Court, my family and I enjoy the green space in the summer and our grandchildren slide down the hill in the winter. The planned extension of Courtland and Hawthorne streets will increase traffic in our neighbourhood...something we don't want.

Sincerely,  
Denise Johnston  
73 Claudia Court  
Sudbury

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/24/2012 10:49 PM  
**Subject:** proposed sale of city owned parkland

Dear Ms. Bowschar-Lische:

I live at 73 Claudia Court and am writing to you regarding the proposed sale of city owned parkland to the Sudbury Catholic District School Board. I understand this sale is associated with the plans of the SCDSB to build a new elementary school close to St. Charles College.

The parcel of land which is proposed to be sold is in fact the hill in this green area, which we in the neighbourhood call "grass hill". This hill has provided a wonderful play area for years to children and their parents for the purposes of winter sliding. The treed area in the vicinity of this hill has also had walking trails for years which are also of great benefit to the few thousand people who live in the area. The loss of this hill and the bit of parkland would be a great loss and mean a decrease in the quality of life for many citizens.

I also understand that the plan is to extend Hawthorne and Courtland streets so that they will connect directly to Falconbridge Road. This would mean greatly increased traffic on these streets, which would increase noise levels, danger for young children and decrease the quality of living in the neighbourhood. I am therefore definitely opposed to this proposed use of the land, and would like the city to turn down the proposition. Surely the SCDSB can organize the school and its desired play and sports area, and the incoming and outgoing roads in such a way that the people who actually live here will not be harmed.

Sincerely,

Lee A. Johnston  
73 Claudia Court  
Sudbury

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/24/2012 8:36 PM  
**Subject:** concerns regarding proposed sale of city parkland Hawthorne @ Claudia Crt, Sudbury  
**Attachments:** concerns regarding sale of city owned parkland 001.jpg

Hi Kathie,

Please find attached my concerns as we are opposed to the proposed plan.

Should you have any questions, I can be reached at

Thank You.

Carole Dube

1879 Hawthorne Drive

Sudbury



## SUDBURY CATHOLIC DISTRICT SCHOOL BOARD

199 TRAVERS STREET, SUDBURY, ONTARIO P3C 3K2 tel. (705) 674-1919 fax (705) 674-7878  
<http://www.sudburycatholic.schools.ca>

### NEIGHBOURHOOD INFORMATION SESSION

Facility Services Department

St. Charles College (Main Office Vestibule)

1940 Hawthorne Drive, Sudbury

Wednesday, May 23, 2012, between 6:00 p.m. and 7:30 p.m.

#### Feedback Request Form

- 1.0 Please provide your comments/ feedback regarding the information and proposals presented this evening.

We are totally opposed to the proposed plan. It is already an inconvenience to get out on this road from this subdivision, let alone adding more buses and more traffic and more kids. In the morning and mid afternoon it is like a freeway as many students take their cars and races. St. Charles College staff have a hard time monitoring the students with leaving the school property to go smoke in front of ours and littering our lawns. Not impressed. Can you imagine 500 more kids wandering around in this already busy neighborhood. In the wintertime, the sidewalks sometime don't even get plowed until a few days after a storm.

- 2.0 Please provide your name, address and contact information (Optional).

Name:	<u>Cavle Dube</u>	Phone No.: 1. _____
Address:	<u>1879 Hawthorne Drive</u>	2. _____
	<u>Sudbury, ON</u>	Email: _____
	<u>P3A 1M5</u>	

M:\MntSrvclCapital Projects\Capital Construction Planning Meetings\New school (East)\EAST - info session, feedback (23May2012).doc

**"SCHOOLS TO BELIEVE IN"**

**From:**   
**To:** <Kathie.Bowschar-Lische@greatersudbury.ca>  
**Date:** 5/24/2012 4:14 PM  
**Subject:** Re: Grass(y) Hill Land Transfer

Good day to Kathie Bowschar-Lische.

I am the gentleman, Eric Yeomans, (1893 Hawthorne Dr., second house on the right just before St. Charles College) who spoke to you briefly after the meeting at St. Charles College about the new school proposal.

I suggested that you and the group of representatives from city to school board, come to the "Grass(y) Hill" for a guided tour/walk of the proposed land transfer area at everyone's convenience. I also, propose that this walk/tour take place on Saturday, June 2, 2012 at 10:00 a.m. to allow enough notice to all those involved be able to participate freely and its one (1) week before the planning meeting.

I would suggest if this does happen, all those involved come casually dressed and appropriate walking attire, since it is very dry and dusty in some areas and bring their own bottled water for the many questions that could be asked. The meeting place would be at the parking area just south of the main football field.

This could be done with only the homeowners on Hawthorne and Courtland that back onto the properties, OR have an informal invite sent out to those who were present at the Wednesday night meeting--AND no children or pets be permitted to attend this special gathering so that all concern adults can express themselves freely but in a rationale matter and not let their personal anger interfere with a casual meeting of all those in attendance.

I would also appreciate if you would be madam-chairperson again for the tour/walk. If we could keep the tour/walk for about 1-1/2 hours as to not disrupt all those city, school officials and concern parents to spend quality time with their own families on a weekend.

You may forward this email to the other concern parents and officials for their options. What I have mentioned is only an idea to bring everyone involved to put them on the same page.

My home number is

Thank you, and have a good day.

Eric Yeomans

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <fabio.belli@greatersudbury.ca>  
**Date:** 5/23/2012 10:32 PM

Good Evening Kathy my name is Patricia Mongrain I live on Courtland Drive.

I have just attended the neighbourhood consultation at St Charles College to hear the proposal of the new East Catholic Elementary School. I am opposed to the sale of the proposed parkland, I have lived on Courtland Drive with my husband (Mike) and family for 20 years. We have supported the area schools and enjoyed the parkland donated by Mr Auger. Our children flew their kites, played football, slid on the hill and walked and continue to walk our dog here.

This neighbourhood is a close group of caring individuals that clean and maintain this area including the parkland, we have planted over 50 trees to add to the beautiful nature environment that we all enjoy. I can't fathom the idea of Courtland Drive opening up the end of the street for traffic, my grandchildren are learning to ride their bikes in this dead end area without the treat of speeding vehicle pursuing a short cut to Falconbridge.

I have enjoyed living in this community and hope to have another 20 years here. I do realize times are changing, but for a community to flourish they must be on the same page or at the least informed of any decisions that directly affect our lives, this decision does. Please relay my concerns to the planning committee and urge them to listen to the neighbourhood that is directly affected to the new growth.

Thank you for your attention to this letter.

Mike and Patricia Mongrain 1900 Courtland Drive

**From:**   
**To:** <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....  
**Date:** 5/23/2012 9:14 PM  
**Subject:** St Charles Maga School Correction

I would like to make a small correction on my email. When i mention round about, I am actually meaning cul de sac. Sorry about the misunderstanding.

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <fabio.belli@greatersudbury.ca>  
**Date:** 5/23/2012 8:41 PM  
**Subject:** Maga School St Charles  
**Attachments:** New School1.jpg; New School2.jpg

Mike Dumontelle 1843 Hawthorne Dr Sudbury, On7

I have several concerns with the proposed plan and sale of this property on the attached document. The biggest concern is that no matter what we as area residence say or do the school board is going to build this school here anyways and we the residence of the area are not being taken seriously in this matter as I have just returned from the meeting at St Charles School. Seems how they are going to build this school here no matter what we say, I would like to see several things happen.

1 Close off Hawthorne drive to cut down on the extra traffic on my street and have the school put in a round about at their end to deal with THEIR traffic.

2 put in a second round about at the Courtland end on the school property to deal with THEIR traffic and DO NOT OPEN that street because I know first hand how dangerous my street is already and do not wish that on them (Courtland Residences) what so ever.

3 have a set of lights installed on Falconbridge road to have ALL school traffic come and go from that road ONLY.

4 I would like the city to purchase st burnadette school property and zone it park land and NOT to be used for any type of building such as condo's or residential housing or low income housing. I would like to ask the school to provide a sliding hill for the kids in the winter seems how they will be tearing down the one my 2 kids currently use in the winter.

