Presented To:	Planning Committee
Presented:	Monday, Nov 09, 2020
Report Date	Friday, Oct 16, 2020
Type:	Public Hearings
File Number:	751-7/20-07

Request for Decision

Deschene Road and Philippe Street, Hanmer

Signed By

Report Prepared By
Mauro Manzon
Senior Planner
Digitally Signed Oct 16, 20

Manager Review
Alex Singbush
Manager of Development Approvals
Digitally Signed Oct 16, 20

Financial Implications
Steve Facey
Manager of Financial Planning & Budgeting
Digitally Signed Oct 22, 20

Recommended by the Department
Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Oct 23, 20

Recommended by the C.A.O.
Ed Archer
Chief Administrative Officer
Digitally Signed Oct 28, 20

Resolution

THAT the City of Greater Sudbury approves the application by Keystone Homes Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “RU”, Rural and “H43C2”, Holding General Commercial to “R3 Special”, Medium Density Residential Special, “OSP Special”, Open Space Private Special and "C2", General Commercial on lands described as PIN 73504-3102 and Part of PIN 73504-2283, Part of Parcel 11271 S.E.S., Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled “Deschene Road and Philippe Street, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, subject to the following conditions:

a) That prior to the adoption of the amending by-law, the following condition shall be addressed:

i) That the owner provides the Development Approvals Section with a final plan of survey in order to enact the amending by-law. The survey shall delineate the lands to be rezoned R3 Special, OSP Special and C2 as set out on the preliminary site plan prepared by D.S. Dorland Limited and dated June 23, 2020 to the satisfaction of the Director of Planning Services;

b) That the amending by-law include the following site-specific provisions:

i) The only permitted uses on lands to be rezoned R3 Special shall be row dwellings with a maximum eighty (80) dwelling units and related accessory uses including a common amenity building;

ii) A gazebo and pavilion shall be permitted as accessory uses to an outdoor recreation area on lands to be rezoned OSP Special;

iii) For the purposes of this by-law, a pavilion shall be defined as a light building in an open space area used as shelter or for private entertainment.

c) Conditional approval shall lapse on November 24, 2022 unless Condition a) above has been met or an extension has been granted by Council.

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The proposal seeks to expand the range of new housing throughout the City, and is therefore consistent with the objectives of the Strategic Plan.

Report Summary

An application for rezoning has been submitted in order to permit an 80-unit row dwelling complex on lands located north of Philippe Street and west of Deschene Road in Hanmer. The proposed built form and residential density present land use compatibility with adjacent low density housing. Servicing is adequate to support development. The location is considered appropriate for medium density residential development given the proximity to services including public transit and a grocery store. The application is deemed to conform to the Official Plan and is consistent with the applicable policies of the Provincial Policy Statement.

Financial Implications

If approved, staff estimate approximately $273,000 in taxation revenue, based on the assumption of 80 multiple dwelling units at an estimated assessed value of $275,000 per dwelling unit at the 2020 property tax rates.

In addition, this would result in total development charges of approximately $840,000 based on assumption of 80 multiple dwelling units based on the rates in effect as of the date of this report.

Title: Keystone Homes Inc.

Date: October 13, 2020

Staff Report

Proposal:

An application for rezoning has been submitted in order to permit the following:

1. Rezone part of PINs 73504-3102 and 73504-2283 to R3 Special in order to permit an 80-unit row dwelling complex and related accessory uses, to include an outdoor recreation area and stormwater facilities on abutting rural lands;

2. Consolidate an approximate 1,752 m^2 southerly portion of PIN 73504-3102 with abutting PIN 73504-1924 (5074 Highway 69 North) and rezone to "C2", General Commercial.

Existing Zoning: "RU" Rural and "H43C2", Holding General Commercial.

"RU", Rural zoning permits a residential use in the form of a single detached dwelling or a mobile home on a permanent foundation.

The H43C2 zoning would permit all C2 uses subject to the removal of the holding designation. The "H43", Holding symbol shall only be removed by Council provided that the following conditions are first satisfied:

i) The owners shall have entered into a servicing agreement with the City of Greater Sudbury respecting the extension of municipal sanitary sewer services to service the lands subject to the "H", Hold symbol, and agree to contribute towards the cost of the extension of the sanitary sewer;

ii) Municipal sanitary services are available to service the development;

iii) A traffic impact analysis which identifies those road improvements which are required to support the uses permitted on the lands subject to the "H", Hold symbol and that the owner enter into an agreement with the City to contribute towards the cost of any improvements or upgrades identified in the study including a paved shoulder on the west side of Deschene Road from the north limit of the lands subject to the "H" to Municipal Road 80;

iv) Stormwater Management Report, to include details concerning a stormwater drainage outlet for the site and that the owner enter into an agreement with the City to contribute towards the cost of any drainage improvements identified in the report."

Requested Zoning: "R3 Special", Medium Density Residential Special and "C2", General Commercial

R3 zoning permits low and medium density residential uses, including row dwellings. The C2 zoning permits a broad range of residential and commercial use comprising more than 50 different land uses. In this case, the C2 zoning is required in order to eliminate the split zoning that results from a proposed lot addition with an existing commercial property fronting onto MR80.

Location and Site Description:

PIN 73504-3102 and Part of PIN 73504-2283, Part of Parcel 11271 S.E.S., Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer (Deschene Road and Philippe Street, Hanmer)

Title: Keystone Homes Inc.

Date: October 13, 2020

The subject lands encompass portions of two parcels located north of Philippe Street and west of Deschene Road in the community of Hanmer. Sewer and water services will have to be extended northerly on Philippe Street in order to accommodate development. Both Philippe Street and Deschene Road are constructed to a rural standard. Public transit service is located on MR80 with the closest transit stop approximately 175 metres to the east.

Total site area is 5.68 ha, which comprises 3.66 ha for the row dwelling complex and 2.02 ha for the proposed outdoor amenity area on abutting rural lands. The subject land has 60 metres of frontage on Deschene Road and 30 metres at the northerly limit of Philippe Street.

The vacant lands are relatively flat with no major changes in topography. The property is noted for its mix of open space areas and tree cover, mostly coniferous species. Informal trails are evident across the property.

The subject land is located within Wellhead Protection Areas A and B of the Philippe Well C.

Surrounding Land Uses:

The area surrounding the site includes:

North: Vacant rural land (north of Philippe Street) and a rural residential lot with a single detached dwelling north of the portion currently zoned H43C2 (4705 Deschene Road);
East: Vacant rural land and grocery store on east side of Deschene Road;
South: Single detached dwellings and commercial properties on MR80;
South and east: Vacant land zoned as “H43C2”, Holding General Commercial located north of Shoppers Drug Mart and McDonald’s; and,
West: Rural property with garden nursery (Valley Shrubs and Trees).

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 applicant 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 owner advised that adjacent property owners were canvassed in advance of the public hearing.

As of the date of this report, Planning Services received one phone call seeking clarification on the application and conducted one meeting with a local resident at TD Square. No written submissions have been received.

Policy & Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- 2020 Provincial Policy Statement
- 2011 Growth Plan for Northern Ontario
- Official Plan for the City of Greater Sudbury, 2006
- Zoning By-law 2010-100Z

Title: Keystone Homes Inc.

Date: October 13, 2020

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Policy Statement (PPS):

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.

There are three major Provincial policy areas that are directly applicable to this file as follows:

a) Housing

Under Section 1.1.1, municipalities shall accommodate an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) to meet long-term needs.

b) Settlement areas

As outlined under Section 1.1.3.6, new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

c) Source protection

Section 2.2.1 addresses water resources. Planning authorities shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to:
1. protect all municipal drinking water supplies and designated vulnerable areas; and,
2. protect, improve or restore vulnerable surface and groundwater, sensitive surface water features and sensitive groundwater features, and their hydrologic functions.

Growth Plan for Northern Ontario (GPNO):

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

The GPNO encourages a broad range of housing in support of the City's designation as an Economic and Service Hub.

