

Presented To:	Planning Committee
Presented:	Monday, May 27, 2019
Report Date	Monday, May 06, 2019
Type:	Public Hearings
File Number:	751-6/18-20

Request for Decision

Timestone Corporation - Application for Rezoning in order to permit a three-storey long-term care facility to accommodate 192 persons, Nottingham Avenue, Sudbury

Resolution

THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "HI(S)", Holding Institutional Special on lands described as Part of PINs 73576-0138 & 73576-0116, Part of Parcels 1545 & 4851 S.E.S., in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Timestone Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
2. That the amending by-law include the following site-specific provisions:
 - a) 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;
 - b) The maximum building height shall be three (3) storeys;
 - c) The minimum lot frontage shall be 28 metres;
 - d) A Holding symbol which shall not be removed by the Council of the City of Greater Sudbury until the following conditions have been addressed to the satisfaction of the General Manager of Growth and Infrastructure:
 - 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.

Until such time as the H symbol has been removed, the only permitted uses shall be those legally existing on the date that the amending by-law comes into effect.

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed May 6, 19

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed May 6, 19

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed May 6, 19

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed May 10, 19

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed May 13, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed May 15, 19

3. That the owner install a fence along the southerly limit of Block H, Plan M-1003 (Dorsett Tot Lot) to the satisfaction of the Director of Leisure Services, to be implemented as part of the Site Plan Control Agreement;
4. Conditional approval shall lapse on June 11, 2021 unless Condition 1 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.

Report Summary

An application for rezoning has been submitted in order to permit a 192-bed long-term care facility on lands located south of the Scenic View subdivision off Bancroft Drive in Sudbury. The development requires the extension of Nottingham Avenue, which forms part of a deemed subdivision subject to Recommendation PL2012-221. The subject site is designated as Living Area 1, which permits neighbourhood-based institutional uses.

A review of the proposal demonstrates conformity with the applicable policies of the Official Plan and consistency with the 2014 Provincial Policy Statement.

A holding designation is recommended in order to address the construction of the necessary infrastructure. The H symbol shall not be removed by Council until such time that municipal sewer and water services are available and public road frontage exists to facilitate access and allow the severance of the subject land from the parent parcel.

Financial Implications

If approved, staff is unable to estimate the increase in taxation revenue, as the an estimated assessment value is not available.

Staff has estimated an increase in development charges revenue of approximately \$1,080,000 based on an estimate of 115,000 square feet of gross floor area and based on the rates in effect as of the date of this report.

STAFF REPORT

Applicant:

Timestone Corporation

Location:

Part of PINs 73576-0138 & 73576-0116, Part of Parcels 1545 & 4851 S.E.S., in Lot 10, Concession 3, Township of Neelon (Nottingham Avenue, Sudbury)

Official Plan and Zoning By-law:

[Official Plan](#)

a. Living Area 1

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. Within these areas, a range of residential uses and mix of densities are permitted. Applications for rezoning in Living Area 1 are reviewed based on criteria established under Section 3.2.1 of the Plan:

- the suitability of the site;
- proposed density and built form;
- land use compatibility;
- the availability of on-site parking; and,
- the traffic impact on local streets.

Neighbourhood institutional uses are also permitted in Living Area 1, as they are deemed to be appropriate in a residential setting. Such uses include elementary schools, libraries, places of worship, day nurseries, retirement homes and other neighbourhood-based institutions that form an integral part of community life.

b. Institutional uses

Section 4.4 of the Official Plan outlines policies applied to new institutional uses.

In considering the establishment of new institutional uses or the expansion of existing facilities on lands not specifically designated for institutional purposes, Council will ensure that:

- sewer and water services are adequate to service the site;
- adequate traffic circulation can be provided;
- adequate parking for the public is provided on-site;
- public transit services can be provided economically for the site;
- the proposed institutional use can be integrated into the area and is compatible with surrounding uses; and,
- adequate buffering and landscaping is provided.

Smaller scale institutional uses that are compatible with the residential function of

neighbourhoods are not shown on Schedules 1a, 1b and 1c, Land Use Map as Institutional. The precise location of these institutional uses will be determined on a site-specific basis by amendment to the Zoning By-law.

c. Housing policies

The Official Plan also contains policies intended to promote the provision of housing for persons with special needs. Under the Healthy Community provisions of Section 16.2.4 of the Plan, Council shall promote policies that support the growing health care needs of the elderly, such as seniors' apartments, assisted-living complexes and nursing homes (long-term care facilities).

Council has adopted policies to encourage a greater mix of housing types and tenure, as implemented through the Official Plan. In particular, Section 18.2.6 encourages supportive housing which can be integrated into existing neighbourhoods and communities on a scale compatible with neighbourhood design.

[Zoning By-law](#)

The subject land is zoned "FD", Future Development under By-law 2010-100Z. The FD zoning classification is typically applied to lands within settlement areas that are earmarked for future development in conformity with the underlying land use designation in the Official Plan. A single detached dwelling is permitted as an interim use on a legal existing lot zoned FD.

Site Description & Surrounding Land Uses:

The subject property is located approximately 130 metres south of the open portion of Nottingham Avenue in the east end of Sudbury. Municipal sewer and water services will have to be extended to the site as part of the conditions applied to the Scenic View subdivision. Currently the sanitary sewer is approximately 125 metres from the site and the municipal watermain is approximately 105 metres, as measured to the centre of the proposed cul-de-sac.

The existing portion of Nottingham Avenue is classified as a Local Road and is constructed to an urban standard with a sidewalk on the west side. The road will have to be extended to the site along with other services.

Total site area is 2.79 ha, with 28 metres of road frontage proposed where a minimum 30 metres is required for an Institutional use. The unimproved site presents typical local conditions, with significant rock outcrops and varied tree cover including second-growth birch.

The land abuts undeveloped residential lands to the east and west. A public park abuts the northerly limit of the site (Dorsett Tot Lot). The CPR rail corridor is located south of the subject lands.

The lands are located within Ramsey Lake Intake Protection Zone 3 under the Source Protection Plan. The owner submitted an Application for Section 59 Notice under the [Clean Water Act, 2006](#) concurrent with the rezoning.

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "FD", Future Development to "I", Institutional.

Proposal:

An application for rezoning has been submitted in order to permit a three-storey long-term care facility to accommodate 192 persons. The development requires the extension of Nottingham Avenue in conformity with the conditions of approval applied to the Scenic View subdivision by Council under Recommendation PL2012-221 (attached for reference).