I would like to use the example of the School they currently operate in the south end by the 17 bypass which currently only has one entrance and they could very well do with only one entrance on Falconbridge road. The traffic on my street is very dangerous at times and I have made several calls to the police to monitor this area which goes un-heard. The kids coming to school race side by side at lunch time, they speed as fast as they can from the school end to auger street to which is a great concern to me having 2 young kids. I would like to thank you for hearing and carrying my concerns onto the next process.

**From:** [REDACTED]  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <fabio.belli@greatersudbury.ca>  
**Date:** 5/23/2012 2:53 PM  
**Subject:** proposed sale of parkland

I am writing to express my concern over the proposed sale of city owned parkland between Hawthorne and Courtland.

New Sudbury has very little parkland and before taking any away we need to consider what we will lose. This park is used in every season by people of all ages for walking, biking, picnicking, skiing, snowshoeing and tobogganing. This natural forest area contains woodland plants such as blueberries, beak hazel, wild roses, pin cherries, choke cherries, service berry, mountain ash and meadow sweet. Oak trees are beginning to grow here and a trillium has now made its home here.

Our appreciation of this land is shown by the lack of litter you will find there. Each Spring people who live in the neighbourhood remove litter left by students enjoying a break from school.

Although the parkland may be surplus to the city, it is not surplus to our neighbourhood. Each generation of neighbourhood children has used it to explore and enjoy a natural environment. Families have celebrated special occasions there. Grass Hill is an important part of our neighbourhood.

Shawna Miner  
23 Claudia Court

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....  
**Date:** 5/23/2012 8:43 AM  
**Subject:** Proposed sale of city owned parkland Hawthorne@Claudia Court

Robert and Monica Wylie are the owners of the property located at 1872 Hawthorne Drive. We are opposed to the sale of this surplus land to the Catholic District School Board and feel that it should remain as Parkland. We do not need another School built on this property. The noise pollution, air pollution and garbage generated by the existing School and Swimming Pool are already excessive. The Parkland has been part of the subdivision since housing development began in the 1950's. It has been used by generations of adults and children for walking, biking and winter sports. The property is home to a wide variety of vegetation, birds and wild life and should be left as is for the enjoyment of all Citizens. Thank You. Rob & Monica Wylie

**From:** [REDACTED]  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/22/2012 11:31 PM  
**Subject:** Sale of parkland property to Sudbury Catholic District School Board

Re: Hawthorne @ Claudia Court, Sudbury  
Part of PIN 73570-0150(LT)  
Part of Parcel 23859 S.E.S.  
Part of Block "C", Plan M-518  
Being the easterly 20 metres or 60 feet  
Township of Neelon  
City of Greater Sudbury

My name is Helen Wormington, and I live at 842 Morningside Crescent (corner of Morningside and Courtland Avenue), and have lived here for the past thirty years. I have enjoyed the mostly peaceful and tranquil neighbourhood, which is comprised primarily of seniors.

I strongly object to the sale of the above-mentioned parkland property to the Sudbury Catholic District School Board.

First, not enough detailed information was given with respect to the construction of a new school. What kind of school??? How many students???

Second, I am very concerned that our peaceful neighbourhood will be transformed by the construction of another school so close to our residences. As well, there have, on a number of occasions, been acts of vandalism and mischief by some students of St. Charles College. Having another school would add to these problems.

And third, it has been my understanding that that parkland was donated to the city by Mr. Auger for the enjoyment of all citizens, and therefore should not be sold as "surplus land". To do so would violate Mr. Auger's express wishes.

I request that the City not declare the above-mentioned property as surplus, and deny its sale to the Sudbury Catholic School Board.

Respectfully submitted,  
Helen Wormington.

**From:** Kathie Bowschar-Lische  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <fabio.belli@greatersudbury.ca>  
**Date:** 5/23/2012 2:53 PM  
**Subject:** proposed sale of parkland

I am writing to express my concern over the proposed sale of city owned parkland between Hawthorne and Courtland.

New Sudbury has very little parkland and before taking any away we need to consider what we will lose. This park is used in every season by people of all ages for walking, biking, picnicking, skiing, snowshoeing and tobogganing. This natural forest area contains woodland plants such as blueberries, beak hazel, wild roses, pin cherries, choke cherries, service berry, mountain ash and meadow sweet. Oak trees are beginning to grow here and a trillium has now made its home here.

Our appreciation of this land is shown by the lack of litter you will find there. Each Spring people who live in the neighbourhood remove litter left by students enjoying a break from school.

Although the parkland may be surplus to the city, it is not surplus to our neighbourhood. Each generation of neighbourhood children has used it to explore and enjoy a natural environment. Families have celebrated special occasions there. Grass Hill is an important part of our neighbourhood.

Shawna Miner  
23 Claudia Court

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**CC:** <kwbbuick@hotmail.com>  
**Date:** 5/22/2012 9:30 AM  
**Subject:** proposed sale of parkland

Dear Ms. Bowschar-Lische,

I was advised by one of my neighbours of the proposed sale of part of the parkland referred to as 'Grass Hill Park' a few weeks ago, and his efforts then to obtain information about the sale of the land. As well, I was aware of the sign placed by the city advising of the proposed sale.

Why were only a few homes notified of this proposed sale when in fact this is a park used by all citizens in our neighbourhood? Its sale affects every citizen in our neighbourhood; not just a few homes that back onto the park. The lackadaisical and cavalier attitude the city has so far taken regarding this proposed sale is infuriating to say the least. I am a citizen and taxpayer in this city and this land belongs to us; not 'the city'.

Our park is a beautiful and natural area used by many residents for dog walking, exercise and by our families as a place to toboggan and hold neighbourhood gatherings; each New Years Eve, neighbourhood families gather to have a toboggan party for kids and hold a small fireworks display. In fact our family held an outdoor birthday party with tobogganing this past January, on the very land slated for sale. Our park is home to many species of plants and animals, including a many blueberry bushes which residents enjoy.

If this sale proceeds as described, our toboggan hill and gathering place will be **\*DESTROYED\***. The families in our neighbourhood will no longer have any place to toboggan. The remaining park will be altered to such a degree that its continued use will be dramatically restricted. As well, access to the park will be affected, which in turn affects every citizen who uses it. This is the **\*ONLY PARK IN OUR NEIGHBOURHOOD\***, and the city wants to sell it off.

This park has been in existence for decades; taxpayers invest absolutely zero funds annually in its maintenance. There is no cost to our taxpayers to have this park. At a time when we encourage citizens of all ages to become more active, it seems counter intuitive to sell part of **\*ANY\*** park.

I encourage the city and its committees to reconsider selling our park!

Will Caron

**From:** ,  
**To:** "kathie.bowschar-lische@greatersudbury.ca" <kathie.bowschar-lische@great...  
**Date:** 5/20/2012 8:45 PM  
**Subject:** Proposed sale of city parkland

Good day,

I am writing you today with concern of the sale of city owned parkland "Hawthorne at Claudia court". I do not agree that this land should be deemed as surplus. I urge you to consider the built environment. You can see by looking at the provided map that there is not a lot of green space in our area. Families shouldn't have to walk 1-2km to get to a park. People and families need greenspace to be healthy. Many of us use this space for various physical activity. Increased physical activity leads to healthier people - and these people cost less in health care dollars.

The city should be increasing greenspace - not selling it off. I want to live in a healthy community. Please help us achieve this. I think you should keep in mind the Healthy Community Initiative of our own city. Physical activity leads to a lower risk of premature death, heart disease, stroke, high blood pressure, cancer, type 2 diabetes, obesity etc. It also leads to improved fitness, strength, and mental health. Please allow us (the neighborhood and community) to have this, and more areas, to be healthy. I don't think anyone wants to live in a community without any parkland to live in.

