

# Request for Recommendation Planning Committee



Type of Decision									
Meeting Date	June 20, 2006				Report Date	June 9, 2006			
Recommendation Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
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 by 1257620 Ontario Ltd.

Section Review	Division Review	Department Review
 A.J. Potvin Manager of Development Approvals	 W.E. Lautenbach Director of Planning Services	 Doug Nadrozny, General Manager, Growth & Development

Policy Implication + Budget Impact		Recommendation	
This report has been reviewed by the Finance Division and the funding source has been identified.		1. 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 SWS, 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 amendment including the following:	
Background Attached		<input checked="" type="checkbox"/> Recommendation Continued	
Planning Staff Report		Recommended by the C.A.O.	
Report Prepared by:	File #:	Mark Mieto Chief Administrative Officer	
Eric Taylor Senior Planner	751-8/06-1 & 701-8/06-1		

**Recommendation Cont'd**

- 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;
2. 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 SWS, Lot 7, Concession 6, Township of Waters, on the west side of 6<sup>th</sup> Avenue in Lively, 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 be 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.

Date: June 9, 2006

## STAFF REPORT

<b>Applicant:</b>	1257620 Ontario Limited
<b>Location:</b>	Part of Parcel 22159 SWS, Lot 7, Concession 6, Township of Waters, on the west side of 6 <sup>th</sup> Avenue in Lively, City of Greater Sudbury
<b>Application:</b>	<ol style="list-style-type: none"><li>1. To amend the Official Plan for the Sudbury Planning Area by redesignating the above described lands from Parkland to Proposed Low Density Residential and Proposed Medium Density Residential.</li><li>2. To amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden by changing the zoning classification from "OR", Outdoor Recreation Zone to "R2-Special", Double Residential Zone-Special and "R3-Special", Medium Density Residential Zone-Special.</li></ol>
<b>Proposal:</b>	<p>The applications for official plan and zoning by-law amendment are to permit the development of a 139 unit residential development on part of the existing Sixth Avenue Golf and Country Club property in the community of Lively. Following the notice of the public meeting being provided on June 8, 2006, the applicant revised their application reducing the number of residential units to 119. The staff report addresses the applicant's most recent proposal. The development proposes access onto the local street system in two locations. The existing driveway to the golf course from 6<sup>th</sup> Avenue is to serve as the access to 103 units and a driveway extending from the terminus of 12<sup>th</sup> Avenue is to provide access to 16 units. The development is to be on municipal sanitary and water services.</p>
<b>Site Description &amp; Surrounding Land Uses:</b>	<p>The subject lands are located in the northwest part of the Walden community on lands comprising part of the Sixth Avenue Golf and Country Club. The existing parking lot and the play area for golf holes 1 and 4 are within the areas subject to the application. Most the subject lands are located outside of the area currently developed for the golf course use. The proposed residential development is divided into two areas, consisting of 5.02 ha (12.4 acres) to the west of 6<sup>th</sup> Avenue and 1.42 ha ( 3.5 acres) to the northeast of where 12<sup>th</sup> Avenue currently ends. To the south and east are single detached dwellings which front onto 11<sup>th</sup> and 12<sup>th</sup> Avenues. Lands to the north and west form part of the golf course development along the south side of the Meatbird Creek.</p>
<b>Official Plan Conformity:</b>	<p>OPA 136 approved by the Ministry of Municipal Affairs and Housing in 1993 redesignated the subject lands from "Proposed Low Density Residential" to "Parkland" in the Secondary Plan for the Settlements for Walden. The Parkland designation only permits recreational activities and accessory buildings or structures. An amendment to the Official Plan is required to permit the proposed residential development.</p>

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The new Official Plan for the City of Greater Sudbury adopted by Council on June 14, 2006, but not yet in effect as it has not received final approval by the Ministry of Municipal Affairs and Housing, designates the subject lands as Parks and Open Space.