As part of a complete application, the owner provided the following background materials in support of the application:

- Noise Feasibility Study, Proposed Long Term Care Facility (HGC Engineering – February 11, 2019)
- Eastern Whip-poor-will Survey, Part of Lot 10 Concession 3, Geographic Township of Neelon (FRi Ecological Services – October 2018 and addendum dated December 11, 2018)
- Comparison of Traffic Generating Characteristics of Nursing Homes Versus Low Density Residential (Tranplan Associates – April 26, 2019)

Departmental/Agency Circulation:

Development Engineering Section has referenced the conditions of approval applied to Scenic View subdivision, which shall be addressed in order to construct the necessary infrastructure to accommodate development on the subject site.

Water/Wastewater Services advised the owner that the site is subject to the Source Protection Plan, including policies applied to the application of road salt and the storage of snow. Drainage Section indicated that an enhanced level of stormwater quality and quantity control will be required at the site plan stage due to the location in the Ramsey Lake watershed.

Traffic and Transportation Section have reviewed the 2012 Traffic Impact Study and the traffic analysis provided as part of this application. No road upgrades are required at this time based on the additional traffic generated by the long-term care facility.

Neighbourhood Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants based on an expanded mailing radius requested by the Ward Councillor.

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 conducted a public open house between 5 and 7 pm at 20 Hazelton Drive on Thursday, March 7, 2019. The neighbourhood was canvassed in advance of the open house.

As of the date of this report, three (3) written submissions and a petition with 23 names in opposition to the application have been received by Planning Services.

Background:

Access, servicing and public road frontage are to be provided by extending Nottingham Avenue, which forms part of a deemed subdivision abutting to the north. Council's conditions to lifting the deeming by-law are set out in Planning Committee Recommendation PL2012-221 (copy attached).

Planning Considerations:

The land use merits of the proposal are reviewed based on the following considerations:

- Suitability of the site to accommodate the use, including the provision of on-site of parking, the availability of services, and any physical constraints to development;
- Physical compatibility with existing adjacent uses, including proposed built form, residential density, minimum setbacks and the provision of buffering and screening;
- Traffic impacts on the local road network;
- Environmental matters including potential habitat for Species at Risk;
- Potential impact on the abutting public park.

Suitability of site

a) Parking

The current parking standard for a long-term care facility is 0.5 space per bed, plus 1 per 20 m² of net floor area for any accessory use. The parking requirement for a 192-bed facility is 96 parking spaces, including a minimum of 4 barrier-free spaces based on the accessible parking requirements for a hospital or medical office. The application does not indicate any proposed accessory uses.

The rezoning sketch indicates 95 parking spaces, including 7 barrier-free spaces. One additional space is required in order to meet the minimum requirement. Two (2) loading spaces are provided as required under Section 5.6 of the Zoning By-law. No relief has been requested for bicycle parking (24 spaces).

There are no concerns related to the provision of on-site parking and loading. There is sufficient site area to accommodate additional parking if needed and no off-site parking impacts are anticipated.

b) Servicing

The extension of municipal water and sewer services will be required in order to service the

proposed facility. These requirements have been set out under Recommendation PL2012-221, which are the conditions to be addressed prior to rescinding the deeming by-law on the various blocks of lots comprising the undeveloped portion of Scenic View subdivision. Nottingham Avenue will also have to be extended in order to provide public road frontage for the subject land, which is required to provide access and to ultimately sever the land from the parent parcel.

As a condition of approval, it is recommended that a holding provision be implemented until such time that the necessary infrastructure is installed to accommodate development.

c) Physical constraints

The site is sufficiently large to accommodate the proposed development. Lot coverage is approximately 14%, which is well below the maximum of 50% permitted under Institutional zoning. The proposal complies with all applicable zoning standards, with the exception of lot frontage, relief for which is considered minor in nature.

Rock outcrops form the main physical constraint and rock removal will be required. Protocols related to blasting are included in the Scenic View conditions, and will also be addressed as part of the Site Plan Control Agreement. If blasting and rock removal is required prior to the development agreement having been signed, a site alteration permit is required under By-law #2009-170. At minimum a geotechnical report is required, addressing such matters as pre-blast surveys, blasting procedures, damage complaints, and notification of adjacent residences, amongst other matters.

As a general observation, there may be less site alteration required with the long-term care facility compared to a conventional plan of subdivision, which would conceivably extend to the limits of the property if the land was to be subdivided for low density housing.

Land use compatibility

a) Built form

The proposed building height is three (3) storeys, with setbacks that exceed 10 metres from all lot lines. As a result, there are no concerns related to negative visual impacts on existing adjacent uses. The closest dwelling is more than 90 metres away, as measured from lot line to lot line. The facility itself will be set back even further onto the site, with interior side yard setbacks that exceed 36 metres based on the preliminary plan.

The interface with the lots comprising future phases of the Scenic View subdivision will be addressed at site plan stage, and at minimum a planting strip will be required in order to address screening and buffering. In general, the large site affords generous setbacks from the lot lines, which will mitigate the impact on future residential development abutting the site.

In order to address the scale and intensity of use, the following site-specific zoning provisions are recommended:

- The maximum number of long-term beds shall be restricted to 192 beds as proposed;
- The only permitted use shall be a long-term care facility and related accessory uses, to be implemented as an Institutional special zoning; and,
- The maximum building height shall not exceed three (3) storeys.

b) Residential density

Although the long-term care facility may be appropriately viewed as a type of health care facility, it would be useful to have an approximation of residential density. In similar cases, the City has applied a conversion factor to the number of beds based on a ratio of 1 dwelling unit equal to 1.25 beds. This ratio has been utilized for other site-specific zonings including the Finlandia complex. In this case, the conversion results in 154 equivalent to residential units (ERUs).

Based on the above estimate, the residential density is calculated at approximately 55 dwelling units per hectare (du/ha). The resultant density is above the maximum density of 36 du/ha applied to low density subdivisions, but below the maximum density of 90 du/ha permitted for medium density development under the Official Plan.

The intensity of use is considered appropriate based on the location in a built-up residential area that is predominantly low density in character.

c) Noise impacts

The owner submitted a Noise Feasibility Study as part of a complete application due to the proximity to the CP railway line (attached for review). The study recommends alternative means of ventilation for those units with direct exposure to the rail corridor. In addition, upgrades such as brick exterior walls and upgraded glazing are also recommended for these units. The report concludes that the proposed long-term care facility is feasible from a noise impact perspective provided suitable controls are applied to the building design.