Official Plan for the City of Greater Sudbury:

A. Mixed Use Commercial

The easterly portion of the subject land is designated as Mixed Use Commercial in the Official Plan. The following policies under Section 4.3 are applied:

1. All uses permitted by this Plan except Heavy Industrial may be accommodated in the Mixed Use Commercial designation through the rezoning process.

2. In order to minimize the disruption of traffic flow along Arterial Roads and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted.

3. Subject to rezoning, new development may be permitted provided that:

    a. sewer and water capacities are adequate for the site;
    b. parking can be adequately provided;
    c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;
    d. the traffic carrying capacity of the Arterial Road is not significantly affected;
    e. traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent; and,
    f. landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided; and,
    g. The proposal meets the policies of Sections 11.3.2 (land use policies to support transit needs) and 11.8 (accessibility), and Chapter 14.0, Urban Design.

B. Living Area 1

The westerly portion of the subject land north of Philippe Street is designated as Living Area 1, which permits a range of residential use including medium density housing types. The following criteria under Section 3.2.1 of the Official Plan are to be considered:

a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;
b. 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;
c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
d. the impact of traffic on local streets is minimal.

C. Residential Intensification

The application is a form of residential intensification given the increased density that is proposed. Section 2.3.3 of the Plan addresses residential intensification in settlement areas. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

a. the suitability of the site in terms of the size and shape of the lot, soil conditions, topography and drainage;
b. compatibility with the existing and planned character of the area;
c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
d. the availability of existing and planned infrastructure and public service facilities;
e. the provision of adequate ingress/egress, off-street parking and loading facilities, and safe and convenient vehicular circulation;
f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
h. the level of sun-shadowing and wind impact on the surrounding public realm;
i. impacts of the proposed development on surrounding natural features and areas and cultural heritage resources;

j. the relationship between the proposed development and any natural or man-made hazards; and,
k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

D. Built Boundary

Schedule 3 of the Official Plan identifies the limits of the settlement area and the built boundaries of the City. Under Section 2.3.2 of the Official Plan, intensification and development within the built boundary is encouraged. Notwithstanding the above, development outside of the built boundary may be considered in accordance with the policies of this Plan.

In this case, most of the proposed row dwelling development will be located within the settlement area but beyond the built boundary of the Valley East urban area. A small southerly portion of the row dwelling complex, as well as the surplus land to be consolidated with the C2 lot on MR 80 are within the built boundary.

E. Sensitive Groundwater Features (Source Protection Plan)

The Official Plan contains various policies related to sensitive groundwater features, which are applicable to the subject land given the proximity to a municipal well. The applicable policies are outlined under Section 8.3 of the Official Plan:

1. Development, certain land use activities and public works within the vulnerable areas will conform with the policies on List A of the Greater Sudbury Source Protection Plan.

2. Severances of lots that would require the construction of new septic systems within the WHPA A and B or the IPZ 1 areas are prohibited. Existing registered lots may be developed with an on-site individual septic system and the expansion, maintenance or replacement of existing on-site individual septic systems is allowed.

3. In the vulnerable areas, the City will reduce stormwater runoff volume and pollutant loadings from developments where stormwater management facilities could be a significant threat by:
   a. encouraging the implementation of a hierarchy of source, lot-level, conveyance and end of pipe controls;
   b. encouraging the implementation of innovative stormwater management measures;
   c. considering flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, driveway surfaces, and the use of open spaces as temporary detention ponds; and,
   d. supporting the continued implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.

<u>Zoning By-law 2010-100Z</u>:

The applicant has demonstrated general compliance with R3 zoning provisions as applied to row dwellings.

<u>Site Plan Control</u>:

The development is subject to Site Plan Control, to be implemented prior to the issuance of a building permit.

Title: Keystone Homes Inc.

Date: October 13, 2020

Department/Agency Review:

Commenting departments and agencies generally advised that there are no objections to the proposed development and that more detailed requirements will be outlined at the site plan stage if this application is approved. Drainage Section advised that enhanced stormwater control measures will be required due to the location in a vulnerable area. Development Engineering indicated that municipal services are adequate.

Planning Analysis:

The subject property offers close proximity to a major arterial road serviced by public transit and a commercial node located at the intersection of MR 80 and Deschene Road in Hanmer. The review of this application is focused on the following areas of concern:

- Land use compatibility with adjacent low density housing;
- Suitability of the lot to accommodate the proposed 80-unit development;
- Appropriateness of the outdoor amenity area proposed on adjacent lands deemed beyond the settlement area boundary; and,
- Impact on groundwater resources as the land is located within a vulnerable area identified under the Source Protection Plan.

Land use compatibility

The main consideration related to compatibility concerns the interface with existing low density housing on Philippe Street and MR80. Both the proposed R3 portion and the surplus lands to be consolidated with the commercial property on MR80 directly abut existing single detached dwellings. As a minimum requirement, planting strips will be required wherever a medium density residential use or a non-residential lot abuts a low density residential zone.

In this case, the owner is proposing a minimum 1.5 metre-high opaque privacy fence with a seven (7) metre-wide landscaped area abutting the rear lot lines of Lots 6 and 7, Plan M-338 and Part 1, Plan 53R-12716 on the east side of Philippe Street. A privacy fence in conjunction with a landscaped area is also proposed along the northerly limit of Part 1, Plan 53R-12716 (4616 Philippe Street).

On the west side of the street, existing vegetation will be utilized along the northerly limit of Part 3, Plan 53R-12716 to provide screening and buffering (4615 Philippe Street). Depending on the location of the existing tree line, the plantings may have to supplemented at site plan stage, as the planting strip must be on the subject land (i.e., the proponents cannot use vegetation on the abutting property to meet their landscaping requirements).

In regards to the portion to be rezoned C2 abutting Lots 7 and 8, Plan M-338 on Philippe Street and PIN 73504-1925 on MR80, any future commercial development will be subject to site plan control, at which time landscaping requirements will be implemented.

In order to accommodate access to the site, the turnaround at the northerly limit of Philippe Street will have to be reconstructed and moved further south to align within the limits of the municipal right-of-way. The owner has provided a preliminary drawing illustrating the proposed cul-de-sac, which is attached for review. The engineering requirements will be reviewed in more detail at the site plan stage.

Title: Keystone Homes Inc.

Date: October 13, 2020

Suitability of lot

a) Density

The residential density on the R3 portion of the site is calculated at 22 dwelling units per hectare, which is less than the maximum density permitted under in low density residential areas under the Official Plan (36 du/ha). The resultant density is tied to the proposed built form, which requires a larger building footprint with fewer storeys compared to a multiple dwelling format. The density is considered appropriate given the locational context.

b) Built form

The applicant is proposing 80 row dwelling units in fifteen (15) buildings of varying size as set out on the preliminary site plan. Renderings are attached illustrating the proposed building elevations, which are two (2) storeys in height. The built form is fairly uniform with only slight variations in design. Each unit will have an attached garage and a designated privacy yard. A common amenity building is proposed in a centralized location.

The proposed built form presents compatibility with existing low density housing. The building height is similar to that applied under the abutting R1-5 zone. There will be no shadowing effects impacting adjacent dwellings.

c) Servicing

Municipal sewer and water services will be provided by extending the existing water distribution main and wastewater gravity main on Philippe Street. The owner submitted a sewer and water capacity/feasibility review as part of a complete application. Development Engineering advised that servicing is adequate for the proposed development, including fire flows.

d) Parking and on-site circulation

An 80-unit complex requires a minimum of 120 parking spaces. In this case, 136 spaces are provided to include 16 spaces for the proposed amenity building. Each unit will have an attached garage, with additional visitor parking provided throughout the development. The applicant has demonstrated that minimum parking requirements can be addressed on-site, and has identified preliminary locations to accommodate refuse areas. There are no concerns related to parking, on-site circulation and fire routes.

e) Proximity to commercial services and public transit

The proximity to commercial services and public transit are positive attributes that support medium density residential development at this location. Retail and restaurant uses including a shopping mall are within a comfortable walking distance. The presence of a grocery store directly opposite the subject land is a desirable feature of the site given the importance of geographic access to healthy foods. There is also a public transit stop directly in front of the retail development to the west.

