

Title: Timestone Corporation

Date: May 26, 2020

STAFF REPORT

Applicant:

Timestone Corporation

Location:

Part of PINs 73576-0116 & 73576-0138, Parts 1 and 2, Plan 53R-21176 in Lot 10, Concession 3, Township of Neelon (Nottingham Avenue, Sudbury)

Application:

To amend [By-law 2010-100Z](#) being the City of Greater Sudbury Zoning By-law by removing the “H”, Holding Designation on lands zoned “H49I(49)”, Holding Institutional Special in order to construct a three-storey long-term care facility with 192 beds.

Proposal:

An application was submitted on May 4, 2020 in order to lift a holding designation identified as H49 in Zoning By-law 2010-100Z following extension of the roadway and installation of the necessary infrastructure.

Background:

An application for rezoning was approved by Council in 2019 in order to permit a 192-bed long-term care facility on lands located south of the Scenic View subdivision on Bancroft Drive in Sudbury (Recommendation PL2019-61). The subject site is designated as Living Area 1, which permits neighbourhood-based institutional uses. The development requires the extension of Nottingham Avenue, which forms part of a deemed subdivision. The conditions to rescinding the deeming by-law are outlined under Recommendation PL2012-221.

By-law 2019-119Z was adopted by Council on July 9, 2019 in order to rezone the subject lands to “H49I(49)”, Holding Institutional Special. The following site-specific provisions were applied:

“Notwithstanding any other provision hereof to the contrary, within any area designated I(49) on the Zone Maps, all provisions of this by law applicable to the “I”, Institutional zone shall apply subject to the following modifications:

- (i) The only permitted uses shall be a long-term care facility containing a maximum of 192 beds along with accessory uses that are directly related to the primary use being that of a long-term care facility;
- (ii) The maximum building height shall be three (3) storeys; and,
- (iii) The minimum lot frontage shall be 28 metres.”

A holding designation was applied to the subject land, which shall not be lifted by Council until such time that the following conditions are addressed:

- (i) Municipal water and sanitary services are available to service the development;
- (ii) Public road frontage exists for the lands subject to the Holding symbol.

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Planning considerations:

In anticipation of the registration of the development agreement for Phase 2 of the Scenic View subdivision, By-law 2020-88 was adopted by Council on May 19, 2020 in order to remove the deeming by-law on the applicable lots and road, being Lots 25 to 32, inclusive, on Plan M-1003, and that portion of Nottingham Avenue located south of Dorsett Drive. The rescinding by-law has no effect until registered on title, which will occur once all the conditions attached to Recommendation PL2012-221 have been addressed.

In regards to the holding provision, site preparation and installation of the necessary infrastructure have advanced to the stage whereby three of the four major infrastructure components have received initial acceptance (watermain, storm sewer, sanitary sewer), with the remaining component (road) forthcoming in June based on the developer's schedule.

It is therefore recommended that the holding provision be lifted; and further, that the amending by-law be adopted once initial acceptance of the applicable infrastructure has been granted to the satisfaction of the General Manager of Growth and Infrastructure.