

## Request for Decision

### J. Corsi Developments Inc. - Application for Rezoning and Plan of Subdivision, Corsi Hill, Sudbury

Presented To: Planning Committee

Presented: Monday, Dec 11, 2017

Report Date Thursday, Nov 16, 2017

Type: Public Hearings

File Number: 751-6/16-21 &  
780-6/16002

### Resolution

Resolution regarding Rezoning Application:

THAT the City of Greater Sudbury approves the application by J. Corsi Developments Inc. to amend Zoning By-law 2010-100Z to change the zoning classification from "OSP", Open Space Private to "R1-5", Low Density Residential One in order to permit the development of a nine lot residential subdivision on those lands described as PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M 1356, Lot 8, Concession 2, Township of McKim, as outlined in the report entitled "J. Corsi Developments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 11, 2017, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending by-law.

2. That the lands on the draft plan of subdivision be rezoned as follows:

i) That Lots 1 to 9 be zoned "R1-5(S)", Low Density Residential One Special; and

ii) That the balance of the lands be zoned "OSC", Open Space Conservation.

3. That the amending by-law for the lands to be zoned R1-5 Special include the following site-specific provision:

i) That all lots are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P.13.

4. Conditional approval shall lapse on December 12, 2019 unless condition #1 above has been met or an extension has been granted by Council.

#### Signed By

##### Report Prepared By

Alex Singbush  
Senior Planner  
*Digitally Signed Nov 16, 17*

##### Manager Review

Eric Taylor  
Manager of Development Approvals  
*Digitally Signed Nov 16, 17*

##### Recommended by the Division

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed Nov 16, 17*

##### Financial Implications

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed Nov 22, 17*

##### Recommended by the Department

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed Nov 23, 17*

##### Recommended by the C.A.O.

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Nov 29, 17*

Resolution regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, as outlined in the report entitled "J. Corsi Developments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 11, 2017, subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Tulloch Geomatics Inc. and dated February 27, 2016.
2. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:
  - i. phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
  - ii. all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
3. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Infrastructure Services.
4. That the street(s) shall be named to the satisfaction of the Municipality.
5. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
6. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
7. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
9. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers and surface drainage facilities.
10. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
11. That this draft approval shall lapse 3 years from date of draft plan approval.
12. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS)

with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.

13. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor.

14. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services.

15. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the overland flow path. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor.

16. 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 deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report.

17. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.

18. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

19. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual

phase.

20. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Public Works. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.

21. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.

22. The owner provides proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be born totally by the owner.

23. The owner provides proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be born totally by the owner.

24. Draft approval does not guarantee an allocation for water or sewer capacity. Prior to the signing of the construction drawings for each phase, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.

25. 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 Infrastructure 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.

26. The owner agrees to provide the required geotechnical report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.

27. The proposed subdivision roadways are to be built to urban standards, including curb and gutter, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.

28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Canada Post, Greater Sudbury Hydro Inc. or Hydro One, Bell, Union Gas, and Eastlink (as applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

29. The property will require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

- a) The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
- b) The blasting consultant shall be retained by the developer and shall be independent of the contractor and

any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.

c) The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:

i) Pre-blast survey of surface structures and infrastructure within affected area

ii) Trial blast activities

iii) Procedures during blasting

iv) Procedures for addressing blasting damage complaints

v) Blast notification mechanism to adjoining residences

vi) Structural stability of exposed rock faces

d) The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.

e) Should the developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

30. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:

a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:

i) That the home/business mail delivered will be from a designated Community Mail Box.

ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any home sales.

b) The owner further agrees to:

i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Canada Post will need to be informed when the pads are in place.

ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.

iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.

31. Block 10 shall be transferred to the City for the purposes of stormwater management and open space conservation.

32. That the owner shall make a \$600.00 cash contribution to the City, to the satisfaction of the Director of Planning Services, to plant tree and shrub seedlings, as required by policy 9.4.2 of the City's Official Plan, to replace plantings previously made on the subject lands by the City's Regreening Program in 1983 and 1987.

33. That in accordance with Section 59(4) of the Development Charges Act, a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred of all development charges related to development.

### **Relationship to the Strategic Plan / Health Impact Assessment**

The applications for Draft Plan of Subdivision Approval and to amend the Zoning By-law are operational matters under the Planning Act to which the City is responding.

