

## Municipal Road 55, Lively

Presented To:	Planning Committee
Meeting Date:	June 26, 2023
Type:	Routine Management Reports
Prepared by:	Mauro Manzon Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-8/04008

## Report Summary

This report provides a recommendation regarding a request to extend the draft plan approval for the Pineridge subdivision in Lively.

## Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Parcel 13763 S.W.S., thirdly, being Part 1, Plan 53R-8730 in Lot 8, Concession 4, Township of Waters, City of Greater Sudbury, File 780-8/04008, as outlined in the report entitled "Municipal Road 55, Lively", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 26, 2023, as follows:

- a) By amending the draft plan lapsing date in Condition #20 to February 3, 2026.

## Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The request to extend the approval for a draft plan of subdivision is an operational matter under the Planning Act to which the City is responding. The application contributes towards the goals and objectives of the City of Greater Sudbury Strategic Plan by diversifying the supply of new housing throughout the City. In this case, semi-detached dwellings are proposed where other active draft plan approvals in Walden are entirely geared to single detached dwellings.

The proposed subdivision is located within the built boundary of Lively and will contribute towards the rounding out of development within an urban area where residential intensification is supported. The site also offers close proximity to the designated Town Centre of Lively. The application is therefore deemed to be consistent with the goal to create compact, complete communities under the Community Energy & Emissions Plan.

## Financial Implications

If approved and based on most recent draft plan, staff estimates approximately \$90,000 in taxation revenue, based on the assumption of 22 semi-detached residential units based on an estimated assessed value of \$300,000 per dwelling unit at the 2023 property tax rates.

If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this would result in total development charges of approximately \$392,000 based on assumption of 22 semi-detached dwelling units and based on the rates in effect as of the date of this report.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

### Report Overview:

The owner of the subject land has requested a three-year extension for the Pineridge draft plan of subdivision located on the north side of Municipal Road 55 in Lively, which was originally approved on November 3, 2004. If approved, the new lapsing date will be February 3, 2026. No phases have been registered to date.

The owner has submitted a consent application to sever off the easterly portion and is preparing a draft plan amendment that will reconfigure the layout of the remaining lands. The draft plan amendment will be brought forward as a separate report to Planning Committee. In the interim, a draft plan extension is recommended in accordance with the Planning Act.

## STAFF REPORT

### Background

The Pineridge subdivision received initial draft approval on November 3, 2004 in order to permit 13 lots for single residential use. Two cul-de-sacs were proposed, to be accessed directly from Municipal Road 55. The majority of the proposed lots backed onto Meatbird Creek.

The conditions of draft approval contain various requirements to address site-specific concerns, most notably the proximity to Meatbird Creek, access from a major arterial road, and the designated flood plain on a portion of the property.

Draft plan approval was subsequently extended in 2007 and 2009.

In 2011 the owner submitted concurrent applications for rezoning and draft plan amendment in order to permit 11 lots for double residential use (22 semi-detached dwelling units). The amended draft plan was approved by Council on November 1, 2011, including an extension of the lapsing date to November 3, 2013. The zoning amendment was adopted on November 23, 2011 ([File 751-8/11-3](#)).

Three-year draft plan extensions were granted in 2017 and 2020.

The owner is currently working on a draft plan amendment that will significantly alter the configuration of the proposed lots, eliminate the cul-de-sacs, and reduce the extent of lands subject to the draft plan approval through a consent process (File B0031/2023). In the interim, the owner is requesting a three-year extension to the lapsing date. The most recent draft plan conditions dated November 2022 are attached for review.

## **Departmental & Agency Comments**

Commenting departments and agencies will provide detailed comments on the forthcoming draft plan amendment, to be brought forward as a separate report to Planning Committee.

### **Summary**

#### Proposed amendments

The draft plan extension date is viewed as a technical amendment in order to keep the draft plan approval active as the owner prepares a draft plan amendment.

#### Official Plan

Section 20.4.2 of the Official Plan outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

Although no phases have been registered to date, considerable work has been done on the existing and proposed draft plan with the intent to achieve the best design for the site given the environmental constraints related to the flood plain and associated hazards.

#### 2020 Provincial Policy Statement (PPS)

Under Section 1.1.3.6 of the PPS, new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. In regards to natural hazards under Section 3.1, development shall generally be directed to areas outside of hazardous lands which are impacted by flooding hazards and/or erosion hazards.

In this case, the subject land forms part of a designated growth area within the community of Lively that also has proximity to the Town Centre. The draft plan represents a logical extension of services to accommodate residential development and is consistent with the phasing policies of the PPS. The proposed semi-detached dwellings will further diversify the supply of new housing in the Walden area. Furthermore, the proposed development lands are located outside the designated flood plain based on a review by Conservation Sudbury.

The application is consistent with the 2020 Provincial Policy Statement.

#### 2011 Growth Plan for Northern Ontario (GPNO)

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. Policy 4.3.2 of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario, including the provision of a range of housing.

The application conforms to the 2011 Growth Plan for Northern Ontario

### Summary

Planning Services Division recommends that a 3-year extension of the draft plan of subdivision be granted subject to the condition outlined in the Resolution section of this report.