

Appendix 1

Departmental & Agency Comments

File: 751-6/21-009

RE: Application for Rezoning – 2375423 Ontario Inc. & Bancroft Property Holdings Inc.
PINs 73575-0374 & 73575-0430, Parcels 18885 & 4435 S.E.S., Parts 2 & 3, Plan 53R-11221 in Lot 9, Concession 3, Township of Neelon (95 Estelle Street, Sudbury)

Development Engineering

This location is presently serviced with municipal water and sanitary sewer.

A review of the water capacity was performed which showed that a connection to Estelle Street will not give the required fire flow; however, a connection to the watermain on Bancroft Avenue will provide the required domestic pressures and fire flow capabilities.

The review of the wastewater capacity showed that despite nearing capacity in the downstream sanitary sewer mains, the existing City system has the capacity to support the development of this site. Please note that development of this site requires contributions to the Levesque Lift Station following the rates set out in the Section 391 charge for the Kingsway Sewer and Water Project.

With regards to stormwater management, on-site enhanced quality control and quantity control requirement of a 20% reduction in the peak flow is required for this development.

This development must proceed by way of a Site Plan Control Agreement. Concerns regarding the site, including the site servicing and stormwater management, will be addressed through that review process.

Infrastructure Capital Planning Services

Roads Section:

The developer will be required to provide a cash contribution for urbanization of Estelle from the north limit of their site south to 36 Estelle. The contribution will cover urbanization of the west side of Estelle. The contribution will also cover construction of sidewalk along the subject property frontage and to 100m south of the south limit of the property.

Transportation & Innovation Services:

No concerns.

Active Transportation:

No concerns.

Operations:

No comments.

Building Services

Based on the information provided, Building Services has no concerns with this application. However, Owner to be advised of the following comments:

- 1) The site concept plan reflects a consolidated development of PIN's 73575-0374 (0 Bancroft Drive) and 73575-0430 (95 Estelle Street), however we acknowledge that a portion of land has been excluded from the southerly portion of PIN 73575-0374. Owner to provide verification with respect to the intention of the excluded lands as currently, should the two aforementioned PIN's be consolidated, this portion of land would be considered the front of the property as per the definition of front lot line in accordance with Part 3 of the CGS Zoning By-Law 2010-100Z.
- 2) A review of the concept plan indicates a total of 179 units, however clarification to be provided with respect to the specific buildings intended as row dwellings, ground oriented multiple dwellings and semi-detached dwellings as they have not been clearly identified on the drawing. Although the Public Notice does not indicate any semi-detached dwellings as part of this redevelopment, the concept plan reflects a semi-detached dwelling in the north easterly corner of the property. Owner to be advised that the designation of each building shall be determined by the building form and in accordance with the appropriate dwelling definition in accordance with Part 3 of the Zoning By-Law 2010-100Z.

Clarifications as detailed above will be required as this will impact the required property setbacks and associated special provisions such as Table 6.5, Provision 10 for the minimum court required between opposing walls of one or more multiple or row dwellings on the same lot in accordance with the CGS Zoning By-Law 2010-100Z. Further minor variances may be required.

We acknowledge that the concept plan provides dimensions and square footage of the (3) 5-storey multiple dwellings, however Owner to provide clarification with respect to the dimensions and square footage of the row dwellings and ground oriented multiple dwellings so that total lot coverage and minimum lot area per unit can be calculated and verified. Further minor variances may be required.

Finally, the concept plan does not indicate lot dimensions for the subject property. Dimensions to be provided and reflected on the plan accordingly.

- 3) The legend on the concept plan indicates approximately 50% of landscaped areas, however landscaped areas such as yards, courts, and landscaping strips have not been detailed on the concept plan. Landscaping details to be provided and verified. Further minor variances may be required.
- 4) The legend on the concept plan indicates a required maximum height of 19 m, however Applicant to be informed that a maximum height of 19 m is only applicable for multiple dwellings whereby a maximum height of 19 m and 5-storey's is permitted within an R3-1 zone in accordance with Table 6.5 Provision (7) of the CGS Zoning By-Law 2010 100Z.
- 5) Although bicycle parking is detailed on the concept plan legend, it is not reflected on the drawing. Owner to provide clarification with respect to the location of bicycle parking. Further minor variances may be required.
- 6) This site is subject to Site Plan Agreement.

Water/Wastewater Services (Source Protection Plan)

A risk management plan will be required for this property if the parking lot and roadways within the property are greater than or equal to 1 ha.

Conservation Sudbury (Nickel District Conservation Sudbury)

Delegated Responsibility and Statutory Comments:

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS 2020) and as a regulatory authority under Ontario Regulation 156/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Recommendation:

Conservation Sudbury does not oppose the approval of zoning by-law amendment application 751-6/21-09. It does not appear that a permit pursuant to Section 28 of the Conservation Authorities Act will be required as the subject property does not contain any obvious flood plains, watercourses, shorelines, wetlands, valley slopes or other environmental features.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include flood plains, watercourses, shorelines, wetlands, valley slopes.

Greater Sudbury Transit

As this is a larger development, Transit would like to advise that the nearest bus stop for our conventional transit system from this location is 242 metres away. We would also like to ensure that consideration is given to GOVA Plus vehicles servicing this property.