Source Protection

The subject land is located within Wellhead Protection Areas A and B of the Philippe Well C. Water/Wastewater Services have indicated that no significant threats to the municipal drinking water source have been identified at this time, as the proposed development will be fully serviced by municipal sewer and water.

Given the location in a vulnerable area, however, enhanced stormwater management requirements will be implemented at the site plan stage. On-site enhanced stormwater quality control is required for all proposed impervious areas. Snow storage areas must be directed to the quality control facility. If infiltration techniques are proposed, pre-treatment will be required along with a salt management plan for the site.

The owner is advised that a Section 59 review under the Clean Water Act is triggered at each stage of the development should this application be approved.

Official Plan

The proposal conforms with applicable Official Plan policies as follows:

a) Living Area 1 and Mixed Use Commercial areas:

- There are no identified servicing constraints based on the submitted sewer and water feasibility/capacity review;
- Required parking can be provided on-site and no off-site impacts are anticipated;
- Access to a signalized intersection will be provided via the proposed Deschene Road driveway;
- The development will not generate significant traffic and there is no impact on the functioning of the arterial road based on comments from Traffic and Transportation;
- Landscaping requirements will be formalized through the site plan process;
- There is convenient access to public transit and the proposal enhances the feasibility of transit services; and,
- The proposed built form and resultant residential density are a good fit with existing uses, most notably the low density housing on Philippe Street.

b) Residential intensification

- The site is suitably large to accommodate the proposed 80-unit development while also addressing functional matters such as parking, on-site circulation, driveway entrances and fire routes;
- The built form and residential density are compatible with surrounding uses;
- The provision of landscaping and other measures will be implemented at site plan stage;
- There are no sun-shadow or wind impacts resulting from the development;
- There are no natural heritage or cultural heritage features that are present on the site; and,
- Residential intensification is encouraged but not restricted to areas within the built boundary.

c) Sensitive Groundwater Features (Source Protection Plan)

No restricted uses are proposed with this application. The development will be fully serviced and does not result in lot creation requiring the installation of septic systems. Enhanced stormwater techniques will be required at site plan stage.

d) Proposed outdoor amenity area

The owner is proposing an outdoor amenity area located north of the settlement boundary as delineated in the Official Plan. The open space area would serve a dual purpose: a private outdoor recreation area with walking trails and gardens for residents; and, a location for the stormwater management ponds required to address urban runoff, which must be handled on-site.

Staff have no objection to including the open space area as part of the development proposal provided that the lands are zoned “OSP Special”, Open Space Private Special, which would permit an outdoor recreation area and the proposed stormwater facilities. No buildings other than structures accessory to an outdoor recreation area shall be permitted (gazebo, pavilion).

2020 Provincial Policy Statement and 2011 Growth Plan for Northern Ontario

The subject site is located in a fully serviced neighbourhood within settlement area boundaries, consistent with Provincial policies that place an emphasis on new development adjacent to existing built-up areas. The proposal also aligns with housing policies geared to diversification of the supply of new housing to address all housing needs, as well as contributing towards intensification targets. In regards to source water protection, no threats have been identified to the vulnerable area and enhanced stormwater controls will be implemented at the development stage. The application is consistent with the 2020 Provincial Policy Statement.

The application also conforms to the 2011 Growth Plan based on the increased housing capacity that the project will create.

Conclusion:

Planning Services recommends that the application for rezoning be approved subject to the conditions outlined in the Resolution section of this report.

Appendix 1
Departmental & Agency Comments

File: 751-7/20-07

RE: Application for Rezoning – Keystone Homes Inc.
PIN 73504-3102 and Part of PIN 73504-2283, Part of Parcel 11271 S.E.S., Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer (Deschene Road and Philippe Street, Hanmer)

Development Engineering

A water and sanitary sewer analysis was performed with the sanitary sewer connection being at the north end of Philippe Street. It was determined that the City water and sanitary sewer infrastructure can support this development as detailed in the request for water and sewer capacity with a peak sanitary sewer flow of 5.55 litres/second.

We have no objection to amending the Zoning By-law for the City of Greater Sudbury provided that this project proceeds by way of Site Plan Control Agreement. Detailed review of servicing, lot grading, stormwater management, and surface features will be made at that time. Further comments will be provided at the Site Plan Control Agreement stage.

Infrastructure Capital Planning Services

Infrastructure Capital Planning Services Drainage Section has reviewed the above application and can advise that we have no comments for rezoning of the above site.

A stormwater report addressing items outlined during the SPART meeting held on April 29, 2020 and outlined in the Pre-Consultation Understanding must be submitted to the satisfaction of the City of Greater Sudbury as part of a complete application for site plan control.

The proposed cul-de-sac will be reviewed during the site plan stage.

Building Services

We have reviewed your memo dated July 20, 2020 regarding the Zoning By-law Amendment and can advise that Building Services has the following comments:

1) Holding provision to be removed.

2) Minimum courts between buildings required as per Zoning By-law 2010-100Z Table 6.5 special provision #10.

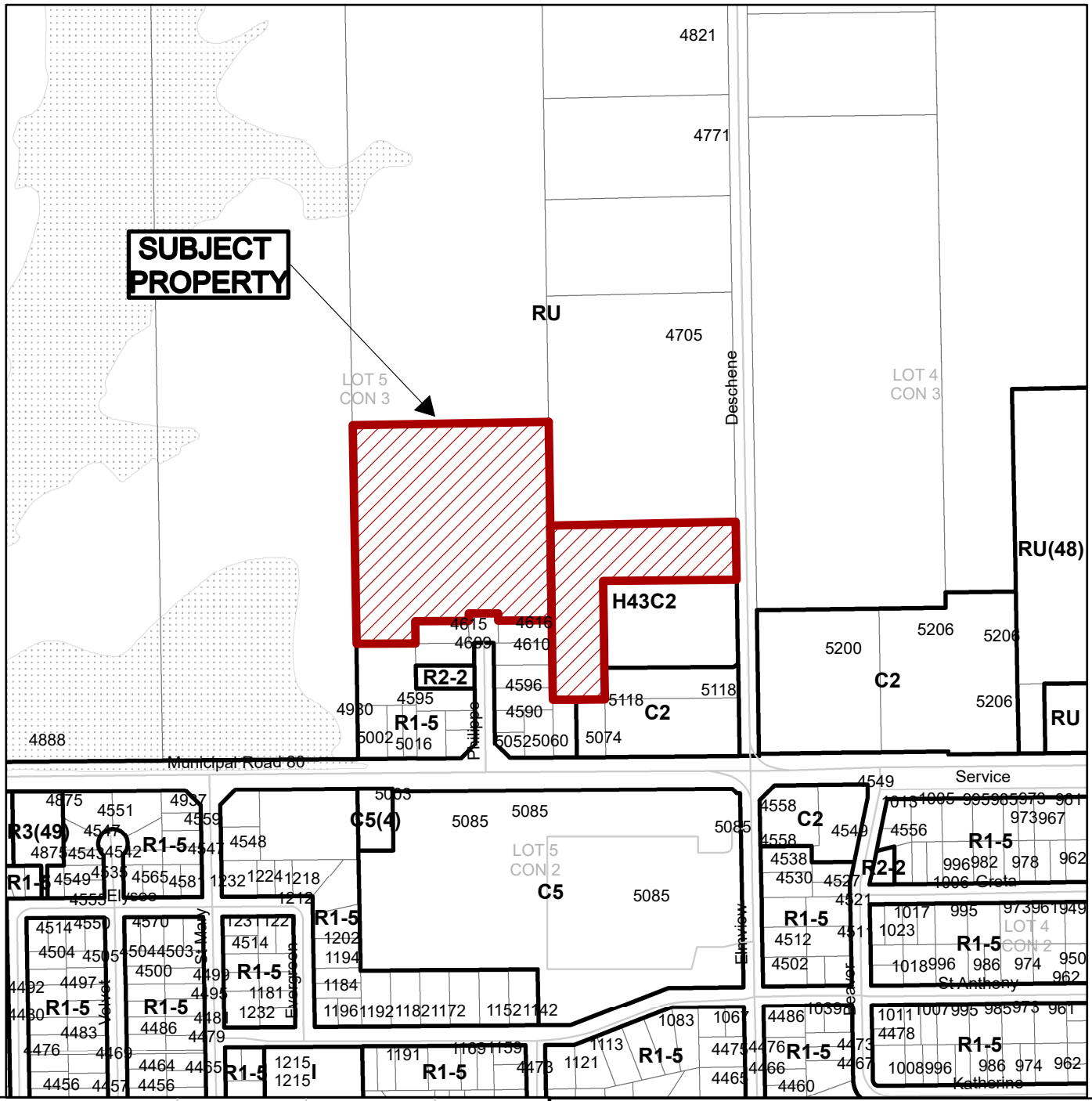
3) Fire routes to be identified on site plan.