Local traffic impacts

The owner commissioned a traffic analysis from Tranplan Associates in order to provide an approximation of the traffic generated by the proposed long-term care facility, with a specific comparison to low density housing, including R1 and R2 housing types.

The results of the analysis are summarized as follows:

- The proposed long-term care facility is expected to generate 33 trips in the morning peak hour, 43 trips in the afternoon peak hour, and 588 trips over a 24-hour period on a typical weekday.
- The long-term care facility would generate more traffic during peak periods compared to 27 single detached dwellings on the site.
- Semi-detached dwellings (assuming 40 units) would generate peak hour traffic volumes that are similar to the long-term care facility.
- The long-term care facility would generate higher total volumes over 24 hours on a typical weekday compared to low density residential uses.

The following additional observations can be made:

- The traffic analysis utilized fairly conservative residential densities as the basis of comparison (i.e., it did not inflate the number of potential R1 and R2 units to obtain better results);
- Residents of long-term care facilities do not drive and most traffic is generated by employees, visitors and occasional deliveries;
- Work shifts at Extendicare facilities typically start/end at 6:45, 14:45 and 22:45 and thus do not coincide with the peak hour of the adjacent street;
- Public transit is available on Bancroft Drive as alternative transportation for employees and visitors (Routes 101 & 102; future Route 7 under Transit Plan);
- A sidewalk is required on the future extension of Nottingham Avenue to provide a safe pedestrian connection to Bancroft Drive;
- Traffic and Transportation Section advised that the increase in traffic generation does not warrant upgrades to existing roads infrastructure including the need for a left-turn lane on Bancroft Drive.

Species at risk

As part of a complete application, the owner submitted a report in order to assess potential habitat for Species at Risk (SAR). In this case, the study is focused on the presence of Eastern Whip-poor-will, which is identified as a threatened species under the [Endangered Species Act, 2007](#).

Field investigations for whip-poor-will were conducted on June 21, July 4 and July 10, 2017 under appropriate conditions. The surveys confirmed the presence of whip-poor-wills to the south and east of the subject property. The estimated calling locations were mapped to provide an approximate territory boundary. The analysis determined that the proposed development does not encroach into Category 1 and 2 habitats and that the development site is approximately 60 metres from the delineated 9 hectare whip-poor-will territory based on MNRF's [general habitat description](#).

The proposal is deemed to conform to the 2014 Provincial Policy Statement as it relates to Section 2.1, Natural Heritage.

Source Protection Plan

The subject property is located within the Ramsey Lake watershed, which is deemed to be a vulnerable area under the Source Protection Plan. As per the Source Protection Plan's salt and snow policies, the owner is advised that a Risk Management Plan may be required for the application of road salt and storage of snow if the exterior parking lot is equal to or greater than one (1) hectare in area. The handling and storage of road salt (0.5 tonnes or greater) is prohibited. For the information of the Committee, the parking area on the preliminary plan is approximately 0.5 ha in area.

The proposal will be reviewed in greater detail at the site plan stage if this application is approved. An Application for Section 59 Notice will also be required at that time.

Dorsett Tot Lot

The Dorsett Tot Lot was conveyed to the City as part of the registration of the Scenic View subdivision in 1974. The lands comprise approximately 21.5% of Phases 1 and 2 of the development (Plan M-1003) and 8% if the entire land holdings were to be included (Plan M-1003 plus Future Development lands to the south).

The existing park has some play structures and a popular sliding hill. Leisure Services indicated that there are no concerns related to any potential impact on the park. The proposed development site is well separated from the areas of park activity. However, in order to better delineate the park boundaries, Leisure Services is requesting a fence along the southerly limit of the park as a condition of approval to be implemented at site plan stage.

The owner is advised that a fence will also be required along the rear lot lines of the deemed lots abutting the westerly limit of the park, to be implemented under the conditions of Recommendation PL2012-221. The fence shall be installed to an appropriate standard to the satisfaction of the Director of Leisure Services.

Official Plan

The proposal presents conformity with Official Plan policies based on the following observations:

- The subject land is located in Living Area 1, which permits neighbourhood-based institutional uses subject to site-specific amendments to the Zoning By-law. This interpretation has been consistently applied by the City to other long-term care facilities and retirement homes;
- The lot is suitable for the proposed use based on the resultant density, built form and availability of on-site parking;
- The intensity of use can be addressed by limiting the number of beds and restricting the building height to three (3) storeys;
- No upgrades to the existing road network are required to accommodate the proposed long-term care facility;
- The proposed institutional use can be integrated into the area while addressing compatibility with existing and future residential uses. There is adequate separation distance from existing dwellings and the setbacks being proposed from the lot lines exceed minimum requirements;
- Public transit is available on Bancroft Drive, an approximate walking distance of 225 metres from the site boundary to the nearest transit stop (approximately 2 to 3 minutes); and,
- The long-term care facility addresses the demand for special needs facilities in the community.

[2014 Provincial Policy Statement \(PPS\)](#)

Under Section 1.1.1 of the PPS, municipalities shall accommodate an appropriate range and mix of residential uses in order to meet long-term needs, including housing for older persons

and institutional uses such as long-term care homes.

The development site is located within the settlement area boundaries of Sudbury, which under Section 1.1.3 shall be the focus of growth and development. Council shall encourage a mix of densities and land uses in order to utilize existing or planned infrastructure.

Under the housing policies of Section 1.4, Council shall provide an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, including special needs requirements.

The application is consistent with Provincial policies applied to settlement areas and long-term housing needs.

[2011 Growth Plan for Northern Ontario \(GPNO\)](#)

There is no conflict with the GPNO, which contains various policies under Section 3.4.2 aimed at improving access to health care services, which would encompass long-term care facilities and other special needs facilities.

Summary

A holding designation is recommended in order to address the construction of the necessary infrastructure. The H symbol shall not be removed by Council until such time that municipal sewer and water services are available and public road frontage exists to facilitate access and allow the severance of the subject land from the parent parcel.

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: 751-6/18-20

RE: Application for Rezoning – Timestone Corporation
Part of PINs 73576-0138 & 73576-0116, Part of Parcels 1545 & 4851 S.E.S., in Lot 10,
Concession 3, Township of Neelon (Nottingham Avenue, Sudbury)

Development Engineering

This site is not currently serviced with municipal water and sanitary sewer. All associated costs to bringing the services to the lot line would be borne entirely by the owner.