**Departmental  
& Agency  
Comments:**

Development Engineering

We have reviewed the above noted applications from our areas of concern and make the following comments:

- We understand that the development of this site will be as condominiums, and as such, must proceed under a Site Plan Control Agreement.
- Water and sanitary sewer are available at Eleventh Avenue and Sixth Avenue to service the property.
- The water pressures and fire flows for phases I, IA, II, and IV do not meet the minimum requirements for development. It appears that a water main connection on Sixth Avenue between Tenth and Eleventh Avenues must be constructed as part of the development and a booster station providing both domestic use and fire flow will be required for the development of this site. This watermain construction and booster station must be constructed in conjunction with the first phase of this development.
- There is sufficient fire flow available for phase III, but there is insufficient domestic pressure. The condominiums in this phase will require a pressure boosting system to attain the minimum required domestic pressures.
- There is a sanitary sewer capacity problem identified at the Anderson Drive lift station. New development in the service area of this lift station has historically been assessed for a contribution to the upgrade of this lift station. The site plan control agreement must contain provisions whereby the developer will be required to make a cash contribution to upgrade the capacity of the Anderson Drive lift station to the satisfaction of the Director of Planning Services.
- A stormwater management report will be required for this site. The owner will provide a stormwater management report for quantity and quality control of site stormwater directed to the Meatbird Creek outlet attenuating the post-development stormwater flows to the pre-development levels based on a 5 and 100 year return period. The submission and acceptance of said report, and design of all required facilities, will occur under the site plan process.

- There is an existing outlet for the storm sewer system in the vicinity of Ninth Avenue. A positive outlet to Meatbird Creek must be provided for this outlet through the development.
- It appears that there is a low-lying area where surface drainage becomes trapped in the vicinity of the location where phases I and II intersect with the existing backyards on Eleventh Avenue. The developer must ensure positive drainage for the existing lots on Eleventh Avenue backing onto the development.
- We acknowledge receipt of a geotechnical report for this development. We ask that this report be amended to include an analysis of the impact of the phase IA building on the slope stability in the vicinity of Meatbird Creek.

Based on the applicant being required to enter into a site plan control agreement to satisfy all development issues, Development Engineering has no objection to this official plan amendment and rezoning application.

#### Transportation Engineering Services

As requested in your correspondence dated February 28, 2006, we have reviewed the above application and offer the following comments:

The proposed condominium development is located in the community of Lively. The support material indicates that 16 units are planned at the end of Twelfth Avenue and 103 units are off of Sixth Avenue north of Eleventh Avenue.

Twelfth Avenue is a local residential street with a sidewalk on both sides. The sidewalks terminate approximately 25 to 30 metres prior to the end of the street. The traffic generated by the 16 units can be accommodated on the existing road. We recommend that as a condition of approval for this phase of the development, the public portion of Twelfth Avenue be constructed to an urban standard on the north side complete with a sidewalk.

The development located off of Sixth Avenue consists of a total of 103 units to be constructed in four phases. It is anticipated that traffic generated by this development will use both Sixth Avenue and Eleventh Avenue to access Municipal Road 24. Both of these streets are designated as collector roadways. Currently Sixth Avenue is constructed to an urban standard with a sidewalk on the west side of the road ending at Eleventh Avenue. Eleventh Avenue is also constructed to an urban standard with a sidewalk on the south side.

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It is expected that the 103 units will generate approximately 700 vehicle trips per day. This volume of traffic can be accommodated on the existing roads. We recommend that as a condition of approval, the owner be required to upgrade Sixth Avenue to an urban collector standard complete with a sidewalk on the west side from Eleventh Avenue to the entrance into the development.

Nickel District Conservation Authority:

Please be advised that the Nickel District Conservation Authority has reviewed the above noted applications. We will require the applicant to provide us with mapping which shows the location of the floodplain and the buffer zone. We also need details of proposed slope stability (erosion control) treatments to be used and a soils report showing that the site can support the proposed development.

Approval will also be required from Ministry of Natural Resources and Department of Fisheries and Oceans.

The following information will be required in order for us to complete a proper review:

1. A soils report indicating the specific engineering requirements to support the proposed development for Phase 1A.
2. Detailed drawings for all stream crossings of Meatbird Creek. These will be reviewed by Ministry of Natural Resources, Department of Fisheries and Oceans and the NDCA.
3. A sediment and erosion control plan for all phases of the development.