### **Report Summary**

The owner has requested a plan of subdivision on the subject property, located on Corsi Hill in Sudbury, for nine (9) lots for residential use and 1 block for open space use and to rezone a portion of the subject lands from "OSP", Open Space Private to "R1-5", Low Density Residential One. Planning Staff are recommending that the applications be approved subject to the conditions noted.

### **Financial Implications**

If approved, staff estimates approximately \$56,000 in taxation revenue, based on the assumption of 9 single family detached dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2017 property tax rates.

In addition, this development would result in total development charges of approximately \$145,000 based on assumption of 9 single family detached dwelling units and based on the rates in effect as 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).

**Title:** J. Corsi Developments Inc.

**Date:** November 9, 2017

## **STAFF REPORT**

### **Applicant:**

J. Corsi Developments Inc.

### **Location:**

PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, Corsi Hill, Sudbury

### **Site Description & Surrounding Land Uses:**

The subject lands are located at the north end of Corsi Hill in Sudbury, as indicated on the attached location sketch and air photo. The property is currently zoned "OSP", Open Space Private. The lands have a total area of approximately 7.38 ha (18.23 acres) with 20 m (35 ft.) of frontage on Corsi Hill. The irregularly sized parcel also has frontage on Laurentian Street and Gino Street to the north. The lands are mostly bedrock with some regrowth from past greening efforts. The topography of the site varies widely and includes hilltop table lands, rocky hills and steep slopes.

Developed lands to the north with frontage on Copper Street, Laurentian Street and Gino Street are zoned "R2-2", Low Density Residential Two. Previous phases of the Corsi Hill subdivision to the south of the subject lands, with frontage on Palladium Place and Corsi Hill are zoned "R1-5", Low Density Residential One. A city park, developed with a tot lot, also abuts to the south. A large parcel of private property zone "OSP", Open Space Private abuts to the east.

### **Official Plan Conformity and Zoning By-law:**

#### Official Plan

The subject property is designated as Parks and Open Space in the [Official Plan](#). Schedule 2c, Site Specific Policies indicates that the subject lands also have a CPUD designation, referring to Official Plan Section 7.2.2, Policy 4 which indicates:

Certain lands designated *Parks and Open Space* and identified as Comprehensive Planned Unit Development areas in former Official Plans are indicated on *Schedule 2c, Site Specific Policies*. The subject lands may be considered for residential Comprehensive Planned Unit Development subject to the policies of Section 20.7.

Section 20.7.1 a) indicates that in considering an application under the CPUD provision, Council shall have regard to the following factors beyond the normal rezoning criteria:

- i) the use of the CPUD approach enables the preservation of unique environmental features, natural landscape, natural vegetation and topography on the site;
- ii) the CPUD approach complements the natural character and built form of the surrounding area; and,
- iv) the CPUD approach shall provide the opportunity for dedicating a significant public parks and open space allotment beyond the required minimum. This is a voluntary process at the option of the proponent.

**Title: J. Corsi Developments Inc.**

**Date: November 9, 2017**

The Official Plan also indicates that CPUD can be utilized to develop difficult sites with physical constraints such as hilltops where a more flexible, multi-phase approach to land development is desirable, that the density standards of Section 3.2.1 apply, and that the general rezoning criteria outlined in Policy 6 of Section 3.2.1 shall also apply.

Section 3.2.1 of the Official Plan outlines policies for considering applications to rezone lands situated within the Living Area 1 designation. These policies and considerations include the following:

1. Low density development permits single detached dwellings, semi-detached dwellings and duplexes to a maximum net density of 36 units per hectare;
2. The site is suitable in terms of size and shape to accommodate the proposed density and building form;
3. The proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
4. Adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
5. The impact of traffic on local streets is minimal.

Section 3.2.2 of the Official Plan also outlines phasing policies in order to promote efficient use of land and achieve desirable land use patterns. Specifically, new development is to occur adjacent to existing built-up urban areas with emphasis being placed on densities that facilitate efficient use of land, infrastructure and public service facilities.

Section 9.2.2 of the Official Plan contains policies respecting endangered and threatened species which include that:

1. Development and site alteration are not permitted in significant habitat of endangered species and threatened species.
2. Development and site alteration are not permitted on lands adjacent to significant habitat of endangered species and threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. Adjacent lands are considered to be within at least 50 metres of significant habitat of endangered species and threatened species. This area can be modified if justified by a study.

The applications conform to the Official Plan as reviewed in the Planning Considerations section of this report.

