



PLANNING COMMITTEE AGENDA

Planning Committee Meeting
Monday, February 23, 2015
Tom Davies Square

COUNCILLOR FERN CORMIER, CHAIR

Lynne Reynolds, Vice-Chair

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

Council and Committee Meetings are accessible. For more information regarding accessibility, please call 3-1-1 or email clerks@greatersudbury.ca.

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

PRESENTATIONS

1. Report dated February 6, 2015 from the Acting General Manager of Growth & Development regarding Official Plan Review - Local Food, Climate Change & Lakes. **9 - 15**

(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- Kris Longston, Senior Planner
- Stephen Monet, Manager of Environmental Planning Initiatives

(The purpose of this report is to provide the Committee with a review of the Official Plan review discussion papers and background studies that have been completed to date. This report focuses specifically on matters related to climate change, local food, cultural heritage, natural heritage and water)

PUBLIC HEARINGS

1. Report dated February 9, 2015 from the Acting General Manager of Growth & Development regarding Application for a temporary use by-law in order to permit a second dwelling unit on the property in the form of a garden suite, 3820 Hydro Road, Hanmer - Brian & Barbara Beaton. **16 - 23**

(RECOMMENDATION PREPARED)

2. Report dated February 9, 2015 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to permit a basement apartment in an existing single detached dwelling, 3212 Highway 69 North, Val Caron – Ivan & Hollie Laplante. **24 - 33**

(RECOMMENDATION PREPARED)

· Letter of concern dated January 20, 2015 from Jean Leduc and Melissa Leblanc, area residents

3. Report dated February 10, 2015 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to permit additional commercial uses in the existing building on the property, 208 Loach's Road, Sudbury - Franceso Marasco Limited. **34 - 46**

(RECOMMENDATION PREPARED)

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 February 9, 2015 from the Acting General Manager of Growth & Development regarding Extension to draft plan of subdivision approval, Raft Lake Subdivision, South Lane Road, Sudbury - Nickel Range Investments Ltd.
(RECOMMENDATION PREPARED) **47 - 60**

REGULAR AGENDA

REFERRED AND DEFERRED MATTERS

- R-1. Application for rezoning in order to permit a multiple dwelling with four (4) units, 953 Howey Drive, Sudbury - L.S. Bock Developments Inc
(RECOMMENDATION PREPARED) **61 - 72**
- (This matter was deferred from the February 9, 2015 Planning Committee Meeting. The report presented to the Committee is attached)

MANAGERS' REPORTS

- R-2. Report dated February 5, 2015 from the Acting General Manager of Growth & Development regarding Age Friendly Community Project Endorsement.
(RECOMMENDATION PREPARED) **73 - 75**
- (The purpose of this report is to inform Council of an opportunity to partner with the Canadian Urban Institute (CUI) to access funds available through the Ontario Senior's Secretariat Age-Friendly Community Planning Grant to develop an Age Friendly Action Plan for Greater Sudbury. A requirement of accessing the grant is for the City to pass a resolution supporting age friendly community planning.)

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD AND ANNOUNCEMENTS

NOTICES OF MOTION

ADJOURNMENT

TANYA THOMPSON, DEPUTY CITY CLERK

LISA LOCKEN, COMMITTEE ASSISTANT

COMITÉ DE PLANIFICATION ORDRE DU JOUR

Réunion du Comité de planification
23 février 2015
Place Tom Davies

COUNCILOR FERN CORMIER, PRÉSIDENT(E)

Lynne Reynolds, Vice-président(e)

17H 30 SÉANCE PUBLIQUE, SALLE DU CONSEIL

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DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

PRÉSENTATIONS

1. Rapport directeur général intérimaire de la croissance et du développement, daté du 06 février 2015 portant sur Examen du Plan officiel - Aliments locaux, changements climatiques, lacs . **9 - 15**

(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)

- Kris Longston, planificateur principal
- Stephen Monet, gestionnaire des Initiatives de planification environnementale

(Ce rapport fournit au Comité un compte rendu des documents de travail et des études préliminaires sur l'examen du Plan officiel, qui ont été préparés à ce jour. Le rapport s'attarde aux questions concernant les changements climatiques, les aliments locaux, le patrimoine culturel, le patrimoine naturel et l'eau)

AUDIENCES PUBLIQUES

1. Rapport directeur général intérimaire de la croissance et du dévelop, daté du 09 février 2015 portant sur Demande de règlement municipal d'utilisation temporaire afin de permettre un deuxième logement, soit un pavillon-jardin, 3820 chemin Hydro, Hanmer - Brian & Barbara Beaton. **16 - 23**

(RECOMMANDATION PRÉPARÉE)

2. Rapport directeur général intérimaire de la croissance et du dévelop, daté du 09 février 2015 portant sur Demande de rezonage afin de permettre un appartement existant au sous-sol d'une maison unifamiliale, 3212 route 69 nord, Val Caron – Ivan & Hollie Laplante . **24 - 33**

(RECOMMANDATION PRÉPARÉE)

· Lettre de préoccupation en daté du 20 janvier 2015 par rapport à Jean Leduc et Melissa Leblanc

3. Rapport directeur général intérimaire de la croissance et du dévelop, daté du 10 février 2015 portant sur Demande de rezonage afin de permettre d'autres usages commerciaux dans le bâtiment existant sur la propriété, 208 chemin Loach's, Sudbury - Franceso Marasco Limited. **34 - 46**

(RECOMMANDATION PRÉPARÉE)

Ordre du jour des résolutions

(Par souci de commodité et pou accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses a l'ordre du jour des résolutions, et on vote collectivement pour toutes les question de ce genre. A 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

- C-1. Rapport directeur général intérimaire de la croissance et du développement, daté du 09 février 2015 portant sur Prolongation de l'approbation de l'ébauche du plan de lotissement, Lotissement Raft Lake, chemin South Lane, Sudbury - Nickel Range Investments Ltd. **47 - 60**
(RECOMMANDATION PRÉPARÉE)

Ordre du jour ordinaire

QUESTIONS RENVOYÉES ET QUESTIONS REPORTÉES

- R-1. Demande de rezonage afin de permettre un immeuble résidentiel de 4 logements, 953, promenade Howey, Sudbury - L.S. Bock Developments Inc **61 - 72**
(RECOMMANDATION PRÉPARÉE)

RAPPORTS DES GESTIONNAIRES

- R-2. Rapport directeur général intérimaire de la croissance et du développement, daté du 05 février 2015 portant sur Approbation du projet de collectivité amie des personnes âgées . **73 - 75**
(RECOMMANDATION PRÉPARÉE)

(Ce rapport vise à renseigner le Conseil sur une occasion de partenariat avec l'Institut urbain du Canada pour obtenir des fonds de la Subvention pour la planification communautaire amie des aînés du Secrétariat aux affaires des personnes âgées de l'Ontario afin d'élaborer un plan d'action à ce sujet pour le Grand Sudbury. Pour obtenir ces fonds, il faut que la municipalité adopte une résolution d'appui à la planification en tant que collectivité amie des personnes âgées)

ADDENDA

PÉTITIONS CIVIQUES

PÉRIODE DE QUESTIONS ET ANNONCES

AVIS DE MOTIONS

LEVÉE DE LA SÉANCE

TANYA THOMPSON, GREFFIÈRE MUNICIPALE ADJOINTE

LISA LOCKEN, ASSISTANTE DU COMITÉ

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Friday, Feb 06, 2015
Type:	Presentations

For Information Only

Official Plan Review - Local Food, Climate Change & Lakes

Recommendation

For information only

Purpose

The purpose of this report is to continue to provide Planning Committee with an overview of the background studies and discussion papers that form the basis of the current Official Plan (OP) review. This report will touch on some of the larger aspects of:

- Climate Change;
- Cultural Heritage;
- Local Food Systems;
- Natural Heritage; and
- Lake Water Quality

Background

As highlighted in the January 26th report, the City is currently undertaking a five year review of the OP. The process began in January of 2012 and has involved conducting a number of public consultation sessions, background studies and policy discussion papers, which have been presented to Planning Committee, including:

- Climate Change and the Official Plan – February, 2013;
- Position Paper on Local Food Systems and the Official Plan – March, 2013;
- Greater Sudbury Natural Heritage Report – May, 2013;
- Cultural Heritage Policy Discussion Paper – November, 2013; and
- Development of a Lake Water Quality Model for Greater Sudbury Lakes – March, 2014

The purpose of undertaking these studies was to review and update the current policies related to natural and cultural heritage and water quality and also to explore the issues of local food systems and climate change, which would be new additions to the OP. In reviewing these issues, staff considered the 2014 Provincial Policy Statement, best practices from other municipalities and public input received during the course of the OP review.

Signed By

Report Prepared By

Kris Longston
Senior Planner
Digitally Signed Feb 6, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Feb 10, 15

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Feb 10, 15

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

The 2014 Provincial Policy Statement

Under the *Planning Act*, municipalities must ensure that their OPs are consistent with the Provincial Policy Statement (PPS) and conform to applicable Provincial Plans, which in the case of the City of Greater Sudbury is the Growth Plan for Northern Ontario. With respect to issues of climate change, local food, natural heritage, cultural heritage and water quality, the PPS outlines specific policies that municipalities must be consistent with. In general terms, municipalities must:

- Base land use patterns within settlement areas to minimize impacts to air quality and climate change;
- Support climate change adaptation through land use and development patterns which promote compact form, a structure of nodes and corridors, transit, a mix of housing and employment and the mitigating effects of vegetation;
- Consider the potential impacts of climate change that may increase the risk associated with natural hazards and wildland fire;
- Provide opportunities to support local food;
- Conserve significant built heritage resources and significant cultural heritage landscapes;
- Protect natural heritage features for the long term; and
- Protect, improve or restore the quality and quantity of water by using the watershed for integrated and long term planning.

It should also be noted that the PPS contains many policies related to all aspects of land use planning that the revised OP will need to be consistent with. The above represent only a general overview of some of the policies that are the most relevant to this report. A full review of the draft OP and its consistency with the PPS has been undertaken as part of this five year review and will also be conducted by the Ministry of Municipal Affairs as part of their review process.

Climate Change and the Official Plan

As mentioned in previous reports on the OP review process, there have been a number of public consultations and submissions on the OP that have taken place. During these consultations, there was a significant amount of interest expressed in addressing climate change. This interest led to staff conducting a half day workshop on climate change with various stakeholders in the municipality. The results of this workshop, along with the OP submissions and staff research were presented in a position paper on *Climate Change and the Official Plan*. This paper provided an overview of what is climate change, potential implications for the City of Greater Sudbury, how climate change is currently being addressed through the OP and, finally, how it could be strengthened to further mitigate and adapt to climate change.

One of the key findings of this paper was that while climate change is a new concept in land use planning, many current OP policies are helping Greater Sudbury become more resilient to climate change (i.e. intensification, transit supportive land use policies). The key, given the somewhat uncertain nature with respect to the degree of change that will actually occur, will be to maintain flexibility.

Moving forward, the report recommends that the climate change be addressed as part of the OP review by:

- Incorporating climate change as a component of the OP's vision, principles and context, as well as other areas where applicable;
- Strengthening and expanding existing policy areas of the OP to minimize and adapt to climate change, including energy efficiency, storm water management, urban design and transportation demand management;
- Formalizing the existing system of nodes and corridors with policies and programs that continue to encourage medium and higher density developments (including mixed use) towards these areas

to help minimize the use of the automobile, and facilitate walking, cycling and public transit;

- Introduce new program related policies that the City and its partners can undertake in the next five years, including the development of a climate change adaptation strategy; and
- Introducing new policies to guide development in areas that may be at risk of wildland fires.

Cultural Heritage Policy Discussion Paper

Another component of the five year OP review was to examine the existing cultural heritage policies to ensure that they were consistent with the new PPS, the Ontario Heritage Act and addressed the public input received. This analysis also included a review of heritage policies in other municipalities.

The paper found that there were areas where the current OP cultural heritage policies could be improved, including:

- Preparing, publishing and updating a registry of the City's cultural heritage resources;
- Requiring cultural heritage assessments where development or public works are proposed on or abutting properties that are designated under the Ontario Heritage Act or are listed on the City's municipal heritage register;
- Encouraging different types of conservation for heritage buildings and structures;
- Policies to guide heritage preservation during building retrofits for energy conservation or accessibility;
- Requiring that cultural heritage resources be document for inclusion in the City's archives in the event that they cannot be preserved;
- Introducing a programming element to study and identify cultural heritage landscapes in the City; and
- Introducing a programming element to undertake the preparation of archeological management plan.

Local Food Systems

Food is a key part of the daily lives of all Greater Sudburians. Local food systems and by extension local food security, are issues that have been gaining traction in North America for several years. Food, and especially the production of local food, plays an important role in supporting community economic development, promoting health, protecting the environment and building strong, resilient and diverse communities.

Food systems are complex and operate simultaneously at multiple scales. A food system is generally defined as a set of food related activities including agriculture, processing, distribution, consumption and waste management. Each of these food system elements includes its own social, environmental and economic dimensions. Municipalities are uniquely positioned to play a significant role in identifying problems and challenges within the local food system and assist in the development of solutions.

Similar to climate change, there was a significant amount of interest expressed by the public to address local food systems in the OP. This interest resulted in a half day workshop being held with local food stakeholders to identify issues and explore how they may be addressed through the City's OP. In addition to this workshop, staff conducted an analysis of local food system work completed to date in the City and how other municipalities promote local food systems in their OPs.

The above input and analysis concluded that the OP could be modified to support local food systems by:

- Recognizing the important role that local food plays in the physical, social and economic health of the City;
- Modifying the existing agriculture section to reflect the components of a local food system,

namely:

- Local Food Production (Growing It)
 - Local Food Processing (Making It)
 - Local Food Marketing and Distribution (Selling It)
 - Local Food Service and Consumption (Eating It)
 - Local Food Waste Use and Disposal (Returning It)
- Encouraging and supporting increased urban food production within and around the settlement areas through the establishment of community kitchens, food hubs, community gardens, roof top gardens and greenhouses.
 - Strengthening and expanding the local food system, including removing barriers where feasible;
 - Considering innovative approaches to encourage small scale farming;
 - Permitting access to City lands for community gardens and greenhouses where appropriate; and
 - Introducing a programming element to develop a Local Food Action Strategy for the City, along with additional programs to grow the local food system.

Natural Heritage and Water Resources

Policies relating to natural heritage and water in the 2014 PPS have not substantially changed from the 2005 PPS as they apply to Greater Sudbury. Thus, the policies in the City's current OP, having been approved by the Minister of Municipal Affairs and Housing, are consistent with the 2014 PPS relating to natural heritage (Section 2.1 of the PPS) and water (Section 2.2 of the PPS).

- Through public consultation, the OP review process resulted in a number of submissions by individuals, agencies and local groups on matter relating to natural heritage and water. The input submissions can be roughly divided as follows:
- Minor editorial changes to further reflect the importance of natural heritage features and areas in Greater Sudbury;
- Matters that lie outside the purview of the OP;
- Matters that are addressed by policies in the current OP, including the implementation of policies relating to the development of watershed plans;
- Matters relating to the enhancement and protection of water resources; and
- Matters relating to natural heritage on private lands, but for which there is no provincial direction and for which OP policies would be based on an adhoc or subjective evaluation process that would be difficult to defend objectively.

In addition to public consultation, two reports were prepared as part of the OP review process that address matters relating to natural heritage and water:

1. A Natural Heritage Background Study report was updated from the initial report prepared in 2005 for the current City of Greater Sudbury OP. The principal objective of the Natural Heritage Report is to ensure that the natural heritage data and information identified in the previous study are still valid and to ensure that the proposed policies reflect the current Provincial direction on these matters.
2. The City of Greater Sudbury (CGS) retained Hutchinson Environmental Sciences Ltd. to provide

technical guidance for the development and redevelopment of unserviced shoreline lots in support of OP policies that are protective of water quality, technically sound, defensible, and which meet the intent of the Provincial Water Quality Objectives and Provincial Policy Statement.

