

Appendix 1

Departmental & Agency Comments

File: 751-6/22-009

RE: Application for Rezoning – 11415573 Canada Inc.
Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury)

Development Engineering

Stage 1 comments:

This site is not currently serviced with municipal water and sanitary sewer but services are available within the roadway. All associated costs to bringing the services to the lot line would be borne entirely by the owner.

Development Engineering has no objection provided future development proceeds by way of a Site Plan Control Agreement. Detailed comments regarding stormwater management, site grading, and site servicing will be made through the site plan control agreement process.

Stage 2 comments:

Development Engineering has reviewed the Stormwater Management Memorandum submitted in regards to the above noted application.

We concur with the comments provided by the Drainage Section. Specifically, that they are reviewing the Algonquin Subwatershed and this could have a beneficial impact to development in the watershed. As such, a hold may be prudent for this property until such time as the subwatershed study is completed which could give guidance to the developer on how they can proceed with the development of this site.

Development Engineering has no objection provided future development continues to proceed by way of Site Plan Control Agreement. Detailed comments regarding the stormwater management, site grading, and site servicing will be made through the site plan control agreement process.

Infrastructure Capital Planning Services (ICPS)

Roads Section

Stage 1 comments:

A condition of Site Plan Approval will be that the owner must urbanize the boulevard along Rockwood Drive from Algonquin Road to the south limit of the property to City standard, including sidewalk and curbing. As well, the owner is required to contribute approximately \$35,000 toward the future installation of sidewalk along Algonquin Drive from Rockwood Drive to the east limit of property.

Stage 2 comments:

Transportation and Innovation Support Services

Transportation and Innovation staff have reviewed the submitted Traffic Impact Brief and have no concerns with its findings. Roadway capacity is not an issue in this area which is demonstrated in the brief. However, we wish to provide the following feedback to consider based on the concerns that have been raised by area residents:

- The brief gives no indication of the total daily trip generation, pedestrian trip generation, or medium/heavy vehicle trip generation. The owner may want to speak to these other types of generated trips within the brief.
- We do not agree that ITE 254 (Assisted Living) is an appropriate trip generation code based on staff's knowledge of the developments intended use. However, we note that regardless of which ITE trip generation code for senior housing is used, it will not impact the findings of the brief and therefore staff do not have any concerns. For clarity purposes the owner may want to consider including the expected number of trips generated for the other ITE trip generation codes mentioned in the brief.

Drainage Section

The City is currently in the process of reviewing the Algonquin Subwatershed. This review includes the hydraulic and hydrologic models of the existing conveyance system including pipes and watercourses. It will be an update of work completed in the mid-2000s that will incorporate recent projects and address new regulatory guidance on stormwater management. This may have an impact on the existing flood plains in the Algonquin watershed and may have a beneficial impact to development in the watershed. Results of this work to be completed in late 2023.

Building Services

Fire flows to be submitted using underwriters survey forms. Fire hydrant location to be identified.

Conservation Sudbury (Nickel District Conservation Sudbury)

Please see attached correspondence and mapping from Conservation Sudbury covering both Stage 1 and 2 reviews.

Greater Sudbury Transit

As this is a retirement building, the parking lot should ensure service from GOVA Plus specialized vehicles to the front door entrance.

(Note: access confirmed by owner's agent.)

Ministry of Transportation (MTO):

The Ministry of Transportation of Ontario (MTO) has reviewed attached application and has determined that the subject lands are not located within MTO's permit control area, therefore, the MTO does not have any comments to provide.