

## Development Engineering

*Second Version Redraft Plan:* Development Engineering has reviewed the above application.

Development of Phase 1B of this subdivision occurred in the fall of 2021, being the continuation of Montrose Avenue northerly from the Village of Montrose condominium complex to Woodbine Avenue and the construction of Woodbine Avenue from Montrose Avenue easterly to Chestnut/Windermere Crescents.

We have reviewed the design elements of the proposed cul-de-sac and can confirm that the existing topography of the area necessitates the layout shown.

The existing Council draft plan of subdivision conditions appears to satisfy our concerns.

We have no objection to the requested redraft and proposed zoning by-law amendment.

*First Version Redraft Plan:* Development Engineering has reviewed the above noted application.

Development of Phase 1B of this subdivision occurred in the fall of 2021. Particularly, this phase of the development was the continuation of Montrose Avenue northerly from the Village of Montrose condominium complex to Woodbine Avenue and the construction of Woodbine Avenue from Montrose Avenue easterly to Chestnut/Windermere Crescents.

All of our conditions are included in the current Council Conditions of Draft Approval and as such, we have no objection to the rezoning or the redraft of a portion of the subdivision.

## Strategic & Environmental Planning Initiatives

*Second Version Redraft Plan:* The following paragraph should be included in the staff report prepared for Council regarding this application:

The owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not contravene the federal Migratory Birds Convention Act or Ontario's Endangered Species Act.

*First Version Redraft Plan:* There are no significant environmental concerns arising from this application that are not already addressed by Council's conditions applying to the approval of the final plan for registration of the subject subdivision (August, 2019).

## Infrastructure Capital Planning Services – Drainage Section

*Second Version Redraft Plan:*

Original condition number 28, is deleted and replaced with the following condition:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Storm Water Management Guide and Engineering Design Standards.
- "enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

*First Version Redraft Plan:* Further to Alex Singbush's email dated October 22, 2021, the Infrastructure Capital Planning Services Drainage Section has reviewed the above application and can provide the following comments.

Original Condition Number 28 Reading:

Prior to the submission of servicing plans, the owner shall have a Stormwater Management Report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses.

The report shall establish how the quantity of stormwater generated by the subdivision will be controlled to 85% of the pre-development flow for the 1:5, 1:100 and Regional Storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property and any upstream areas draining through the subdivision. The quality of the stormwater must meet an enhanced level treatment as defined by the Ministry of Environment Conservation and Parks.

The plan shall be submitted to the satisfaction of the Director of Planning Services. The major storm flow path shall be clearly delineated on the stormwater management and subdivision grading plans. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report. The Stormwater Management Report and plan must also be reviewed and approved to the satisfaction of Conservation Sudbury, in order to protect the co-efficiency of the Flood Control Structures, at the Maley Reservoir and Nickeldale Reservoir.

Is Deleted and Replaced with the Following Condition:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing predevelopment site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Junction Creek SubWatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.

Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure Services as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

#### Infrastructure Capital Planning Services - Transportation & Innovation Section

*Second Version Redraft Plan:* No concerns.

*First Version Redraft Plan:* Remove Condition 17 reading "That no development other than the development of lots 1 to 29 on the plan, prepared by Miller & Urso Surveying, shall be permitted on lots fronting onto Forestdale Drive south of the hydro corridor, until such time as Forestdale Drive has been extended to connect with the east-west street (Roselawn Street) north of the hydro corridor, which shall have been built from Forestdale to Montrose Avenue and Montrose Avenue shall have been extended north from Forestdale Drive to the north limit of the east-west street (Roselawn Street)".

And replace Condition 17 with "That no development other than the development of lots 40 to 60 on the plan prepared by Tulloch and R.V. Anderson Associates Limited and dated Sept. 1, 2021, shall be permitted on the lots fronting onto Forestdale Drive south of the hydro corridor, until such time as Forestdale Drive has been extended to connect with the east-west street (Roselawn Street) north of the hydro corridor, which shall have been built from Forestdale to Montrose Avenue and Montrose Avenue shall have been extended north from Forestdale Drive to the north limit of the east-west street (Roselawn Street)".