Synopsis of the Policy Recommendations for Natural Heritage

The City of Greater Sudbury has a rich natural heritage that provides ecological services needed to maintain diverse and healthy ecosystems and water quality. As such, it is important that the OP contain policies aimed at protecting significant natural heritage features and their ecological functions. The Natural Heritage Report provides a number of policy recommendations for the OP. Most of the policy recommendations follow directly from the PPS:

1. Development and site alteration shall not be permitted in:
 - Significant habitat of endangered species and threatened species, and
 - Significant wetlands in Ecoregion 5E.
2. Development and site alteration shall not be permitted in:
 - Significant wetlands in the Canadian Shield north of Ecoregions 5E;
 - Significant wildlife habitat; and,
 - Significant areas of natural and scientific interest;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
3. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
4. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Also building on the PPS, the Natural Heritage Report highlights the need for the development of watershed plans that serve to integrate OP policies that address matters relating to water quantity and quality, stormwater management and natural heritage. The PPS encourages the use of the watershed as the ecologically meaningful scale for planning. An important role of the watershed plan is the identification of surface water features, ground water features, hydrologic functions and natural heritage features and areas that are necessary for the ecological and hydrological integrity of the watershed. Once these features are identified, the watershed plan outlines the measures that may be required to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

The OP also includes policies on matters of natural heritage that are not addressed by the PPS but of local importance, such as consideration for geological sites of interest and mitigation of tree removal on previously restored land.

Synopsis of the Lakes Water Quality Model Report

With minor modifications, the following paragraphs are taken directly from the Executive Summary of the report entitled 'Development and Application of a Water Quality Model for Lakes in the City of Greater Sudbury' prepared by Hutchinson Environmental Sciences Ltd for the City of Greater Sudbury.

Background

The City of Greater Sudbury (CGS) retained Hutchinson Environmental Sciences Ltd. to provide technical guidance for the development and redevelopment of unserviced shoreline lots in support of OP policies that are protective of water quality, technically sound, defensible, and which meet the intent of the Provincial Water Quality Objectives and Provincial Policy Statement.

The Provincial Water Quality Objective (PWQO) for lakes on the Precambrian Shield allows human sources to increase phosphorus by 50% over a modeled background concentration to a maximum of 20 micrograms per litre. The Province recommends the use of their Lakeshore Capacity Model (LCM) to assess background phosphorus concentration and to determine the amount of unserviced shoreline development that can occur on lakes to meet the PWQO for phosphorus.

The LCM was developed using the most recent Provincial guidance and suggested input parameters and coefficients. It was applied on a watershed scale to include all lakes with a surface area greater than 10 ha within the CGS, as well as 44 upstream lakes that drain to them but that lie beyond city boundaries, for a total of 354 lakes within a total watershed area of 7,559 km².

Evaluation of LCM results against measured phosphorus concentration data collected for 65 lakes between 2001 and 2012 by the CGS revealed that the model does not provide sufficiently accurate predictions of phosphorus concentration in CGS lakes to determine defensible capacity limits for unserviced shoreline development using the Provincial approach.

Evaluation of model variance against the model’s input parameters and assumptions did not identify any systematic source of error, suggesting that error is due to multiple sources. Overall, the model had a tendency to overestimate phosphorus concentrations in lakes with human development in the watershed.

An alternate approach to water quality protection was therefore recommended that uses those components of the LCM for which there is a greater degree of confidence to provide the necessary defensibility and rigour to policy. The criteria include:

- 1. Whether or not the existing phosphorus load to the lake is 50% greater than the natural or “background” load, and
- 2. Whether the lake has a High Responsiveness or Low Responsiveness to phosphorus loading.

The criteria were used to classify CGS area lakes into three categories of protection for planning policies (“Enhanced”, “Moderate” and “Standard”) based on the following matrix:

Management Classification of CGS Lakes

	P load ≥BG+50%	P load
High Responsiveness	Enhanced (33 lakes)	Moderate (113 lakes)
Low Responsiveness	Moderate (30 lakes)	Standard (179 lakes)

Hutchinson Environmental Science Ltd recommends the development of planning policies for new shoreline un-serviced lot creation that would a) prevent additional phosphorus loads to “Enhanced” management lakes, b) minimize phosphorus loads as much as possible to avoid degradation of water quality in “Moderate” management lakes, and c) to foster best management practices that would mitigate phosphorus loads to “Standard” management lakes.

The management approach also recognizes three triggers based on measured or observed responses to phosphorus loading: 1) if phosphorus concentration in a lake exceeds 20 micrograms per litre, 2) if there is an increasing trend in phosphorus concentration (or a decreasing trend in water clarity or hypolimnetic oxygen), and/or 3) a bluegreen algal bloom is reported and confirmed. More investigation should be considered by the City to evaluate the cause of the trend or bloom and to respond as required by amendments to policy or through lake-specific Watershed Management Plans that are being developed by

the City.

Continued monitoring is recommended to track changes in water quality so that management efforts can be assessed and revised over time if necessary, but also to improve estimates of phosphorus loads to refine the management classification of lakes.

Synopsis of the Policy Recommendations for Water

OP policies are proposed that are protective of lake and river quality based on the report for the lake water quality model. The proposed policies include the increase of vegetative buffers on shoreline lots, increased septic system setbacks from the shoreline, requirements for site plan agreements, and, for some lakes, studies to outline the conditions under which development may proceed on shoreline lots. Conditions under which new lot creation will not be permitted are also proposed along with policies relating to development on lake trout lakes. Finally, as previously discussed, watershed plans are proposed to integrate OP policies that address matters relating to water quantity and quality, storm water management and natural heritage.

Conclusion

The purpose of this report is to review and highlight the public consultation, background studies and discussion papers that have been undertaken as part of the OP review. This report specifically looked at issues related to climate change, cultural heritage, local food systems, natural heritage and water quality. The main themes that emerged from this process were:

- Many policies to help reduce the effects and adapt to climate change are already present in the OP, but are not identified as such;
- The OP should be updated to reference climate change in key areas along with strengthening existing policies including formalizing a system of nodes and corridors and the development of a climate change adaptation strategy;
- The cultural heritage policies should be updated to include the City's Heritage Register, a requirement for cultural heritage impact assessment and a program to identify cultural heritage landscapes;
- The current agriculture section should be revised to reflect a local food system that promotes urban food production, including the development of a local food action strategy;
- Slight modifications will be made to existing natural heritage policies to reflect requirements of the 2014 PPS.
- Substantial changes are proposed to policies relating to water resources to reflect input received during the public consultation process and recommendations from the lake model background study report.

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Monday, Feb 09, 2015
Type:	Public Hearings
File Number:	751-2/14-3

Request for Decision

Application for a temporary use by-law in order to permit a second dwelling unit on the property in the form of a garden suite, 3820 Hydro Road, Hanmer - Brian & Barbara Beaton

Recommendation

THAT the City of Greater Sudbury approve the application by Brian & Barbara Beaton to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73508-0066, Parcel 53241 S.E.S., Parts 3 & 4, Plan 53R-16351, Lot 10, Concession 1, Township of Capreol, in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten (10) years.

STAFF REPORT

Applicant:

Brian & Barbara Beaton

Location:

PIN 73508-0066, Parcel 53241 S.E.S., Parts 3 & 4, Plan 53R-16351, Lot 10, Concession 1, Township of Capreol (3820 Hydro Road, Hanmer)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law to permit a second dwelling unit on the subject lands in the form of a garden suite as a temporary use in accordance with Section 39 of the Planning Act.

Proposal:

The application is to permit a garden suite to be located to the north of the existing single-detached dwelling on the subject lands.

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Feb 9, 15

Reviewed By

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

Recommended by the Division

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

Recommended by the Department

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

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

Official Plan Conformity:

Garden suites are permitted within the Rural designation subject to the following criteria that is set out in Section 3.2.9 and 5.2.1 of the Official Plan:

1. A single garden suite is allowed as an accessory unit on a lot with only one existing dwelling unit;
2. Services shall be connected to the service lines of the host dwelling unit to City specifications;
3. Garden suites must be integrated with the prevailing character of the surrounding area and are to be removed at no expense to the City at the termination of its use;
4. An agreement may be required between the applicant and the City dealing with such conditions as the installation, location, maintenance, occupancy and the removal of the structure;
5. A garden suite may take the form of a mobile home within the Rural designation provided that it is located on its own foundation and constructed in accordance with the Ontario Building Code; and,
6. No garden suite should result in the creation of new residential lots within the Rural designation.

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 are located on the east side of Hydro Road between Radar Road and Guenette Drive to the north and Bodson Drive to the south in the community of Hanmer. The lands have a total lot area of 0.40 ha (1 acre) with approximately 44.20 m (145 ft) of frontage onto Hydro Road. The lands presently contain a single-detached dwelling with a detached garage.

Surrounding uses are predominantly rural residential in nature with the majority of lots containing single-detached dwellings. There is a general mix of lot sizes in the general area including some larger vacant rural parcels. There is a railroad corridor further to the west of the lands.

Departmental & Agency Comments:

Building Services

No concerns. The following comments are for the information of the applicant:

1. An application for a building permit will be required for the proposed second dwelling to the satisfaction of the Chief Building Official;
2. Drawings prepared by a qualified designer are to be submitted showing floor plan layouts, exits and health and life safety requirements;
3. Prior to the building permit being issued, approval from the Sudbury District Health Unit is to be obtained; and,
4. If the proposed second dwelling unit is designed and constructed as a modular building or a mobile

home, it shall comply with CSA Z240.2.1 or CSA A277 standards as per Section 9.1.1.9 "Site Assembled and Factory-Built Buildings) of the Ontario Building Code.

Development Engineering

No concerns. The site is not presently serviced with municipal water or sanitary sewer.

Drainage

No concerns.

Leisure Services

No comments.

Roads, Traffic & Transportation

No concerns.

Public Consultation:

The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. At the time of writing this report, no phone calls and no written submissions objecting to the application have been received by the Planning Services Division.

Planning Considerations:

Official Plan

The development proposal to construct a second dwelling unit on the property in the form of a garden suite as a temporary use is supported from an Official Plan policy perspective for the following reasons:

1. The subject development proposal seeks approval for one garden suite that would be located on the northerly portion of the lands and would be accessory to a single-detached dwelling that is presently located on the subject lands;
2. The owner understands and has indicated to staff that the proposed garden suite will be connected to the existing water line of the host dwelling unit. The owner has requested a separate private septic system in order to avoid having to disrupt the existing paved driveway and interlocking. The garden suite would also be located approximately 27.43 m (90 ft) from the existing private septic system. Staff has no objections to this request but would note that once the garden suite use ceases the second private septic system is required to be removed entirely. The garden suite will also be accessed from the existing driveway onto Hydro Road. Staff is satisfied that the proposed garden suite will utilize all existing services where feasible that are present on the subject lands.
3. Staff is satisfied that the rural character of the surrounding area will not be negatively impacted by the proposed garden suite. The subject lands are located in an area with a number of rural residential lots and it is the opinion of staff that a garden suite can be accommodated in this location without detracting from the rural, open-space character of the surrounding area along Hydro Road. The lands

are well buffered with trees and the garden suite is to be located in excess of 22.86 m (75 ft) from Hydro Road. No negative privacy impacts are anticipated.

4. Staff has not identified any compelling reasons to require an agreement between the applicant and the City dealing with such conditions as the installation, location, maintenance, occupancy and the removal of the structure;
5. The proposed garden suite is proposed to take the form of a mobile dwelling, which is permitted on lands designated Rural in the Official Plan. The mobile home must be constructed on its own foundation and in accordance with the Ontario Building Code;
6. The applicant is informed that the garden suite is to be removed at no expense to the City following the termination of its use. This removal will include the removal as required of those services which are being installed to service the garden suite use; and,
7. No rural lot creation is being contemplated as part of the development proposal.

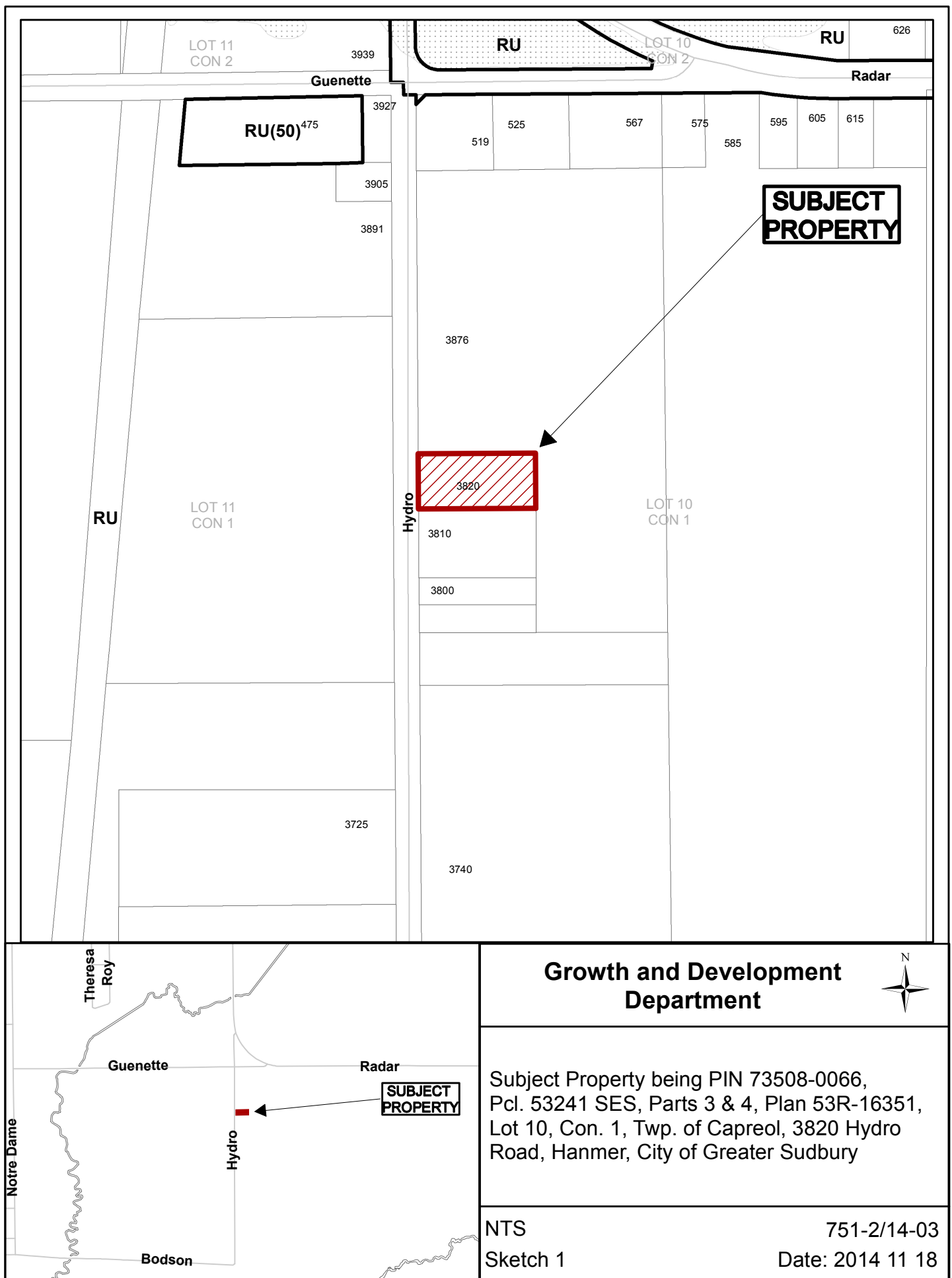
Zoning By-law Conformity

The subject lands are zoned "RU", Rural under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. Garden suites are permitted within the "RU" Zone and must comply with all development standards associated with accessory buildings. Staff has reviewed the development proposal on the submitted sketch and is satisfied that the proposed garden suite would comply fully with accessory building development standards. The amending temporary use by-law being proposed would allow for a garden suite to be located on the subject lands for a period of ten years.