Thank you for your consideration,

Julia Ritchie, RN BScN  
183 Claudia Court

**From:** Betty J. Mulligan  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/21/2012 1:01 PM  
**Subject:** Fw: Proposed Sale of City Owned Parkland  
**Attachments:** Re: Proposed Sale of City Owned Parkland

To the attention of : Kathie Bowschar-Lische

This is to inform you that I, Elizabeth J. Mulligan of 1851 Hawthorne Dr., Sudbury On., am Strongly Against the Sale of the Parkland adjacent to Hawthorne Dr., and St Charles Secondary School. I have made my objections and supporting reasons known to Mr. Fabio Belli, alderman for this ward, in the attached email. (please read).

This land was given in trust to the people of Sudbury and this area by Mr. V. Auger when he subdivided the Auger farm land and it was intended for recreational use. People young and old use this land daily and year round. Parkland in Sudbury is at a premium and it should be treasured, not sold off as surplus land??? I am appalled that this plan/idea was even considered. To sell Parkland is wrong!

If there is anything I could help with in this decision please call me at . I would also appreciate being notified of any meetings concerning this decision.

Betty J. Mulligan

**From:**  
**To:** "kathie.bowschar-lische@greatersudbury.ca" <kathie.bowschar-lische@great...  
**Date:** 5/19/2012 4:49 PM  
**Subject:** Proposed sale of parkland behind St Charles college

Hello Kathie,

I am a local citizen who regularly uses the parkland that is being proposed for sale behind St. Charles college. I am concerned how this will affect the local community. I would like to be sent details on the project and the proposed building plan. Is this project past the scoping study level? The local citizens should have an information session before that happens and I have not received anything yet. Has a traffic study been completed? This is a very high traffic area with one school. The traffic would likely become excessive with two large schools.

Have other locations been considered for the new school? This area of parkland is very small and diminishing it's size would greatly reduce it's usefulness to the community. A plot of land that is more remote and on a larger area of parkland or crown land would be less disruptive. There should be some suitable plots of land on the other side of Falconbridge hwy.

I am a former employee of city engineering so feel free to send me any technical details that you have available.

Thank you

David Kenwell

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**From:** ...  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/1/2012 1:35 PM  
**Subject:** RE: Proposed sale of Park land Hawthorn and Claudia Crt

Hello Kathie, Yes we did speak last Friday. I appreciated the information you shared with me regarding the proposed sale of the City owned park land West of St. Charles High School. I have been speaking with the residence of the area. They are concerned and upset. They purchased homes in the area with the understanding ..that area would remain park land. How can the city consider declaring it surplus... when it is used daily by countless people for walks and recreation? The area has numerous walking trails that reflect this. It's is also a habitat for wild life. Also questioned by the residents. is why does the school need that parcel ? They do have acres already to construct a school. Why would the city even consider selling the property, when they have not been informed of what the need is to have this strip of park land. If it were to be sold, how would we gain access to the park ?The school normally fences in their property. Also if one looks at Google earth....the section of the East side of the park...that might be exchanged...is a gravel pit! hardly a park. Does the school board intend to develop it into something comparable to what they are gaining on the East side? Does this parcel have something to do with the new covered soccer field to be constructed? Parking perhaps? I would imagine you can not comment on all of our concerns. If possible could you provide me with departments within the City that I can contact to find out further information. Sincerely, Kevin Bacik 216 Claudia Court, Sudbury , Ontario P3A 4C2

> Date: Tue, 1 May 2012 10:16:44 -0400

> From: Kathie.Bowschar-Lische@greatersudbury.ca

> To:

> Subject: Fwd: Proposed sale of Park land Hawthorn and Claudia Crt

>

> Good Morning Mr. Bacik,

>

> Further to your recent e-mail below, I believe that we spoke last Friday, April 27th, regarding this matter.

>

> If you have any further inquiries, please don't hesitate to contact me.

>

> Thank you.

>

> Kathie.

>

> Katherine Bowschar-Lische

> Property Administrator

> Real Estate Section

> City of Greater Sudbury

> P.O. Box 5000, Station A

> 200 Brady Street

> Sudbury, ON P3A 5P3

> (705) 671-2489 ext. 2522

> e-mail: kathie.bowschar-lische@city.greatersudbury.on.ca

>

>

> >>> Caroline Hallsworth 5/1/2012 9:11 AM >>>

>

>

> >>> Kevin Bacik

> 4/30/2012 5:45 PM >>>

>

>

>

>

> Hello, I am not sure this will get thru to you for I found your address on a 2003 document. I am looking

for information regarding the city owned park land to the South of Hawthorne Drive..Near st . Charles high school. Might you be able to help. Thank you Kevin Bacik216 Claudia CrtSudbury P3A 4C2  
>

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 5/2/2012 9:48 AM  
**Subject:** proposed sale of land...Hawthorne at Claudia

My greatest concern is the effect on traffic flow on Hawthorne from Auger to the proposed new school. I have lived at 1836 Hawthorne for the past 8.5 yrs and traffic on this short stretch of roadway is terrible during the morning rush to school and at the end of the school day as well. During the rest of the day, traffic becomes more reasonable, however we are still plagued by people using this stretch as a shortcut from Auger to Falconbridge Rd. There is a sign at the end of Hawthorne stating that it is not a thru road, and that sign is ignored by hundreds of people each day. Students use this short section of road as a race track to get to and from school. It is not uncommon to see cars reach speeds of 70-80km/hr on this short stretch of road. Many complaints to the police traffic section have resulted in no improvement. Often in the winter months, the sidewalk is not cleared in time for the start of the school day, and many students are walking on the road while numerous school buses and erratic young drivers weave their way around the walkers. There have been numerous near misses, cars driven into snowbanks, cars forced off the road, mailmen almost getting hit, etc. It is only a matter of time before someone gets seriously hurt or killed. I have no objections to building a new school. I'm assuming that with the new school will come a greater number of students which will only make the problem worse. However, I strongly suggest the access from Hawthorne to Falconbridge Rd be closed. Build a large cul de sac perhaps with parking available for the soccer field behind the school. All vehicular access to the school should be from Falconbridge Rd. Perhaps a new set of lights needs to be installed on Falconbridge to aid in traffic flow to and from the school. Traffic within school property can be managed by the school board. Traffic along this section of roadway has been an issue with residents long before I moved into the area. Please don't allow the situation to get worse. This is an opportunity to improve the quality of life and the safety of the people living along this section of roadway.

Thank you for your time. Paul Pigozzo

RECEIVED  
MAY - 7 2012  
REAL ESTATE SECTION

1856 Huntington Drive  
Sudbury, Ontario  
P3A 1J6

May 3, 2012

City of Greater Sudbury  
Real Estate Section  
P.O. Box 5000  
Station A  
Sudbury, Ontario  
P3A 5P3

Attention of Ms Katherine Bowschar-Lische  
Property Administrator

Dear Ms. Bowschar-Lische

Re: Proposed Sale of City owned parkland located at Hawthorne and Claudia Court

I spoke to someone in your office May 1 on receipt of this Proposal. I was informed all comments must be submitted prior to May 26, 2012 as City Council were to finalize this matter at their June Council Meeting.

I was also informed the Sudbury Catholic District School Board contemplated demolishing St. Bernadette School on Auger Street and the vacant lot would be sold.

1. There was no mention of selling the St. Bernadette property in the proposal I received regarding the sale of the parkland. I hereby state City Council should hold off any quick decisions on this sale of the parkland until we, the ratepayers, are given more details on the sale of the St. Bernadette property.

2. With respect to building a new school on the St. Charles property, is this to replace St. Bernadette with classes from Junior Kindergarten (4 year old children) to Grade 8? I am a Rainbow District School Board supporter but I would not like to see a school built to house little children in such close proximity to the "Solid Gold Club".

3. I would request a Public Meeting be called before Council has any more discussions or makes a decision on this matter. Inasmuch as children are bused from area to area, I believe parents having children attending St. Bernadette be advised of this proposal and given an opportunity to express their views.

Copies of this letter have been sent to the Mayor and Councillors of the City of Greater Sudbury.