**Planning  
Considerations:**

The applicant has advised that they have consulted with the residents in the area through a series of four community meetings in the last couple of years. The proposed residential development is intended to function as a lifestyle community focused on the golf course with condominium ownership. The development is proposed in four phases as shown on the attached plan and summarized below.

Phase	Area (ha)	Number of Units	Unit Type	Density (units/ha)
1	1.31	15	9 singles and 6 semi detached	11.45
1A	0.26	6	6 garden homes	23.07
2	2.22	22	10 singles and 12 semi detached	9.89
3	1.42	16	2 singles and 14 semi detached	11.24
4	1.23	60	60 apartments	48.78
TOTAL	6.44	119		18.47

The lands on which the residential development are proposed are considered surplus to the needs of the golf course use which is proposed to be reconfigured to accommodate the proposed layout of the residential development.

Planning staff note that many successful adult recreational life style developments have been constructed in other areas of the province adjacent to recreational uses including golf courses. It is noted that such developments provide an alternative to traditional subdivisions and through condominium ownership can result in reduced maintenance obligations by the individual residents with services such as yard maintenance, snow clearing, etc., being undertaken by the condominium corporation.

Lively is Walden's growth centre and pursuant to Section 3.6 of the Official Plan is to accommodate most of the expected population increase in the former Town. At the time of the Ministry of Municipal Affairs 1984 approval of the Secondary Plan for the Settlements of Walden, the subject lands were designated "Proposed Low Density Residential". Subsequently in 1992 Sudbury Regional Council approved an application to amend the Secondary Plan to redesignate the subject lands along with other adjacent lands to a "Parkland" designation to permit the development of a golf course, driving range and clubhouse. In 1993 a site plan agreement was executed between the Region of Sudbury and the owner at the time Wayne Kirwan for the development of an eighteen hole golf course. The lands were subsequently developed as an executive nine-hole golf course known as the Sixth Avenue Golf and County Club.

Section 3.8 a. of the Walden Secondary Plan provides for single-family and two-family dwellings in areas designated Low Density Residential provided that:

- "i) the gross density does not exceed 12 units per hectare and the net density does not exceed 18 units per hectare
- ii) municipal sewer and water services are available;
- iii) the property fronts on and has access to an existing public road, maintained year-round;"

Section 3.8 b. of the Secondary Plan permits a mixture of housing types within the Medium Density Residential designation provided that:

- "i) no building shall contain more than 30 dwelling units nor be more than three storeys high;
- ii) the gross density of the area so designated does not exceed 30 dwellings per hectare;
- iii) the net density of a lot or parcel does not exceed 45 dwellings per hectare;"

As part of the original submission the application proposed 80 units in one apartment style building in phase IV. The applicant has since revised their proposal to reduce the number of apartment units to 60, divided between two buildings of 30 units each. This revision by the applicant addresses the Walden Secondary Plan for Lively which provides a maximum of 30 dwelling units for buildings.

#### 2006 Official Plan for the City of Greater Sudbury

Consistent with the Official Plan currently in effect, the new Official Plan for the City of Greater Sudbury designates the subject lands as Parks and Open Space. In the new Official Plan the existing residential areas in Lively have been designated as "Living Area 1" which permits low density housing forms up to 36 units per hectare and medium density housing forms including apartment buildings up to 5 storeys and a maximum density of 90 units per hectare.

The new Official Plan includes that medium and high density housing should be located on sites close to arterial roads, public transit, main employment and commercial areas, open space and community recreational services and should also be of a suitable size to provide adequate landscaping and amenity features. In this regard it is noted that the subject lands are in proximity to employment areas including commercial areas in Lively and the industrial park, and will be surrounded by the recreational and open space amenities offered by the Sixth Avenue Golf Course, Meatbird Creek valley system and the nearby Lively Golf and Country Club.



In consideration of the above, the proposed development appears to be of a form consistent with the direction in the new Official Plan for development in the Living Area 1 designation.