We understand that this site will be subject to a Site Plan Control Agreement and the development of Nottingham Avenue through the conditions to rescind the deeming by-law as set out under Council Resolution PL2012-221, and as such we would comment in detail on the development at that time.

A noise study, geotechnical report, detailed lot grading plan, and stormwater management report are required for this development. The owner shall provide proof of sufficient fire flow and sufficient sanitary sewer capacity. A preliminary analysis of the sanitary sewer system shows that the proposed sanitary flow will contribute to capacity issues on Bancroft Drive. As such, the developer must enter into a cost sharing agreement with the City to deal with these capacity issues. Any required upgrading of the existing water or sewer mains on Nottingham Avenue will be at the developer's expense. A test manhole will be required to be constructed on the sanitary service to the building.

We have no objection to changing the zoning classification from "FD", Future Development to "I", Institutional.

Traffic and Transportation

The Traffic Impact Study conducted in 2012 did not recommend any mitigation measures on Bancroft Drive or the need for a left-turn lane on Bancroft Drive.

The additional traffic generated by the proposed nursing home does not change those conclusions outlined in the 2012 Traffic Impact Study.

Drainage Section

The subject property to be rezoned is located within the Ramsey Lake watershed. A Canadian Pacific Railway culvert exists downstream of the property to convey stormwater across the railway tracks prior to outletting to Ramsey Lake.

At the Site Plan stage, on-site stormwater quantity and quality controls are required. In addition, 20% over-control of the quantity of stormwater from the site is required as the site is within the Ramsey Lake watershed.

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 at this time. As per the Source Protection Plan's salt and snow policies, the owner is advised that a Risk Management Plan will be required for the application of road salt and storage of snow if the exterior parking lots are equal to or greater than one (1) hectare in area. The handling and storage of road salt (0.5 tonnes or greater) is prohibited.

Building Services

Building Services can advise that we have no objections to this application. For the applicant's information, the development will be subject to a Site Plan Control Agreement.

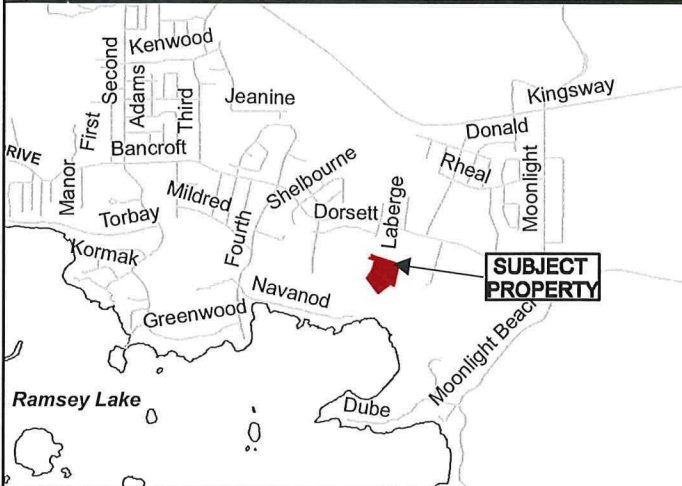
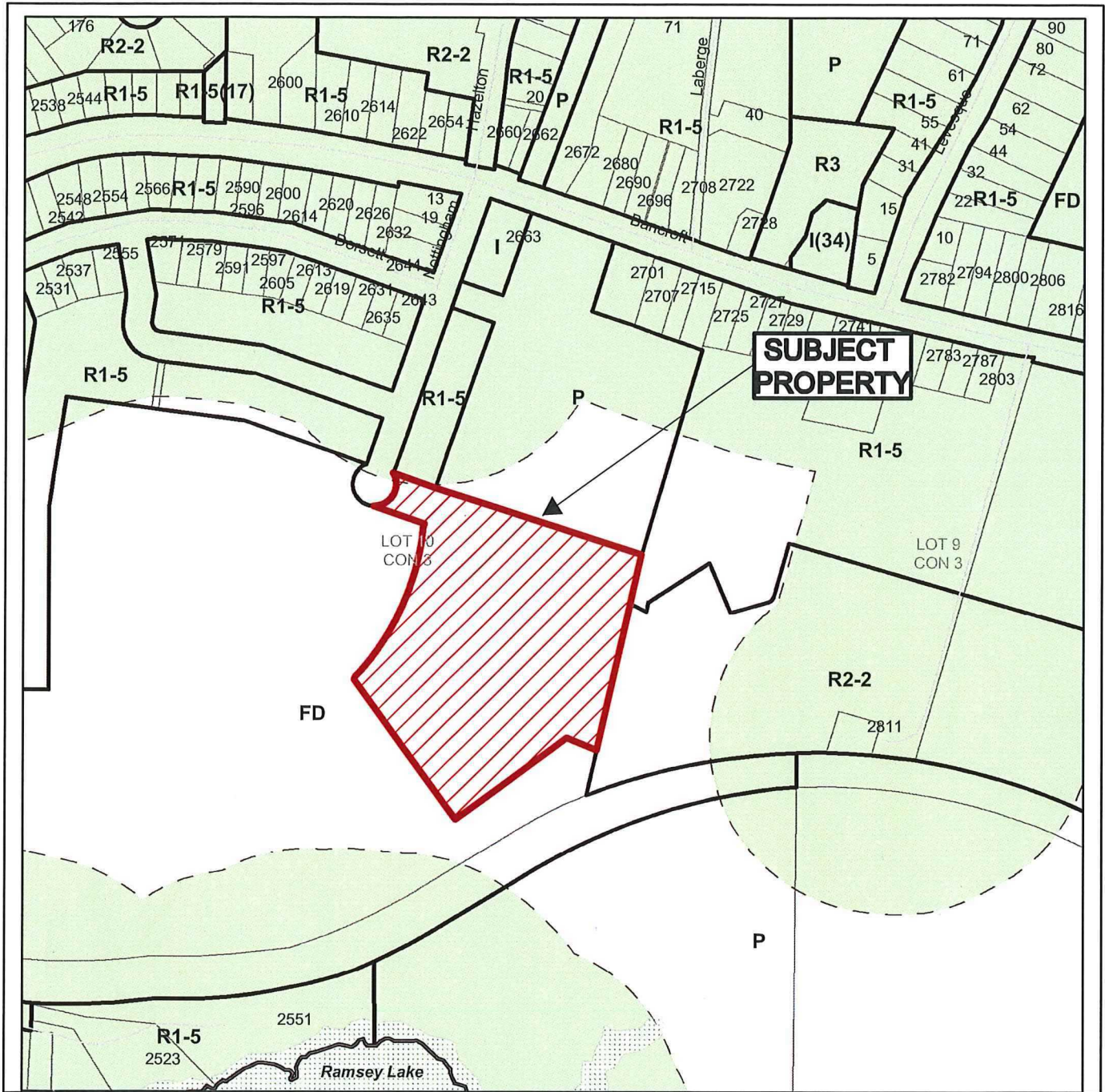
Leisure Services

Please include the requirement for fencing along southerly limit of Dorsett Playground.