Yours truly

*(Mrs) Doris Koolman*

RECEIVED  
MAY - 9 2012  
REAL ESTATE SECTION

Katherine Bausehar - Lusche,

In 1971 our family returned to Sudbury to live.

We decided to build our house because the rental's were nil.

We settled on building through Jerry Lemay, contractor, on Courtland Dr.

Schools were close by for our children and we were told that the land behind our house had been left to the city of Sudbury as a Green Belt and could not be built upon.

That land was to remain as a green belt indefinitely.

I do not feel that the land in question should be sold.

Mr. Auger, when he broke up his farm, left that part of land to be used as a Green Belt, and not SOLD.

Thank You  
John E. McMoran  
1886 COURTLAND DR  
SUDBURY, ON.  
P3A1J8

**From:**  
**To:** <kathie.bowschar-lische@greatersudbury.ca>  
**Date:** 4/30/2012 12:48 PM  
**Subject:** sale of land

Being a home owner on Claudia crt. we are strongly opposed to the sale of this parcel of land for another school You are not only selling off one of our few green spaces but the traffic congestion in a residential area will become unbearable.

We have a large volume of school buses & cars in this area & it will become worse with the coming of the covered area on the St Charles school field.

I don't know why we are closing schools & leaving them to become eye sores & building new ones Fix up the existing buildings before they become too bad & where possible add on The city could be doing the same with the arenas they are closing

Mr. & Mrs K Longlade  
58 Claudia Crt  
Sudbury, On P3A 4C2

1912 COURTLAND  
SUDBURY, ONTARIO  
MAY 18, 2012

KATHERINE BOWSCHAR-LISCHE  
PROPERTY ADMINISTRATOR  
REAL ESTATE SECTION

RECEIVED  
MAY 22 2012

REAL ESTATE SECTION

RE: HAWTHORNE & CLAUDIA CRT, SUDBURY  
PART OF PIN 73570-0150 (LT)  
PART OF PARCEL 23859 S.E.S.  
PART OF BLOCK "C" PLAN H-518  
BEING THE EASTERLY 20 METRES OR 20 FEET  
TOWNSHIP OF NEELON  
CITY OF GREATER SUDBURY.

DEAR KATHERINE:

I AM VERY CONCERNED ABOUT THE SAID  
PROPERTY THAT THE CITY OF SUDBURY IS CONSIDERING  
DECLARING SURPLUS AND SELLING THE SAID  
PARK LAND PROPERTY TO THE SUDBURY CATHOLIC  
DISTRICT SCHOOL BOARD FOR THE PURPOSE OF  
CONSTRUCTING A NEW SCHOOL.

MY NAME IS MARIE A. ST-DENIS AND I LIVE AT  
1912 COURTLAND, SUDBURY. MY ENTIRE BACK YARD  
ABUTS ITS WHOLE WIDTH TO THE PROPERTY IN  
QUESTION. THIS MEANS THAT THE VALUE OF MY  
PROPERTY WOULD DECREASE CONSIDERABLY IF  
IT WERE NOT RETAINED AS A PARK AREA.

I PURCHASED THIS PROPERTY IN 1986 AND THE  
SURROUNDING PARK AND TRANQUILITY OF THE  
AREA WAS A DIRECT ASSET TO ITS ATTRACTION  
AND VALUE. I HAVE CLEARED BRUSHES  
THROUGH THE YEARS AND PLANTED MANY  
EVERGREENS, SOME OF WHICH HAVE MATURED  
AND OFFER PRIVACY AND BEAUTY.

BIRDS LOVE THEIR HABITAT AND EVEN RABBITS COME HOPPING ALONG. THE AREA GIVES A RELAXING ENVIRONMENT ENJOYED BY SO MANY HIKERS YEAR ROUND. PEOPLE WALK THEIR DOGS CONTINUOUSLY THROUGH THE DAY. SPORTS ARE ALSO ENJOYED IN THE PARK. IT WOULD BE DISASTROUS TO THE WHOLE NEIGHBOURHOOD TO CONDEMN SUCH A QUIET AREA TO NOISY SURROUNDINGS. ALSO IT MAY IMPLY FUTURE CHANGES THAT WOULD BRING NOISY TRAFFIC TO THE AREA.

COURTHAND IS A DEAD END STREET. MANY SENIORS ON THIS STREET APPRECIATE THE TRANQUILITY IT PROVIDES. WE HAVE A FRIENDLY NEIGHBOURHOOD AND A VERY DESIRABLE OLDER RESIDENTIAL SUBDIVISION. WE WANT TO KEEP IT THIS WAY.

PLEASE RECONSIDER THE DAMAGE IT WOULD BRING TO OUR LIFE STYLE AND LET'S KEEP IT GREEN.

THANK YOU FOR YOUR SUPPORT.

SENIOR CITIZEN,  
MARIE A. ST-DENIS  
*Marie A. St-Denis*

Attention to Katherine Bourschas Lister

May 22/12  
RECEIVED  
MAY 28 2012

REAL ESTATE SECTION

I'm writing in regard of the propose sale of the Parkland at the end of Hawthorne Dr, this property is not for sale. This Parkland was given to the City of Sudbury by the Rager family in 1959 to be use as a Park & not for the City to make money from it. A lot of people use it, & the kids use that hill for sliding. I have lived on this street since 1959. We have enough traffic on this street with the buses & cars that go the school as it is, without adding on to it. There is enough land in Sudbury to build that school without taking some of our Parkland. Would the City sell Bell Park or Memorial Park to help the school board?

Sincerely

Cecile Wesormeans  
1833 Hawthorne Dr  
Sudbury Ont  
P3A 1M5

May 17, 2012

Katherine Bowschar-Lische  
Property Administrator  
Real Estate Section  
Corporation of the City of Sudbury

RECEIVED  
MAY 28 2012  
REAL ESTATE SECTION

Dear Katherine:

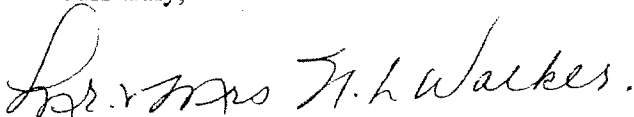
We received this map a few weeks ago, and spoke with you briefly about it.

We agreed the condensed map was rather unclear and that if we had any comments or concerns we should send a written one. We waited to do this after a meeting on Wednesday, May 16, 2012 with our council representative and concerned residents.

We understand and agree that certain property is rightly owned by the Catholic School Board, but we are opposed to any encroachment on any of the designated green space that has existed for some time.

We are not in favour of this sale.

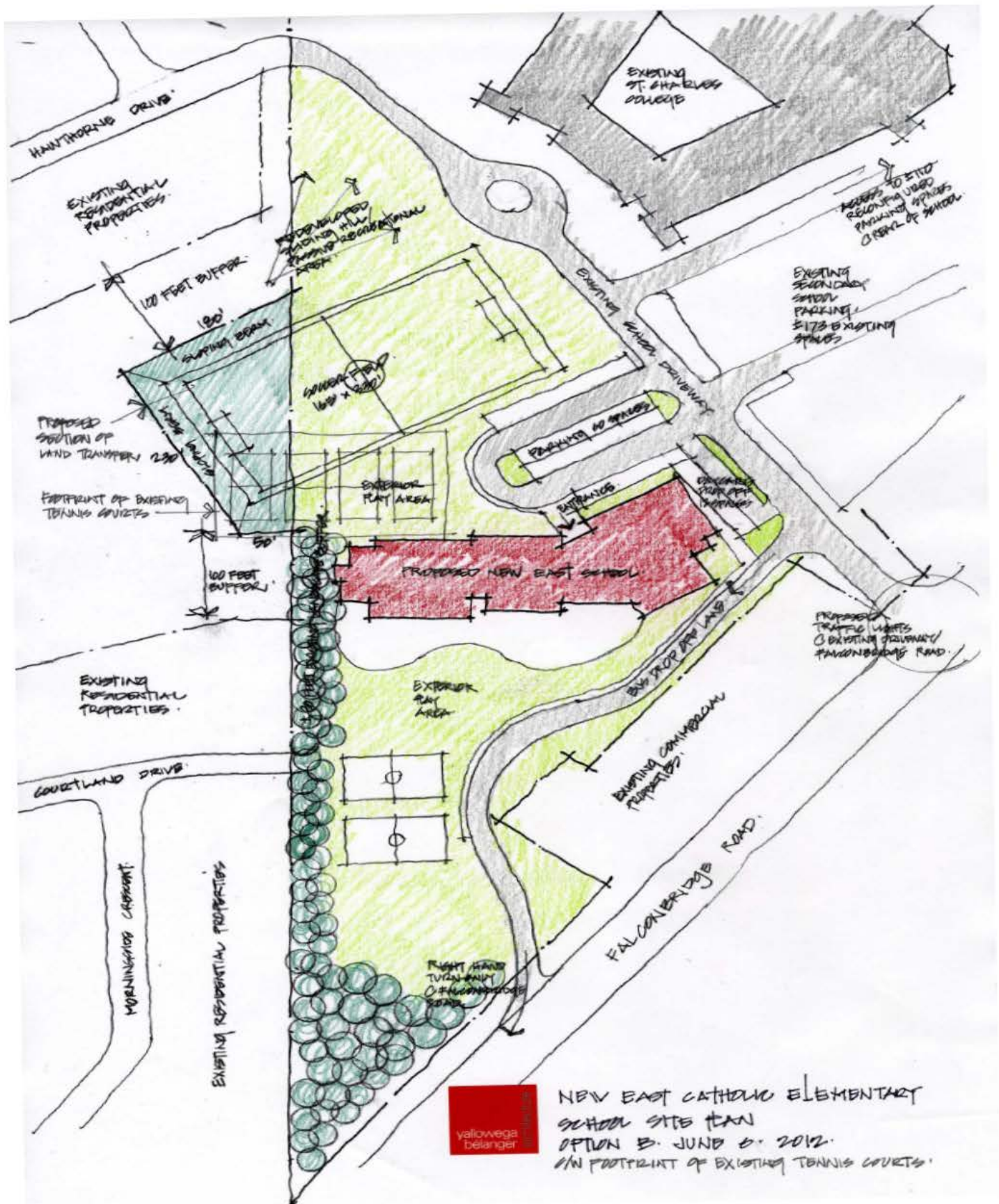
Yours truly,



Mr. & Mrs. W.L. Walker  
51 Claudia Court  
Sudbury, Ontario  
P3A 4C1

## SCHEDULE 'D'

Re: Declaration of Surplus Land  
Hawthorne Drive, Sudbury





## Request for Decision

### Close and Declare Surplus - Portion of Unopened Niemi Road, Lively

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Monday, Jun 11, 2012

Type: Routine Management  
Reports

### Recommendation

THAT a portion of unopened Niemi Road, Lively, legally described as: part of PIN 73377-1182(LT), Part 1 on Plan 53R-12096, be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the General Manager of Growth and Development dated June 25th, 2012.

### **BACKGROUND:**

In 1987, Inco Limited transferred to the former Town of Walden the subject unopened road allowance together with other lands. The other lands from part of the open, publicly maintained portion of Niemi Road, the subject portion remains unopened.

The subject unopened road allowance is approximately 23 metres (77 feet) in width by 106 metres (350 feet) in length and measures approximately 0.21 hectares (0.527 acres) in size and is zoned I - Institutional. The location of the subject land is identified on the attached Schedule 'A'.

Staff received a request from an abutting property owner to acquire a portion of the unopened road allowance abutting their property.

The proposal to close and declare the unopened road allowance surplus to the City's needs was circulated to all City departments and outside agencies, and no objections were received.

It is recommended that the subject unopened road allowance be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting property owners.

#### Signed By

**Report Prepared By**

Tanya Rossmann-Gibson  
Property Administrator  
*Digitally Signed Jun 11, 12*

**Reviewed By**

Keith Forrester  
Real Estate Coordinator  
*Digitally Signed Jun 11, 12*

**Recommended by the Division**

Danielle Braney  
Director of Asset Services  
*Digitally Signed Jun 11, 12*

**Recommended by the Department**

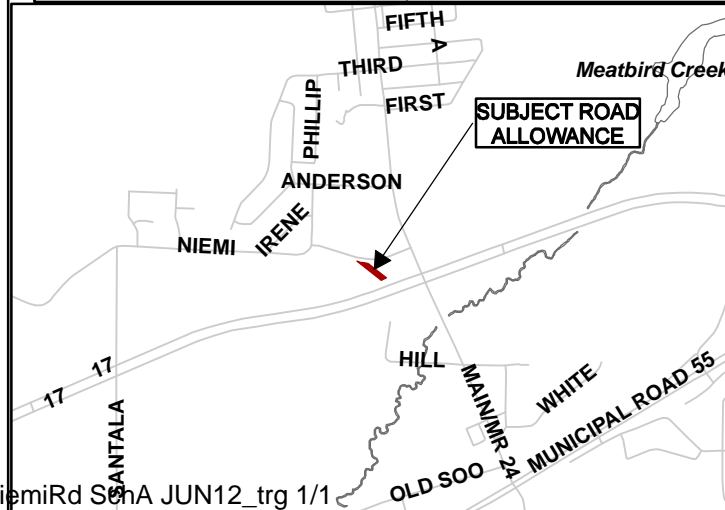
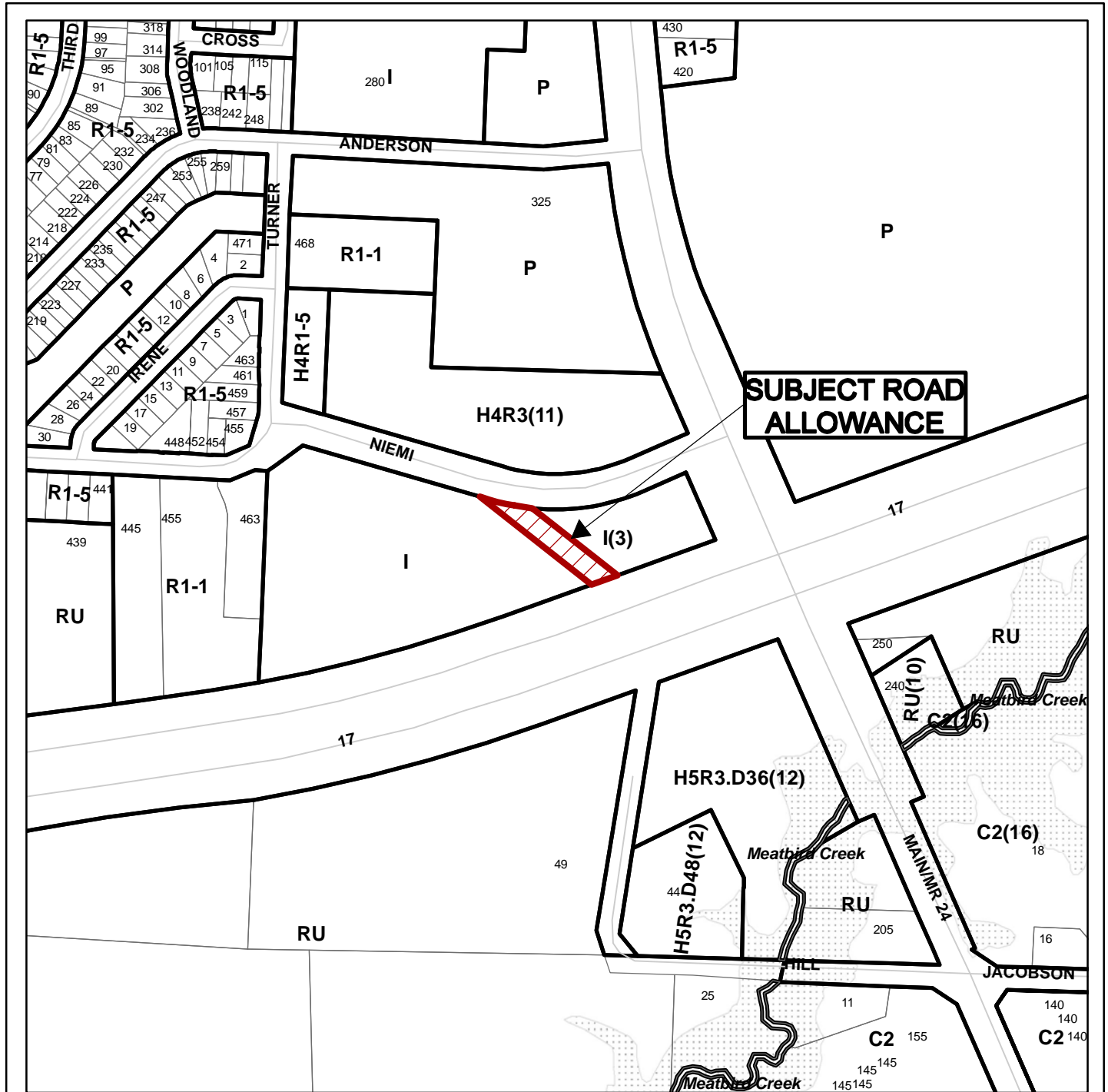
Bill Lautenbach  
General Manager of Growth and  
Development  
*Digitally Signed Jun 11, 12*

**Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jun 12, 12*

A further report will follow with respect to the sale transactions.

# SCHEDULE 'A'



## Portion of Unopened Niemi Road, Lively



Part of PIN 73377-1182 (LT)  
being Part 1 on Plan 53R-12096  
Part of Lot 7 Con 5 Township of Waters

NTS

Date: 2012 05 31  
Page 123 of 137

## Request for Decision

**Application to extend draft approval of subdivision approval for a period of three years - St. Agnes Street & Brabant Street, Azilda - Cecchetto & Sons Ltd**

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Tuesday, Jun 12, 2012

Type: Routine Management Reports

File Number: 780-5/06004

### Recommendation

That upon payment of Council's processing fee of \$2,500.00, the conditions of draft approval for the draft plan of subdivision on those lands known as PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside, File #780-5/06004, shall be amended as follows:

a) By replacing the word "City" with "Municipality" in Condition #2;

b) By deleting Condition #8 and replacing it with the following:

"8. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced."

c) By deleting the words "and Emergency" from Conditions #11, 14 and 15;

d) By deleting Condition #13 entirely;

e) By replacing the word "and Persona" with "East Link Cable and Canada Post" in Condition #20;

f) By replacing the word "o" with "of" in Condition #21;

g) By replacing the words "General Manager of Public Works" with "General Manager of Infrastructure Services" in Condition #28; and,

h) By deleting Condition #29 and replacing it with the following:

### Signed By

#### Report Prepared By

Glen Ferguson  
Senior Planner  
*Digitally Signed Jun 12, 12*

#### Reviewed By

Eric Taylor  
Manager of Development Services  
*Digitally Signed Jun 12, 12*

#### Recommended by the Division

Paul Baskcomb  
Director of Planning Services  
*Digitally Signed Jun 12, 12*

#### Recommended by the Department

Bill Lautenbach  
General Manager of Growth and Development  
*Digitally Signed Jun 12, 12*

#### Recommended by the C.A.O.

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jun 12, 12*

"29. That this draft approval shall lapse on June 26, 2015."

i) By adding Condition #30 as follows:

"30. The owner shall complete to the satisfaction of the City of Greater Sudbury and Canada Post:

a) That the owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box and that the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales

b) The owner further agrees to:

i) Work with Canada Post to determine and provide suitable Centralized Mail Box location, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;

ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes;

iii) Identify the pads above on the engineering drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,

iv) Determine the location of the all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans."

j) By adding the following as conditions #31, #32, #33, #34, #35 and #36:

"31. The existing Municipal Drain through the property must be enclosed in a box culvert with capacity to carry the 100 year storm for the upstream subwatershed and the applicable subject subdivision area.

32. The existing natural north-south watercourse through the centre of the north portion of the property has to be routed through a minor storm sewer system to the proposed box culvert with major storm flows directed overland along the proposed Brentwood Drive and Maywood Drive to outlet east of Brabant Street.

33. An 18 metre wide drainage block is required for the major storm box culvert and overflow swale near lots 78 and 79.

34. Quality and quantity storm water management is required for this subdivision. The Developer will be responsible for a cost share of a downstream storm water management quality control pond. The Regional Storm major storm flow path is to be engineered and delineated on the storm sewer area plan and the subdivision grading plan. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks.

35. The owner shall construct a 5 foot high chain link fence on the property lines of lots abutting City drainage blocks to curtail encroachment.

36. The owner shall construct a hydrodynamic oil grit separator for storm water quality control for the Brabant Street storm sewer outlet at the end of the Meadowbrook Road storm sewer system."

## **STAFF REPORT**

### **Applicant:**

Cecchetto & Sons Ltd.

**Location:**

PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside, St. Agnes Street & Brabant Street, Sudbury

**Application:**

To extend the draft approval conditions which were originally approved by Council on June 26, 2008 and are set to expire on June 26, 2012 for a draft plan of subdivision on those lands known as PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside.

**Proposal:**

The applicant is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until June 26, 2015.

**Background:**

The City received a request from Cecchetto and Sons Ltd. on April 25, 2012 to extend the draft approval on the plan of subdivision for a period of three years. The draft plan of subdivision includes 133 single-detached dwelling lots and 2 medium density residential blocks. Access into the subdivision is to be provided via two accesses with one being from St. Agnes Street and the other from Brabant Street.

The draft approval was granted on June 26, 2008 and is to expire on June 26, 2012. The request from Cecchetto and Sons Ltd. is to extend their draft approval until June 26, 2015. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to June 26, 2015.

**Departmental & Agency Comments:**Building Services

No concerns.

Canada Post

Planning Services staff has consulted with Canada Post and confirms that standard conditions with respect to mail delivery facilities should be added to the draft approval document.

Development Engineering

No concerns.

Drainage

The Trillium Municipal Drain Branch A crosses through lots 78, 79, 92, 103, 102, 101, 100, 99, and 121 on the plan submitted for the subject property dated May 24, 2006. The City has future plans to upgrade the Trillium drain from Brabant Street to the lake outlet and to construct a communal storm water treatment facility downstream of the site. The existing Municipal Drain watercourse through the property is a major storm outlet watercourse and must be dealt with as such. Please amend the draft approval clauses by deleting Condition #13 and adding the following conditions:

1. The existing Municipal Drain through the property must be enclosed in a box culvert with capacity to carry the 100 year storm for the upstream subwatershed and the applicable subject subdivision area.
2. The existing natural north-south watercourse through the centre of the north portion of the property has to

be routed through a minor storm sewer system to the proposed box culvert with major storm flows directed overland along the proposed Brentwood Drive and Maywood Drive to outlet east of Brabant Street.

3. An 18 metre wide drainage block is required for the major storm box culvert and overflow swale near lots 78 and 79.

4. Quality and quantity storm water management is required for this subdivision. The Developer will be responsible for a cost share of a downstream storm water management quality control pond. The Regional Storm major storm flow path is to be engineered and delineated on the storm sewer area plan and the subdivision grading plan. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks.

5. The owner shall construct a 5 foot high chain link fence on the property lines of lots abutting City drainage blocks to curtail encroachment.

6. The owner shall construct a hydrodynamic oil grit separator for storm water quality control for the Brabant Street storm sewer outlet at the end of the Meadowbrook Road storm sewer system.

#### Operations

No concerns.

#### Roads, Traffic and Transportation

No concerns.

### **Planning Considerations:**

#### **Draft Approval Conditions**

Condition #29 should be deleted entirely and replaced with a sentence referencing June 26, 2015 as the revised date on which the subject draft plan approval shall lapse. Staff have also confirmed with Canada Post that their standard conditions should be added as Condition #30.