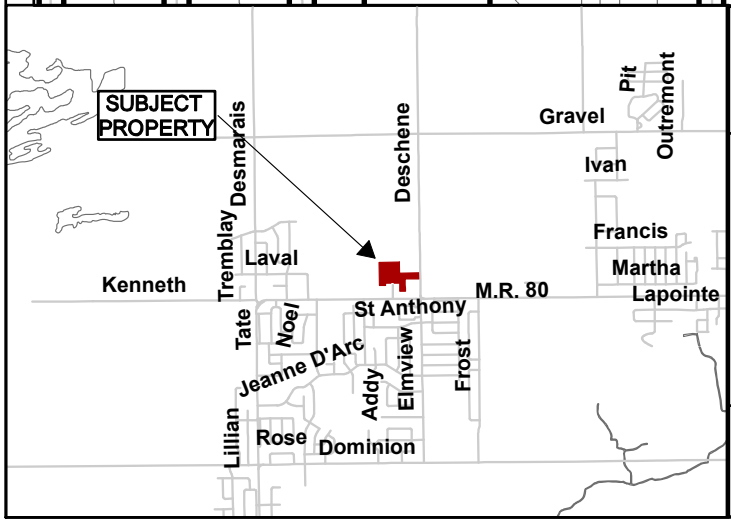
4) Hydrants are to be identified as per 3.2.5. Ontario Building Code.

5) Fire flows are to be calculated for buildings “A”, “B”, “C”, “D”, “E”, “G”, “N” and “O” using underwriters survey forms and those values are to be verified at the hydrants.

Water/Wastewater Services (Source Protection Plan)

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats.





Growth and Infrastructure Department

N

Subject Property being Part of PIN 73504-2283 & 73504-3102, Pt of Pcl 11271,
Part 3, Plan 53R-21074,
Lot 5, Concession 3, Township of Hanmer,
Deschene Road, Hanmer,
City of Greater Sudbury

NTS

751-7/20-07

Sketch 1

Date: 2020 06 30

PRELIMINARY DISTRIBUTION PLAN

JUNE 23 2020

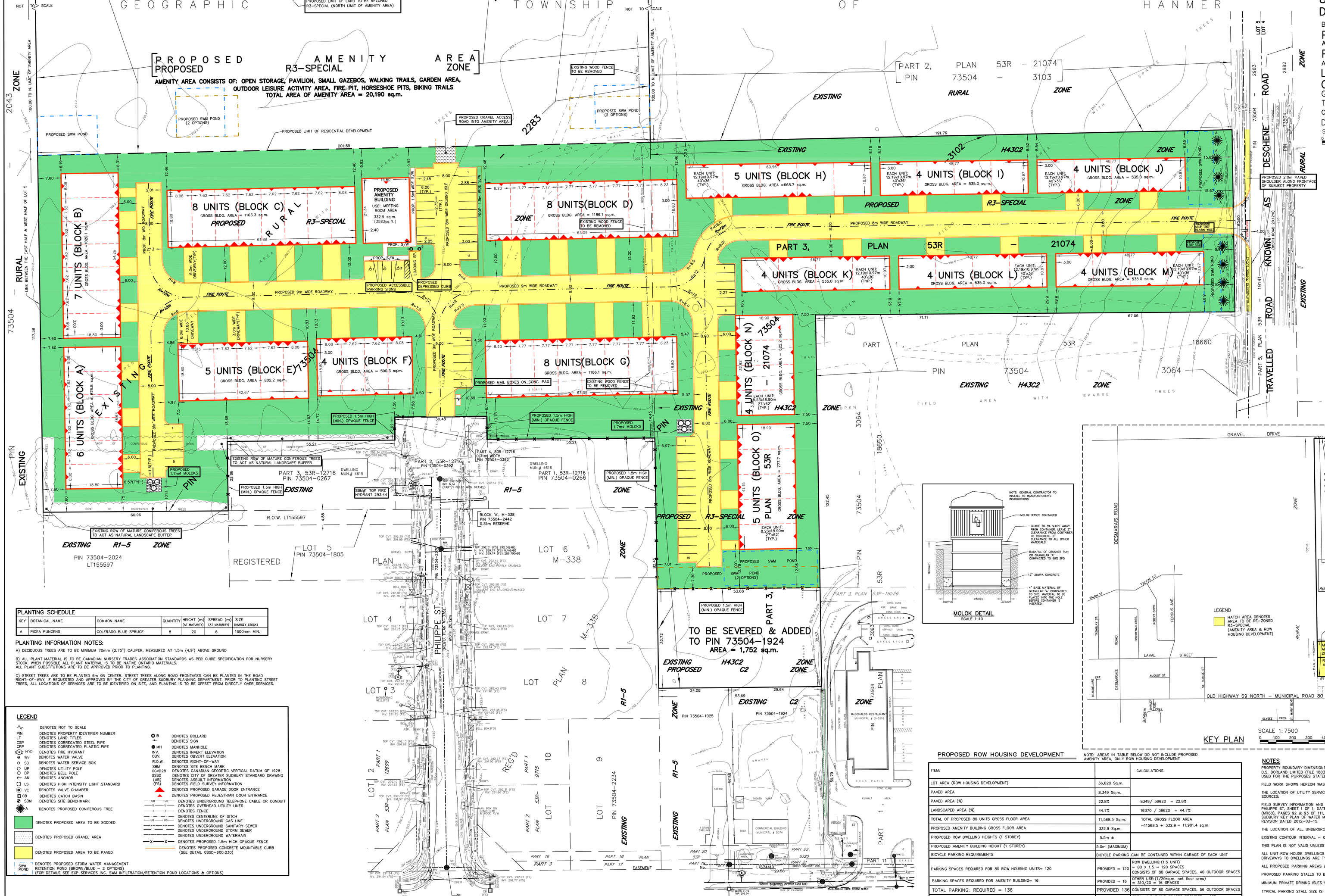
SITE PLAN OF

PROPOSED RESIDENTIAL 80 UNIT ROW HOUSING DEVELOPMENT

BEING ALL OF
PIN 73504–3102
AND PART OF
PIN 73504–2283
AND BEING PART OF
LOT 5
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF HANMER
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:400

