

Interoffice Correspondence

July 6, 2021

File #: 780-6/07002

TO: Planning Committee

FROM: K. Longston

RE: Application for Draft Plan Approval Extension – Dalron Construction Ltd. – PIN 73578-0515, Part 1, Plan 53R-18272, Part of Lots 11 & 12, Concession 3, Township of Neelon (Greenwood Subdivision, Sudbury)

* This memorandum is intended to provide a progress update and additional recommendation to the City's Planning Committee with respect to the above noted request to extend a draft approved plan of subdivision (ie. Greenwood Subdivision).

The owner's current request to extend the draft approval for the Greenwood Subdivision for a period of three years was initially received by the City on September 11, 2019. The owner also requested at that time that Condition #25 be amended in order to reduce the design speed of Greenwood Drive from 60 km/h to 40 km/h at Street "A" on the draft approved plan of subdivision. Staff are supportive of the request to extend the draft approval lapsing date, but are not able to support a reduced design speed from 60 km/h to 40 km/h for Greenwood Drive at Street "A."

The application was first considered by Planning Committee on February 19, 2020, where a decision on the draft approval extension request was deferred in order to afford the owner and staff an opportunity to further discuss and consider the proposed change to the design speed requirement for Greenwood Drive at Street "A" on the draft approved plan of subdivision. It was noted at this time in the staff report that the request from the owner to reduce the design speed for Greenwood Drive at Street "A" was denied by Planning Committee when the draft approval was previously extended in July 2017.

* The application returned to Planning Committee on November 9, 2020 and was further deferred in order to allow for the local councilor for the area to be present when the item was discussed.

The application was later again deferred by the Planning Committee on December 14, 2020, until January 11, 2021 in order to allow for possible solutions to be further explored by the owner and staff.

The application was then most recently deferred at the request of the owner prior to the meeting of Planning Committee on January 11, 2021. The owner at that time cited the need for additional time to consider a possible alternative solution presented to them by Infrastructure Capital Planning Services.

Staff most recently met with the owner and their consultants on June 22, 2021, to discuss a proposed alternative design concept that would generally keep the intersection in the same location, while at the same time avoiding the need to lower the design speed of Greenwood Drive at Street "A." The owner's agent has since provided an updated design concept plan dated July 5, 2021 that is based on the alternative design concept that was discussed at the above noted meeting with staff.

As a result, staff is now recommending by way of this memorandum that Condition #25 in the draft approval document be deleted entirely and replaced with the following:

"25. That the vertical alignment of Greenwood Drive at the north intersection of Street "A" be improved to satisfy a design speed of 60 km/hr and be in substantial accordance with the design concept plan prepared by S.A. Kirchhefer Ltd. and dated July 5, 2021 and to the satisfaction of the General Manager of Growth and Infrastructure."

A copy of the design concept plan that is referenced in the recommended amendment to Condition #25 is attached to this memorandum for reference purposes.

