

MINUTES – JUNE 20, 2006

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A 139 UNIT RESIDENTIAL DEVELOPMENT ON THE SIXTH AVENUE GOLF COURSE, 320 SIXTH AVE, LIVELY - 1257620 ONTARIO LTD.

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

Report dated June 9th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for Official Plan amendment and rezoning to permit the development of a 139 unit residential development on the Sixth Avenue Golf Course, 320 Sixth Avenue, Lively, 1257620 Ontario Ltd.

Letter of concern dated June 15th, 2006 from Andrew Tapper, an area resident, was distributed to the Committee.

Letter of concern dated June 20th, 2006 from Joy Schroeder, an area resident, was distributed to the Committee.

Chris Perry of Perry & Perry Architects Inc., 174 Larch Street, Sudbury and Kristi Arnold were present on behalf of the applicant.

The Director of Planning Services outlined the applications to the Committee. He indicated that there was a change since the application was originally submitted. The total number of units has been reduced to 119 from 139.

Recess At 7:07 p.m., the Planning Committee recessed.

Reconvene At 7:13 p.m., the Planning Committee reconvened.

Chris Perry stated that the applicant is pleased to bring this new product to the City of Greater Sudbury.

With respect to water boosting stations, Chris Perry asked if they would be required on a phase basis. He was advised that a boosting station would not be required until it was warranted by a certain phase of the project.

Chris Perry asked if, in phase 1A, the units could be moved to the parking site and the parking to the site of the units. He stated this might be a better way of dealing with the slope of Meatbird Creek. He was advised that units are assigned to a parcel of property and can be placed anywhere within that parcel so long as all regulations are met. However, once a condominium plan is approved, it will no longer be possible to change the unit locations.

When asked about the timing of this project, Chris Perry advised that it is market driven and, as long as the market is still there, construction of the first phase is projected for the spring.

Garth Wunsch, area resident, indicated he is not opposed to the proposed development. He stated that he lives on Twelfth Avenue and the water pressure is insufficient at the present time. He asked where the booster pump would be located and what effect the development would have on the current water pressure. He stated they have serious water pressure problems.

The Supervisor of Development Engineering indicated that the booster pump will most likely be close to the site as it is for the purpose of servicing the development. He also stated that the effect on the current water pressure should be neutral.

Anthony Fritz, area resident, indicated a small portion of the proposed development is behind his residence. He is concerned that the slope will be disturbed.

Chris Perry indicated that the proposal provides for a buffer zone and this slope is a natural buffer. He stated that the slope would basically be maintained.

Greg Dalton stated he has concerns regarding traffic. He asked for the standards of urban roads and collector roads indicating he feels there are no standards. He also asked if there would be any improvements to traffic control measures due to the additional traffic. He asked, if a traffic study was not undertaken, how is it known if sidewalks, crosswalks, etc. are needed. He stated that higher density projects should be planned closer to conveniences and services.

The Director of Planning Services indicated that two of the streets are collector roads and therefore would be of a higher standard than the urban roads. He also indicated that Transportation Engineering Services could provide information regarding standards. He stated that if traffic was an issue, Transportation Engineering Services would have provided comments to this effect for the staff report.

Raymond Jacques, chair of the Lo-Ellen Park Residents Association, asked for an explanation of gross density and net density. The Manager of Development Approvals advised that gross density deals with the whole development including roads and parks and net density deal with one lot only without including roads and parks; gross density being 36 and net density being 18.

Raymond Jacques asked if the two collector roads leading to the subject property are at collector road standards. The Director of Planning Services stated that collector roads in Lively may be different because of when they were developed. He further stated that roads are different throughout the City of Greater Sudbury.

Raymond Jacques asked if the developer would be responsible for all cost of the development and was advised the developer is responsible for all costs attributable to the development.

Kristi Arnold stated they had four meetings with area residents. She indicated this plan was developed due to the demand of the area residents for such development. She also stated that if Transportation Engineering Services felt a traffic study was necessary, they would have required one as they have in other developments.

The Chair asked whether there was anyone else 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 recommendations were presented:

Recommendation #2006-125:

Bradley-Caldarelli: THAT the application by 1257620 Ontario Limited to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming part of Parcel 22159 S.W.S., Lot 7, Concession 6, Township of Waters, from "Parkland" to "Proposed Low Density Residential" and "Proposed Medium Density Residential" in the Secondary Plan for the Settlements of Walden, be approved, subject to the following:

- a) That the residential development is to be by way of plan of condominium;
- b) That a maximum of 119 residential units be permitted consisting of a mix of single and semi-detached, townhouse and apartment style units with the number of apartment units limited to a maximum of 60 with a maximum of 30 units in any one building with the building heights not to exceed 3 storeys;
- c) That the development of the lands be subject to site plan approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

Recommendation #2006-126:

Caldarelli-Bradley: THAT the application by 1257620 Ontario Limited to amend By-law 83-303 being the Zoning By-law for the (former) Town of Walden to change the zoning classification of part of Parcel 22159 S.W.S., Lot 7, Concession 6, Township of Waters, from "OR", Outdoor Recreation Zone to "R2-Special", Double Residential Zone-Special and "R3-Special", Medium Density Residential Zone Special, be approved, subject to the following conditions:

- a) That prior to the enactment of the zoning by-law:
 - (i) The applicant prepare and submit a geotechnical report addressing the slope of the Meatbird Creek valley and the siting of the residential units in phase 1A to the satisfaction of the City of Greater Sudbury and the Nickel District Conservation Authority;
 - (ii) The applicant provide the Development Services Section with a registered survey plan of the lands to be rezoned to R2 Special and R3 Special;

- b) That the amending by-law include a "H" holding provision restricting the use of the subject lands to those uses permitted in the "OR", Outdoor Recreation, until such time as the "H" is lifted, which may be lifted in phases upon the following being satisfied:
 - (i) The applicant demonstrating that water and sanitary services can be provided to the satisfaction of the General Manager of Infrastructure and Emergency Services;
 - (ii) The owner having entered into a site plan agreement with the City for the residential development and for any revisions required to the layout of the golf course to accommodate the residential development;
 - (iii) Draft plan of condominium approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED