

Appendix 1. Agency Comments

Development Engineering – Third Circulation

Development Engineering has reviewed the above noted application.

This site is presently serviced with two municipal water connections, and one sanitary sewer connection. The eastern four unit building may be serviced by the existing municipal water and sanitary sewer services to the lot line, however the western building will require new water and sanitary service connections to the mains.

It is noted that the outlet for the stormwater management for this location will be directly into a natural body of water and will require approval through a direct submission to the Ministry of Environment, Conservation and Parks (MECP). As such, this MECP approval should form part of the conditions of approval for the rezoning.

Also, as a condition of approval for rezoning, a lot grading plan for the site is required. This would need to include the grading of both lots, the grading for the shared driveway, and must include all stormwater management features as approved by MECP.

We have no objection to changing the zoning classification from “R1-5”, Low Density Residential One to “R3(S)”, Medium Density Residential Special in order to permit the development of up to seven row dwelling units in two buildings.

Development Engineering – Second Circulation

Development Engineering has reviewed the above noted application.

This site is presently serviced with two municipal water connections, and one sanitary sewer connection. The eastern four unit building may be serviced by the existing municipal water and sanitary sewer services to the lot line, however the western building will require new water and sanitary service connections to the mains.

Any concerns regarding lot grading will be reviewed through the site plan process, or if this is not going through the site plan process, the building permit stage of development.

As a condition of approval, provide the required stormwater management information on the grading and drainage plan requested as a condition for the consent application, to the satisfaction of the General Manager of Growth and Infrastructure. The additional information should include at a minimum the footprint of the proposed stormwater management facilities, method of conveyance through the site (enhanced swales, etc), proposed connection to, and depth of, existing storm sewer on Bancroft. Please be advised that based on the size and layout of these two lots combined with requirements by various departments, the proper sizing and location of the stormwater management facilities will be difficult to achieve. These facilities cannot be placed in the 5 metre widening of Bancroft Drive that is being asked for by Infrastructure Capital Planning, nor the 3 metre wide utility easement being asked for by Greater Sudbury Utilities. Also, the preliminary location for the stormwater management pond was very close to the proposed building footprint. This pond cannot be placed in close proximity to any building as there would be an increased chance that the pond would then be hydraulically

connected to the building footings such that water entering the pond would drain into the footing of the building requiring increased usage of the building's sump pump during each storm event and the Spring melt.

We have no objection to changing the zoning classification from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special in order to permit the development of up to seven row dwelling units in two buildings.

Building Services - Third Circulation

Based on the information provided, Building Services has no concerns with this application.

Building Services – Second Circulation

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

1. We acknowledge the relief requested for the reduced setbacks and the reduced privacy yard as part of this zoning amendment and there are no concerns with the requested relief.
2. Be advised that the minimum required Landscaped Open Space is 30% for a R3 Zoned property, as per Part 6 – Table 6.5 of the CGS Zoning By-Law 2010-100Z. Further relief may be required if the 30% cannot be attained. The Landscaped Open Space shall be clearly identified on the site plan at the Building Permit Application Stage.
3. The required planting strip adjacent to the full length of the lot line where it abuts the lot(s) zoning Low Density Residential One (R1) must be clearly identified on the site plan at the Building Permit Application stage.
4. Owner/Applicant to be informed that the subject lands are located within a vulnerable area under the Source Water Protection Plan (SWPP). Future development on the subject lands may require a Section 59 Notice under the SWPP.
5. An application for a building permit and applicable building permit documents are required for the proposed development(s) to the satisfaction of the Chief Building Official. Please contact Building Services with respect to the permit application process.
6. Supplemental Geotechnical reports shall be submitted at the Building Permit Application stage as recommended by Exp Service Inc. (Report Dated 2021-02-08). Further to this, special design considerations may be required due to the shallow, potentially fluctuating, ground water levels as identified in the report.

Building Services - First Circulation

1. We acknowledge the relief requested for the reduced setbacks and the reduced privacy yard as part of this zoning amendment and there are no concerns with the requested relief.

2. There is concern with the minimum required Landscaped Open Space is 30% for a R3 Zoned property, as per Part 6 - Table 6.5 of the CGS Zoning By-Law 2010-100Z. Further relief may be required if the 30% cannot be attained. The Landscaped Open Space shall be clearly identified on the site plan at the Building Permit Application Stage.

3. The required planting strip adjacent to the full length of the lot line where it abuts the lot(s) zoning Low Density Residential One (R1) must be clearly identified on the site plan at the Building Permit Application stage.

4. Owner/Applicant to be informed that the subject lands are located within a vulnerable area under the Source Water Protection Plan (SWPP). Future development on the subject lands may require a Section 59 Notice under the SWPP.

5. An application for a building permit and applicable building permit documents are required for the proposed development(s) to the satisfaction of the Chief Building Official. Please contact Building Services with respect to the permit application process.

Infrastructure Capital Planning Services – Third Circulation

Roads

The owner should be aware that the City will require 3 meters of property along the entire frontage of both the proposed severed and retained property for future road widening.

Transportation & Innovation Support

From the provided drawings it is unclear if there are sufficient sight lines for the driveway entrance. As part of the driveway application process the owner will be required to demonstrate that there are sufficient sight lines for the driveway entrance location.

Active Transportation

No concerns.

Roads Operations

No comments

Drainage

The proposed preliminary stormwater management approach appears to be in line with the City's guidelines. It should also be noted proposed direct outlet into a natural body of water will require a direct submission the Ministry of the Environment, Conservation and Parks.

Infrastructure Capital Planning Services – Second Circulation

Roads

Through this section of Bancroft Drive the current right-of-way width in which the city owns in 20 meters. Under the Official Plan the identified right-of-way width for this section of Bancroft Drive is 30 meters. The City will require 5 meters of property along the entire frontage of both the proposed severed and retained property.

Roads Follow-Up

We are ok with an agreement to dedicate the lands on-demand. We are ok with the 3 metres.

Transportation & Innovation Support

From the provided drawings it is unclear if there are sufficient sight lines for the driveway entrance. As part of the driveway application process the owner will be required to demonstrate that there are sufficient sight lines for the driveway entrance location.

The existing entrance is to be closed and the curb, sidewalk and boulevard shall be reinstated to City standards. It is Staff's recommendation, due to the number of questions related to this site, that it be developed under Site Plan Control.

Active Transportation

No concerns.

Roads Operations

No concerns.

Drainage

Provided design brief generally outlines the proposed stormwater approach. However, several items should further be considered moving forward to site plan design. These include the footprint of the proposed stormwater facilities and depth of existing storm sewer on Bancroft Drive.

Infrastructure Capital Planning – First Circulation

Roads

Through this section of Bancroft Drive the current road allowance width in which the City owns is 20 metres. Under the Official Plan the identified road allowance width for this section of Bancroft Drive is 30 metres. The City will require 5 metres of property along the entire frontage of both the proposed severed and retained property as part of the future severance of the lot.

Transportation & Innovation Support

From the provided drawings it is unclear if there are sufficient sight lines for the driveway entrance. As part of the driveway application process the owner will be required to demonstrate that there are sufficient sight lines for the driveway entrance location.

The existing entrance is to be closed and the curb, sidewalk and boulevard shall be reinstated to City standards.

It is noted that the application looks to permit up to 8 dwelling units, however, only 6 are shown as part of the proposed plan. The site only had the required parking for the 6 proposed units and should more units be added, additional parking will be required.

It is staff's recommendation, due to the number of questions related to this site, that it be developed under Site Plan Control.

Active Transportation

No Comments

Roads Operations

No Comments

Distribution & Collection
No Comments

Drainage

Further to Alex Singbush's email dated December 16, 2021, the Infrastructure Capital Planning Drainage Section has reviewed the above application and advise we have no concerns.

Drainage Follow-Up

In general, the SWM report conforms to typical stormwater management approach. However, the site is located within Ramsey Lake watershed. In accordance with the watershed study, an overcontrol of 20% for the peak flows post to pre is required. The current report does not address this. Moreover, the proponent should review creek flow elevations ensuring positive outlet under various storm conditions. A figure illustrating outlet configuration should be included in the report. Details for the proposed SWM facilities are also needed.

Operation and Maintenance protocol signed and sealed under a separate cover is required. Lastly, we would require an agreement document/letter outlining that the two parties (lots) sharing the common SWM facility are responsible for its maintenance.

We will review second submission of the SWM report in more detail once the above are addressed.

Conservation Sudbury – Third Circulation

Conservation Sudbury does not oppose the rezoning of 2131 Bancroft Drive from "R1-5" to "R3(S)" (751-6/21-31). Proponent has made good progress in fulfilling the requirements of the Conservation Authority. As per an email from Sarah Woods on June 10, 2022, there are still some remaining items that will be reviewed as part of a Section 28 application prior to the approval of the building permits:

- The erosion assessment by EcoReg Solutions (dated May 16, 2022) requires to be updated to redefine a more appropriate 100 year erosion setback, given the signs of erosions identified in the conclusion.
- A geotechnical analysis is required for all development within 15m of the erosion hazard limit
- Cut and Fill details are required as per the Conservation Sudbury Floodplain Storage Compensation direction previously distributed.

In addition, the stormwater management design brief by EXP, dated December 21, 2022, indicates that the stormwater will outlet to Frobisher Creek. As a result, the stormwater management facility will need to be designed to the greater of the 100-year or Timmins storm.

Please note that a Section 28 permit will be required for the development, and site plan as circulated for this rezoning may require changes.

Conservation Sudbury – Second Circulation

Conservation Sudbury does not oppose the rezoning of 2131 Bancroft Drive from "R1-5" to "R3(S)" (751-6/21-31). Proponent has made good progress in fulfilling the requirements of the Conservation Authority. As per an email from Sarah Woods on June 10, 2022, there are still some remaining items that will be reviewed as part of a Section 28 application prior to the approval of the building permits:

- The erosion assessment by EcoReg Solutions (dated May 16, 2022) requires to be updated to redefine a more appropriate 100 year erosion setback, given the signs of erosions identified in the conclusion.
- A geotechnical analysis is required for all development within 15m of the erosion hazard limit
- Cut and Fill details are required as per the Conservation Sudbury Floodplain Storage Compensation direction previously distributed.

Please note that a Section 28 permit will be required for the development, and site plan as circulated for this rezoning may require changes.

Conservation Sudbury – First Circulation

Comments

The cut/fill plan does not meet our standard requirements. Please see attached document titled Floodplain Storage Compensation: Direction on the Completion of Cut/Fill Designs and Associated Plans. Conservation Sudbury has reviewed the provided plans and believes a cut and fill design in compliance with these standard requirements to facilitate the primary dwelling buildings can be achieved. Further evaluation may be required in order to facilitate the placement of the proposed Maintenance and Storage building and associated access routes. This is due to low existing elevations at the south east corner of the property, and lack of other areas within the property to complete equivalent cut at equal elevations. The proponent is encouraged to contact Conservation Sudbury for further consultation regarding the cut and fill design standard requirements and the specific site development.

The stormwater management infrastructure has not been considered in previous iterations of the proposed development plans. This infrastructure cannot be located within the erosion hazard nor the floodplain.

Given that the peak flow rates at this location are greater at in the 100-year storm than the Timmins storm, Conservation Sudbury is deferring review of stormwater management to the City of Greater Sudbury.

Recommendation

Conservation Sudbury does not oppose Zoning By-law Amendment 751-6/21-31 in principle, however, given that a site plan control process is not required, Conservation Sudbury is requesting the following conditions of approval, to the satisfaction of Conservation Sudbury:

1. That the proponent delineate the extent of the floodplain based on existing elevations;
2. That the proponent provide the required details for a cut/fill review to meet the standards of Conservation Sudbury; and,
3. The location of the stormwater management infrastructure be satisfactorily located outside of the erosion hazard.

For information, condition 3 can be addressed by either relocating the SWM infrastructure, redesigning the SWM approach, or by providing an appropriate erosion hazard study that demonstrates that the extent of the erosion hazard is less than currently shown, or a combination thereof.

Water/Wastewater Treatment and Compliance

The Section 59 Review performed for Consent Application B0118/2021 was deemed to be permitted. The new information in this circulation does not require any changes to the original

S59 review. There are no significant drinking water threats identified at this time for the 2131 Bancroft Drive property.

Greater Sudbury Transit

Transit has no comments on this application.

Strategic and Environmental Planning Initiatives

This application does not pose an elevated risk to species protected by the Endangered Species Act (ESA) or to their habitat.

The proposed development is anticipated to either have only minor negative effects on the overall natural environment or to have potential negative effects that are to be adequately mitigated as indicated on the relevant site plans. As such, specific environmental studies are not required beyond those that may have been requested previously.

The applicant should note that compliance with the Endangered Species Act is solely the responsibility of the owner/developer.

Greater Sudbury Hydro (received with related Land Severance (Consent) application B011/2021)

As a condition of consent, Greater Sudbury Hydro Inc. will require the following: A three metre (3 m) Frontage Easement along Bancroft Drive, across the entire parcel (both severed and retained lands), registered on title to the subject property and an easement to cover existing anchor that is circled on the attached sketch, registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and or Encumbrance of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement. Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.