#### Provincial Policy Statement

With respect to the Provincial Policy Statement, 2005 (PPS), the proposed development is considered to be "redevelopment" within an existing settlement area of Lively and a "comprehensive review" to permit the expansion of the settlement area is not required. Section 1.1.3.3 of the PPS promotes opportunities for redevelopment taking into account the availability of existing and planned infrastructure.

The PPS provides in policy 1.4.3, that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents in the regional market area. The proposed development provides a range of housing forms from single and semi-detached dwellings, townhouse units and low rise apartments in a lifestyle format unique to the area. The proposed development is considered to be consistent with the PPS in this regard, providing a broader range of housing choice for the community.

#### Site Plan/Design Considerations

The 1993 site plan agreement which provides for the development of an eighteen hole golf course, clubhouse and parking area also includes a "buffer zone" varying in width from 23m (75 ft.) to 61m (200 ft.) adjacent to the rear lot line of the residences fronting onto 11<sup>th</sup> Avenue. The existing layout of the nine hole course has respected the "buffer zone" with all of the play areas for the holes located outside of the buffer. The concept plan submitted by the owner includes the rear of residential units in Phase 1 as close as 10m (33 ft.) (approximate) from the rear lot line of the residences to the south. In phases 2 and 3 the rear of the proposed units are located approximately 50m (160 ft.) from the lots to the south. Phase 4 includes two three storey apartment buildings to be constructed on a rock outcrop on part of the highest elevation of the golf course. The apartment building is to be sited approximately 100 metres to the north of the rear lot line of the existing residential lots to the south. The topography and existing forested areas which are to remain will screen views of the apartment building from the rear yards of the residents on 11<sup>th</sup> Avenue.

The concept plan includes a "riparian zone" on the subject lands adjacent to the lots to the south, although staff note that there is no stream in this location. The applicant has clarified that the area shown as "riparian zone", varying in width from approximately 7.5 to 75 m, is intended to form a buffer between the proposed development, and the residential lots to the south. Details including landscaping and plantings in the buffer area will need to be addressed at site plan stage.

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Should the applications be approved, the existing 1993 site plan agreement on the property will need to be amended to provide for the residential development and revisions to the layout of the golf course.

#### Floodplain and Fill Areas

The subject lands are in proximity to the Nickle District Conservation Authority's (NDCA) fill lines and the floodplain area along the Meatbird Creek. The 6 unit development proposed in Phase 1A encroaches down the well defined valley side slope of the Meatbird Creek.

Section 7.6 c. of the Secondary Plan provides that on lands located between the Floodplain and the Fill Lines, development in accordance with the land use designations and policies of the Plan, may be permitted provided that appropriate flood and/or erosion protection measures which meet with the approval of the NDCA and where applicable the Ministry of Natural Resources (MNR).

The NDCA has requested additional information from the applicant including geotechnical studies assessing the stability of the slope in this area of the development. Site alteration and construction in and adjacent to the valley areas will be subject to the Conservation Authorities regulations and permitting as they apply. The geotechnical/soils study which the NDCA has requested for the slope along the Meatbird Creek in phase 1A will be required to be submitted and reviewed prior to the zoning by-law amendment being enacted in order to finalize the zone boundaries of the phase 1A and adjacent development areas. Sedimentation plans and details for stream crossings for the reconfiguration of the golf course can be addressed at the detailed site plan approval stage.

#### Road Upgrades

Transportation Engineering Services has requested upgrades to portions of Sixth and Twelfth Avenues to urban standards. These upgrades are most appropriately addressed at the condominium approval stage which is recommended as a condition of lifting the "H" Holding provision on the Zoning By-law.