Summary

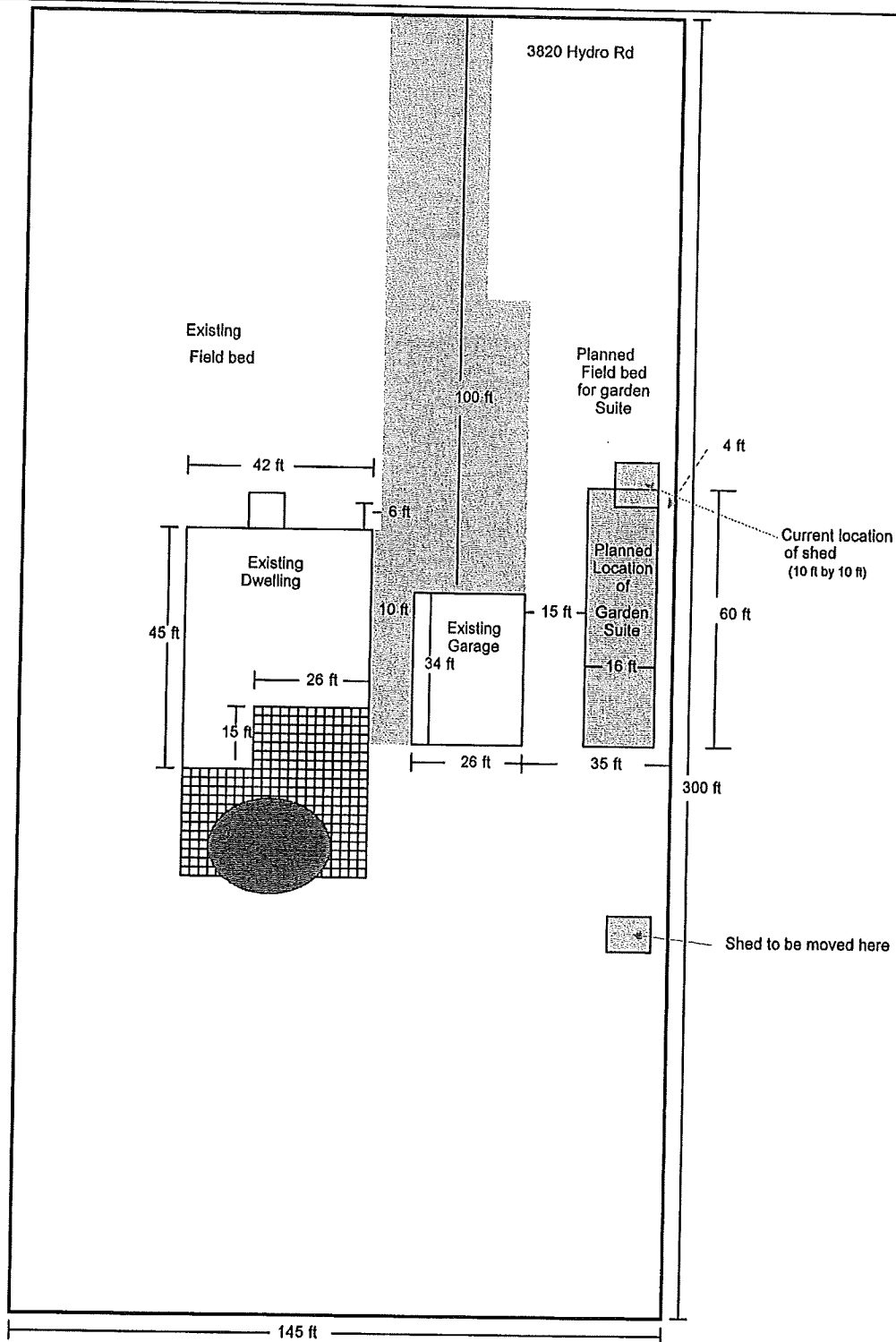
Staff has reviewed the development proposed and is satisfied that it conforms to the Official Plan. The proposed location of the garden suite would also comply with all zoning requirements under By-law 2010-100Z. The applicant has been made aware that the garden suite is to be removed at no expense to the City following the termination of its use including the removal of the second private septic system. The initial approval for the temporary use would be in effect for ten years with three year extensions being possible thereafter. Staff would note that a building permit is required in order to construct the garden suite, which will include appropriate approvals from the Health Unit.

The Planning Services Division therefore recommends that the application to amend By-law 2010-100Z in order to permit a second dwelling unit on the property for a period of ten years in the form of a garden suite as a temporary use be approved.



NORTH----->

HYDRO ROAD, Hanmer, Ontario



Required Sketch



PHOTO 1 SUBJECT LANDS AS VIEWED FROM HYDRO ROAD
LOOKING EAST



PHOTO 2 APPROXIMATE LOCATION OF THE PROPOSED GARDEN
SUITE TO THE NORTH OF THE EXISTING DWELLING
AND DETACHED GARAGE

751-2/14-3 PHOTOGRAPHY FEB 5, 2015



PHOTO 3 APPROXIMATE LOCATION OF PROPOSED GARDEN SUITE TO THE NORTH OF THE EXISTING DETACHED GARAGE



PHOTO 4 EXISTING RESIDENTIAL DWELLING TO THE SOUTH OF THE SUBJECT LANDS

751-2/14-3 PHOTOGRAPHY FEB 5, 2015

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

Request for Decision

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

Recommendation

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

STAFF REPORT

Applicant:

Ivan & Hollie Laplante

Location:

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

Application:

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

Proposal:

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

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Feb 9, 15

Reviewed By

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

Recommended by the Division

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

Recommended by the Department

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

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

Official Plan Conformity:

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

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

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

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

Site Description & Surrounding Land Uses:

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

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

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

Departmental & Agency Comments:

Development Engineering

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

Roads and Transportation

No concerns.

Drainage Section

No concerns.

Building Services

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

Nickel District Conservation Authority

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

Neighbourhood Consultation:

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

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

Background:

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

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

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

Planning Considerations:

Suitability of the site

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

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

Flood plain designation

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

confirming that the dwelling has been removed from the floodplain.

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

Built form

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

Parking

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

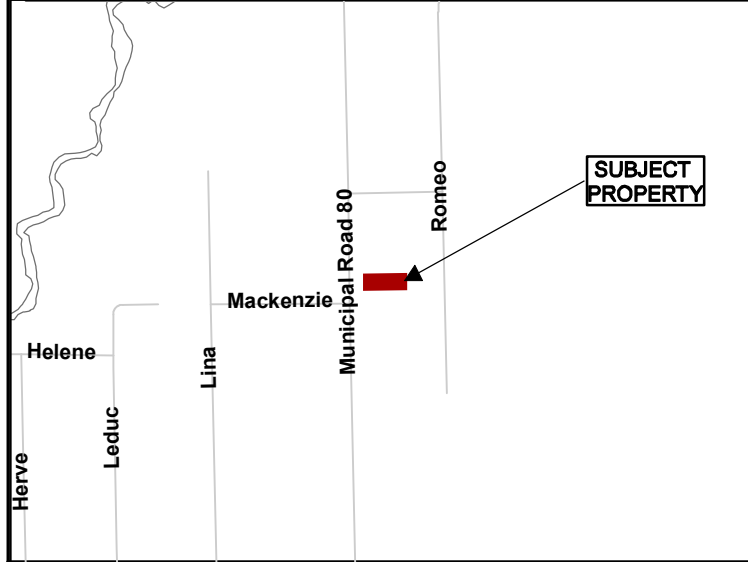
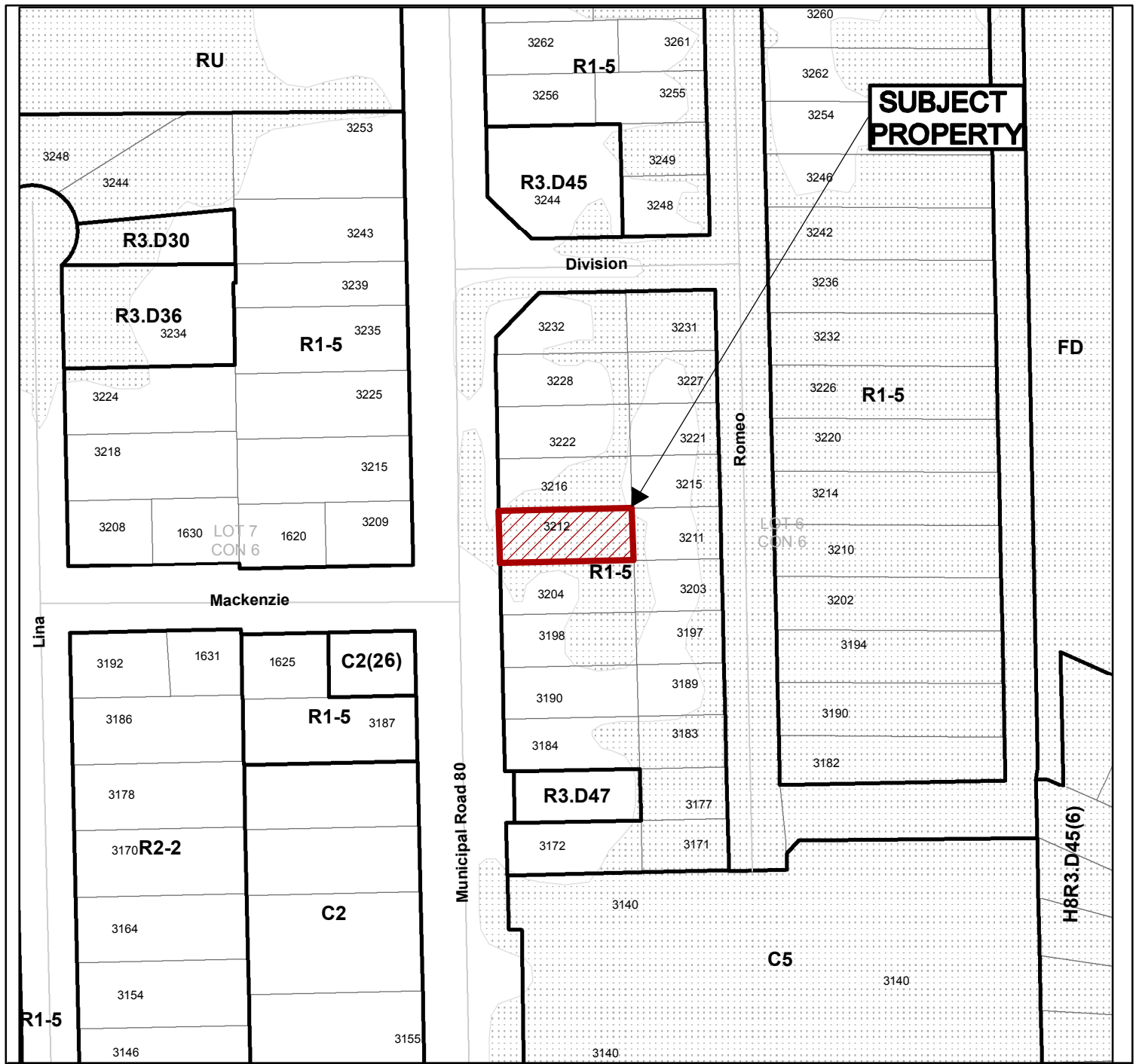
The owner proposes to utilize the rear yard to provide the minimum parking. It is further noted that the southerly side yard is sufficiently wide to provide the two required parking spaces.


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

Appeal rights

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

Planning Services recommends that the application for rezoning be approved.





Growth and Development Department

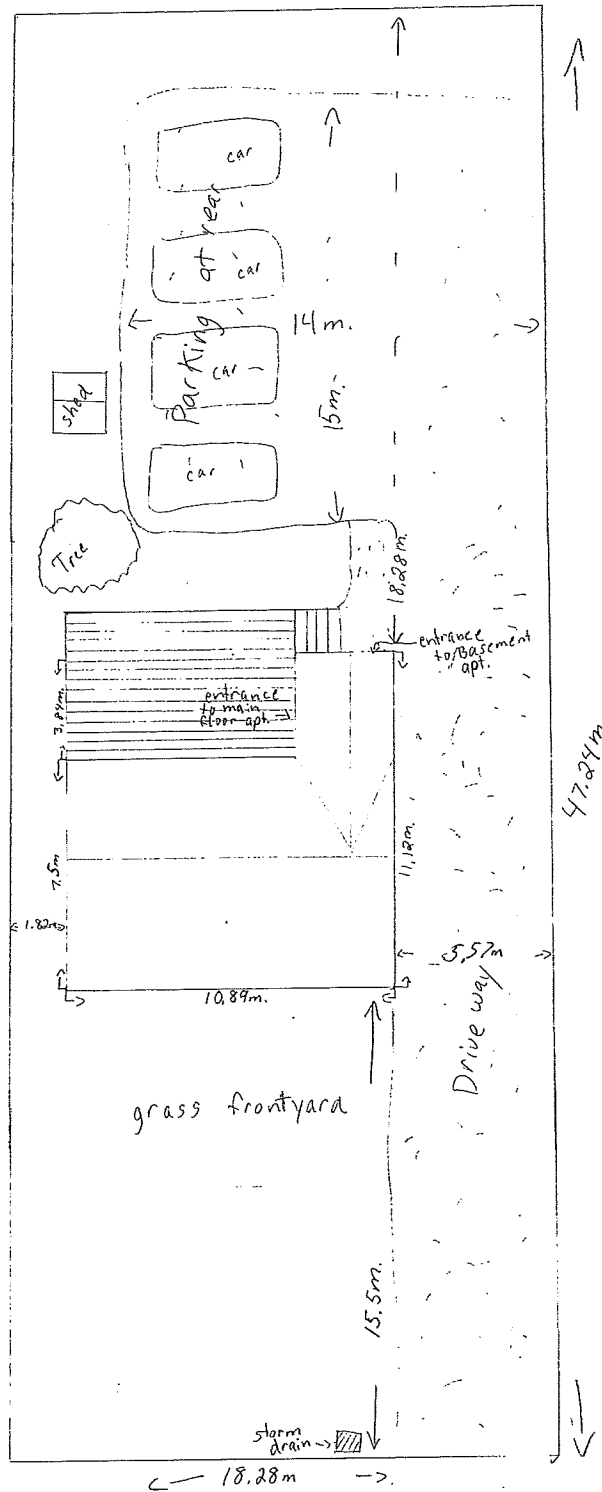
Subject Property being PIN 73502-0536,
Pcl. 18859 SES, Part 1, Plan 53R-5839,
Lot 6, Con. 6, Twp. of Blezard, 3212
Highway 69 North, Val Caron, City of
Greater Sudbury

NTS
Sketch 1

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

Ivan and Hollie
Laplante
3212 Hwy 69 North
Val Caron

* Neighbours on both
sides are single dwelling
Homes.



1cm = 1m.
Scale

Hwy 69 North
W



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



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

751-7/14-19 PHOTOGRAPHY FEB 3, 2015



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



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

751-7/14-19 PHOTOGRAPHY FEB 3, 2015



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



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

751-7/14-19 PHOTOGRAPHY FEB 3, 2015

RECEIVED

JAN 23 2015

PLANNING SERVICES

ETV
MM✓

January 20, 2015

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

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

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

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

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

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

Thank you for your consideration

Jean Leduc
3211 Romeo St
Val Caron, ON

Jean Leduc
3211 Romeo St

Melissa Leblanc
3215 Romeo St
Val Caron ON

Melissa Leblanc

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Tuesday, Feb 10, 2015
Type:	Public Hearings
File Number:	751-6/14-33

Request for Decision

Application for rezoning in order to permit additional commercial uses in the existing building on the property, 208 Loach's Road, Sudbury - Francesco Marasco Limited

Recommendation

THAT the City of Greater Sudbury approve the application by Francesco Marasco Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the lands described as PIN 73594-0325, Parcel 17594 S.E.S., Lot 5, Plan M-205, Lot 5, Concession 1, Township of McKim from "C1", Local Commercial to "C1(S)", Local Commercial Special subject to the following conditions:

1. That the amending by-law add a business office, retail store and a custom print and copy shop to those uses permitted in the "C1" Zone and,
2. That prior to the passing of the amending by-law, the owner install a test-maintenance access chamber to the sanitary sewer service to the satisfaction of the General Manager of Infrastructure Services.

STAFF REPORT

Applicant:

Francesco Marasco Ltd.

Location:

PIN 73594-0325, Parcel 17594 S.E.S., Lot 5, Plan M-205, Lot 5, Concession 1, Township of McKim (208 Loach's Road, Sudbury)

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "C1", Local Commercial to "C1(S)", Local Commercial Special.

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Feb 10, 15

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Feb 10, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Feb 10, 15

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Feb 10, 15

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

Proposal:

The application is to permit additional commercial uses including business office, custom print shop or copy shop, take out restaurant, catering and retail store in the existing building on the property.

Official Plan Conformity:

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury. Small-scale commercial uses that are intended to serve the convenience needs of local residents are permitted in the Living Area 1 designation through a rezoning. Such uses are intended to be isolated rather than forming a group or cluster that could potentially change the residential character of an area. These uses may include confectionary stores, laundromats and other personal service establishments and are to be limited to a maximum of 150 m² (1,614 ft²) of floor space per location.

The application conforms in part 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 are located on the north side of Loach's Road at Windle Drive and are situated to the north-east of Regent Street in the community of Sudbury. The lands have a total lot area of approximately 1,147.69 m² (12,354 ft²) with approximately 42.37 m (139 ft) of frontage onto Loach's Road and 26.82 m (88 ft) on Windle Drive. The lands presently contain a one-storey local commercial building having a gross floor area of 334 m² (3,600 ft²).

Surrounding uses in the immediate area are urban residential in nature with the predominant built-form being that of single-detached dwellings. There is a medium density residential development to the immediate south at 199 Loach's Road. Lo-Ellen Park Secondary School is located to the south of the subject lands and general commercial development exists to the west closer to the intersection of Loach's Road and Regent Street.

Departmental & Agency Comments:Building Services

The number of parking spaces required for the use applied for, a take-out restaurant, would be 36 spaces in a worst case scenario. The parking plan submitted will require accurate measurements to reflect sight triangle, barrier free and angled parking requirements.

Development Engineering

No concerns. The site is currently serviced with municipal water and sanitary sewer. A test-maintenance access chamber (ie. test man-hole) is to be added to the sanitary sewer service as per the City's Sewer Use By-law.

Drainage

No concerns.

Operations

No concerns.

Roads, Transportation and Traffic

We note a number of concerns with the existing parking layout that was submitted with the application. Parking spaces #14 to #17 do not appear to be functional. The disabled parking space #13 does not appear to be wide enough and parking space #1 may be blocking a doorway. However, provided that sufficient parking can be provided on-site to satisfy the by-law, we have no concerns with the proposed uses of the property.

Neighbourhood Consultation:

The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. At the time of writing this report, no phone calls and no written submissions objecting to the application have been received by the Planning Services Division.

Planning Considerations:

Background

The existing building was constructed in 1989. There is an existing site plan agreement applicable to the subject land that was executed on December 19th, 1989 in order to facilitate the development of the existing local commercial building. The lands are presently zoned "C1", Local Commercial under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The "C1" Zone permits a convenience store, day care centre, medical office, personal service shop and a pet grooming establishment. The owner is seeking additional commercial uses beyond those which are permitted in the "C1" Zone.

Staff notes that two minor variances approvals have been granted on the subject lands in the past. The first application (File # A0001/1989) approved a reduced westerly rear yard setback of 2.43 m (8 ft) where 7.5 m (25 ft) was required in order to facilitate construction of a two-storey commercial building. Staff notes that the existing building on the lands does provide for a 2.43 m (8 ft) rear yard setback. The second application (File # A0222/1990) approved a professional office use within the existing one-storey commercial building having approximately 55.74 m² to 74.32 m² (600-800 ft²). Staff would note therefore that the owner could utilize the existing building in keeping with the above noted use variance provided the floor space maximum noted in the variance decision is respected.

Provincial Policy Statement 2014

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 2014 (PPS). Staff has reviewed the PPS 2014 and is satisfied that no matters of provincial interest are impacted should the rezoning be approved.

Official Plan

Staff has reviewed the applicable policies with respect to rezoning lands to permit local commercial uses that are within the Living Area 1 designation. Staff would note the following:

- a) Staff is able to support in principle an expanded number of commercial uses which could be viewed as positively serving the local convenience-related needs of residents living in the Loach's Road neighbourhood. The neighbourhood does contain a mix of residential built-forms and a secondary school. The lands are also in close proximity to the Regent Street corridor where a fuller range of general commercial uses are located;
- b) Staff cannot support a take-out restaurant or a catering business. Take-out restaurants and catering typically generate increased traffic flows to-and-from sites and higher parking requirements are thus applied at a rate of 3 spaces plus 1 additional space per each 10 m² (107.64ft²) of net floor area. If the entire building was utilized as a take-out restaurant it would generate a parking space requirement of 36 spaces. The site does not appear capable of supporting such increased parking demands. Staff also has concerns with this use with respect to odour, hours of operation, delivery traffic and the buffering separation which exists between the site today and abutting residential uses. Given the existing building and on-site layout of parking and available space for garbage disposal, staff is also not satisfied that a take-out restaurant or catering would be an appropriate use to permit on the lands. The rear yard at its narrowest point is 1.83 m (6 ft) and staff observed during a site visit that the space in the rear of the building is unusable to vehicles as well as for garbage and delivery purposes. There is no loading space provided on the lands currently and limited garbage areas to the west of the building are provided;
- c) Staff can however support the proposed retail store and custom print and copy shop and business office uses given the location of the local commercial building with a secondary school, as well as hotel uses and other commercial uses being in close vicinity to the subject lands. It is not anticipated that a print and copy shop, retail store or a business office would have any negative impacts on the immediately abutting residential uses.

Zoning By-law

The owner is requesting that the lands be rezoned from "C1", Local Commercial to "C1(S)", Local Commercial Special. The owner has specifically requested business office, a retail store, custom print shop or copy shop, a take-out restaurant and catering as permitted special uses on the subject lands. Staff is supportive of adding business offices, as well as a retail store and a custom print shop or copy shop to the permitted list of uses on the lands. Staff has reviewed potential mixes of uses on the lands and would also note that site-specific relief for parking, including loading spaces may be required depending on the amount of floor space that is dedicated to each permitted use. It is anticipated that a minor variance application could address this as the owner has not indicated any knowledge as to what the exact mix and distribution of floor space on the lands will be.

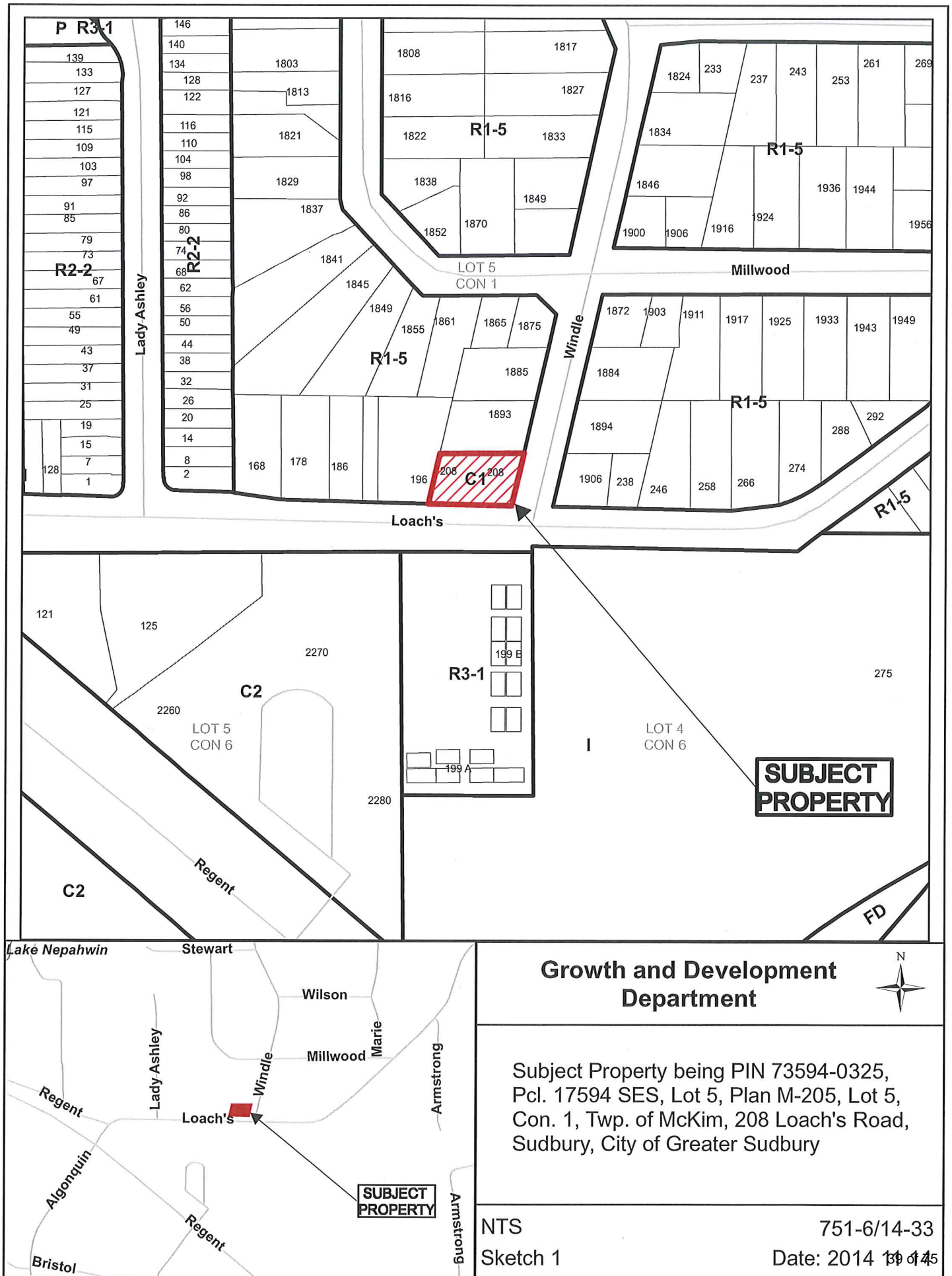
Site Plan

Staff has attended the lands and note that the garbage disposal facility is not located in compliance with the site plan agreement. The parking layout as shown on the submitted sketch accompanying the rezoning application also differs from what is now being proposed. Roads, Traffic and Transportation have also commented that the parking as shown on the submitted sketch is not functional. The approved site plan depicts a total 18 parking spaces on the lands with a garbage enclosure to the east of the building. It is recommended by staff that the owner comply with the existing site plan agreement in terms of the parking layout and area for garbage disposal.

Summary

Staff is of the opinion that a take-out restaurant and catering business is not appropriate given the site

constraints identified within this report. Staff does support the addition of business offices, retail store and a custom print and copy shop given the site and neighbourhood context. The Planning Services Division therefore recommends that the application for rezoning be approved with a condition that the only further uses permitted on the lands beyond those uses permitted in the “C1” Zone be that of a print and copy shop, retail store and a business office within the existing commercial building.



Existing Parking

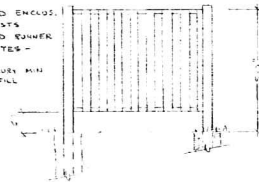
11

LEGEND

WOOD FENCE	[Symbol]
ASPHALT	[Symbol]
SPD	[Symbol]
CONCRETE	[Symbol]
BLDG	[Symbol]
SHRUBS	[Symbol]
TREES	[Symbol]
BELL POLE	[Symbol]
HYDRO POLE	[Symbol]
LIGHT STANDARD	[Symbol]
LIGHTING (WALL MOUNT)	[Symbol]

GARBAGE BIN ENCLOSURE

- OPAQUE WOOD ENCL.
- 4x4 WOOD POSTS
- 2x4 T&B WOOD RUNNER
- 1/2" WOOD SLATES
- 6" POWERED
- WOOD POSTS BURIED MIN 4'-6" IN CONC FILL



NOTES:

ZONING: C-1 COMMERCIAL

LEGAL DESCRIPTION: LOT 5,
17534 S.E.S., REG'D PLAN NO. M-205
TWP OF M'KIM, 208 LOACH'S ROAD, SUDBURY
LOT AREA 12,354 FT²
BUILDING HEIGHT 20 FT
BUILDING AREA 3,800 FT²
NO. OF STORIES 1
RETAIL FLOOR AREA 2,332 FT²

RESIDENTIAL FLOOR AREA 4/4 FT²

COMMERCIAL PARKING SPACES 17

RESIDENTIAL PARKING SPACE 4/4

COMMERCIAL GARBAGE BIN 1

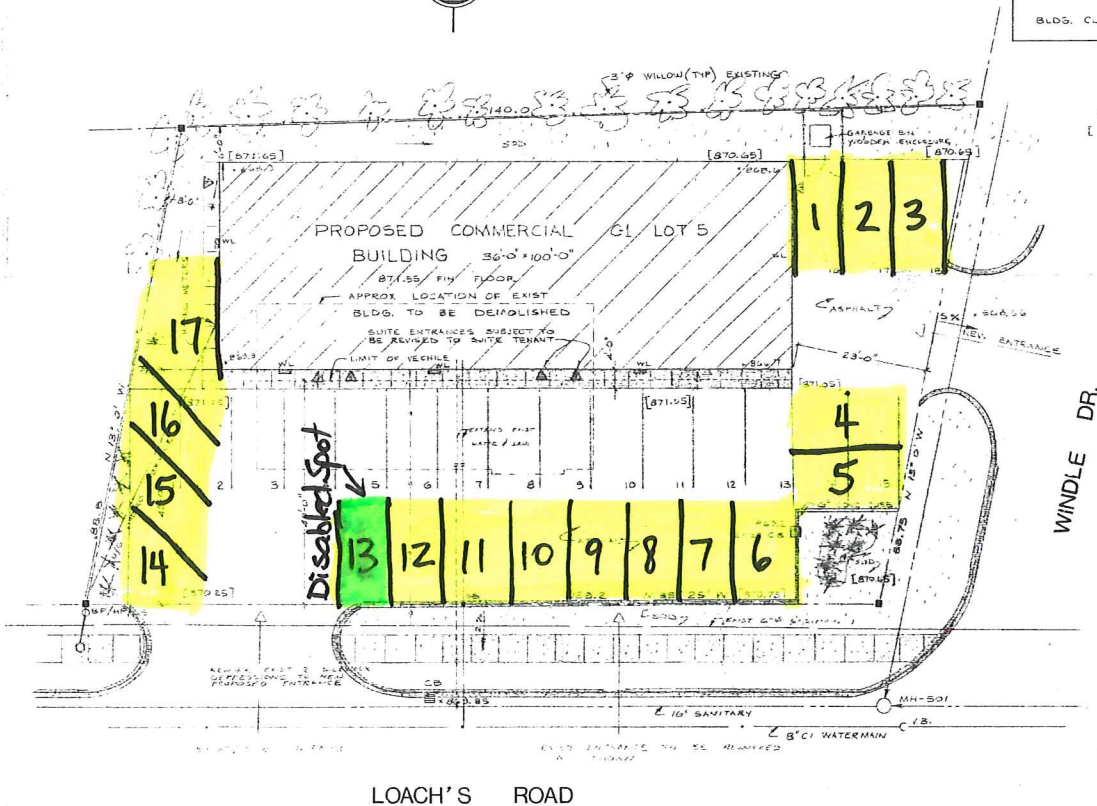
TOTAL PARKING SPACES 18

COMMITTEE OF ADJUSTMENT FOR REAR YARD
RELIEF OBTAINED: A, B, C

BLDG. CLASSIFICATION: PART 3, MERCANTILE, GROUP E

THIS IS SCHEDULE A TO THE ATTACHED
AGREEMENT DATED December 19, 1989.
BETWEEN THE REGION AND
Anthony Hildebrand and Doris Hildebrand

X ACTUAL ELEV.
[] PROPOSED ELEV.