Conservation Sudbury

No objection.

Source Protection Plan Map



Growth and Infrastructure Department

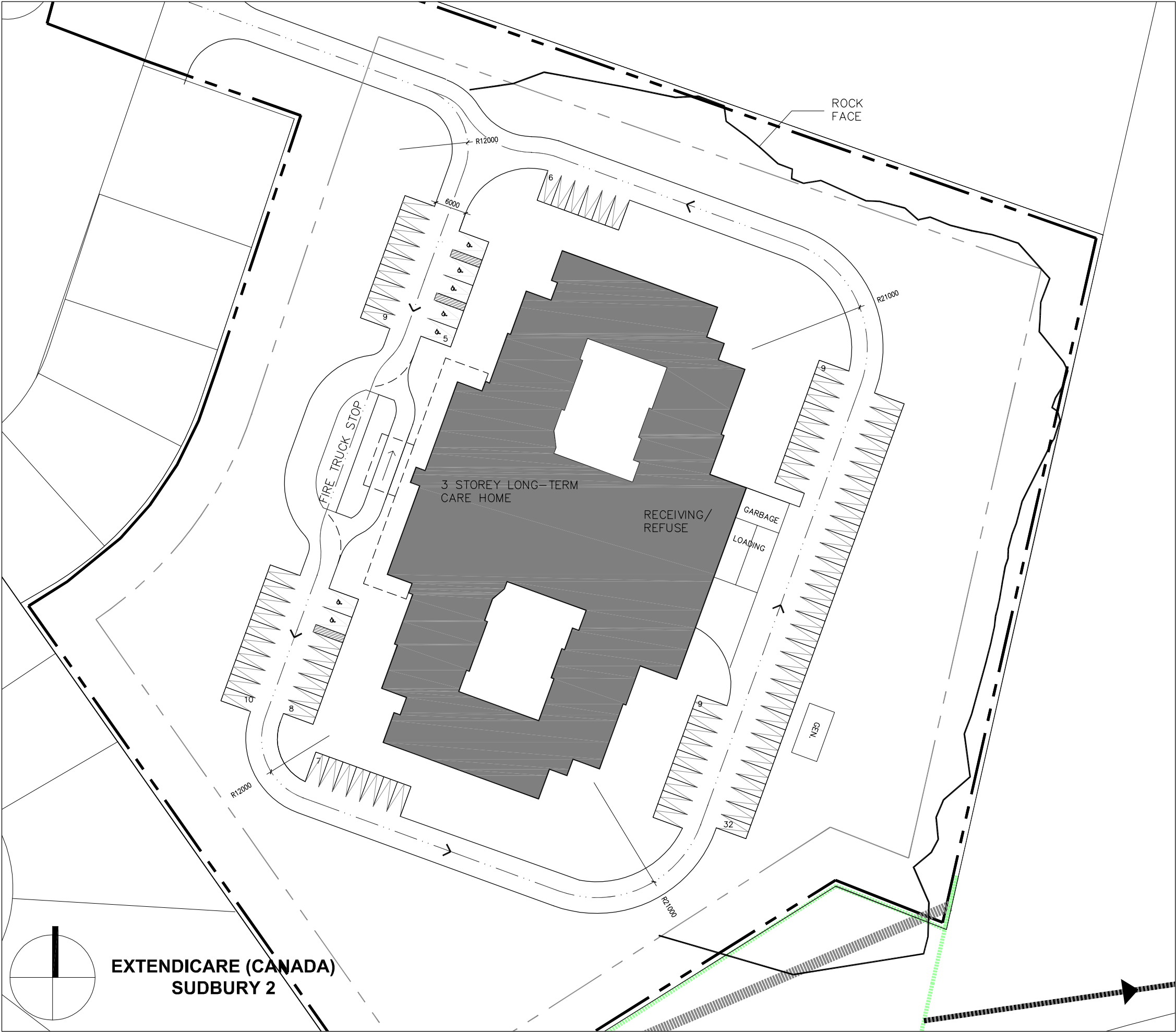


Subject Property being Part of PINs 73576-0138 & 73576-0116, Part of Pcls 1545 & 4851 SES, Lot 10, Concession 3, Township of Neelon, Nottingham Avenue, Sudbury, City of Greater Sudbury