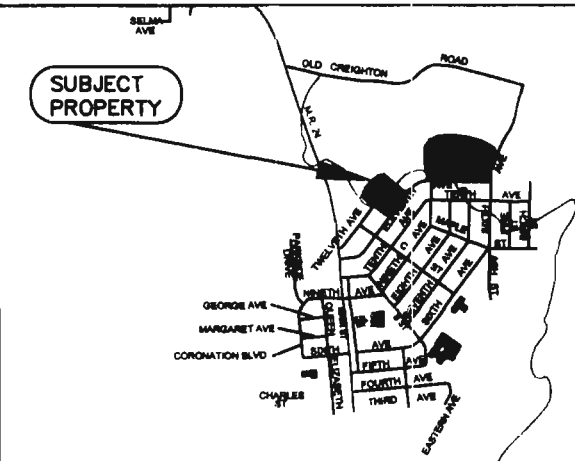
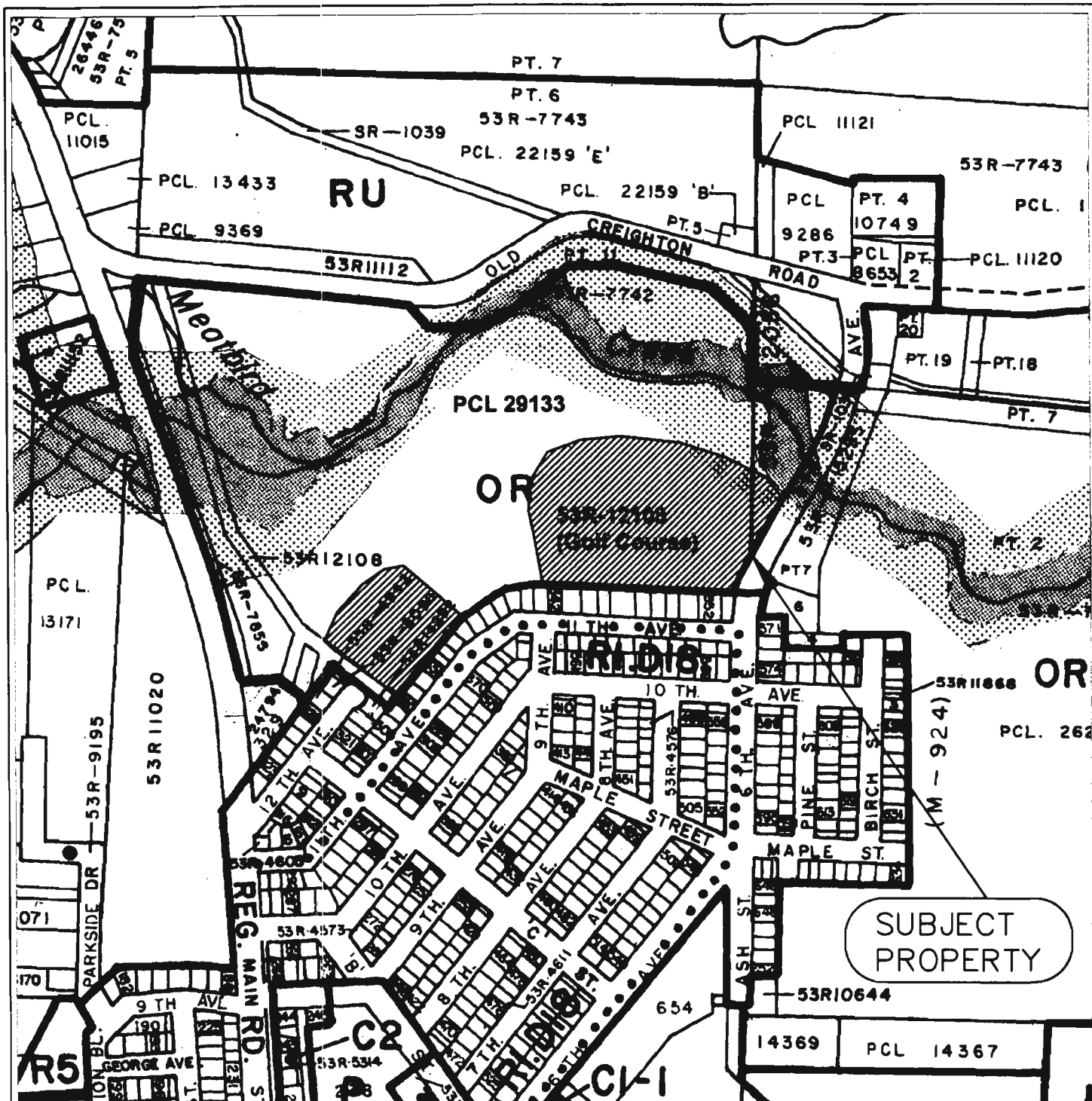
#### Summary