#### Zoning By-law

The subject lands are currently zoned "OSP", Open Space Private which only permits public park uses; as such, the applicant has requested a rezoning to permit the low density residential use proposed.



**Title: J. Corsi Developments Inc.**

**Date: November 9, 2017**

**Application:**

1. To amend [By-law 2010-100Z](#) being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "OSP", Open Space Private to "R1-5", Low Density Residential One in order to permit the development of a nine (9) lot residential subdivision.
2. To subdivide the subject property into nine (9) lots for residential use and 1 block for open space use.

**Proposal:**

The applicant is proposing to subdivide the subject property into nine (9) lots for single family residential use and one block for open space use.

**Departmental & Agency Comments:**

No comments were received from the following agencies and departments: Canada Post, Conseil Scolaire Catholique de Nouvel-Ontario, Sudbury Catholic District School Board, Conseil Scolaire District du Grand Nord de l'Ontario, Eastlink, Rainbow District School Board, Rainbow Routes, Sudbury Student Services Consortium, Union Gas Limited, Environmental Services/Solid Waste, Leisure Services and Legal Services.

Environmental Planning Initiatives, Nickel District Conservation Authority and Fire Services advised that they had no concerns with the application.

Detailed comments with conditions that do not express concerns with the applications were received from Bell Canada, Greater Sudbury Hydro Inc., Building Services, Development Engineering, and Transit Services. These comments are attached to this report as Appendix 1 and have been incorporated into the proposed conditions of draft plan of subdivision approval.

Roads and Transportation Services have indicated, in the attached comments, that this development is a cul-de-sac which exceeds the recommended maximum number of dwelling units and recommended maximum length that should be permitted for a cul-de-sac development. Expressing concern with respect to access and egress during emergency situations, Roads and Transportation Services have concluded that no further development of this subdivision should occur until such time as a secondary access is constructed. However, Sudbury Fire Services have expressed that the completion of the subdivision with the final 9 lots is not expected to significantly alter the risk profile for the subdivision.

**Public Consultation:**

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail out to property owners and tenants within a minimum of 120 metres of the property. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

The applicant advised that given the relatively small scale of this subdivision that no public consultation was proposed.

As of the date of this report no written submissions with respect to the plan of subdivision have been received by the Planning Services Division. Three telephone inquiries expressing concerns with respect to traffic, stormwater, and blasting have been received by the Planning Services Division.

**Title: J. Corsi Developments Inc.**

**Date: November 9, 2017**

## **Planning Considerations:**

### **Background**

The Corsi Hill subdivision was developed in a number of phases over several decades. The most recent draft plan approval, granted in February 1990, included 227 lots on lands immediately south of the lands subject to this application extending south and west to the intersection of Corsi Hill and Gold Street. That plan provided for future development on the lands subject to the current application and provided a street stub (located six lots south of the current proposed phase of development on the east side of Corsi Hill) to provide access to undeveloped lands under separate ownership located to the east.

### **Overview**

This project consists of nine (9) lots for single family residential use and one block for open space use on 7.38 hectares (18.23 acres), configured as follows:

- nine lots for single detached dwellings on approximately 1.8 ha, proposed to be rezoned to "R1-5", Low Density Residential One on an extension of Corsi Hill; and
- the balance of the lands, approximately 5.58 ha or 75.61% of the property, are proposed to be dedicated to the City for parks purposes.

The plan proposes to terminate the existing public street network with a cul-de-sac at the north end of Corsi Hill.

The applicant has submitted a Comprehensive Planned Unit Development Report, a Traffic Study, Road Connection Alternative Analyses, a Conceptual Lot Grading Plan, a Conceptual Stormwater Management Plan and an Eastern Whip-poor-will Survey in support of the proposed development.

### **Provincial Policy Statement**

Municipalities in the Province of Ontario are required under Section 3 of the [Planning Act](#) to ensure that decisions affecting planning matters are consistent with the [Provincial Policy Statement](#) (PPS). The proposed draft plan and rezoning is consistent with the PPS for the following reason:

New development is to be directed toward existing settlement areas. The subject development proposal seeks to accommodate new dwelling units within the community of Sudbury. Official Plan Section 7.2.2, Policy 4 indicates that the subject lands may be considered for residential Comprehensive Planned Unit Development subject to the policies of Section 20.7. of the plan.

Section 2.0 of the PPS, Wise Use and Management of Resources, addresses protecting the Province's natural resources for their economic, environmental and social benefits. Section 2.1.7 provides that: "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."