SPP: Ramsey Lake Watershed, IPZ 3

Sketch 1
NTS

751-6/18-20
Date: 2018 12 31



DETAILS OF PROPOSED DEVELOPMENT

SETBACKS

West Lot Line:	9m
South Lot Line:	9m
North Lot Line:	9m
East Lot Line:	9m

STATISTICS

Lot Area	28,630 sq.m
Building Coverage	4035 sq.m
# of LTC Residents	192

PARKING

Parking (Total)	95
Barrier Free Parking	7
Loading Space (9m x 3.6m)	2

EXTENDICARE - SUDBURY 2

OPTION 2

1:750

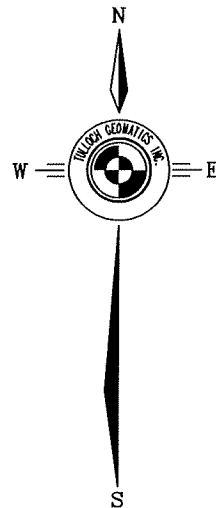
SK-2

MontgomerySisam

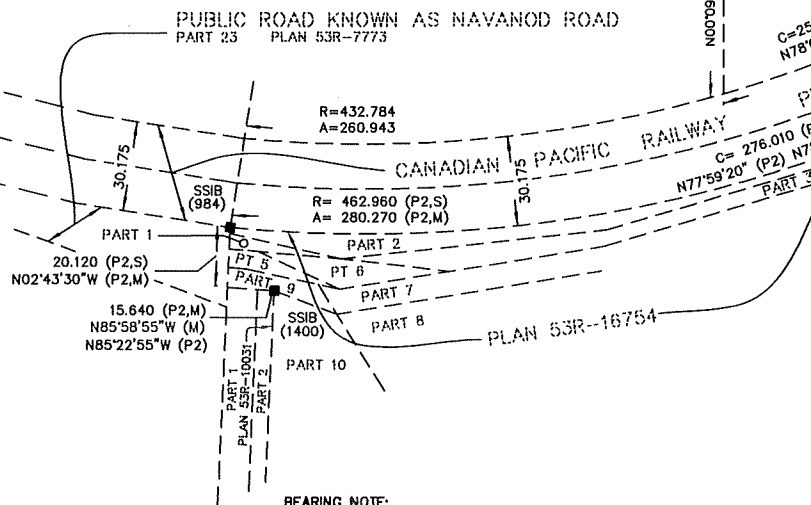
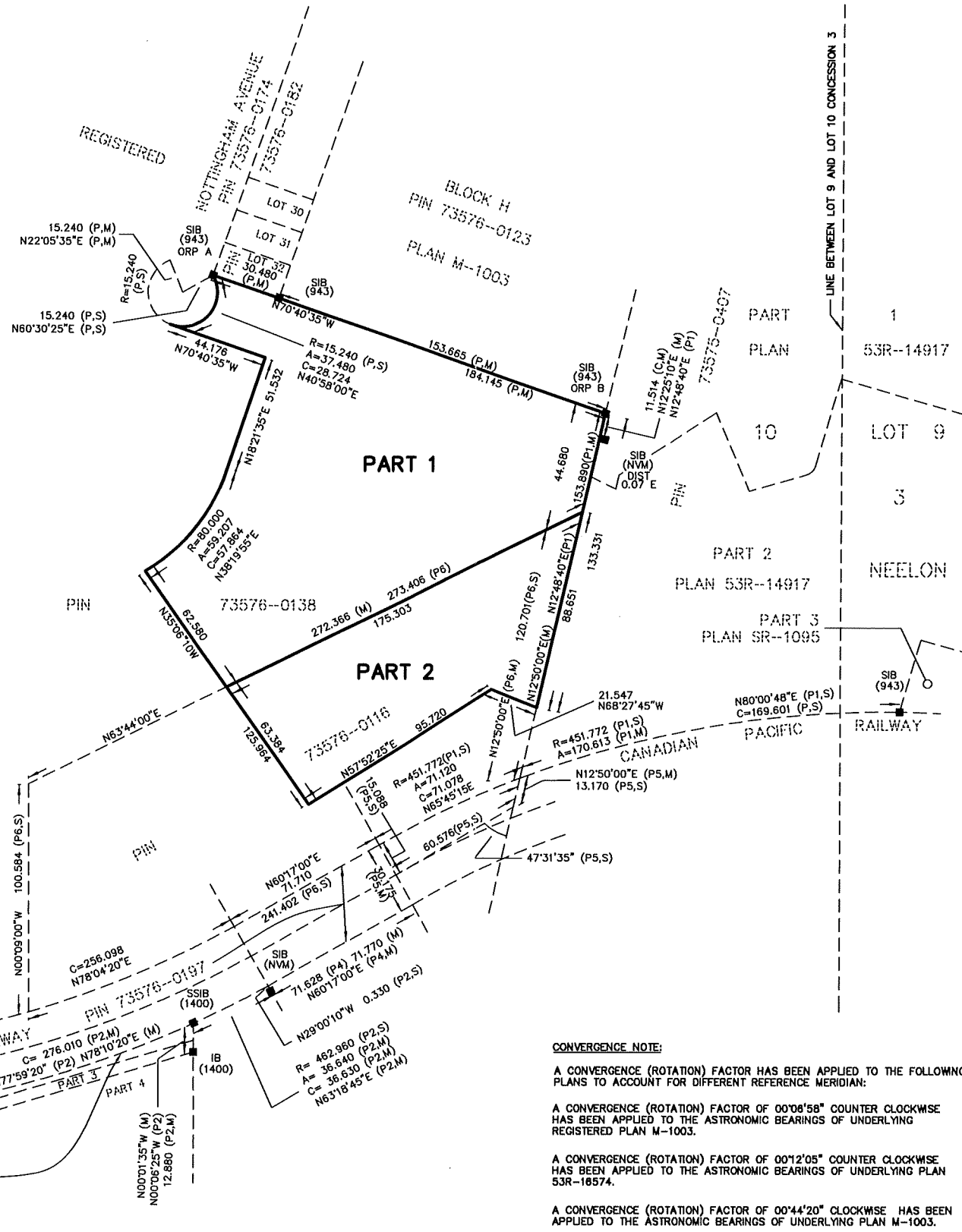
18.11.09



INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.		
OBSERVED REFERENCE POINTS	NORTHING	EASTING
A	5147988.882	506427.072
B	5147928.339	506800.853
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



LOT
CONCESSION
TOWNSHIP OF



BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVATION POINTS A & B AND RE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.899564.

CONVERGENCE NOTE:

A CONVERGENCE (ROTATION) FACTOR HAS BEEN APPLIED TO THE FOLLOWING PLANS TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS:

A CONVERGENCE (ROTATION) FACTOR OF 00°08'58" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING REGISTERED PLAN M-1003.

A CONVERGENCE (ROTATION) FACTOR OF 00°12'05" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN 53R-16574.

A CONVERGENCE (ROTATION) FACTOR OF 00°44'20" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN M-1003.

A CONVERGENCE (ROTATION) FACTOR OF 00°27'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING CP RAIL COMPILED PLAN, DEPOSIT #444, JULY 6 1899.

A CONVERGENCE (ROTATION) FACTOR OF 00°17'05" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN 53R-5574.