The housing forms and proposed condominium tenure will add to the range of housing choice available in the community to meet changing household demands overtime. Servicing and environmental issues appear to be easily addressed. The higher density housing forms are setback and buffered from the existing low density neighbourhood to the south. Details of the site layout including, landscaping, grading and servicing can be addressed at the site plan approval stage.

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As the development is to be a condominium there will be minimal impact on municipal services such as snow clearing and garbage pickup as they are typically provided privately by the condominium corporation.

There does not appear to be any adverse impacts that will result from the approval of the application, and it is therefore recommended for approval subject to the conditions as noted.



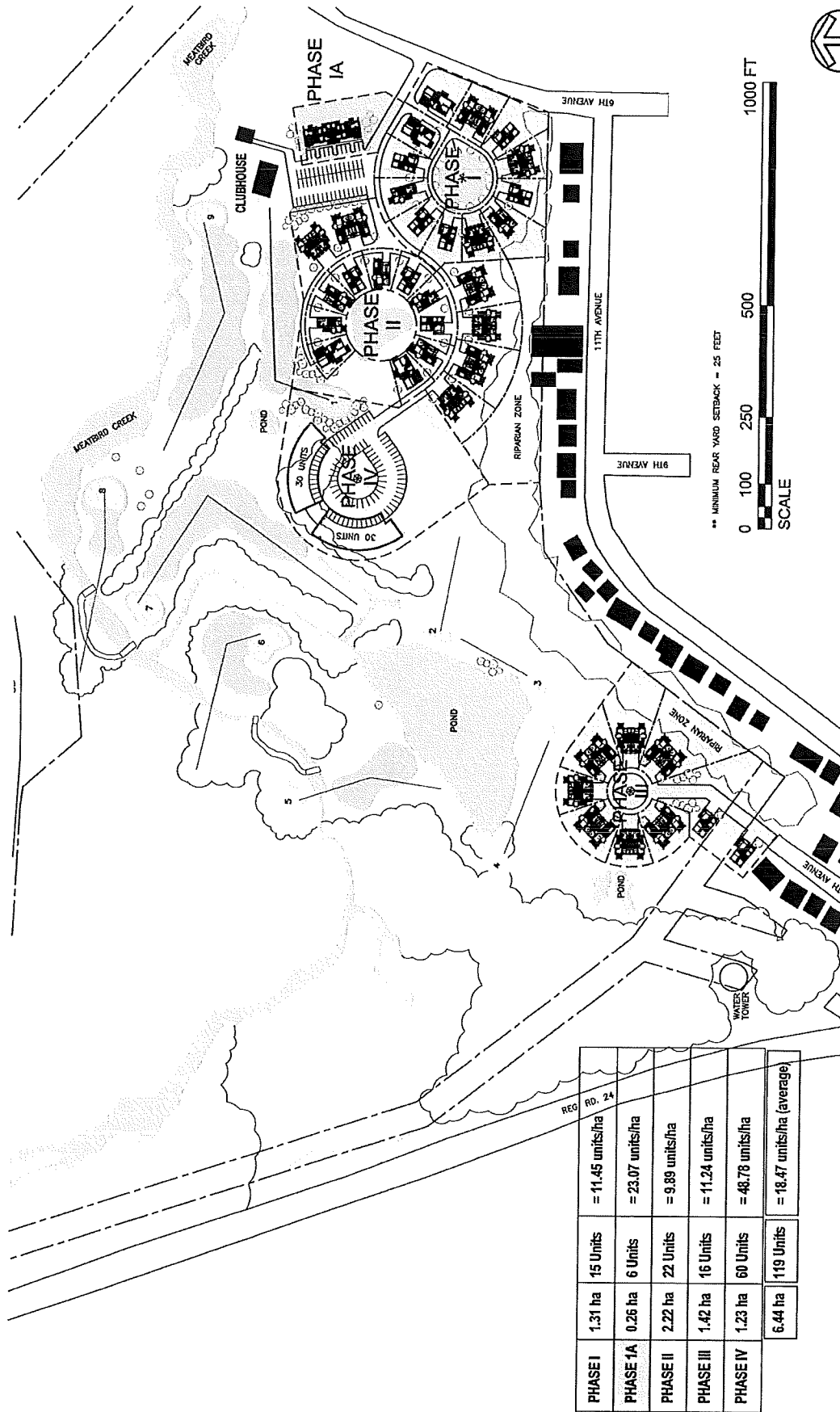
## Growth and Development Department



Subject Property being Part of Pcl.  
22159 S.W.S., Twp of Waters, Lot 7,  
Con. 6, 6th Avenue,  
Lively, City of Greater Sudbury.

751-8/06-1  
Not to Scale

701-8/06-1  
Date: 2006 01 05



# CONCEPT SITE PLAN

## The Villas of Sixth Avenue

Perry + Perry ARCHITECTS Inc



**Dalton**

June 10, 2006



6th Avenue  
(751-8/06-1)