#### Leisure Services

*Second Version Redraft Plan:* The draft plan of subdivision identifies Blocks 89, 91, 92 and 93 as parkland.

Leisure Services acknowledges that the developer has previously satisfied parkland dedication requirements in previous phases of the development.

It should be noted that the developer had previously provided a conceptual master plan with area residents which included the realization of a linear park network through the proposed subdivision.

If the intention is to realize a linear park with Block 93, the existing topography simply won't allow for the development of pathways or non-motorized trails. Any newly developed pathways and trails must be constructed to ADOA (accessibility) standards which specify maximum slopes, etc. Block 93 would be considered only suitable for natural parkland purposes.

*First Version Redraft Plan:*

Please accept the following comments from the Leisure Services Division with respect to the Montrose Avenue (File 7516/21-19 & 780-6/89023) Circulation.

Parkland requirements for the subdivision have been previously satisfied with the transfer of Block V on Plan M1045.

The Leisure Services Division accepts the additional parkland represented by Blocks 93 and 94 in the proposed redraft plan.

The Leisure Services Division looks forward to further conversations with the developer and other stakeholders (Rainbow Routes) respect to the New Sudbury Historical Trail which is on Dalron property. Specifically, the City is looking to discuss full completion of the trail, including access points as well as seek clarity on responsibilities for ongoing maintenance and inspection.

### Building Services

*Second Version Redraft Plan:* Based on the information at this time, we can advise that Building Services has no comments regarding these applications.

Building Services would also offer the following addition and modification to the geotechnical requirements of Condition #39.

“The geotechnical engineer will be required to address the On-site and Excess Soil Management in accordance with Ontario Regulation 406/19 under jurisdiction of Environmental Protection Act, R.S.O. 1990, c. E.19.”

*First Version Redraft Plan:* We have reviewed your memo dated October 21, 2021, regarding the above noted application for Zoning By-law Amendment and Plan of Subdivision (redraft).

Building Services has no concerns regarding the Zoning By-law Amendment to rezone lots 196-198 and Block D of the subject lands to the requested R2-2, Low Residential Two.

Building Services has reviewed the amended draft plan and Council's Conditions of draft approval. Based on the information provided, we can advise that we have no objections with the proposed draft plan or the request for extension, with the following modifications:

To be added to the geotechnical requirements of Condition #27:

- “The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19”.

### Conservation Sudbury

*Second Version Redraft Plan:*

The current conditions of draft plan approval initially approved on April 20, 1990 and is currently set to lapse on September 22, 2026, and includes two conditions related to Conservation Sudbury:

28. Prior to the submission of servicing plans, the owner shall have a Stormwater Management Report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed Subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall establish how the quantity of stormwater generated by the subdivision will be controlled to 85% of the pre-development flow for the 1:5, 1:100 and Regional Storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property and any upstream areas draining through the subdivision. The quality of the stormwater must meet an enhanced level treatment as defined by the MECP. The plan shall be submitted to the satisfaction of the Director of Planning Services. The major storm flow path shall be clearly delineated on the stormwater management and subdivision grading plans.

Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report. The stormwater management report and plan must also be reviewed and approved to the satisfaction of Conservation Sudbury, in order to protect the co-efficiency of the Flood Control Structures, at the Maley Reservoir and Nickeldale Reservoir.

29. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.

It appears in the current subdivision layout, north of the hydro corridor, that the lot fabric crosses the floodplain and wetlands. The proponent could consider re-drafting to avoid these features, or if the features will be impacted then compensation and a permit from Conservation Sudbury will be required.

Conservation Sudbury would like the following conditions to be added:

1. The applicant/owner shall demonstrate, to the satisfaction of Conservation Sudbury, that each lot has sufficient area outside of the regulatory floodplain to support the proposed development. The current regulatory flood elevation is 274.90 metres above sea level.

2. The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping). The wetlands must be mapped within the location of the proposed subdivision and within 30 metres of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres, 30 metres and 120 metres from the wetland boundary. Development must comply with Conservation Sudbury's wetland guidelines.