With respect to comments from Drainage, it is recommended that Condition #13 be removed entirely and the conditions described in their comments be added to the conditions of draft approval.

The draft conditions are attached to this report along with a sketch of the draft approved plan of subdivision for reference purposes.

#### **Processing Fees**

The applicant will be required to pay the applicable processing fee in the amount of \$2,500.00. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the applicant. This amount is calculated as per By-law 2012-5F being the Miscellaneous Fees By-law:

#### **2012 Application Fee**

Base Fee	\$2,500.00
133 lots x \$100.00	\$13,300.00
2 blocks x \$500.00	\$1,000.00
Total Maximum Fee	\$10,000.00

25% of Application Fee (3 year extension) \$2,500.00

Total Maximum Applicable Fee (3 year extension) \$2,500.00

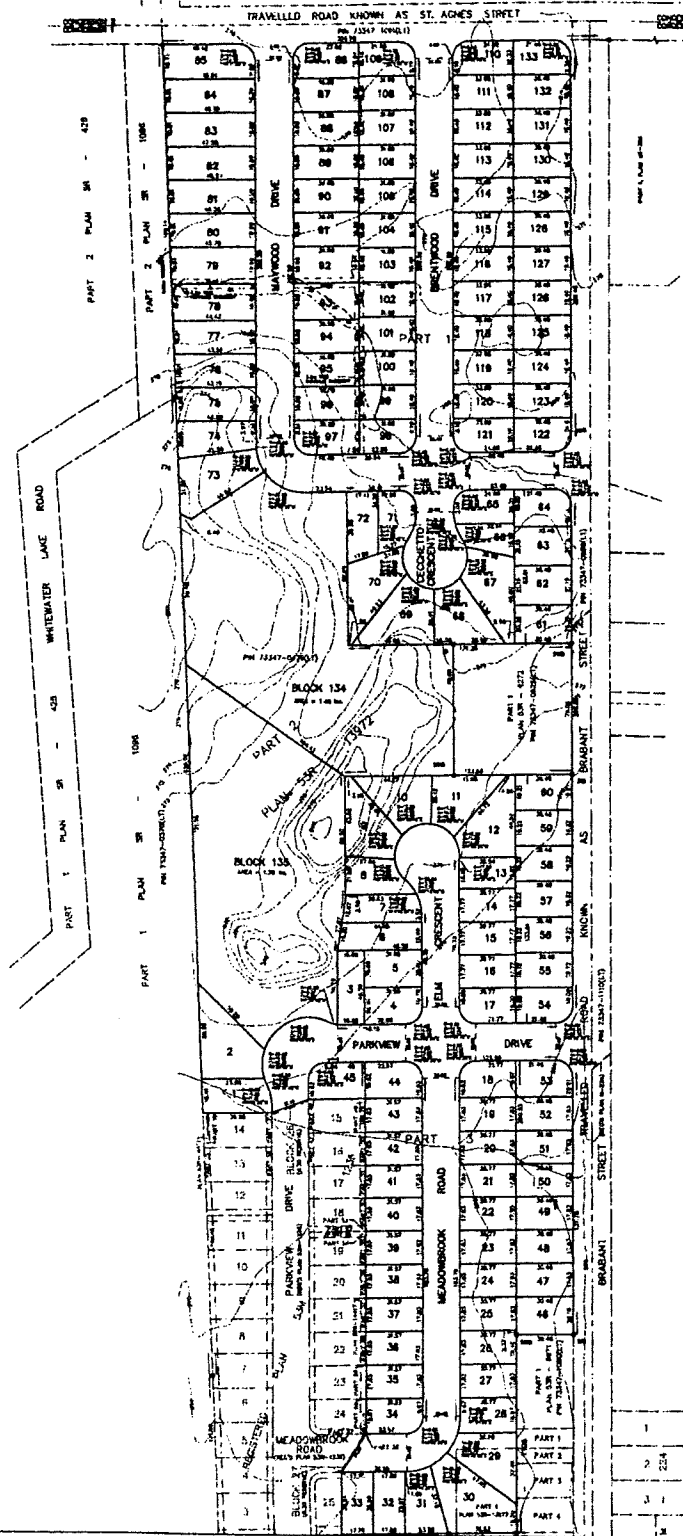
**Summary:**

Planning Services Staff have reviewed the request to extend draft approval and have no objections to the request to extend draft approval for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval on the Cecchetto and Sons Ltd. plan of subdivision.

The Planning Services Division recommends that the application to extend draft approval for a period of three years until June 26, 2015 be approved subject to the applicant paying the appropriate processing fee in the amount of \$2,500.00.



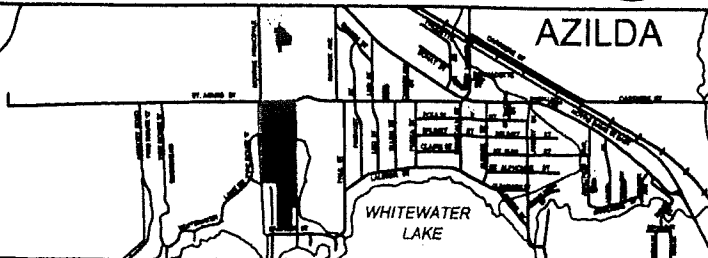
DRAFT PLAN OF  
PROPOSED SUBDIVISION ON  
PART OF LOT 6  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF RAYSIDE  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
SCALE 1:5000  
D.S. DORLAND LIMITED  
ONTARIO LAND SURVEYORS  
BAYSIDE ESTATES SUBDIVISION



Growth and Development  
Department



AZILDA



Subject Property being PINs 73347-0429 &  
73347-0626, Pcls. 2120, 29201 & 27423  
S.W.S., Plan 53R-13972, Parts 1-4, Plan  
53R-9272, Part 1, Lot 6, Con. 1, Twp. of  
Rayside, St. Agnes St. & Brabant St.,  
Azilda, City of Greater Sudbury.

Not to Scale

780-5/06004  
Date: 2006 06 29

**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN  
FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

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1. That this draft approval applies to Parcels 2120, 29201, and 27423, Parts 1 to 4 53R-13972 and Part 1 53R-9272, Lot 6, Concession 1 Township of Rayside as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., dated May 24, 2006.
2. That the street(s) be named to the satisfaction of the City.
3. That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of The Planning Act.
4. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
5. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
6. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
9. The owner shall enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, streetlighting, sanitary sewers, watermains, storm sewers, storm water management facilities, watermains and surface drainage facilities.

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10. The proposed roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission. This includes the allowance for a 13.5 metre radius on the cul-de-sac with a 17.5 metre radius to the property line.
11. That prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a geotechnical report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
12. That the owner shall provide a detailed lot grading plan prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on the boundary properties to mesh the lot grading of the new site to the existing properties.
13. That prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses, and must incorporate drainage from the area west of the subject property to Brabant Street into the storm drainage system for the subdivision. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

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14. That the owner shall have all stormwater management facilities constructed at such time as the General Manager of Infrastructure and Emergency Services may direct. The owner will provide lands for said facilities as required by the City of Greater Sudbury.
15. That the owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Infrastructure and Emergency Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
16. That the owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
17. That streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
18. That the owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
19. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
20. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
21. The owner provide proof o sufficient fire flow in conjunction with the submission of the construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be bourne totally by the owner.
22. The owner provide proof of sufficient sanitary sewer capacity in conjunction with submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and or sewage lift stations to service this subdivision will be bourne totally by the owner
23. That prior to the signing of the final plan, the terms of the agreement related to the reconstruction of the existing Parkview Drive shall be satisfied.

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24. That access to Lots 75 to 85 be restricted to Maywood Drive through the placement of a 0.3 metre reserve along the rear lot lines.
25. That the subdivision agreement contain provisions whereby the developer will be required to complete reconstruction drawings for Brabant Street to the satisfaction of the City of Greater Sudbury.
26. That the subdivision agreement contain provisions whereby the developer will be required to contribute in the cost sharing of the Brabant Street and St. Agnes Street reconstruction to the satisfaction of the City of Greater Sudbury.
27. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
28. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Public Works, that sufficient sewage treatment capacity and water capacity exists to service the development
29. That this draft approval shall lapse on June 26, 2012.