Subject Property -  
Part of Parcel 22159

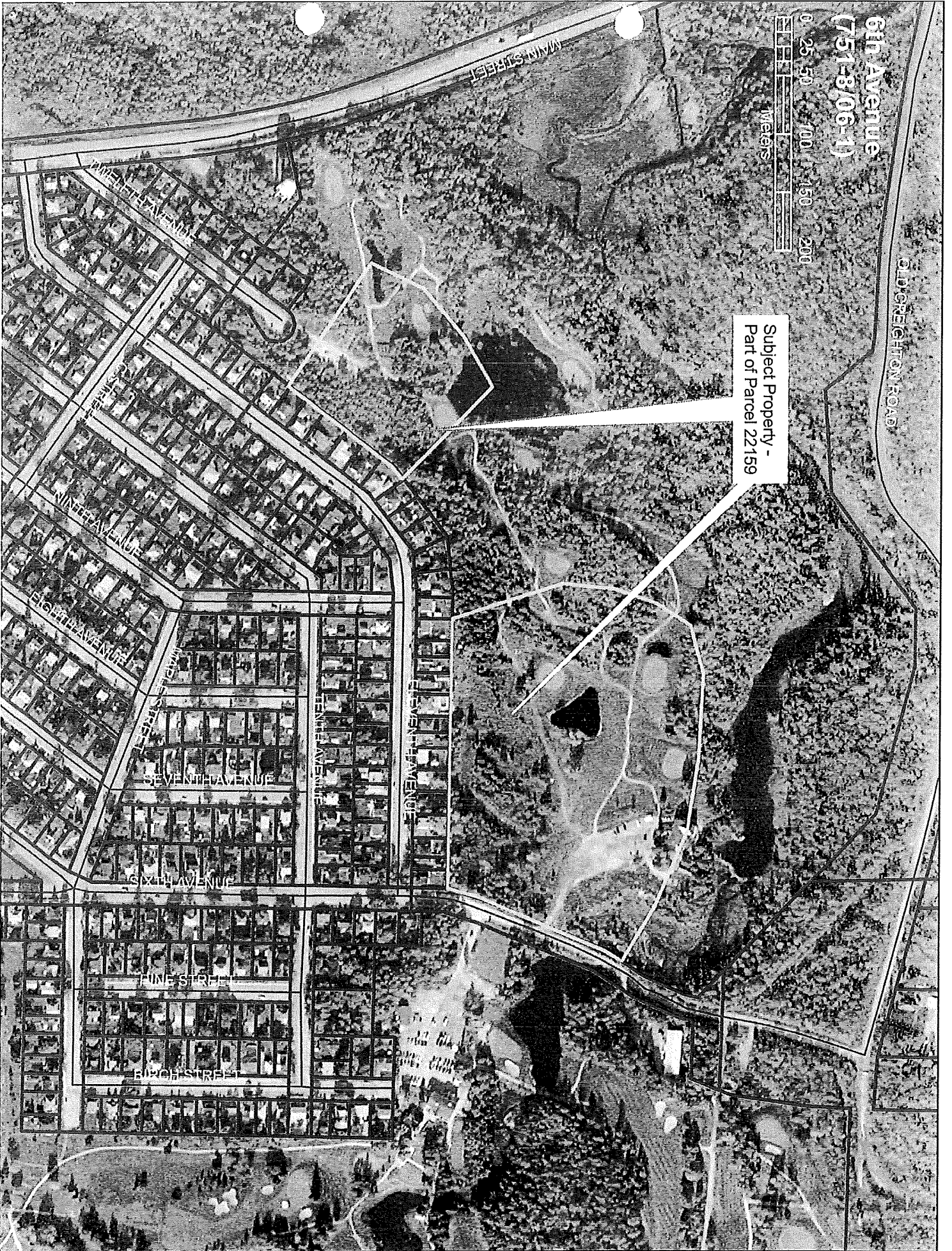




Photo 1 SITE FOR PHASE 1A - SLOPE ADJACENT TO  
MEATBIRD CREEK



Photo 2 EXISTING CLUBHOUSE

751-8/06-1 & 701-8/06-1  
Photography April 25, 2006







Photo 3 PHASE 1 AND II DEVELOPMENT AREAS