Revisions	Date
2. ISSUED FOR SITE PLAN	OCT 30/89
1. REVISED TO REFLECT PLAN	MAY 18/89
0. REVISED WOOD SIGN	NONE/89
1. REVISED FOR S.P.A.	MAY 18/89
COMMITTEE OF REVIEW	MAY 18/89

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ALL INFORMATION IS TO BE USED AS A GUIDE ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

EE
EDWARD ENGINEERING
SUDBURY, ONTARIO

RECEIVED

NOV 01 1989

BUILDING DEPT.



Project Title:
COMMERCIAL BLDG
208 LOACH'S RD
SUDBURY, ONT.

Drawing Title:
SITE PLAN

Date: MAY 4/89	Scale: 1" = 10'-0"
Drawn: D.P.	Checked: E.C.
Reference:	Drawing:



PHOTO 1 EXISTING LOCAL COMMERCIAL BUILDING AS VIEWED
FROM LOACH'S ROAD LOOKING NORTH



PHOTO 2 EXISTING PARKING AREA WITH ABUTTING RESIDENTIAL
USE TO THE NORTH AS VIEWED FROM WNIDLE DRIVE

751-6/14-33 PHOTOGRAPHY FEB 5, 2015



PHOTO 3 REAR YARD OF THE EXISTING LOCAL COMMERCIAL DEVELOPMENT LOOKING WEST



PHOTO 4 EXISTING GARBAGE DISPOSAL AREA TO THE WEST OF THE BUILDING

751-6/14-33 PHOTOGRAPHY FEB 5, 2015



PHOTO 5 EXISTING HOTEL DEVELOPMENT TO THE SOUTH WHICH HAS FRONTAGE AND ACCESS ON TO REGENT STREET



PHOTO 6 EXISTING MEDIUM DENSITY RESIDENTIAL DEVELOPMENT TO THE IMMEDIATE SOUTH OF THE SUBJECT LANDS

751-6/14-33 PHOTOGRAPHY FEB 5, 2015

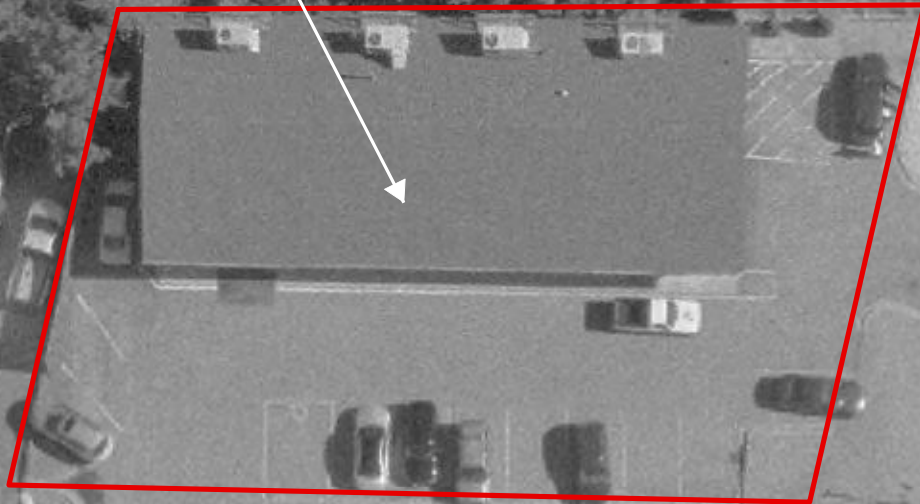


PHOTO 7 LO-ELLEN SECONDARY SCHOOL LOCATED TO THE
SOUTHEAST OF THE SUBJECT LANDS

751-6/14-33 PHOTOGRAPHY FEB 5, 2015



Subject Property

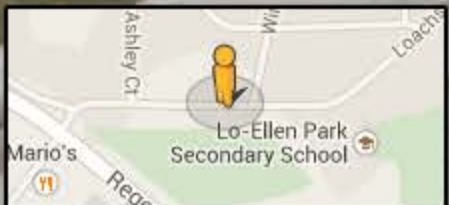


WINDLE DRIVE

LOACH'S ROAD

199 Loachs Rd
Sudbury, Ontario

Street View - Jul 2014



Back to Map

Google

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Request for Decision

**Extension to draft plan of subdivision approval,
Raft Lake Subdivision, South Lane Road, Sudbury
- Nickel Range Investments Ltd**

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Monday, Feb 09, 2015
Type:	Routine Management Reports
File Number:	780-6/96003

Recommendation

That upon payment of Council's processing fee of \$1,407.00, the conditions of draft approval for the draft plan of subdivision on those lands known as Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder, File 780-6/96003, shall be amended as follows:

a) By deleting Condition #4 and replacing it with the following:

"4. 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."

b) By deleting Condition #7 and replacing it with the following:

"7. That the owner 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."

c) By deleting Condition #9 and replacing it with the following:

"9. Deleted."

d) By replacing the words "Public Works" with "Infrastructure Services" in Conditions #13 through to Condition #19

e) By deleting Condition #15 and replacing it with the following:

"15. Deleted."

f) By deleting Condition #16 and replacing it with the following:

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Feb 9, 15

Reviewed By

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

Recommended by the Division

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

Recommended by the Department

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

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

“16. The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an "enhanced" level of protection as defined by the Ontario Ministry of the Environment.”

g) By adding the following at the end of Condition #17:

“17. The detailed lot grading plan is to be 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 construction plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners as well as any required setbacks or buffer zones. 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.”

h) By deleting Condition #19 i) and replacing it with the following:

“19. i)Where it is the intent to provide potable water from an adjoining waterbody, the developer is to provide a report prepared by a professional engineer, licensed in the province of Ontario and experienced in drinking water systems, detailing the required treatment to provide potable water from a surface water source. The developer is required to establish a Potable Water Agreement for each property capable of using surface water as a potable water source referencing the recommendations put forth in the report to the satisfaction of the General Manager of Infrastructure Services.”

i) By deleting Condition #19 ii) a, b, c and d and replacing with:

“19. ii)Where it is the intent to provide potable water from a well, the developer shall prove to the satisfaction of the General Manager of Infrastructure Services that an adequate quantity of potable water is available, and if water can only be made potable by treatment, an agreement with the City must be placed on title to clear this condition. Wells are to meet the requirements of Ministry of Environment Procedure D5-5 as a minimum as well as the following:

j) By deleting Condition #19 ii) e) and replacing with:

“a. Prior to the signing of the final plan the owner is required to provide a deposit for corrective measures should groundwater supplies of adjacent properties be affected as a result of this subdivision. The deposit is to be calculated by the owner's engineer to the satisfaction of the General Manager of Infrastructure Services.”

k) By deleting Condition #20 and replacing it with the following:

“20. 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.”

l) By deleting Condition #22 and replacing it with the following:

“22. That this draft approval shall lapse on March 14, 2018.”

m) By deleting Condition #27 and replacing it with the following:

“27. 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.”

n) By replacing the word “Persona” with “Eastlink” in Condition #30.

o) By adding a new Condition #31 as follows:

“31. 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 (5) years experience related to blasting.”

p) By adding a new Condition #32 as follows:

“32. 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.”

q) By adding a new Condition #33 as follows:

“33. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:

- i. Pre-blast survey of surface structures and infrastructure within affected area;
- ii. Trial blast activities;
- iii. Procedures during blasting;
- iv. Procedures for addressing blasting damage complaints;
- v. Blast notification mechanism to adjoining residences; and,
- vi. Structural stability of exposed rock faces.

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.”

r) By adding a new Condition #34 as follows:

“34. Should the developer’s schedule require to commence blasting and rock removal prior to the final subdivision plan 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.”

s) By adding a new Condition #35 as follows:

“35. As part of the submission of servicing plans, the owner shall have slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into 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.”

t) By adding a new Condition #36 as follows:

“36. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.”

u) By adding a new Condition #37 as follows:

"37. Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by MNR under the Endangered Species Act have been satisfied."

STAFF REPORT

Applicant:

Nickel Range Investments Ltd.

Location:

Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder (South Lane Road, Sudbury)

Application:

To extend the draft approval conditions which were approved originally by Council on March 14, 1997 and are set to expire on March 14, 2015, for a draft plan of subdivision on those lands known as Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder.

Proposal:

The applicant is requesting that the draft approval conditions for the above noted lands be extended for a period of three (3) years until March 14, 2018.

Background:

The City received a request from Nickel Range Investments Ltd. on October 6, 2014 to extend draft approval on a plan of subdivision for a period of three years on those lands described as Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder. The subject draft approval of a plan of subdivision is for 28 single-detached dwelling lots. The lots are to be accessed from South Lane Road.

The previous draft approval extension was granted by Council on February 14, 2012 and the request from Nickel Range Investments Ltd. is to further extend their draft approval for a period of three (3) years until March 14, 2018. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval.

Departmental & Agency Comments:

Building Services

No concerns. Based on the anticipated quantities of removal of rock through blasting, the following conditions will be imposed on the draft plan of subdivision:

- a) 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 (5) years experience related to blasting.

b) 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.

c) 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.

d) 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.

e) Should the developer's schedule require to commence blasting and rock removal prior to the final subdivision plan 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.

Development Engineering

No concerns. Please revise the following conditions:

- a) Conditions 15 and 27 by deleting and replacing with:

The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).

- b) Condition 16 by deleting and replacing with:

The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an " *enhanced*" level of protection as defined by the Ontario Ministry of the Environment.

- c) Condition 17 by replacing “General Manager of Public Works” with “Director of Planning Services” and adding:

The detailed lot grading plan is to be 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 construction plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners as well as any required setbacks or buffer zones. 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.

- d) Condition 19 i) by deleting and replacing with:

Where it is the intent to provide potable water from an adjoining waterbody, the developer is to provide a report prepared by a professional engineer, licensed in the province of Ontario and experienced in drinking water systems, detailing the required treatment to provide potable water from a surface water source. The developer is required to establish a Potable Water Agreement for each property capable of using surface water as a potable water source referencing the recommendations put forth in the report to the satisfaction of the General Manager of Infrastructure Services.

- e) Condition 19 ii), and Conditions 19. ii) a. b. c. and d. by deleting and replacing with:

Where it is the intent to provide potable water from a well, the developer shall prove to the satisfaction of the General Manager of Infrastructure Services that an adequate quantity of potable water is available, and if water can only be made potable by treatment, an agreement with the City must be placed on title to clear this condition. Wells are to meet the requirements of Ministry of Environment Procedure D5-5 as a minimum as well as the following:

Condition 19 ii) e. by deleting and replacing with:

Prior to the signing of the final plan the owner is required to provide a deposit for corrective measures should groundwater supplies of adjacent properties be affected as a result of this subdivision. The deposit is to be calculated by the owner's engineer to the satisfaction of the General Manager of Infrastructure Services.

- f) Please amend Condition 30 by changing Persona to Eastlink.

- g) Please include the following additional conditions:

a) As part of the submission of servicing plans, the owner shall have slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into 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.

b) The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.

Drainage

No concerns.

Environmental Initiatives

The subject lands have the potential to serve as habitat for the Blanding’s Turtle and the Eastern Whip-poor-will, species designated as “Threatened” in Ontario by the Ministry of Natural Resources (MNR). The proponent will need to contact the Sudbury District MNR and satisfy all requirements set out by the MNR under the Endangered Species Act prior to any site alteration or construction taking place on the subject lands.

Nickel District Conservation Authority

No concerns.

Roads, Traffic and Transportation

No concerns.

Planning Considerations:

Draft Approval Conditions

Condition #22 should be deleted entirely and replaced with a sentence referencing March 14, 2018 as the revised date on which the subject draft plan approval shall lapse. Building Services is requesting that standard blasting conditions be added. Development Engineering has also requested several amendments to existing conditions and the inclusion of two new conditions dealing with geotechnical and stormwater matters. Environmental Initiatives has also requested that their standard condition regarding species at risk be added to the draft approval. These new conditions have been incorporated accordingly into the draft plan approval document. No other changes to the draft approval documents have been requested either by the applicant or by circulated agencies and departments. 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 \$1,407.00. It is recommended that the draft approval extension be granted upon receipt of Council’s processing fee from the applicant. Staff notes that the applicant made the request to extend the draft approval in 2014 and has already accordingly provided the processing fee to the City. This amount is calculated as per By-law 2014-3F being the Planning Application Fees By-law:

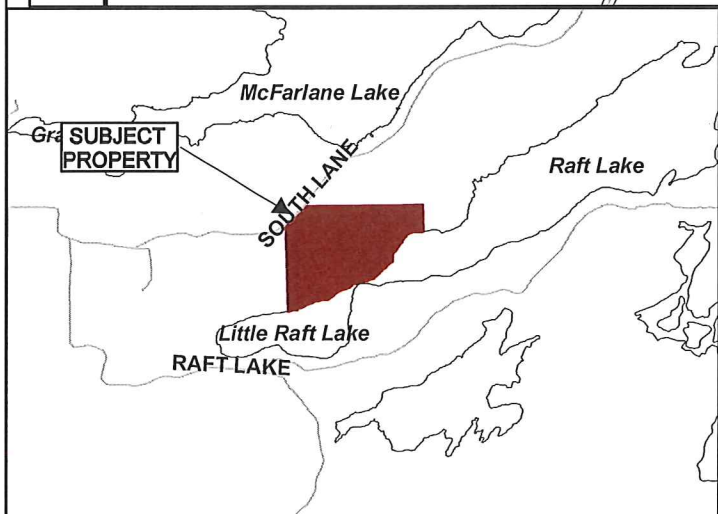
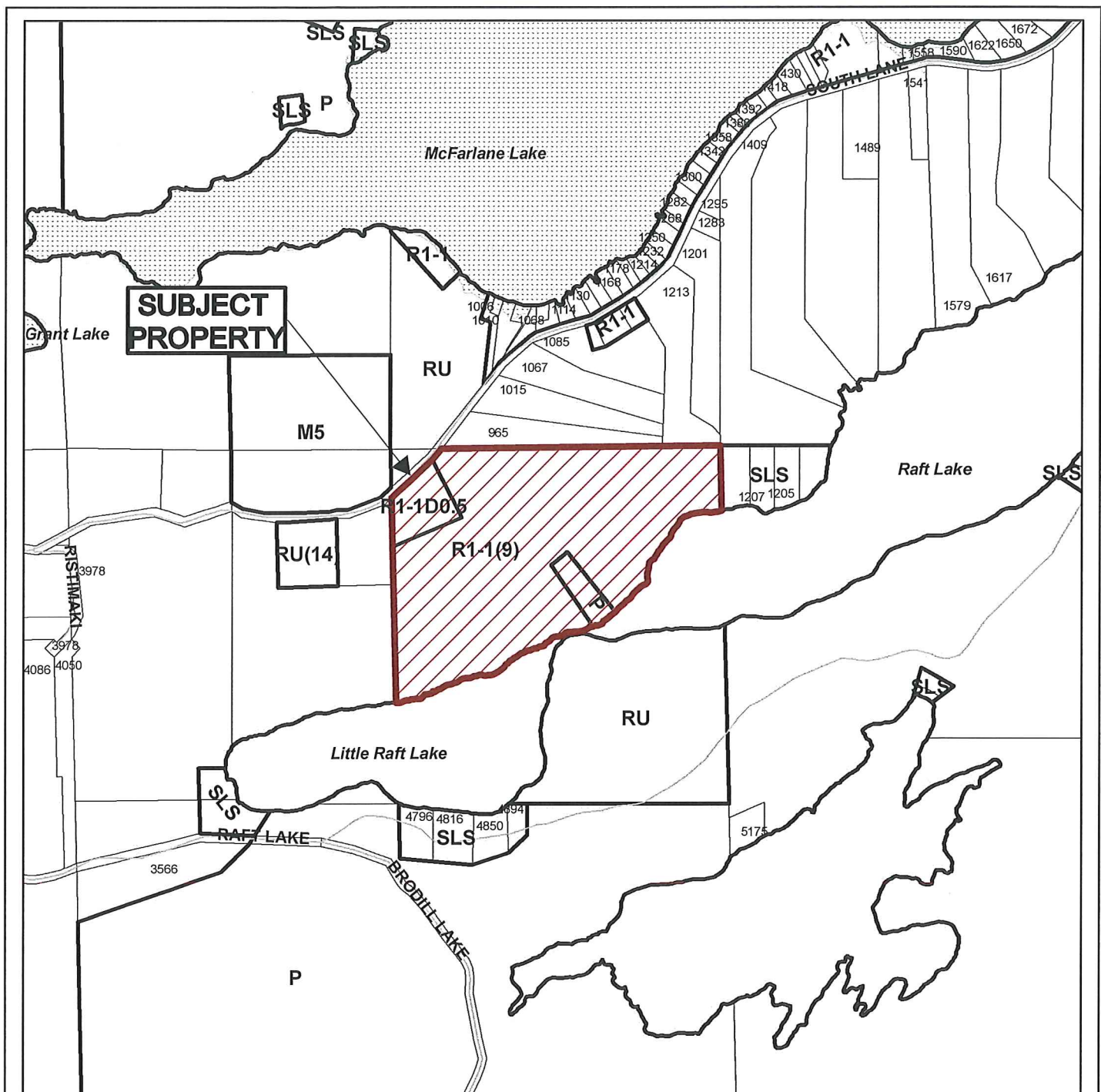
2014 Application Fee

Base Fee	\$2,660.00
28 lots x \$106	\$2,968.00
Total Fee	\$5,628.00
Total Maximum Fee	\$10,300.00
25% of Application Fee (3 year extension)	\$1,407.00

Total Maximum Applicable Fee (3 year extension) \$1,407.00

Summary:

Planning Services Staff has reviewed the request to extend the subject draft approval and has no objections to the requested extension 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 of the subdivision. Development Engineering has requested several new conditions and that several existing conditions be amended. Building Services has also requested standard blasting conditions be included in the draft approval document. Environmental Initiatives has also noted that the lands may provide habitat for certain species at risk and the City's standard condition is to be incorporated into the draft approval document. The Planning Services Division therefore recommends that the application to extend draft approval for a period of three years until March 14, 2018 be approved subject to the applicant paying the appropriate processing fee in the amount of \$1,407.00.



