

Date: November 16, 2020

Staff Report

Applicant:

Saldan Developments Ltd.

Location:

PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim (Sunrise Ridge Subdivision, Sudbury)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on October 28, 2004. The draft approval was most recently extended by the City's Planning Committee on November 20, 2017 through Resolution PL2017-185, which was ratified by Council on December 12, 2017. There has been one administrative extension issued by the Director of Planning Services having the effect of establishing a new lapsing date of January 29, 2021, in order to allow for agencies and departments to complete their review of the current extension request.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until October 29, 2023.

Background:

The City received a written request via email from Saldan Developments Ltd. on October 6, 2020, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim. The draft approved plan of subdivision was initially approved by Council for a total of 152 single-detached dwelling lots to the east of Mont Adam Street in the community of Sudbury. At the time of writing this report, there are 66 remaining and unregistered lots in the draft approved plan of subdivision. The lands are to be accessed via Sunrise Ridge Drive and the future extensions of North Field Crescent, Fieldstone Drive and Kingsview Drive.

The draft approval is set to expire again on January 29, 2021, following a three month administrative extension that was issued by the Director of Planning Services in order to afford sufficient time for the proper review of the extension request. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to October 29, 2023.

Departmental & Agency Circulation:

Active Transportation, Fire Services, Leisure Services, Operations, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Building Services has requested that Condition #24 be updated to reflect current standard draft approval conditions with respect to blasting and rock removal. Building Services is also requesting that Condition #14 be updated to reflect the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management.

Canada Post has not requested any changes to the draft approval conditions. Canada Post did however note in an emailed letter their requirements and expectations for providing mail service to the subdivision. The above noted letter is attached to this report for the owner's information and reference purposes.

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Conservation Sudbury notes that occasionally previously unidentified hazards are located throughout a watershed and that in the case of the Sunrise Ridge draft approved plan of subdivision there are small wetlands on the lands. As a result of the wetlands being present, Conservation Sudbury is recommending that a Soils Report prepared by a qualified professional addressing the suitability of soils for the proposed development of Lots 82 to 86 and 122 and 123 be prepared and submitted for review. Conservation Sudbury also notes that any works occurring within a regulated area under [Ontario Regulation 156/06](#) will require a permit pursuant to Section 28 of the [Conservation Authorities Act](#).

Development Engineering has noted that the last phase of the Sunrise Ridge Subdivision was registered in October 2014 and since this time no submissions have been made by the owner with respect to the next phase. Development Engineering otherwise advises that all current draft approval conditions are suitable and that they have no concerns with the requested extension at this time.

The City's Drainage Section notes that the owner should be required to financially contribute to the costs associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the stormwater management in the amount of \$511,236 (\$511,236/66 lots = \$7,746/lot) as per design cost estimates to be recovered on a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Per the Junction Creek Sub-watershed Study and Stormwater Master Plan the option to outlet the pond to the north was not favorable for overall watershed flooding issues. It should be noted that the Sub-watershed Study recommends the purchase of homes on Mountain Street below the existing pond outlet, which has taken place, and that these funds will be used toward that effort and the construction of a community park in the area of those homes.

Environmental Initiatives notes there are no significant environmental concerns arising from the development proposal that are not already addressed by the draft approval conditions. Condition #39 is not required and should be removed. Environmental Initiatives further advises and cautions that the owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not result in a contravention of the [Endangered Species Act](#).

Roads, Traffic and Transportation have noted that there are on-going concerns from nearby residents with respect to speeding in the subdivision. It is recommended that traffic calming measures be incorporated into the design of the remaining phases of the development to reduce operating speeds.

Planning Considerations:

[Official Plan](#)

Section 19.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals 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 by Council on October 28, 2004, and at the time of writing this report there are 66 remaining lots within the draft approved Sunrise Ridge Subdivision. To date, there have been 86 urban residential lots created within the Sunrise Ridge Subdivision. The most recent phase of the subdivision was registered on October 29, 2014, when Plan 53M-1418 was registered. This most recent phase included 11 urban residential dwelling lots having frontage on North Field Crescent and Kingsview Drive.

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The owner did note in their draft approval extension request that they remain committed to fully developing the subdivision and are currently working on a design for the next phase of the Sunrise Ridge Subdivision.

Draft Approval Conditions

Condition #30 should be deleted entirely and replaced with a sentence referring to October 29, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Building Services has requested that Condition #14 be updated to reference the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management. Standard conditions related to blasting and the removal of rock are also proposed to be added to the draft approval via new Conditions #44 to #48.

Conservation Sudbury has requested a new Condition #43 addressing the presence of wetlands on the subject lands and the requirement that a soils report addressing soils suitability on the lands be prepared and submitted for review and approval prior to any future phases of the Sunrise Ridge Subdivision proceeding to registration.

The City's Drainage Section has requested that Conditions #35 and #37 be deleted and consolidated into a new and comprehensive drainage conditions addressing stormwater management infrastructure needs for future phases of the Sunrise Ridge Subdivision. This requested change is reflected in the Resolution section of this report through the deletion of both Conditions #35 and #37 in favour of a newly worded Condition #35.

While requiring no changes to the existing conditions, Roads, Traffic and Transportation have noted that there are ongoing concerns from nearby residents with respect to speeding in the subdivision. It is anticipated that the normal phase design and registration process can be utilized in order to incorporate traffic calming measures into the remaining phases of the development with the goal being to reduce operating speeds.

No other administrative and housekeeping changes to the draft approval documents are required at this time. No other changes beyond those described in this report to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

The existing draft approval conditions are attached to this report along with a copy of the draft approved plan of subdivision for reference purposes.

Processing Fees

The owner has provided the applicable processing fee in the amount of \$2,813.75. This amount was calculated as per [By-law 2020-26](#) being the Miscellaneous User Fees for Certain Services By-law that was in effect at the time the request to extend the draft approval was made by the owner.

Summary:

The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes were identified and explained within this report have been included in the Resolution section of this report and would now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the Sunrise Ridge Subdivision for a period of three years until October 29, 2023, be approved as outlined in the Resolution section of this report.