A CONVERGENCE (ROTATION) FACTOR OF 00°09'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN ATTACHED TO LT31361.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 53R-	
DATE		RECEIVED AND DEPOSITED	
DATE		DATE	
TERRY DEL BOSCO ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY (No. 53)	
SCHEDULE			
PART	LOT	CONCESSION	AREA(m²)
1	PART OF LOT 10	3	PART OF PIN 73576-0138 19348 ±
2			PART OF PIN 73576-0116 8599 ±
GEOGRAPHIC TOWNSHIP OF NEELON			
PART 1, BEING PART OF PIN 73576-0138 PART 2, BEING PART OF PIN 73576-0116			

PLAN OF SURVEY OF
PART OF LOT 10 CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
TERRY DEL BOSCO, O.L.S.
2018



- LEGEND:**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SIB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSIB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - IB DENOTES IRON BAR 0.015 x 0.015 x 0.90
 - RB DENOTES ROCK BAR 0.025 x 0.025 x 0.18
 - RPL DENOTES ROCK PLUG 0.015 x 0.015 x 0.07
 - CM DENOTES CONCRETE MONUMENT
 - SCP DENOTES SPECIFIED CONTROL POINT
 - ORP DENOTES OBSERVED REFERENCE POINT
 - PIN DENOTES PARCEL IDENTIFICATION NUMBER
 - M DENOTES MEASURED
 - S DENOTES SET
 - PR DENOTES PROPORTIONED
 - WT DENOTES WITNESS
 - DIST DENOTES DISTURBED
 - PT DENOTES PART
 - NVM DENOTES NO VISIBLE MARKING
 - C DENOTES CALCULATION FROM P & P1
 - P DENOTES REGISTERED PLAN M-1003
 - P1 DENOTES PLAN 53R-14917
 - P2 DENOTES PLAN 53R-16754
 - P3 DENOTES PLAN 53R-10031
 - P4 DENOTES CP RAIL COMPILED PLAN, DEPOSIT #444, JULY 6, 1899
 - P5 DENOTES PLAN 53R-5574
 - P6 DENOTES PLAN PLAN ATTACHED TO LT31361
 - 943 DENOTES D.W. ENDLEMAN, O.L.S.
 - 984 DENOTES M.R. MAHER, O.L.S.
 - 1400 DENOTES D.S. DORLAND, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF DECEMBER, 2018.

DECEMBER 14, 2018
DATE

TERRY DEL BOSCO
ONTARIO LAND SURVEYOR

	TULLOCH GEOMATICS INC.	
	1942 REGENT ST.	T. 705 671.2295
	UNIT L	F. 705 671.9477
	SUDBURY, ON	800 810.1937
	P3E 5V5	sdubury@tulloch.ca
	DRAWN BY: EM	FILE: 19-2091

Item C-2
Request to Rescind
Deeming By-law 91-
18, Scenic View –
Zulich Enterprises
Limited

Report dated October 16, 2012 was received from the General Manager of Growth and Development regarding a request to rescind Deeming By-law 91-18, Subdivision M-1003, Scenic View, Lot 10, Concession 3, Township of Neelon – Zulich Enterprises Limited.

Rules of Procedure

The Committee unanimously agreed to suspend with the Rules of Procedure, Section 3.02 to hear Councillor Kett, Ward Councillor.

Councillor Kett stated there is a need to improve requirements for holding neighbourhood meetings to be able to resolve the concerns and issues of the residents. He has received confirmation from this developer to hold a neighbourhood meeting; however it was not a requirement of the request to rescind the deeming by-law. He believes these meeting help to lower the concerns of the residents and inform them of the developer's plans. He believes a policy should be set regarding neighbourhood meetings being held for all subdivisions.

The General Manager of Growth and Development stated neighbourhood meetings are a requirement of all subdivision applications; however for deemed developments, it is not a requirement.

The Committee agreed to the request to have all subdivision applications require a neighbourhood meeting prior to the Planning meeting.

PL2012-221 Craig/Bellil: THAT the City of Greater Sudbury approve the request by Zulich Enterprises Limited to rescind Deeming By-law 91-18 on the lands described as Subdivision M-1003, Lots 25 to 32, 45 to 69, and 74 to 106, 110 to 130, and Lot 133, Lot 10, Concession 3, Township of Neelon subject to the following conditions:

1. That prior to the rescinding of the deeming by-law the applicant shall enter into a development agreement(s) with the City of Greater Sudbury, addressing the provision of infrastructure and other improvements, for each phase of the development of the lots to the satisfaction of the General Manager of Growth and Development.
2. That the owner finalize the Tranplan October 2012 Traffic Impact Study and agree to participate in the cost of any upgrades or improvements including the owner to be responsible for the construction of a sidewalk on the existing section of Birmingham Drive between Dorsett Drive and Bancroft Drive to the satisfaction of the General Manager of Infrastructure Services.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Request to Rescind
Deeming By-law 91-
18, Scenic View –
Zulich Enterprises
Limited (cont'd)

3. 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, watermain, 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.

4. All streets will be constructed to an urban standard, including the required curbs and gutters.

5. 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 and show the stormwater overland flow path.

6. The owner agrees to provide the required soils 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.

7. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and Fisheries and Oceans Canada.

8. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Request to Rescind
Deeming By-law 91-
18, Scenic View –
Zulich Enterprises
Limited (cont'd)

9. 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 lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Development Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

10. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post 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.

11. The owner shall provide 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 borne totally by the owner.

12. The owner shall provide 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 borne totally by the owner. Any and all development charges associated with the sanitary sewer flow directed to the Levesque Lift Station must be paid at the time of the owner entering into the development agreement for the development of the effected lots.

13. The subject phase to be developed will be required to provide a cash contribution in lieu of onsite stormwater management controls and will be required to contribute towards downstream stormwater conveyance and stormwater management control improvements to be completed by the City.

14. The owner is required to construct a stormwater system to inlet stormwater from the rear of the current phase of the development to the existing storm sewer on Dorsett Drive.

15. The property shall require a development 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.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Request to Rescind
Deeming By-law 91-
18, Scenic View –
Zulich Enterprises
Limited (cont'd)

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:

- Pre-blast survey of surface structures and infrastructure within affected area
- Trial blast activities
- Procedures during blasting
- Procedures for addressing blasting damage complaints
- Blast notification mechanism to adjoining residences
- 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 development 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.