Growth and Development Department

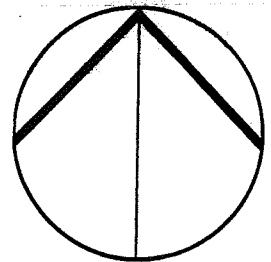
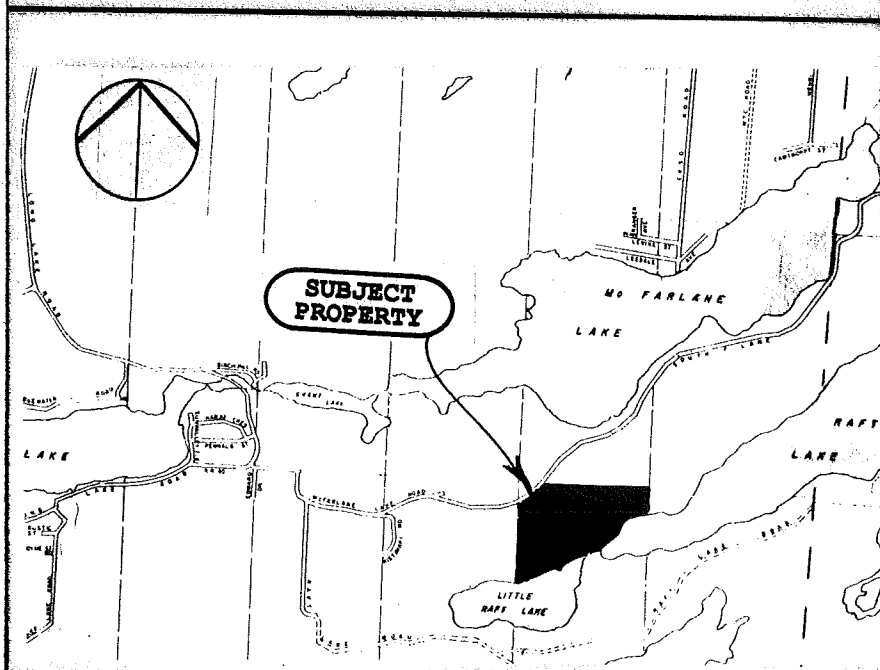
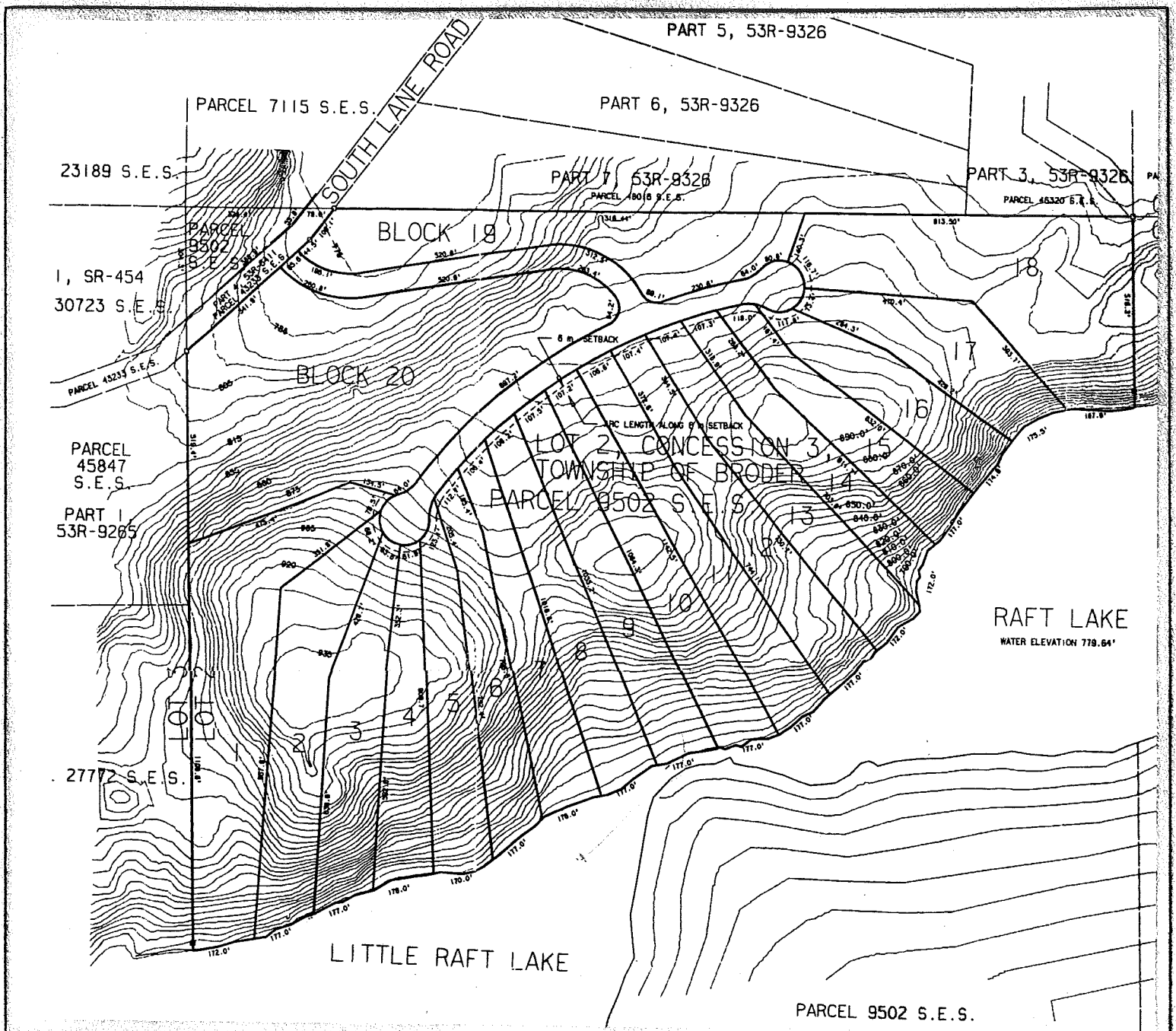


Subject Property being part of PIN 73477-0216,
part of Pcl 9502 SES, Lot 2, Concession 3,
Township of Broder, South Lane Road ,
Sudbury, City of Greater Sudbury

Sketch 1
NTS

751-6/02-6 & 780-6/96003

Date: 2012 01 26



AMENDED PLAN

Economic Development and Planning Services

Subject Property being Part of Parcel 9502
in Lot 2 Concession 3, Broder Township.

751-6/02-6

780-6/96003

scale: 1" = 400'

date: 2002 06 04

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

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder, City of Sudbury, as shown on a plan prepared by Peter M. Bull, O.L.S., dated February 19th, 1996 and as revised June 5th, 1996.
2. That the street(s) shall be named to the satisfaction of the Municipality.
3. 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.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, street lights and installation of services and drainage.
8. 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 2 years after registration.
9. That prior to the signing of the final plan the O.L.S. shall provide the Planning Department with written confirmation that all lots will comply with the minimum requirements of the zoning by-law.
10. That 5% of the land included in the subdivision be deeded to the City of Greater Sudbury for municipal park purposes in accordance with Section 51.1(1) of The Planning Act.
11. That Lots 11, 13, 14 and 15 be consolidated with Lot 12 into one lot on the final plan to the satisfaction of the Director of Planning Services. Should the Planning Services Division be advised by the Sudbury and District Health Unit that these lots are suitable for development on subsurface sewage disposal systems then the consolidation of these lands shall not be required.
12. That a Notice of Agreement be placed on title to all lots having water frontage whereby the owner shall agree that a natural vegetation buffer be maintained

along the water's edge, to be measured horizontally 30 metres back from the normal high water mark. The existing vegetation and natural soil mantle within this buffer strip will be maintained in a natural state, except where traversed by access paths or walkways, or to accommodate a sewage disposal system in accordance with the requirements of a Certificate of Approval for a subsurface sewage disposal system.

13. That a Notice of Agreement be placed on title to all lots whereby the owner shall agree:
 - i) that any sewage system proposal made at the time of application for a Certificate of Approval be designed by a consulting engineer to the satisfaction of the Sudbury and District Health Unit.
 - ii) that they shall not demand municipal sewer and water services as specified by the General Manager of Public Works.
14. That all roadway design and final construction be established to the satisfaction of the General Manager of Public Works.
15. That prior to the signing of the final plan, the developer shall prepare a sediment control plan for the construction phase of the project and shall undertake to provide any subsequent recommended works, to the satisfaction of the General Manager of Public Works.
16. That prior to signing of the final plan, the developer shall have a storm water management report and plan prepared by a consulting engineer with a valid certificate of designation which assesses the impact of storm water runoff from this developed subdivision on the downstream watercourses and area waterbodies to the satisfaction of the General Manager of Public Works. Said report shall set out the required necessary improvements to downstream watercourses. Further, the subdivision agreement may contain provisions whereby the developer agrees to provide downstream drainage improvements, including the acquisition of necessary easements from private property owners as may be required, in accordance with the City of Greater Sudbury Downstream Drainage Policy.
17. That prior to signing of the final plan the developer shall submit a detailed Lot Grading Plan and subsequently enter into a Lot Grading Agreement which shall be registered on title of the property, to the satisfaction of the General Manager of Public Works.
18. That the subdivision agreement provide for improvements to South Lane Road adjacent to the proposed subdivision, including surface improvement, widening and street lighting to the satisfaction of the General Manager of Public Works. The developer will be responsible for 50% of the improvement cost to a maximum of \$50,000.00. The execution of the road work shall be determined by the General Manager of Public Works. Cost recovery shall be on a per lot basis at the time of lot transfer.

19. i) Where it is the intent to provide potable water from an adjoining waterbody, the developer shall be required to prove that such a source is safe for human consumption. If the supply is by individual separate intake lines for each lot, then an agreement with the City must be placed on title to each lot which establishes the microbiological problems with surface water sources (including giardia and cryptosporidium) and the treatment and the treatment options which are recommended.”
- ii) Where it is the intent to provide potable water from a well the following requirements shall be established:
- a. A well shall be constructed with a minimum of 33 m of available draw down for each lot which is to be created. A well driller’s record shall be submitted to the City indicating the minimum capacity of each well.
 - b. Each well must provide a sustainable well yield of 13.7 l/min. For wells providing a sustainable yield of less than 18 l/min. a notice of agreement shall be placed on the title of such lots which establishes that a storage system may be required to compensate for the low yield which has been identified within the potable water supply.
 - c. A notice of agreement shall be placed on the title of each lot advising that a survey of water supplies in the Richard Lake/ McFarlane Lake Area suggests that elevated concentrations of aesthetic parameters and hardness may be encountered. Such elevated concentrations may cause objectionable effects such as taste, colour and appearance. If encountered, purchasers are advised that treatment systems may be necessary.
 - d. To evaluate the extent of off site impacts or interference which could occur with respect to adjacent residential groundwater supplies during, or subsequent to subdivision development, prior to any pre-servicing, or the registration of any phase of the plan of subdivision the developer shall document to the satisfaction of the General Manager of Public Works the existing well conditions for the adjacent well(s).
 - e. Prior to any pre-servicing, or the registration of any phase of the plan of subdivision the developer shall undertake to the satisfaction of the General Manager of Public Works, in the event of a significant impact upon an adjacent residential well, corrective measures which may include the deepening of the existing well(s) or establishment of a new well. Such undertaking shall include appropriate authorization of the affected landowner(s). Further, cash or a letter of credit in the amount of \$12,000 per adjacent developed parcel shall be provided to the City for each of the following properties to ensure required works can be completed: Parcels 27772, 30723, 7115 and 1965 S.E.S.; Part 1, Plan 53R-9265; Part 7, Plan 53R-9326; Parts 1 and 3, Plan 53R-9326 and Part 1, Plan 53R-9326.

20. That the survey fabric of the subdivision be tied into the City of Greater Sudbury Control Survey Network to the satisfaction of the Co-ordinator of the Geographic Information, Surveys and Mapping Section.
21. That prior to the signing of the final plan the City is to be advised by the owner that all provisions of the Environmental Assessment Act have been complied with.
22. That this draft approval shall lapse on March 14, 2015.
23. That prior to the signing of the final plan the Planning Services Division is to be advised by the Director of Legal Services/City Solicitor that Conditions 2., 3., 5., 6., 7., 8., 10., 11., 12, 13., 14., 15., 16., 17., 18., 19., 20., 24., 25. and 26. have been complied with to her/his satisfaction.
24. The revised draft plan shall be amended to show both cul-de-sacs with a 20 metre radius right-of-way.
25. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Growth and Development, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for the following items: storm and sanitary sewers, storm water management facilities, watermains, 20 -year design standard for roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable), and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
26. Prior to the signing of the final plan the owner shall undertake to provide a source of water on the subject lands for fire protection purposes to the satisfaction of the Fire Chief, Fire Division/ Emergency Services Department.
27. 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.
28. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
29. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
30. 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.

Request for Decision

Application for rezoning in order to permit a multiple dwelling with four (4) units, 953 Howey Drive, Sudbury - L.S. Bock Developments Inc

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Wednesday, Feb 11, 2015
Type:	Referred and Deferred Matters
File Number:	751-6/14-29

Recommendation

(This matter was deferred from the February 9, 2015 Planning Committee Meeting)

THAT the City of Greater Sudbury deny the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2 2", Low Density Residential Two to "R3", Medium Density Residential on those lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim.

Signed By

No signatures or approvals were recorded for this report.

Request for Decision

Application for rezoning in order to permit a multiple dwelling with four (4) units, 953 Howey Drive, Sudbury - L.S. Bock Developments Inc

Presented To: Planning Committee
Presented: Monday, Feb 09, 2015
Report Date: Monday, Jan 26, 2015
Type: Public Hearings
File Number: 751-6/14-29

Recommendation

THAT the City of Greater Sudbury deny the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2 2", Low Density Residential Two to "R3", Medium Density Residential on those lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim.