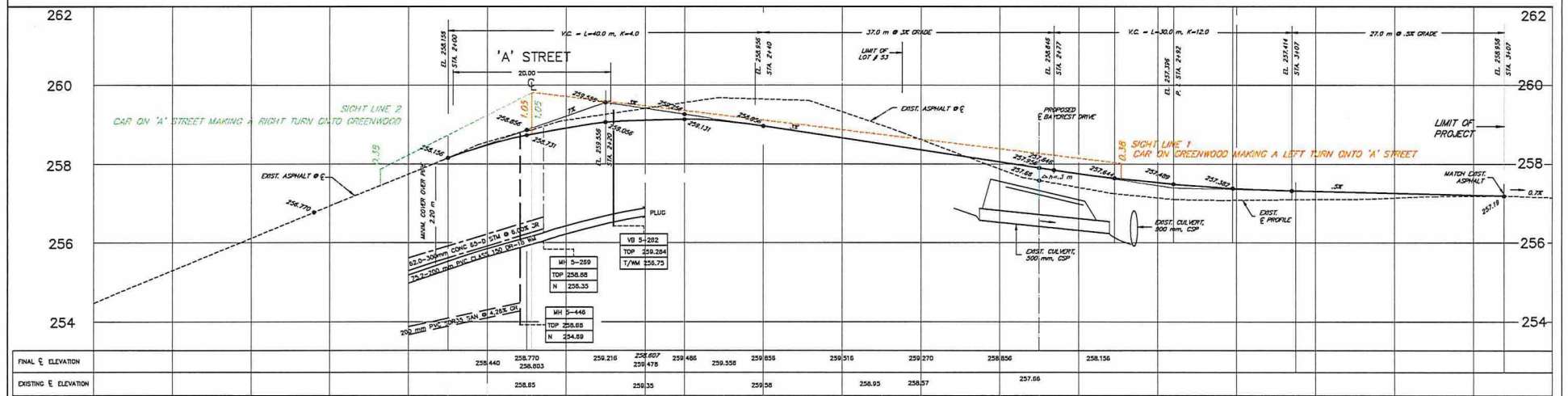
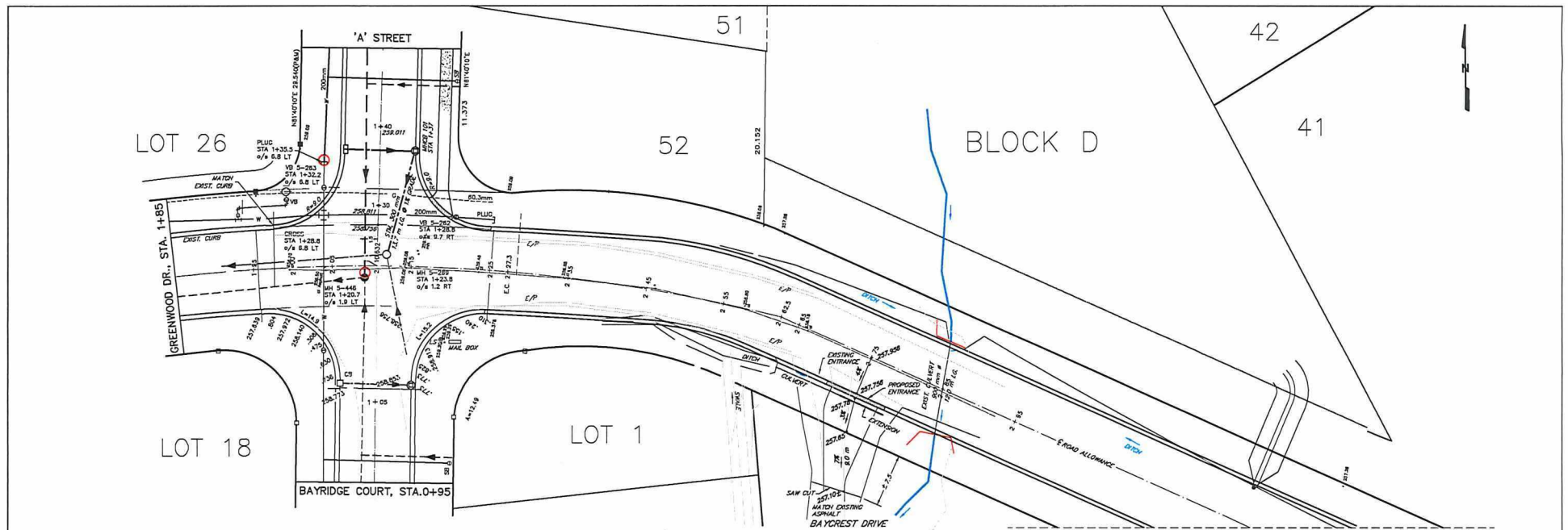
Should the Planning Committee concur with the recommended change to Condition #25, the resolution as presented to the Planning Committee initially on February 19, 2020, should be amended accordingly at the meeting of the Planning Committee on August 16, 2021.

GF/KL/cr
Attach.



Kris Longston, MCIP, RPP
Director of Planning Services

cc: B. Sobush
J. Rocca



DATE	DETAILS	BY

<p>CAUTION</p> <ul style="list-style-type: none"> - ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. - WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED. - LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD. 	<p>REGISTERED PROFESSIONAL ENGINEER S. A. KIRCHHEFER PROVINCE OF ONTARIO</p>	<p>DATE: JULY 5, 2021 DRAWN: S.A.K. DESIGNED: CHECKED: ENGINEER: APPROVED:</p>	<p>S. A. Kirchhefer Limited Consulting Engineer and Planner Sudbury, Ontario</p>	<p>LAKEVIEW SUBDIVISION PHASE V GREENWOOD DRIVE EXTENSION OF ROADWAY TOWNSHIP OF NEELON</p>	<p>SCALE: 1:250 HOR. 1:50 VERT. CONTRACT NO.: CONT. CAD/FILE E:/DRAWS/KORPELA/PHASE V, GREENWOOD, REDUCED STANDARD.DWG PAGE NO.: 1 OF 1</p>
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