METRES 0 10 20 30



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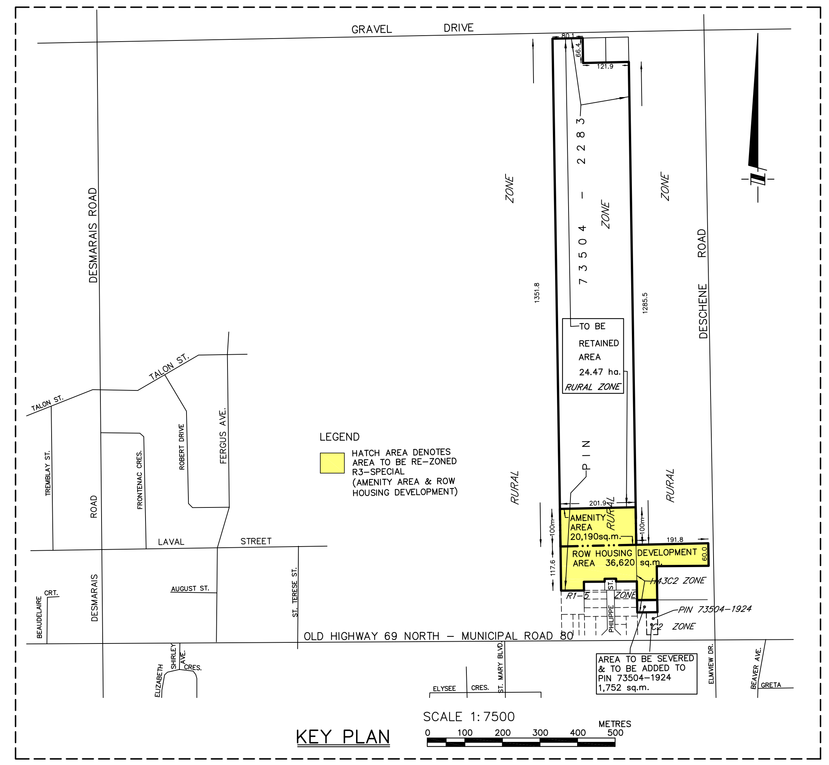

KEY PLAN

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT (m) (AT MATURITY)	SPREAD (m) (AT MATURITY)	SIZE (NURSERY STOCK)
A	PICEA PUNGENS	COLERADO BLUE SPRUCE	8	20	6	1600mm MIN.

PLANTING INFORMATION NOTES:

A) DECIDUOUS TREES ARE TO BE MINIMUM 70mm (2.75") CALIPER, MEASURED AT 1.5m (4.9') ABOVE GROUND

B) ALL PLANT MATERIAL IS TO BE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS AS PER GUIDE SPECIFICATION FOR NURSERY STOCK. WHEN POSSIBLE ALL PLANT MATERIAL IS TO BE NATIVE ONTARIO MATERIALS.
ALL PLANT SUBSTITUTIONS ARE TO BE APPROVED PRIOR TO PLANTING.

C) STREET TREES ARE TO BE PLANTED 6m ON CENTER. STREET TREES ALONG ROAD FRONTAGES CAN BE PLANTED IN THE ROAD RIGHT–OF–WAY, IF REQUESTED AND APPROVED BY THE CITY OF GREATER SUDBURY PLANNING DEPARTMENT. PRIOR TO PLANTING STREET TREES, ALL LOCATIONS OF SERVICES ARE TO BE IDENTIFIED ON SITE, AND PLANTING IS TO BE OFFSET FROM DIRECTLY OVER SERVICES.

LEGEND

- DENOTES NOT TO SCALE
- PIN — DENOTES PROPERTY IDENTIFIER NUMBER
- LT — DENOTES LAND TITLES
- CSP — DENOTES CORREGATED STEEL PIPE
- CPP — DENOTES CORREGATED PLASTIC PIPE
- HYD — DENOTES FIRE HYDRANT
- WV — DENOTES WATER VALVE
- SB — DENOTES WATER SERVICE BOX
- UP — DENOTES UTILITY POLE
- BP — DENOTES BELL POLE
- AN — DENOTES ANCHOR
- LS — DENOTES HIGH INTENSITY LIGHT STANDARD
- VC — DENOTES VALVE CHAMBER
- CB — DENOTES CATCH BASIN
- SBM — DENOTES SITE BENCHMARK
- DENOTES PROPOSED CONIFEROUS TREE
- DENOTES PROPOSED AREA TO BE SODDED
- DENOTES PROPOSED GRAVEL AREA
- DENOTES PROPOSED AREA TO BE PAVED
- SWM POND — DENOTES PROPOSED STORM WATER MANAGEMENT RETENTION POND (BROWN/BLUE = 2 OPTIONS) (FOR DETAILS SEE EXP SERVICES INC. SWM INFILTRATION/RETENTION POND LOCATIONS & OPTIONS)
- B — DENOTES BOLLARD
- DENOTES SIGN
- MH — DENOTES MANHOLE
- INV. — DENOTES INVERT ELEVATION
- OBV. — DENOTES OBVERT ELEVATION
- R.O.W. — DENOTES RIGHT–OF–WAY
- SBM — DENOTES SITE BENCH MARK
- CGVD28 — DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- GSSD — DENOTES CITY OF GREATER SUDBURY STANDARD DRAWING
- (AB) — DENOTES ASBUILT INFORMATION
- (FS) — DENOTES FIELD SURVEY INFORMATION
- DENOTES PROPOSED GARAGE DOOR ENTRANCE
- DENOTES PROPOSED PEDESTRIAN DOOR ENTRANCE
- UB — DENOTES UNDERGROUND TELEPHONE CABLE OR CONDUIT
- U — DENOTES OVERHEAD UTILITY LINES
- DENOTES FENCE
- DENOTES CENTERLINE OF DITCH
- UG — DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND SANITARY SEWER
- DENOTES UNDERGROUND STORM SEWER
- DENOTES UNDERGROUND WATERMAIN
- X — DENOTES PROPOSED 1.5m HIGH OPAQUE FENCE
- DENOTES PROPOSED CONCRETE MOUNTABLE CURB (SEE DETAIL GSSD–600.030)

AREAS, OFFICIAL PLAN DESIGNATION, ZONING & PIN INFORMATION

ITEM:	AREA(sq.m.):	EXISTING OFFICIAL PLAN DESIGNATION:	EXISTING ZONING:	PROPOSED ZONING:	CURRENT PIN DESIGNATION:
ROW HOUSING DEVELOPMENT	36,620	LIVING AREA 1	RURAL	R3–SPECIAL	PART OF PIN 73504–2283
		MIXED USE COMMERCIAL	H43C2		PART OF PIN 73504–3102
PART OF PIN 73504–3102 TO BE TRANSFERRED TO PIN 73504–1924	1,752	MIXED USE COMMERCIAL	H43C2	C2	PART OF PIN 73504–3102
PROPOSED AMENITY AREA (100m NORTH OF THE N. LIMIT OF ROW HOUSING DEVELOPMENT	20,190	RURAL	RURAL	R3–SPECIAL	PART OF PIN 73504–2283

NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD NOTES OF D.S. DORLAND LIMITED (FILE 18035). THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

FIELD WORK SHOWN HEREON WAS COMPLETED MAY 11, 2020.

THE LOCATION OF UTILITY SERVICES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING SOURCES:

FIELD SURVEY INFORMATION AND FROM CITY OF GREATER SUDBURY AS–BUILT DRAWINGS: PHILIPPE ST, SHEET 1 OF 1, DATED MAY 1974, REVISION DATED 2001–11–09; HIGHWAY 69 NORTH (MR80), PAGES 92 & 93 OF 111, DATED 1999, REVISION DATED 2015–05–27. CITY OF GREATER SUDBURY KEY PLAN OF WATER MAIN SERVICES, HANMER, SECTION 7, DATED 2003–10–10, REVISION DATED 2012–03–15.

THE LOCATION OF ALL UNDERGROUND PIPES & SERVICE LINES HAVE NOT BEEN DETERMINED.

EXISTING CONTOUR INTERVAL = 0.2 METERS.

THIS PLAN IS NOT VALID UNLESS SEALED.

ALL UNIT ROW HOUSE DWELLINGS SHOWN HEREON SHALL HAVE AN ATTACHED GARAGE. DRIVEWAYS TO DWELLINGS ARE TYPICALLY 3.0m (SINGLE DRIVEWAY) OR 6.0m (DOUBLE DRIVEWAY)

ALL PROPOSED PARKING AREAS & DRIVING ISLES ARE TO BE PAVED.