The Eastern Whip-poor-will Survey conducted by Golder Associates concludes "it is unlikely that the whip-poor-will have established territories in the study area." No negative impacts are expected as it relates to endangered and threatened species, consistent with the Natural Heritage Section 2.1 of the PPS.

**Title: J. Corsi Developments Inc.**

**Date: November 9, 2017**

## **Growth Plan for Northern Ontario**

The Growth Plan for Northern Ontario took effect on March 4, 2011 and is intended to guide decision making and planning in Northern Ontario. The proposed Zoning By-law Amendment and Subdivision applications conform to the general policies and guiding land use planning principles of the Growth Plan for Northern Ontario.

## **Official Plan**

The development application is supported from the perspective of relevant Official Plan policy for the following reasons:

### **Comprehensive Planned Unit Development Policies**

1. The use of the CPUD approach enables the preservation of the majority of the side slopes, natural landscape, and natural vegetation of this site;
2. The CPUD approach complements the natural character of the surrounding area by preserving the side slope of the hilltop by limiting the development to nine (9) lots on a cul-de-sac terminating Corsi Hill; and
3. The CPUD approach provides the opportunity for the dedication of more than 75% of the lands for public parks and open space use well beyond the required 5% minimum parkland dedication.

### **Living Area 1 Policies**

1. The application, consisting of low density housing, conforms with and is below the low density development density maximum of 36 units/ha in the Living Area 1 with a density of approximately 1.22 units/ha.
2. The property is suitable in terms of size and shape to accommodate the proposed density and building form.
3. The development proposal is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, and setbacks. The proposed cul-de-sac with single detached dwellings are compatible with the development to the south and the dedication of the balance of the lands for parks and open space purposes will provide a significant buffer to the existing development to the north.
4. Staff is satisfied that appropriate on-site parking, lighting, landscaping and amenity areas can be provided on each lot.
5. The impact on traffic on local streets from the low density residential development is expected to be minimal. Roads and Transportation Services have indicated that no further development of the subdivision should occur until a secondary access is constructed. However, Sudbury Fire Services have expressed that the completion of the subdivision with the final 9 lots is not expected to significantly alter the risk profile for the subdivision. Planning Staff note that there is an existing street stub that provides for access to the lands to the east which may provide access to either Martindale Road or Southview Drive in the future. The proposal for a final nine lots and cul-de-sac at the top of Corsi Hill serves to complete the development with limited impact to local streets.

**Title: J. Corsi Developments Inc.**

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#### Natural Environment Policies

Consistent with the policies contained in Section 9.2 of the Official Plan, the applicant undertook an environmental impact study to demonstrate that the proposed development would not negatively impact the ecological functions present on or adjacent to a proposed development site. The findings of the Eastern Whip-poor-will Survey and the comments provided by Environmental Planning Initiatives indicate that no negative impacts on the on the ecological functions of the habitats are expected as it relates to endangered and threatened species.

#### **Zoning By-law Conformity**

The applicant has requested that the subject lands be rezoned to "R1-5", Low Density Residential One. The proposal appears to be able to comply with the lot area, lot frontage and lot depth requirements of By-law 2010-100Z.

#### **Summary**

Staff has reviewed the development proposal and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for Northern Ontario. The development proposal represents good land use planning and will contribute to the completion of the local community from a development standpoint. Site-specific development matters have been incorporated into the draft conditions of approval contained with this report.

The Planning Services Division therefore recommends that the application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law be approved as recommended. It is further recommended that Council's delegated official be directed to issue the draft approval for the subject subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act.

## **Appendix 1**

### **Departmental & Agency Comments**

**Files: 751-6/16-21 & 780-6/16002**

**RE: Application for Rezoning and Plan of Subdivision – J. Corsi Developments Inc.  
PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, Corsi Hill, Sudbury**

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**No comments were received from the following agencies and departments:**

Canada Post, Conseil Scolaire Catholique de Nouvel-Ontario, Sudbury Catholic District School Board, Conseil Scolaire District du Grand Nord de l'Ontario, Eastlink, Rainbow District School Board, Rainbow Routes, Sudbury Student Services Consortium, Union Gas Limited, Environmental Services/Solid Waste, Leisure Services and Legal Services.

#### **Bell Canada**

It has been identified that Bell Canada will require a 3m wide easement over the frontage of lots 1 to 9 inclusive. Since the easement is required as a condition of approval and in order to provide service to this development all costs associated with the transaction will be the responsibility of the owner.