## Request for Decision

### Close and Declare Surplus - Roads and Lots in Former Sellwood Subdivision, Capreol

Presented To:	Planning Committee
Presented:	Monday, Jun 25, 2012
Report Date	Tuesday, Jun 12, 2012
Type:	Routine Management Reports

### Recommendation

THAT unopened Gates Avenue (PIN 73523-0019), Mitchell Avenue (PIN 73523-0018), Lambert Avenue (PIN 73523-0005), Ore Street (PIN 73523-0028), Dennis Street (PIN 73523-0027), Spry Street (PIN 73523-0025), Hutchins Street (PIN 73523-0023), and Oclebay Street (PIN 73523-0020), all on Plan M-11, Township of Hutton, be closed by by-law and declared surplus to the City's needs; and

THAT Lot 143 (PIN 73523-0121), Lot 161 (PIN 73523-0123) and Lot 212 (PIN 73523-0133), all on Plan M-11, Township of Hutton, be declared surplus to the City's needs and offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the General Manager of Growth and Development dated June 8, 2012.

### **BACKGROUND:**

The City of Greater Sudbury is the municipality having jurisdiction over the above-noted unopened road allowances on plan of subdivision M-11, in the former Sellwood Subdivision. In addition, the City is the registered owner of Lots 143, 161 and 212 on Plan M-11, through the tax sale process.

The subject unopened road allowances and lots collectively measure approximately 6 hectares (14.4 acres) in size and are zoned RU - Rural. The location of the subject road allowances and lots are identified on the attached Schedule 'A'.

Staff received a request from the abutting property owner to acquire the subject land abutting their property, in order to complete a land assembly in the area.

The proposal to close and declare the subject land surplus to the City's needs was circulated to all City departments and outside agencies, and no objections were received.

It is recommended that the unopened road allowances in the former Sellwood Subdivision be closed by by-law and that the subject unopened road allowances together with 3 lots be declared surplus to the City's needs and offered for

### Signed By

#### **Report Prepared By**

Tanya Rossmann-Gibson  
Property Administrator  
*Digitally Signed Jun 12, 12*

#### **Reviewed By**

Keith Forrester  
Real Estate Coordinator  
*Digitally Signed Jun 12, 12*

#### **Recommended by the Division**

Danielle Braney  
Director of Asset Services  
*Digitally Signed Jun 12, 12*

#### **Recommended by the Department**

Bill Lautenbach  
General Manager of Growth and Development  
*Digitally Signed Jun 12, 12*

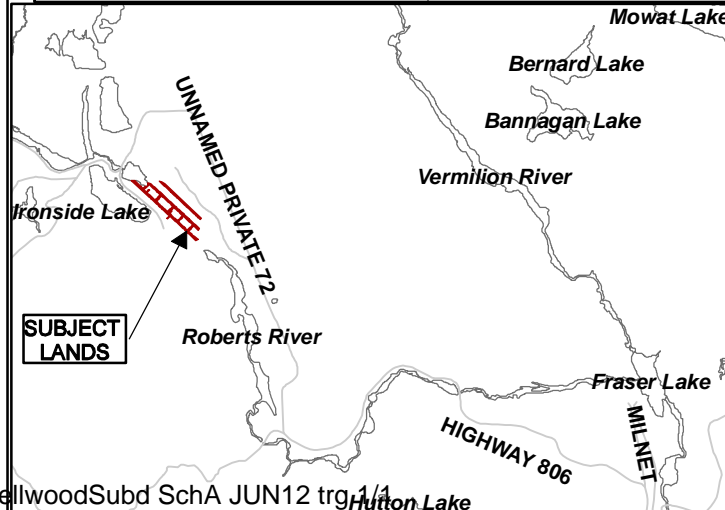
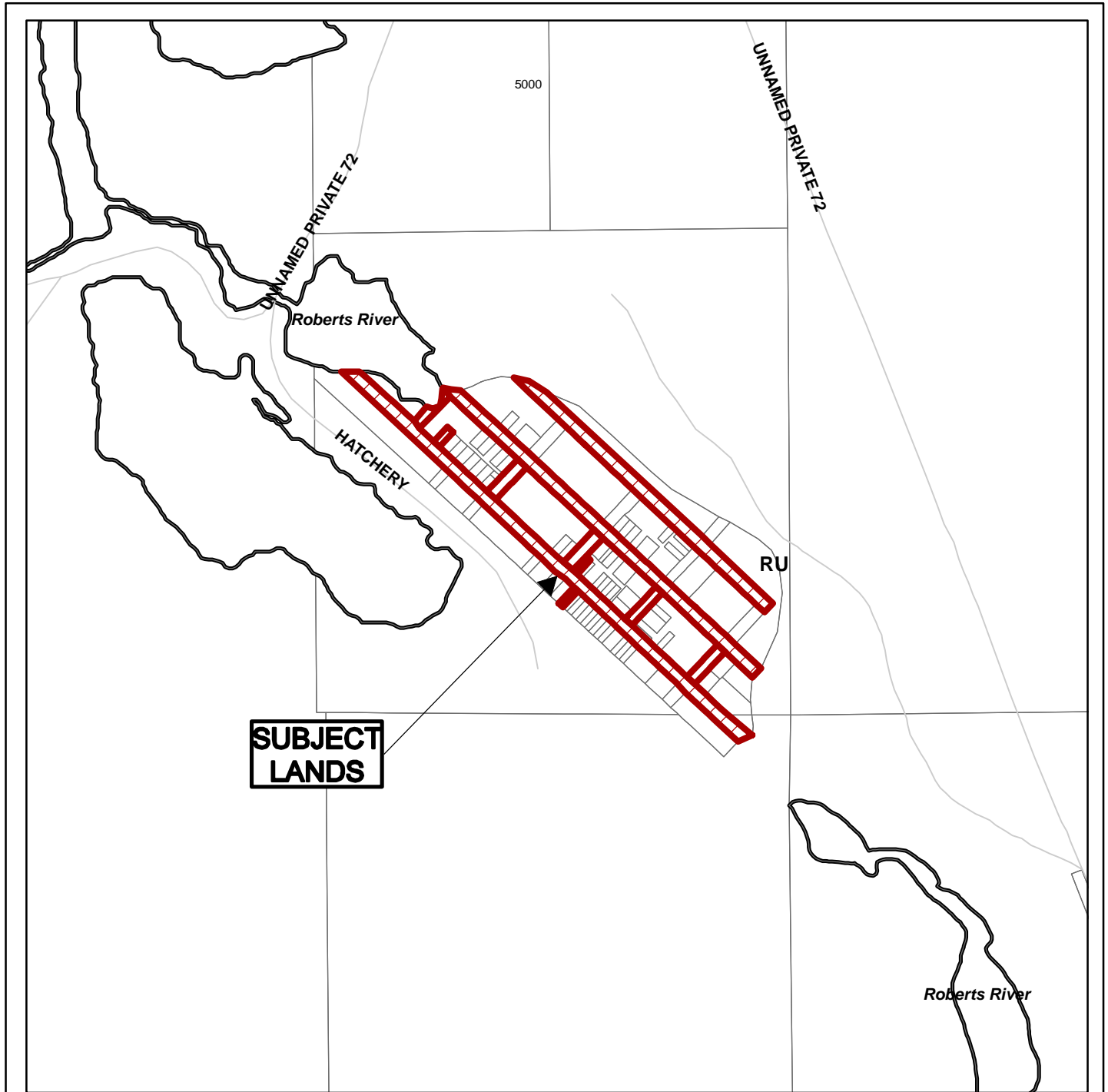
#### **Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jun 12, 12*

sale to the abutting property owner.

A further report will follow with respect to the sale transaction.

# SCHEDULE 'A'



## Sellwood Subdivision M-11



Part of Lot 8 Concession 4 Township of Hutton

NTS

Date: 2012 04 10