PROPOSED PARKING STALLS TO BE LINE PAINTED

MINIMUM PRIVATE DRIVING ISLES WIDTH REQUIRED (2 WAY) = 6.0m.(MINIMUM)

TYPICAL PARKING STALL SIZE IS 2.75m X 6.0m (MINIMUM)

TYPICAL BARRIER FREE PARKING STALL SIZE IS 4.4m X 6.0m (MINIMUM)

TYPICAL LOADING SPACE SIZE IS 3.6m X 9.0m (MINIMUM)

ALL CURBING SHOWN HEREON SHALL BE CONCRETE MOUNTABLE CURB (GSSD–600.030)

SNOW REMOVAL SHALL BE ON SITE AND PLACED WITHIN THE LANDSCAPED AREA ADJACENT TO THE PARKING AREAS (REFER TO SITE GRADING & DRAINAGE DRAWING BY EXP SERVICES INC.)

PROPOSED GARBAGE COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR.

UNLESS OTHERWISE NOTED ALL LANDSCAPED AREAS WILL BE GRASS.

THE SUBJECT LANDS CONSIST OF ALL OF PIN 73504–3102 AND ALL OF PIN 73504–2283, BEING PART OF LOT 5, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF HANMER, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY.

DATE
SUDBURY, ONTARIO

D.S. DORLAND
ONTARIO LAND SURVEYOR

PROPOSED ROW HOUSING DEVELOPMENT

NOTE: AREAS IN TABLE BELOW DO NOT INCLUDE PROPOSED AMENITY AREA, ONLY ROW HOUSING DEVELOPMENT

ITEM:		CALCULATIONS
LOT AREA (ROW HOUSING DEVELOPMENT)	36,620 Sq.m.	
PAVED AREA	8,349 Sq.m.	
PAVED AREA (%)	22.8%	8349/ 36620 = 22.8%
LANDSCAPED AREA (%)	44.7%	16370 / 36620 = 44.7%
TOTAL OF PROPOSED 80 UNITS GROSS FLOOR AREA	11,568.5 Sq.m.	TOTAL GROSS FLOOR AREA =11568.5 + 332.9 = 11,901.4 sq.m.
PROPOSED AMENITY BUILDING GROSS FLOOR AREA	332.9 Sq.m.	
PROPOSED ROW DWELLING HEIGHTS (1 STOREY)	5.5m ±	
PROPOSED AMENITY BUILDING HEIGHT (1 STOREY)	5.0m (MAXIMUM)	
BICYCLE PARKING REQUIREMENTS		BICYCLE PARKING CAN BE CONTAINED WITHIN GARAGE OF EACH UNIT
PARKING SPACES REQUIRED FOR 80 ROW HOUSING UNITS= 120	PROVIDED = 120	ROW DWELLING:(1.5 UNIT) = 80 X 1.5 = 120 SPACES CONSISTS OF 80 GARAGE SPACES, 40 OUTDOOR SPACES
PARKING SPACES REQUIRED FOR AMENITY BUILDING= 16	PROVIDED = 16	OTHER USE:(1/20sq.m. net floor area) = 310/20 = 16 SPACES
TOTAL PARKING: REQUIRED = 136	PROVIDED 136	CONSISTS OF 80 GARAGE SPACES, 56 OUTDOOR SPACES
BARRIER FREE PARKING SPACES REQUIRED = 3	PROVIDED = 3	TOTAL # PARKING SPACES PROVIDED = 135 REQUIRES 3 BARRIER FREE SPACES
LOADING SPACES REQUIRED FOR AMENITY BUILDING = 1	PROVIDED = 1	GROSS FL. AREA = 332.9 sq.m. (300 to 4,500m2 GFA REQUIRES 1 SPACE)
LOT COVERAGE ROW HOUSING (%)	31.6%	11568.5/ 36620 = 31.6%
LOT COVERAGE AMENITY BUILDING (%)	0.9%	332.9/ 36620 = 0.9%
TOTAL LOT COVERAGE (%)	32.5%	11901.4/ 36620 = 32.5%
ZONE: EXISTING: RURAL AND H43C2	PROPOSED: R3–SPECIAL	
DENSITY (UNITS/HA.)	22 UNITS/HA.	80/3.662 = 21.8
MINIMUM FRONT YARD = 6.0m	PROVIDED MINIMUM OF 6.0m	
MINIMUM REAR YARD = 7.5m	PROVIDED MINIMUM OF 7.5m	
MINIMUM INTERIOR SIDE YARD = 1.2m (FOR 1 STOREY) 1.8m (2 STOREY)	PROVIDED MINIMUM OF 1.2m FOR 1 STOREY	
7.5m PRIVACY YARD DEPTH IS REQUIRED ABUTTING THE FULL EXTERIOR WALL OF EACH DWELLING UNIT, & 3m COURT YARD BUILDING SEPARATION FOR ROW DWELLINGS, WHERE NEITHER WALLS CONTAINS BALCONIES OR HABITABLE ROOM WINDOWS	PROVIDED MINIMUM OF 7.5m PRIVACY YARD PROVIDED MINIMUM OF 3.0m FOR COURT YARD BUILDING SEPARATION	
MINIMUM 3.0m PLANTING STRIP IS REQUIRED WHERE R3 ZONE ABUTS R1 ZONE. THIS WIDTH CAN BE REDUCED TO 1.8m IF PLANTING STRIP CONTAINS OPAQUE FENCE HAVING HEIGHT OF 1.5m OR MORE	PROVIDED MINIMUM OF PLANTING STRIP AS REQUIRED	

DISCLAIMER

CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE SURVEYOR BEFORE PROCEEDING WITH THE WORK.

SURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ENCOUNTERED IN THE COURSE OF THE CONSTRUCTION PHASE UNLESS THE SERVICES OF THE SURVEYOR ARE ENGAGED TO CARRY OUT SITE SUPERVISION SERVICES.

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D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS
298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673–2556 FAX (705) 673–1051
WWW.DSDORLANDLIMITED.CA

PREPARED BY : A. ALATYPPO	SCALE : 1:400 METRIC
DATE : JUNE 23 2020	CAD FILE : 18035–SITEPLAN.dwg
FIELD: MR/SM/CM	P. SPACE TAB : SITEPLAN 400 SCALE

GRADING & DRAINAGE AND SITE SERVICING PLANS :

FOR COMPLETE GRADING & DRAINAGE AND SITE SERVICING DETAIL INFORMATION REFER TO: 'SITE GRADING PLAN' AND 'SITE SERVICING PLAN' DRAWINGS, PREPARED BY EXP SERVICES INC., DATED 2020–XX–XX

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL–TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRS80 ELLIPSOID OF NAD83(CSRS, 2002.0) AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HTV2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

WHERE PRACTICAL THE DIRECT RELATIONSHIP OF THESE CONVERTED ELEVATIONS TO THE CGVD28 VERTICAL DATUM HAVE BEEN CONFIRMED BY OBSERVING LOCAL BENCHMARKS.

SITE BENCH MARK #1 IS THE TOP OF FIRE HYDRANT BOLT, IN FRONT OF MUNICIPAL # 4615 PHILIPPE ST., AS SHOWN HEREON, HAVING AN ELEVATION OF 293.44 METERS.