#### **Greater Sudbury Hydro Inc.**

No objections. Please note that in the future during the development stage the Owner/Applicant will be responsible for meeting our easement requirements. The Owner/Applicant will also be responsible for all legal and survey costs, along with all costs associated with distribution installation.

#### **Nickel District Conservation Authority**

No concerns.

#### **Rainbow Routes Association**

No concerns. We are happy to see a large amount of green space being added to the City's assets. In the future the Rainbow Routes Association may wish to advance trails and connectors in the area.

#### **Building Services**

Building Services has the following comments regarding conditions for the draft plan of subdivision:

1. The property will require, based on the anticipated quantities of removal of rock through blasting, the following conditions will be imposed:



- a. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
  - b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
  - c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
    - i. Pre-blast survey of surface structures and infrastructure within affected area
    - ii. Trial blast activities
    - iii. Procedures during blasting
    - iv. Procedures for addressing blasting damage complaints
    - v. Blast notification mechanism to adjoining residences
    - vi. Structural stability of exposed rock faces
  - d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
  - e. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
2. A geotechnical report will be required that is prepared, signed, sealed and dated by a geotechnical engineer, licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions including an elevation of the water table within the proposed development. Also, the report should include design information and recommend construction procedures for the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations to the satisfaction of the Chief Building Official. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.

### **Development Engineering**

A watermain connection to the 300mm diameter water distribution main, located within the Corsi Hill right-of-way, will be made to service this development. A fire flow analysis indicates that the subdivision lands meet the required pressures and fire flow requirements for this development.

The proposed municipal gravity sanitary system for this subdivision will discharge to the existing 200mm sanitary sewer on Corsi Hill. The owner's engineer must submit a report calculating the amount of sewage that will be generated from this development and to be discharged into the existing system.

As a condition of approval, the owner shall be responsible to have a Storm Water Management Report prepared to assess how the quality and quantity of storm water will be managed for the subdivision development. The report shall establish how the quantity of storm water generated within the subdivision will be controlled to pre-development levels for both the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property.

The following draft plan conditions apply:

1. That the street(s) shall be named to the satisfaction of the Municipality.
2. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
3. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
4. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers and surface drainage facilities.
5. That the Subdivision Agreement contain provisions whereby the owner agrees that all the requirements of the Subdivision Agreement including installation of required services be completed within 3 years after registration.
6. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.

Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

- a. phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
  - b. all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
7. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.

8. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
9. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services.
10. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor.
11. 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 deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report.
12. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
13. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
14. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
15. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Public Works. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.



16. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
17. The owner provides proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be born totally by the owner.
18. The owner provides proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be born totally by the owner.
19. 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 Infrastructure 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.

### **Environmental Planning Initiatives**

I have reviewed this application and the accompanying whip-poor-will report prepared by Golder Associates and I offer the following recommendation:

- 1) Regreening activities were undertaken on the entire hill by the Regional Municipality of Sudbury in the early 1980's, including the application of crushed limestone, fertilizer and a grass/legume seed mixture in 1980 and 1982. Thousands of tree seedlings were also planted in 1983 and 1987.

Official Plan Policy 9.4.2 states: *"New development, redevelopment, and municipal infrastructure works on previously restored land will be required to mitigate any impacts to existing soil and vegetation. Where mitigation through avoidance is not possible, onsite soil erosion shall be prevented and all vegetation removed shall be replaced through appropriate and adequate site landscaping and/or land reclamation measures."* Assuming the disturbance of less than 1 hectare of previously remediated land, I recommend that \$600 be provided to the City of Greater Sudbury to enable the Regreening Program to plant replacement tree and shrub seedlings within the residual area that will become parkland.

The whip-poor-will surveys adhered to the draft survey protocol developed by the Ministry of Natural Resources and Forestry (MNRF). The report's conclusion that the subject lands do not offer suitable habitat for this bird species is supported by the MNRF in recent communication to the City.

## **Fire Services**

The primary concerns for Fire Services are water flow, followed by access and egress. The completion of the subdivision with the final 9 lots is not expected to significantly alter our risk profile for the subdivision overall. Please ensure that adequate water supply is available for fire protection.