Photo 4 PHASE IV DEVELOPMENT AREA

751-8/06-1 & 701-8/06-1  
Photography April 25, 2006







Photo 5 PHASE III AREA FROM END OF 12<sup>TH</sup> AVENUE

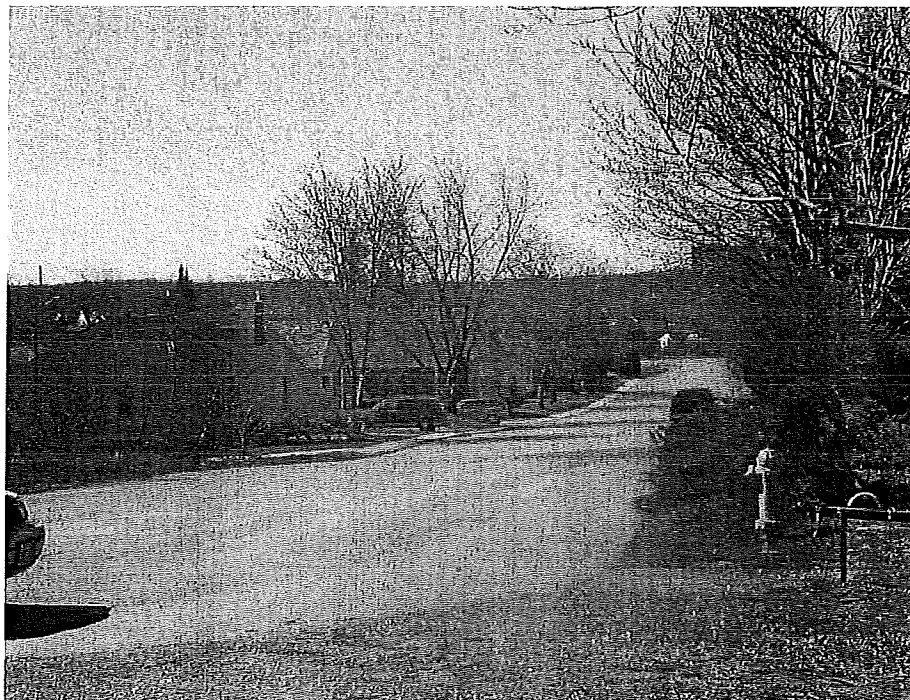


Photo 6 LOOKING FROM DEVELOPMENT TOWARDS 12<sup>TH</sup> AVENUE

751-8/06-1 & 701-8/06-1  
Photography April 25, 2006