METRIC NOTE

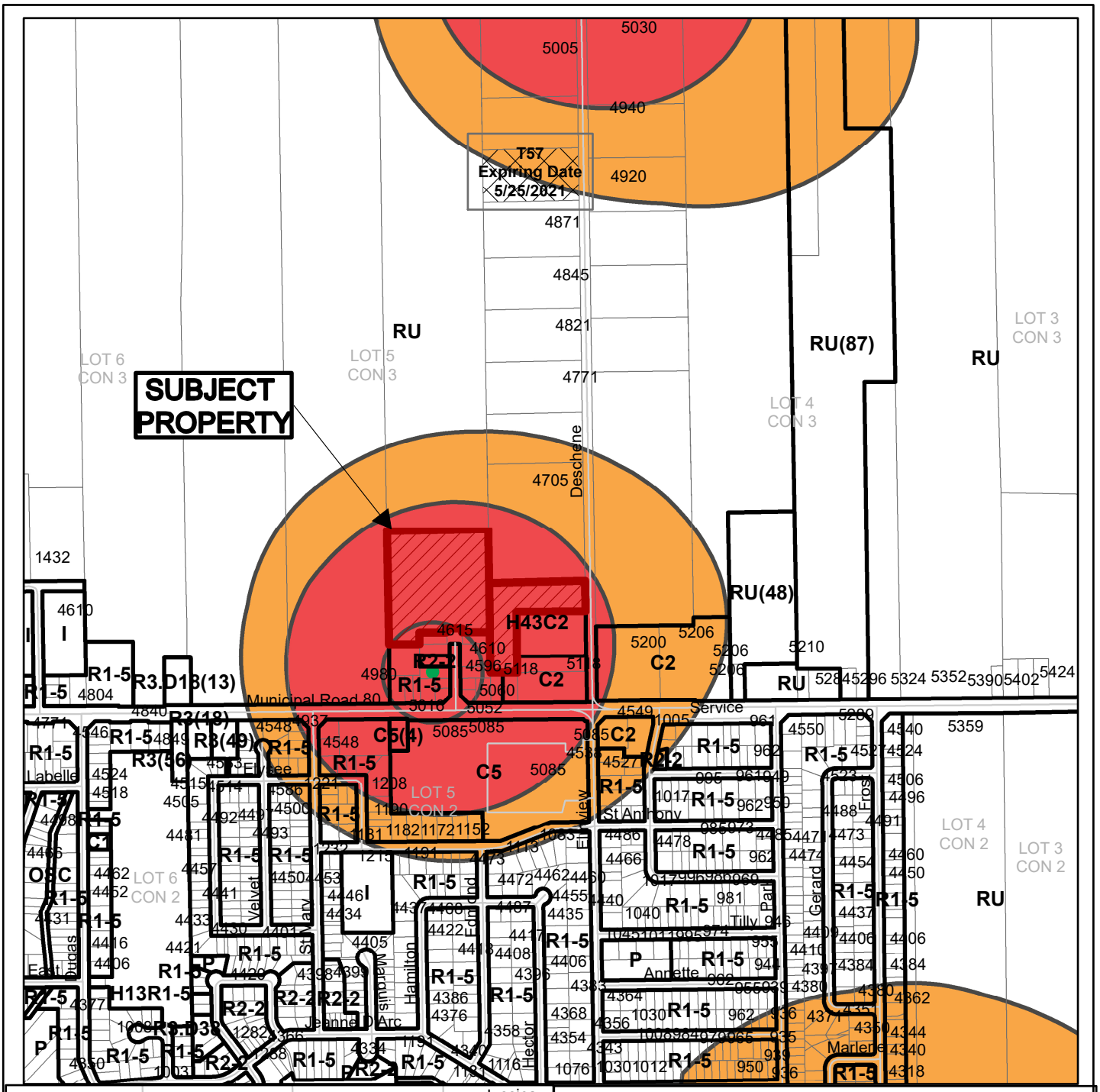
DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TOPOGRAPHIC SURVEY FOR MTR CONSTRUCTION
SUDBURY ONTARIO

REVISIONS / AMENDMENTS
REVISION

THIS IS NOT AN ORIGINAL COPY UNLESS IT IS EMBOSSED WITH THE SURVEYOR'S SEAL

Source Protection Plan Map



Growth and Infrastructure Department

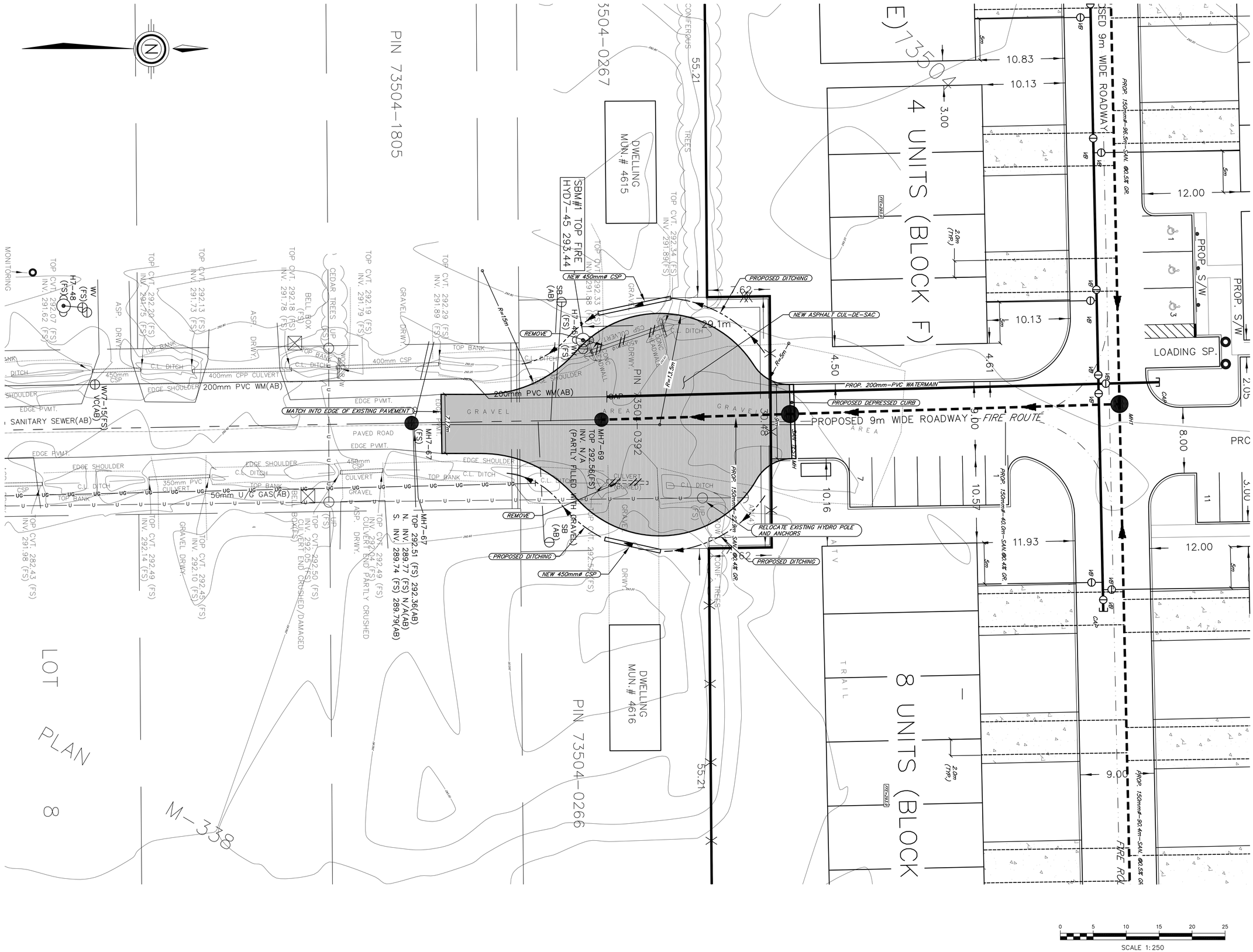
N

Subject Property being Part of PIN 73504-2283 & 73504-3102, Pt of Pcl 11271, Part 3, Plan 53R-21074, Lot 5, Concession 3, Township of Hanmer, Deschene Road, Hanmer, City of Greater Sudbury