## **Roads and Transportation Services**

### Roads and Traffic & Transportation

The Transportation and Land Development manual by the Institute of Transportation Engineers (ITE) states that for a Local Street with a cul-de-sac, the maximum number of single family residential dwelling units should be limited to 24 and the length should be limited to 230 metres. A review of North American best practices shows that a Local Street with a cul-de-sac should not exceed more than 150 to 300 metres and not more than 10 to 20 single family residential dwelling units. This development already well exceeds both of these.

While there are other areas within the City that have only a single access that exceeds these recommendations, these areas pose a greater risk to the City in terms of access and egress during emergency situations. These areas would not be permitted to be developed in this manner in accordance with today's policies and practices.

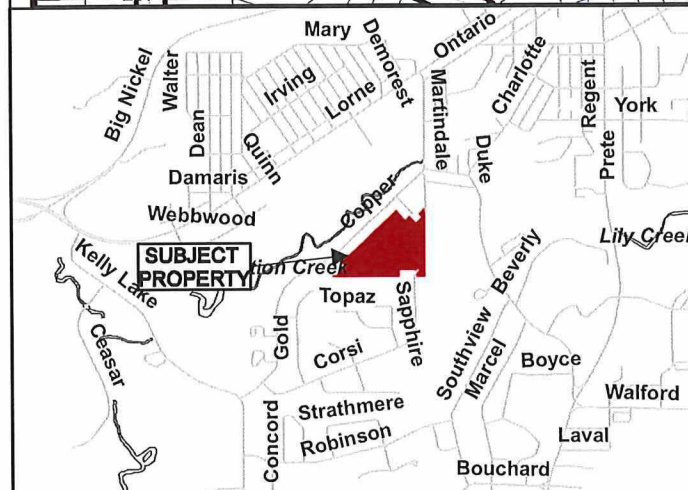
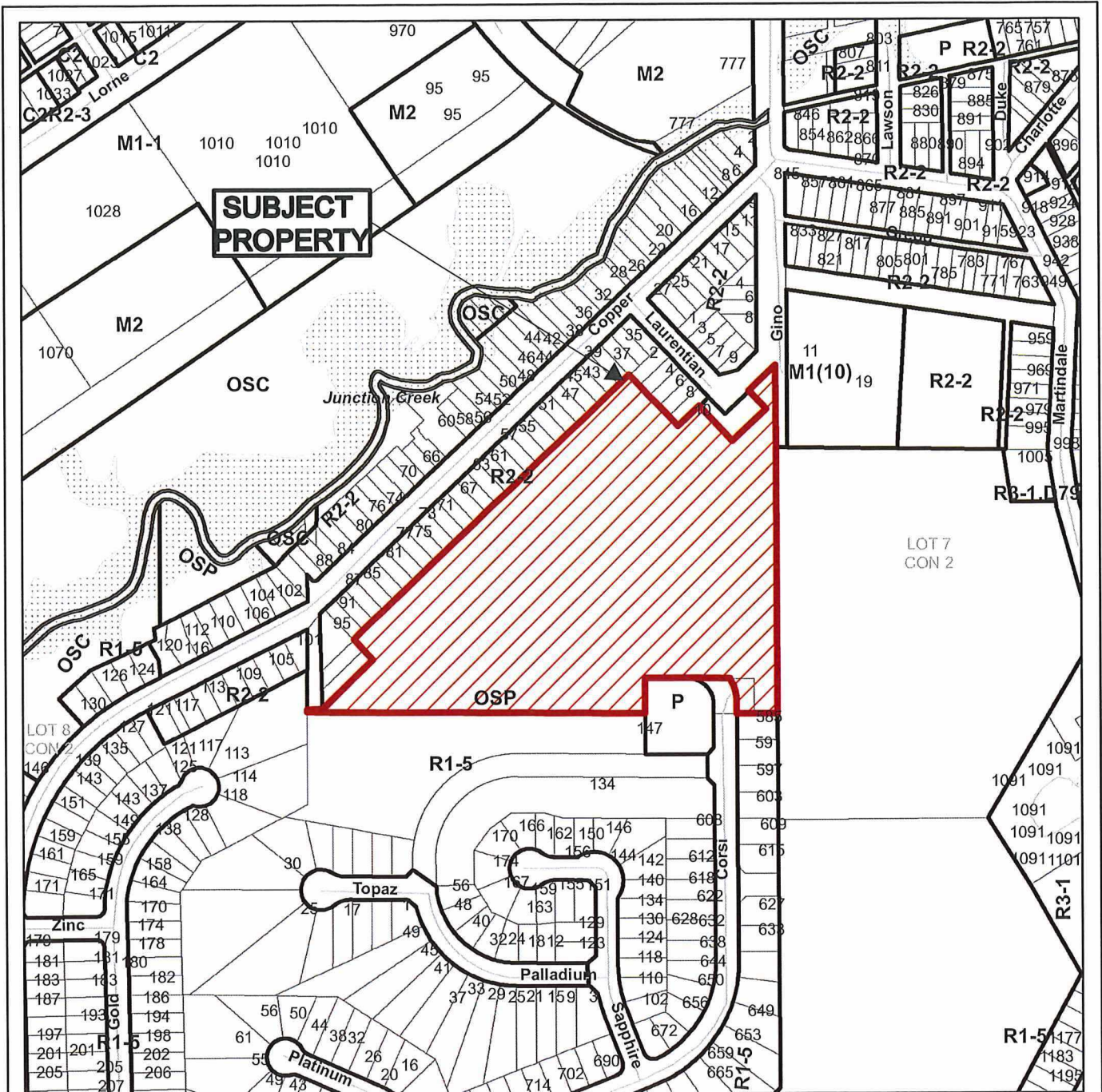
In keeping with industry best practices and in order to minimize risk to the area residents, staff recommends that no further development of this subdivision occur until such a time a secondary access is constructed.