STAFF REPORT

Applicant:

L.S. Bock Developments Inc.

Location:

PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim (953 Howey Drive, Sudbury)

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "R2-2", Low Density Residential Two to "R3", Medium Density Residential.

Proposal:

Application for rezoning in order to permit a multiple dwelling with four (4) units. The owner is proposing to convert an existing semi-detached dwelling to a fourplex. The newly constructed dwelling is currently unoccupied. A fourplex requires six (6) parking spaces.

Official Plan Conformity:

Signed By

Report Prepared By

Mauro Manzoni
Senior Planner
Digitally Signed Jan 26, 15

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Jan 26, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Jan 26, 15

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Jan 26, 15

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Jan 26, 15

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. Within these areas, a range of residential uses are permitted subject to the rezoning process.

Applications for rezoning in Living Area 1 are reviewed based on criteria established under Section 3.2.1 of the Plan, including such matters as the suitability of the site, proposed density and built form, land use compatibility, the availability of on-site parking and the traffic impact on local streets.

The Plan also places a strong emphasis on maintaining compatibility with surrounding uses. New residential development should form a good fit with the existing physical character of established residential areas.

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

Site Description & Surrounding Land Uses:

The subject lot is located on the south side of Howey Drive, east of Somerset Street. The area is fully serviced by municipal sewer and water. Howey Drive is designated as a Secondary Arterial Road.

The lot has a total area of 699 m² (7,520 sq. ft.), with 12.19 m (40 ft.) of road frontage and an approximate depth of 58 m (190 ft.). The site is occupied by a 199 m² (2,143 sq. ft.), one-storey semi-detached dwelling with a finished basement area.

A single detached dwelling built in 1955 abuts to the east (957 Howey Drive). A triplex constructed in 1951 is situated immediately to the west (947 Howey Drive). Both abutting dwellings have non-complying setbacks from their respective lot lines: the abutting triplex has an easterly interior side yard setback of approximately 0.8 m (2.6 ft.); the single detached dwelling to the east is approximately 0.6 m (2 ft.) from the lot line. The setbacks are deemed legal non-complying, as the dwellings were constructed prior to the implementation of zoning in 1962. Lands directly opposite the subject property are undeveloped.

The subject property backs onto the Canadian Pacific railway. The rail corridor is located at a lower elevation compared to adjacent residential uses.

Departmental & Agency Comments:

Development Engineering

This site is currently serviced with municipal water and sanitary sewer. We have no objection to changing the zoning classification from "R2-2", Low Density Residential Two to "R3", Medium Density Residential in order to permit a four-unit multiple dwelling provided the outstanding drainage issues are rectified and, if required, a revised design lot grading plan superseding the plan approved on August 27, 2012 is approved by the City.

Roads and Transportation

As a condition of approval, the owner understands and agrees that he will transfer to the City a 2 metre strip of property along the entire frontage of Howey Drive upon demand, if and when required for future road improvements, free of mortgages, charges, trust deeds and other encumbrances securing financing. The City shall be responsible for all survey and legal costs associated with this transfer.

Building Services

Based on the information and site plan provided, we can advise that Building Services has no objections to this application other than the following comments for the applicant's information:

1. An application for a building permit will be required for the additional two (2) units.
2. Drawings prepared by a qualified designer are to be submitted showing the basement floor layout, exits, fire separations and all fire and life safety requirements to the satisfaction of the Chief Building Official.
3. As per Section 5.2.4.3 of CGS Zoning By-law 2010-100Z, outdoor parking areas shall be permitted in any part of any yard, except that no part of any parking area shall be located in any required front yard.

Neighbourhood Consultation:

The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

As of the date of this report, one phone call has been received concerning negative drainage impacts on abutting properties.

Background:

The property was subject to the same application in 2011 (File 751-6/10-40), which was denied by Council on March 30, 2011 (Recommendation 2011-48). The owner appealed the decision to the Ontario Municipal Board on April 20, 2011. The notice requirements as set out by the Board were not addressed by the appellant and the appeal was eventually withdrawn by the applicant on November 24, 2011.

Concurrent with the appeal process, the owner submitted an application for a minor variance for the rear yard setback to the railway (8.23 m where a minimum of 30 m. is required). Although the appeal was still active, the variance was approved by Committee of Adjustment on the basis that the dwelling was to be a duplex (File A0115/2011).

On January 2, 2013 a permit was issued for a semi-detached dwelling with a finished basement area (Permit #B11-1653). Based on the submitted plans and the subsequent construction of the building, it appears the semi-detached dwelling has been constructed to accommodate four (4) units. To date, occupancy has not been granted.

On October 22, 2014 a public complaint was received concerning drainage from the site, which is negatively impacting abutting properties. Following a site investigation by Development Engineering, an Order to Comply was issued by Building Services on October 29, 2014. The order requires the owner to address the following:

- Construct the retaining wall as per approved drainage plan;
- Construct grading as per approved plan.

Planning Considerations:

The proposal before the Committee is the same as the 2011 application. As recorded in the minutes at that time, Council's reasons for the refusal were the small size of the lot, insufficient setbacks, impact on the adjoining neighbours, potential negative impact for snow removal, lack of room for planting strips and insufficient room for parking.

A review of the building permit file and a site visit reveal that the dwelling has been constructed to facilitate conversion to a fourplex. There are four exterior entrances and a layout that it designed to accommodate two (2) more units in the basement (see attached floor plan).

Mix of existing housing

An inventory of properties comprising the residential blocks between Devon Road and CPR Bay indicates that the predominant housing types are single detached and duplex dwellings. There are some exceptions including two (2) semis and two (2) triplexes, one of which directly abuts the subject land to the west (947 Howey Drive). The second triplex is located at 937 Howey Drive in the form of a duplex with a basement apartment. The non-conforming status of these properties has not been verified.

Further to the west is a two-storey building on a property that is assessed as a multiple dwelling. It appears to have been unoccupied for some time, as the windows have been boarded up for several years (943 Howey Drive). Undeveloped lands directly opposite the subject property are zoned "R2-2", Low Density Residential Two.

Suitability of site

The property is not suitable for a multiple dwelling based on the following considerations:

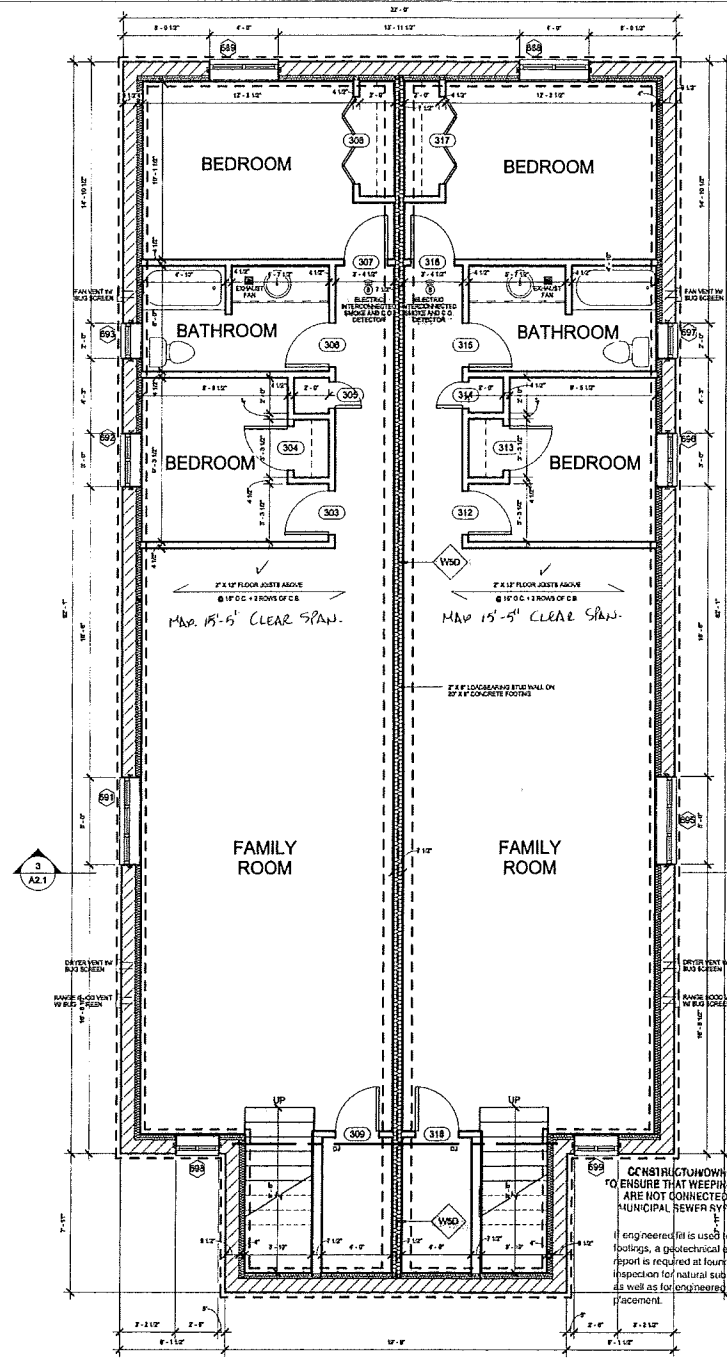
- Planting strips cannot be provided due to the narrow width of the lot;
- Parking would be located within the required front yard in contravention of the Zoning By-law;
- There will be no landscaping in the front yard in order to accommodate parking, which is not an acceptable standard for new development;
- The lot has insufficient frontage for a multiple dwelling (12 m where 18 m are required);
- The parking lot will have a zero (0) setback along the easterly property line, providing no opportunity to buffer the abutting single detached dwelling; and,
- There is no room for snow storage.

Summary

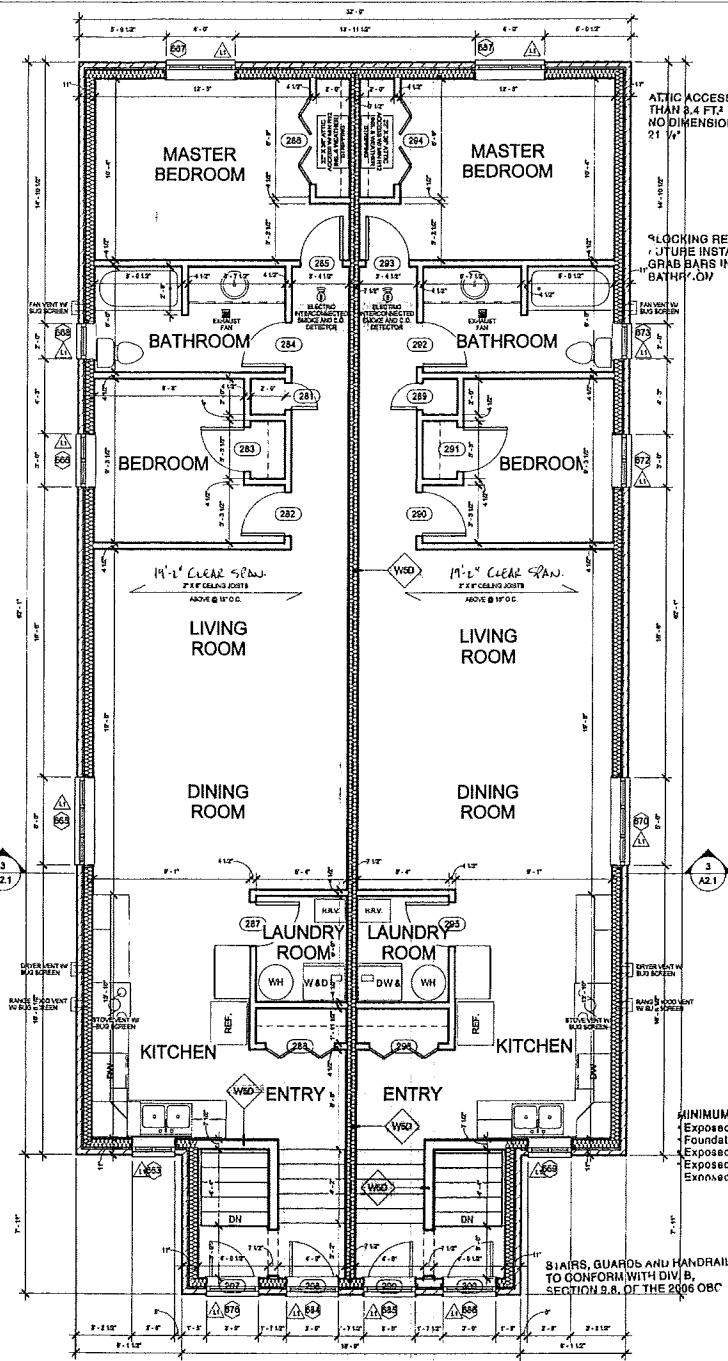
Planning Services cannot support the application on the basis that it represents over-development of the lot, as reflected by the site-specific relief required from zoning provisions. In this regard, the proposal fails to meet a key requirement of the Official Plan, that being the suitability of the site to accommodate the proposed use.

In order to provide parking and driveway access, the full width of the lot would have to be paved. Planting strips, normally intended to buffer and screen medium density uses from abutting low density residential zones, cannot be implemented. The current semi-detached dwelling is the more appropriate housing form.

Planning Services recommends that the application for rezoning be denied.



1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

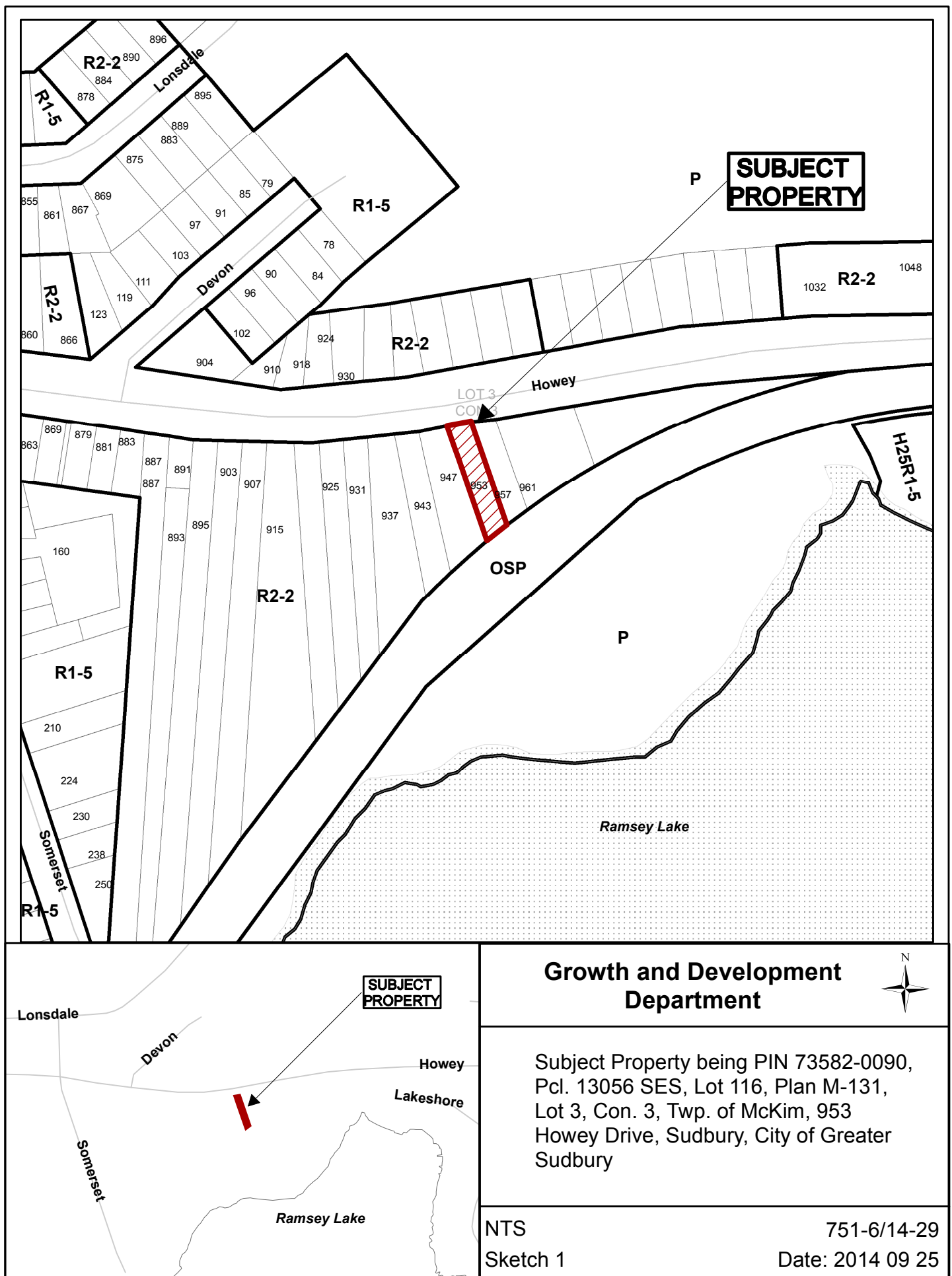
File 751-6/14-29
953 Howey Drive, Sudbury
Floor plan

MCCANN CONSULTING GROUP
891 CORNAUGHT AVENUE
SUDBURY, ONTARIO
P5E 9H9
PHONE: (705) 688-0018
FAX: (705) 688-0925
EMAIL: rhd@sympas300.ca

PROJECT: PROPOSED DUPLEX FOR
L.S. BOCK
ON/IN STREET
PLANS

DATE: NOV/08
SCALE: As indicated
PROJECT: A1.0





APPLICATION FOR REZONING IN ORDER TO PERMIT A MULTIPLE DWELLING WITH FOUR (4) UNITS ON A LOT ZONED FOR A LOW DENSITY RESIDENTIAL USE, HOWEY DRIVE – L. S. BOCK DEVELOPMENTS INC.