SPP: Wellhead Protection Areas, Vulnerability Scores 8 & 10

Sketch 1 751-7/20-7

NTS Date: 2020 06 30



exp Services Inc.
Infrastructure Services - Sudbury
885 Regent Street, Suite 3-6A
Sudbury, Ontario, Canada
P3E 5M4
Ph. 705 674 9681
Fax 705 674 5583

www.exp.com

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LEGEND

- PROPOSED PHASE 1 BOUNDARY
- 589.63 — PROPOSED LOT ELEVATION
- 588.64 SW — PROPOSED SWALE ELEVATION
- (589.68) — EXISTING PERIMITER ELEVATION
- WT: 291.250 — WATER TABLE
- 295.550 — PROPOSED ELEVATION AT HOUSE
- 8 — DRAFT PLAN LOT NUMBERS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATERMAIN
- PROPOSED VALVE BOX
- PROPOSED SERVICE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT CUL-DE-SAC
- PROPOSED DITCHING
- PROPOSED CULVERT

No.	Revision	By:	Date
1	ISSUED FOR DRAFT REVIEW	PF	2020-08-24

ISSUED FOR CLIENT REVIEW

Professional Seal(s)

Drawn By: DKR/JSS	Scale: 1:200
Checked By: P.F.	Date: 2020-08-24
Approved By:	Date:
Date Printed: 2020-08-25	

File Name: 19039-DESCHENE DEVELOPMENT - CONSTRUCTION-06-26-2020

Project Title
Deschene Road Multi-Residential Development,
Deschene Rd and Philippe St.,
HANMER, Ont.

MTR Construction

Dwg. Title
PRELIMINARY
CUL-DE-SAC LAYOUT PLAN

Project No. SUD-00019039-IC

Dwg. No. C-3

Rev. No. 1

L:\2019 FILE FOLDER\2019 Infrastructure\2 - Projects\SUD-00019039-IC Deschene Development\60 - Project Execution\Civil

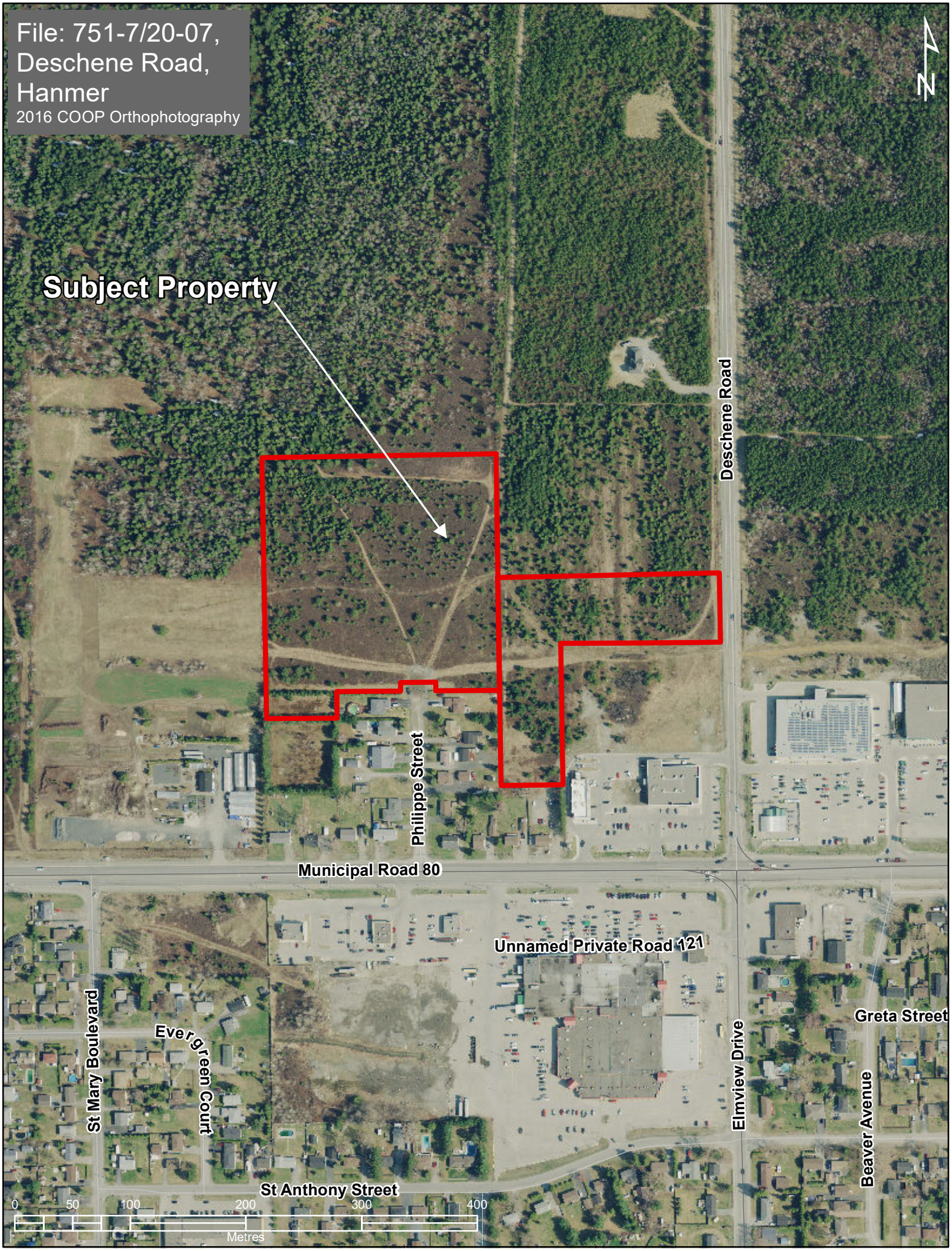
File: 751-7/20-07, Deschene Road, Hanmer
2016 COOP Orthophotography
Subject Property
Deschene Road
Philippe Street
Municipal Road 80
Unnamed Private Road 121
St Mary Boulevard
Evergreen Court
Elmview Drive
Greta Street
Beaver Avenue
St Anthony Street
0
50
100
200
300
400
Metres

Photo 1: Deschene Road, Hanmer
View of subject property from Deschene Road street line
File 751-7/20-07 Photography Sept 24, 2020

Photo 2: Deschene Road, Hanmer
Vacant commercial land abutting southerly with retail use located further south
File 751-7/20-07 Photography Sept 24, 2020

Photo 3: Deschene Road, Hanmer
Grocery store on east side of Deschene Road opposite subject land
File 751-7/20-07 Photography Sept 24, 2020

Photo 4: Philippe Street, Hanmer
Interior view of subject property showing typical conditions
File 751-7/20-07 Photography Sept 24, 2020

Photo 5: Philippe Street, Hanmer
View of existing turnaround at north end of Philippe Street
File 751-7/20-07 Photography Sept 24, 2020

Photo 6: Philippe Street, Hanmer
Existing conditions between south limit of subject land and abutting single detached dwelling on west side of Philippe Street
File 751-7/20-07 Photography Sept 24, 2020

Photo 7: Philippe Street, Hanmer
Existing conditions between south limit of subject land and abutting single detached dwelling on east side of Philippe Street
File 751-7/20-07 Photography Sept 24, 2020

>>> [redacted] > 09/18/20 9:16 AM >>>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good day sir,

I am contacting you in regards to the proposed new seniors living community, which is to be built this or next year. The property in question is located on Deschene rd with access on Philippe st. My main concern is that during the construction of the said project, is that the builder will use Philippe st as access to the site, and that the heavy trucks and equipment will damage the road surface. I would like to know if the builder is planning to access the property during construction via Deschene and limit the use of Philippe st. If the builder does access via Philippe st, will the builder be liable for any road repair? Or will it come from city coffers.? I am hoping that with the size of the project, that they will start with an access road on Deschene, for the project since it will be safer and will not damage our street. Another concern is one of safety, there are small children on our street and we have been fortunate to be on a cul de sac. Another safety concern is that of exiting from Philippe st, on to RR#80, can be hazardous, whereas, the Deschene rd is far less busy. I thank you for your time and look forward to hearing from you, best regards, David Jones.