### Active Transportation, Operations and Drainage

No concerns.

## **Transit Services**

The site at the end of Corsi Hill where the applicant is proposing to subdivide is located approximately 1 km from the closest transit bus stop. As per the Transit Service Design standards, population served by transit is determined by a 400 m walking distance to a bus route. These dwellings would therefore not be considered to be serviced by Greater Sudbury Transit.



## Growth and Development Department



Subject Property being PINs 73588-0987, 73588-1015 and 73588-1016, Part 1, Plan 53R-14036, Except Pt. 1, Plan 53R-17900 & Plan 53M-1356 Lot 8, Concession 2, Township of McKim, Corsi Hill, Sudbury, City of Greater Sudbury

NTS  
Sketch 1

751-6/16-21 & 780-6/16002  
Date: 2017 01 17





BLOCK B  
REGISTERED PLAN M-99

REMAINDER OF PIN TO BE TRANSFERRED TO CITY FOR PARKS  
P.I.N. 73588-0987

TOWNSHIP OF McKIN

BLOCK 10

LOT 8 CONCESSION 2  
PART 1  
PLAN 53R-14036  
PIN 73588-0987

PART 2 PLAN 53R-14036  
P.L.N. 73589-0312  
LOT 7 CONCESSION :

REGISTERED PLAN

**TULLOCH**

1342 PEGENT STREET / BUCKLEY, OHIO 43004 UNIT 1 P# 995 725-671-2295	NOTE: DIMENSIONS SHOWN HEREIN ARE IN METRICS AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.
FILE 135404 / 185527 DWG PLAN DEC 1 2018	

NOTE : DISTANCES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 750



**Growth and Development  
Department**

Subject Property being PINs 73588-0987,  
73588-1015 and 73588-1016, Part 1,  
Plan 53R-14036, Except Pt. 1,  
Plan 53R-17900 & Plan 53M-1356  
Lot 8, Concession 2, Township of McKim,  
Corsi Hill, Sudbury, City of Greater Sudbury

NTS  
Sketch 1

751-6/16-21 & 780-6/16002  
Date: 2017 01 17



PHOTO 1 SUBJECT LANDS, VIEWED LOOKING NORTH FROM  
TERMINUS OF CORSI HILL



PHOTO 2 585 CORSI HILL, SOUTH OF THE SUBJECT LANDS,  
VIEWED LOOKING EAST FROM CORSI HILL

780-6/16002 & 751-6/16-21  
PHOTOGRAPHY SEPTEMBER 11, 2017





PHOTO 3 CITY PARK, SOUTH OF THE SUBJECT LANDS,  
VIEWED LOOKING WEST FROM CORSI HILL

780-6/16002 & 751-6/16-21  
PHOTOGRAPHY SEPTEMBER 11, 2017



File: 751-6/16-21  
Corsi Hill,  
Sudbury  
2017 Orthophotography

**Subject Property**

Copper Street

Laurentian Street

Cino Street

Martindale Road

Gregg Lane

Palladium Place

Topaz Court

Sapphire Court

Corsi Hill

0 25 50 100 150 200  
Metres