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 14, 2011 was received from the General Manager of Growth and Development regarding an application for rezoning in order to permit a multiple dwelling with four (4) units on a lot zoned for a low density residential use, Howey Drive – L. S. Bock Developments Inc.

Adrian Bortolussi, agent for the applicant, was present.

Letter of objection dated February 22, 2011 was received from Bonnie McAlister, area resident.

The Director of Planning Services outlined the application to the Committee.

Mr. Bortolussi stated the property owner reviewed the plans and felt it was appropriate to move the building closer to the train tracks to keep the front yard available for parking. If the building is built close to the road the visibility for the neighbor to the east would be blocked. The property will require a setback whether the building is close to the road or the train tracks. He does not believe there will be an impact on traffic. He is aware a neighbour has concerns regarding the location of the building and is willing to move it to the originally planned position.

Gerald Chamberland, adjoining property owner, questioned how the applicant will be attaching the water and sewage services for the property as the previous owner had difficulties with blasting and was not able to remove the rock. He is also concerned with damage to his property should there be any blasting.

The Supervisor of Development Engineering stated the building permit will include requirements for pre and post blasting reports.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendation was presented:

2011-48 Belli - Rivest: That the application by L.S. Bock Developments Inc. 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 73582-0090, Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim from "R2-2", Low Density Residential Two to "R3-Special", Medium Density Residential Special be denied.

YEAS: Councillors Belli, Craig, Dutrisac, Rivest, Kilgour

CARRIED

The Committee denied the application due to the small size of the lot, insufficient setbacks, impact on the adjoining neighbours, potential negative impact for snow removal, lack of room for planting strips and insufficient room for parking.



PHOTO 1 953 HOWEY DRIVE, SUDBURY – FRONT ELEVATION
OF EXISTING DWELLING ON SUBJECT LAND



PHOTO 2 953 HOWEY DRIVE, SUDBURY – EASTERLY VIEW OF
SITE EXCAVATION IN FRONT YARD

751-6/14-29 PHOTOGRAPHY OCT 23, 2014



PHOTO 3 953 HOWEY DRIVE, SUDBURY – WESTERLY INTERIOR
SIDE YARD WITH VIEW OF ABUTTING TRIPLEX AT
947 HOWEY DRIVE

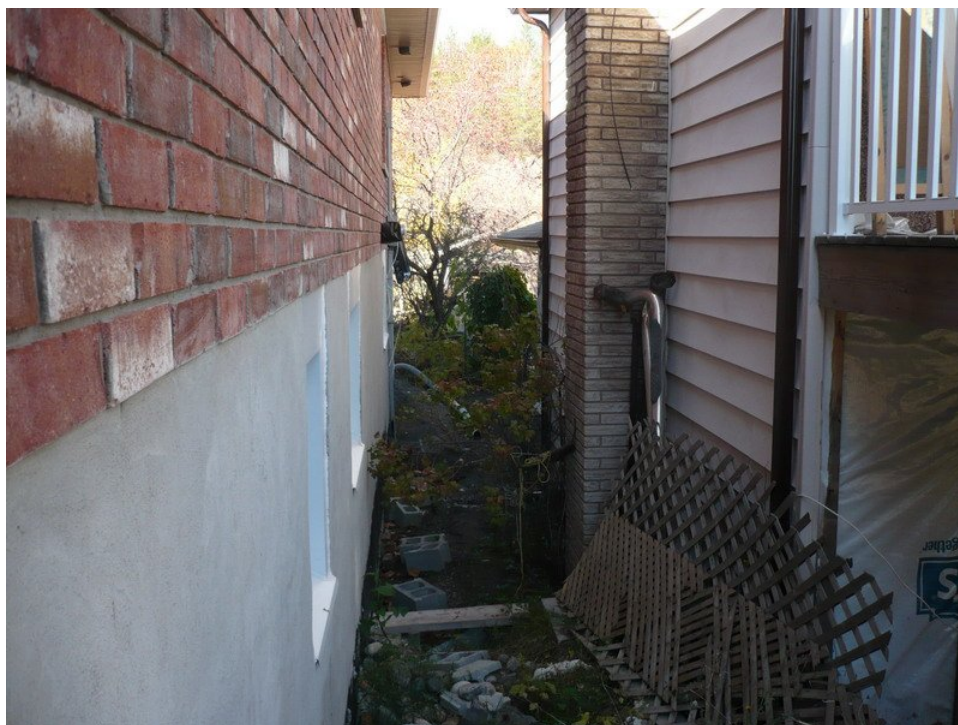


PHOTO 4 953 HOWEY DRIVE, SUDBURY – EASTERLY INTERIOR
SIDE YARD WITH VIEW OF ABUTTING SINGLE DETACHED
DWELLING AT 957 HOWEY DRIVE

751-6/14-29 PHOTOGRAPHY OCT 23, 2014



PHOTO 5 953 HOWEY DRIVE, SUDBURY – VIEW OF REAR DECK
FACING SWIMMING POOL ON PROPERTY ABUTTING EAST

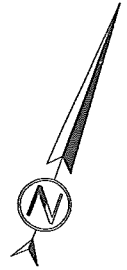
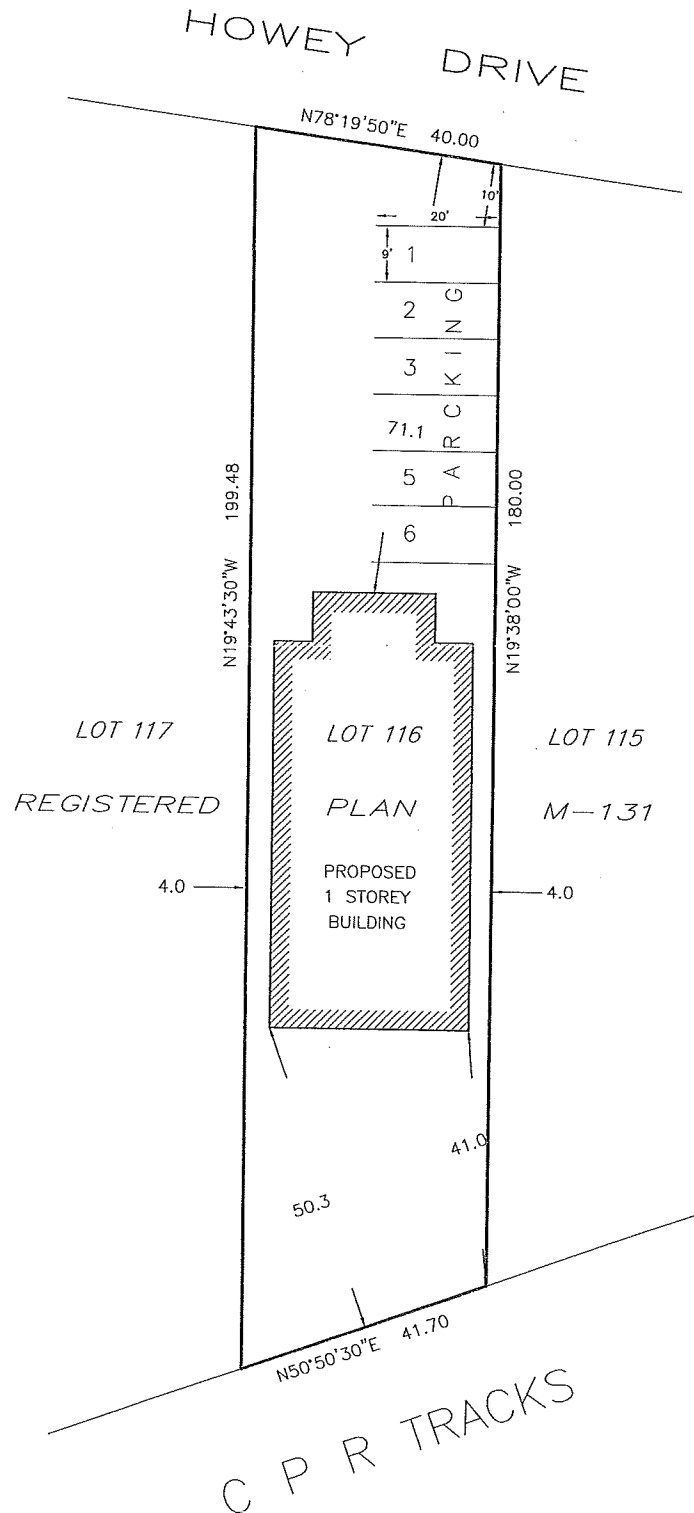
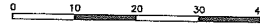


PHOTO 6 953 HOWEY DRIVE, SUDBURY – VIEW OF REAR YARD
FACING RAIL CORRIDOR AND LAKE

751-6/14-29 PHOTOGRAPHY OCT 23, 2014

SKETCH OF PROPOSED FOURPLEX
LOT 116
REGISTERED PLAN M-131
CITY OF GREATER SUDBURY

SCALE : 1 INCH = 20 FEET



Request for Decision

Age Friendly Community Project Endorsement

Presented To:	Planning Committee
Presented:	Monday, Feb 23, 2015
Report Date	Thursday, Feb 05, 2015
Type:	Managers' Reports

Recommendation

THAT the City of Greater Sudbury approve the following resolution:

WHEREAS older persons are an important part of the City of Greater Sudbury;

AND WHEREAS it is in the City of Greater Sudbury's interest that these citizens continue to live active lives and participate fully in the activities of the community;

AND WHEREAS the City of Greater Sudbury accepted the invitation from the Province of Ontario to participate in the Age Friendly Community Planning Strategy;

THEREFORE BE IT resolved that the City of Greater Sudbury partner with the Canadian Urban Institute to develop an Age Friendly Community Planning Strategy for the City to support participation and healthy active lifestyles for older adults and all citizens;

AND THAT staff involved with Age-Friendly Community Planning work co-operatively with existing community organizations to ensure that their programs and services are more age-friendly.

Signed By

Report Prepared By

Kris Longston
Senior Planner
Digitally Signed Feb 5, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Feb 10, 15

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Feb 10, 15

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Feb 10, 15

Purpose

The purpose of this report is to inform Council of an opportunity to partner with the Canadian Urban Institute (CUI) to access funds available through the Ontario Senior's Secretariat Age-Friendly Community Planning Grant to develop an Age Friendly Action Plan for Greater Sudbury. A requirement of accessing the grant is for the City to pass a resolution supporting age friendly community planning.

Background

An age-friendly community is one where policies, services and structures related to the physical and social environments are designed to support and enable older people to live in a secure environment, enjoy good health and continue to participate fully in their communities.

Changing demographics will have an important influence on the City of Greater Sudbury over the next 20 years. The population profile of the City is "top heavy" with a proportionally large number of people near or past retirement age

relative to the rest of Ontario and Canada. In 2011, 29% of the City's population was over the age of 55 and 11% was over the age of 70. By the year 2036, this will have increased to 34% and 20%.

The City has long recognized the issues and opportunities presented by its changing demographics, which led to the development of a seniors-based economic development strategic plan, *Action Planning for Sudbury's Golden Opportunity* and the creation of a Seniors Advisory Panel.

In 2013, the Ontario Seniors' Secretariat launched *Finding the Right Fit: Age Friendly Community Planning*, which is a guide that provides step by step processes and tools to help municipalities and communities develop, implement and evaluate their local aging plans.

At this time, the Ontario Seniors' Secretariat has launched the *Age-Friendly Community Planning Grant Program*, which will support innovative local planning initiatives across the province. Under this program, municipalities with a population over 100,000 are eligible for up to \$50,000 for projects that will result in planning, implementation and evaluation of activities that contribute to the creation and ongoing development of age-friendly communities.

The Canadian Urban Institute was established in 1990 in Toronto as Canada's applied urban policy institute. CUI is a public good enterprise that is 95% funded through project work. CUI provides applied research, education/training and communication to improve the processes and policies needed to make informed decisions about urban assets. The City recently partnered with CUI as part of the "*Value of Investing in Northern Ontario Downtowns Study*". SHS Consulting is an independent Canadian consulting firm specializing in public policy research and community development. The City has a longstanding working relationship with SHS, most recently through the undertaking of a housing and homelessness background study as part of the Official Plan review.

CUI and SHS have approached the City about partnering with them to access the funding available from the Ontario Seniors' Secretariat as part of the Age-Friendly Community Planning Grant program in order to develop an age-friendly action plan for Greater Sudbury. The project would be led by CUI in conjunction with SHS Consulting, City staff will be needed to provide relevant information and assist with the project. The grant application will be made by the CUI and there will be no financial obligations on behalf of the City.

Age-Friendly Action Plan Proposal

The project would be to develop an age-friendly action and implementation plan along with an evaluation tool that will focus on three of the eight age-friendly community dimensions developed by the World Health Organization, specifically; outdoor spaces and public buildings, transportation and housing. The plan would also provide a framework for integration with the other five dimensions, which are social participation, respect and social inclusion, civic participation and employment, communication and information and community support and health services.

The proposed action plan would address the following:

- Reviewing the Official Plan and other policy documents in terms of how they affect older adults with respect to Outdoor Spaces, Public Buildings, Transportation and Housing;
- Examining the City's current development control processes to identify areas that could be adapted to reflect the needs of an aging population. This would complement other initiatives that enhance the built environment for people of all ages;
- Conducting a demographic analysis at a neighbourhood scale to help the City establish criteria and priorities necessary to potentially identify and establish "aging improvement areas". This process would involve identifying potential intervention strategies for the area including dedicated seniors programming, enhanced public safety, extended crossing times, training for older workers, as well as identifying opportunities for age-appropriate housing. These areas could then be the focus of a neighbourhood scale intervention to implement the recommendations, similar to how the City currently employs Community Improvement Plans under Section 28 of the Planning Act; and,
- Using the findings of the study to develop internal capacity within the City and its volunteer resources to facilitate the development of additional aging improvement areas.

As mentioned this grant application and management of the project would be performed by CUI along with SHS, with information and support from City staff where necessary. Under the terms of the grant program, the project would begin no earlier than June of this year and would have to be completed by March of 2017. A key to accessing the funds available under the Age-Friendly Community Planning Grant program is Council support for age-friendly community planning through a Council resolution.

