

Title: Silver Hills Drive, Sudbury

Date: February 8, 2021

Staff Report

Background:

The owner of the subject land has requested a three-year extension for the above noted draft plan of subdivision, which was granted initial draft approval on March 27, 2013. There have been three (3) extensions since 2013, including two (2) bridging extensions in 2019 and 2020. If approved, the new lapsing date will be March 27, 2024.

The initial draft approval in 2013 comprised 45 lots for single residential use, 63 lots for semi-detached dwellings (126 units), and two (2) blocks for medium density residential use (approximately 592 units in a mix of apartments and townhouses).

In March 2016, the owner received approval to rezone the northerly portion of the lands to a revised R3-1 Special in order to add a retirement home (160 guest rooms) and a long-term care facility (275 beds) as permitted uses. The northerly lands were rezoned to "R3-1.D59(24)", Medium Density Residential Special (File 751-6/15-25).

The draft plan was subsequently amended in 2017 by adding a new Street "D." The amended draft plan dated December 6, 2016 is attached for review. The amended plan comprises 45 lots for single residential use, 63 lots for double residential use, one (1) block for medium density residential use zoned R3-1.D59, and four (4) lots zoned R3-1.D59(24) in order to permit a range of housing, including the above mentioned retirement home and long-term care facility. Various additional blocks are intended for public purposes.

In 2020, the owner submitted applications for Official Plan Amendment and rezoning in order to redesignate the northerly portion of the subject lands to Mixed Use Commercial and rezone to C2 Special in order to permit a broader range of commercial, residential and institutional uses (Files 701-6/20-01 & 751-6/20-03). The resultant "C2(117)", General Commercial Special zoning carries forward the site-specific provisions related to the retirement home and also excludes certain commercial uses deemed incompatible with the proposed development.

A copy of the most recent conditions of draft approval dated March 2020 are attached for review.

Departmental & Agency Comments:

Development Engineering

This area is presently not serviced with municipal water and sanitary sewer. We have no objection to the three-year draft plan extension.

Infrastructure Capital Planning Services

No comments.

Water/Wastewater (Source Protection Plan)

This property falls within the Ramsey Lake Watershed and would be subject to a Restricted Land Use Review under Section 59 of the Clean Water Act.

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As this property is in the Ramsey Lake Issues Contributing Area and the Ramsey Lake Intake Protection Zone 3, there may be restrictions or prohibitions concerning activities that are associated with the sodium issue in Ramsey Lake (application of road salt, handling and storage of road salt, storage of snow). Should there be any private parking lots greater than 1 ha in this parcel, a Risk Management Plan may be required.

Building Services

Please add the following to Condition #19:

“A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.”

Conservation Sudbury

Conservation Sudbury is requesting that Condition #24 be amended as follows:

“The owner shall develop a sediment and erosion control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.”

Conservation Sudbury is also requesting that the following condition be added:

“The owner shall submit a stormwater management report to the satisfaction of the Nickel District Conservation Authority.”

Environmental Planning Initiatives

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.

Condition #38 should be modified to enhance flexibility in the native species selection for landscape improvements. The sentence that reads: “...repair of existing trail with wood chips and additional plantings of eco-grass, white birch and white pine,...” should be replaced to read: “...repair of existing trail with wood chips and additional plantings of site-appropriate, native plant species.”

Greater Sudbury Transit

No comments.

Summary:

Proposed amendments

The recommended revisions to the draft plan conditions are considered housekeeping amendments related to updated wording and other matters. Additional clauses added to Conditions #19 and #21 in regards to lot grading and soils caution agreements and new Condition #47 related to a notice of agreement for development charges are now standard conditions of development to be applied to active draft approvals as needed.

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[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 to proceed 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. Staff notes that this particular draft plan approval was originally approved in 2013.

Although there have been no phases registered to date, there has been activity on this file including a draft plan amendment in 2017, as well as rezoning and OPA applications, which were submitted and approved in order to adjust to changing market demands. Furthermore, a cost-sharing application is in process related to infrastructure improvements required to accommodate development. Staff can therefore advise that a three-year extension is appropriate.

[2020 Provincial Policy Statement \(PPS\)](#) and [2011 Growth Plan for Northern Ontario \(GPNO\)](#)

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 this case, the subject lands are designated Mixed Use Commercial and Living Area 1 and form part of a designated growth area. The draft plan represents a logical extension of services to accommodate future mixed-use development and is consistent with the phasing policies of the PPS. A variety of housing types and land uses are proposed. The location offers close proximity to services and is viewed as being transit-supportive. The development is incorporated into the City's transportation network including a future conceptual linkage to the Bancroft Drive/Bellevue Avenue intersection.

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.

The application is consistent with the relevant policies of the 2020 PPS and conforms to the 2011 GPNO.

Planning Services recommends that the request to extend draft plan approval for a period of three (3) years be approved subject to the conditions outlined in the Resolution section of this report.