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 from this developed subdivision on abutting land, on the downstream storm sewer outlet systems and on downstream

CARRIED

File: 751-6/18-20
Nottingham Avenue,
Sudbury
2017 Orthophotography



Subject Property





Photo 1: Nottingham Avenue, Sudbury
View of Dorsett Tot Lot from street line facing east
File 751-6/18-20 Photography April 17, 2019



Photo 2: Nottingham Avenue, Sudbury
Place of worship at southeast corner of Nottingham and Bancroft
File 751-6/18-20 Photography April 17, 2019



Photo 3: Nottingham Avenue, Sudbury
View of Dorsett Drive facing west from Nottingham intersection
File 751-6/18-20 Photography April 17, 2019



Photo 4: Nottingham Avenue, Sudbury
Single detached dwellings on west side of Nottingham Avenue
File 751-6/18-20 Photography April 17, 2019



Photo 5: Nottingham Avenue, Sudbury
View of sliding hill in Dorsett Tot Lot
File 751-6/18-20 Photography April 17, 2019



Photo 6: Nottingham Avenue, Sudbury
View facing south towards subject land from top of sliding hill
File 751-6/18-20 Photography April 17, 2019



Photo 7: Nottingham Avenue, Sudbury
Location of proposed Nottingham Avenue extension facing south towards
subject land
File 751-6/18-20 Photography April 17, 2019



Photo 8: Nottingham Avenue, Sudbury
View of subject land from general vicinity of proposed cul-de-sac
File 751-6/18-20 Photography April 17, 2019

Connie Rossi - Rezoning of Nottingham Drive

From: [REDACTED]
To: <Mauro.Manzon@greatersudbury.ca>
Date: 4/9/2019 2:33 PM
Subject: Rezoning of Nottingham Drive
Attachments: rezoning petition 2.jpg; rezoning petition 1.jpg

RECEIVED

APR 10 2019

PLANNING SERVICES

Mr. Manzon

Please find attached a petition against the rezoning on Nottingham Drive. I was able to get an answer at 27 homes on Nottingham Dr., Dorsett Dr. and Birmingham Dr. The main concern of these citizens are the increase of traffic to and from the long term care facility. These residents believe that the increased traffic will create a serious safety issue for the children living in this neighbourhood. The shift change times for the long term care facility would coincide with bus pick up and drop off.

Thank you

Diane Deacon

in Lot 10, Concession 3, Township of Neelon (Nottingham Avenue, Sudbury)

[illegible]

oppose the rezoning of parts of PINs 73576-0138, 73576-0116, Part of Parcels 1545 & 4851 S.E.S.,
in Lot 10, Concession 3, Township of Neelon (Nottingham Avenue, Sudbury)

Name	Address	Signature
George Denise Malolepszy	2600 Dorsett Dr	Denise Malolepszy
Chris Muccor	2596 Dorsett Dr.	Chris Muccor
Joanette Ken	2590 Dorsett Dr.	Joanette Ken
Rob Vallancourt	2505 Dorsett Dr.	Rob Vallancourt
Gerald Bellarm	2585 Dorsett Dr.	Gerald Bellarm
Nicole Bosse	2613 Dorsett Dr.	Nicole Bosse
Lisa & Andrew Minor	2626 Dorsett Dr.	Lisa Willmott
Stephano Girard	13 Nottingham	Stephano Girard
Angela & Randy Paris	2643 Dorsett Dr	Angela & Randy Paris
David Cuyler	2610 Bancroft Dr	David Cuyler
MATT Brown	2635 Dorsett Dr.	MATT Brown
Chloe Gordon	2537 Dorsett Dr.	Chloe Gordon
Kanis Fatema	2531 Dorsett Dr.	Kanis Fatema
Don Lemieux	2509 Dorsett Dr	Don Lemieux
Darlene Lemieux	2509 Dorsett Dr	Darlene Lemieux
JOHN DEACON	2614 DORSETT DR	John Deacon

Connie Rossi - Application for amendment to zoning by-law from FD to I

From: deacons [REDACTED]
To: <Mauro.manzon@greater.eastlink.ca>, [REDACTED]
Date: 3/14/2019 1:00 PM
Subject: Application for amendment to zoning by-law from FD to I

Mr. Manzon

My name is John Deacon and I reside at 2614 Dorsett Drive, Sudbury

I offer the following comments in regards to an application the city of Greater Sudbury has received from the Timestone Corporation regarding a zoning change along Nottingham Avenue, Sudbury. The application for rezoning is to permit a three storey long term care facility to accommodate 192 persons.

I realize Extendicare's choice of location for this facility would not be of concern to the Planning Department but I must say I am baffled by the choice of a significant rock outcrop near a residential neighborhood, as the best location for this facility. Surely the city of Sudbury or local school boards would have suitable property with much lower costs to develop. Again I realize this is not an issue for discussion.

I have a concern with the increase in traffic on Brancroft Dr. Nottingham Ave. and Dorsett Dr. In the construction phase there will be heavy equipment and trucks hauling rock using Nottingham and Brancroft. As you are aware the city owns 5 acres of Park land adjacent to the proposed site. There is minimal park equipment present but it is still used by children in the neighborhood. So during construction and after completion the increase in traffic will pose a safety concern for children attempting to access the park.

There will most definitely be an increase in traffic if the project is completed. Staff and visitors will experience difficulty turning left from Nottingham onto Brancroft traveling west as there is a hedge along the property on the southwest side of the intersection which obstructs view of vehicles traveling east on Brancroft. This same problem exists in the winter due to snow banks (not just the winter of 18-19). I believe this will result in increased traffic on Dorsett as drivers from the proposed facility will travel on Dorsett to Birmingham and then to the intersection of Birmingham and Brancroft where the site lines are much better. At present there are no sidewalks on Dorsett so an increase in traffic is a safety concern.

I also have a concern with what will happen to the park area. The park equipment although minimal is still used to some extent. There is also a sliding hill which has frequent use during the winter months by neighborhood residents and also nearby residents who drive to this location. Neither of the recreational resources should be impacted in a negative way.

Damage from blasting is also a concern particularly where irreparable damage is caused. From my perspective there is considerable rock to remove.

I am also opposed to having a three storey building, adjacent to a residential area.

I do not speak for anyone else although the concerns I have noted are not mine alone. I do hope some consideration will be given to these concerns in reaching a decision with regards to the previously mentioned application. I also trust that somewhere in this process an environmental impact study will be done.

Sincerely
John Deacon

Connie Rossi - Fwd: File 751-6/18-20 - Timestone Corporation - Long-Term Care Facility

From: Alex Singbush
To: Mauro Manzon; Connie Rossi; clerks
Date: 3/1/2019 11:11 AM
Subject: Fwd: File 751-6/18-20 - Timestone Corporation - Long-Term Care Facility

>>> Rob Vaillancourt [REDACTED] 3/1/2019 9:41 AM >>>

Hello Mr. Singbush:

I have received a notice that an Application for an amend to the law is underway for File 751-6/18-20 to construct a 3 storey long-term care facility at the end of my street.
Can I get a lot more details please.

Our quiet neighbourhood is under constant and disruptive construction now for the past 6.5 years due to building construction and it's only just begun it seems. Phase 1 of 3 has taken 6.5 years to build only 8 or 9 units of the first 17 in the first phase alone. The constant blasting, dust, noise of construction and heavy equipment and disruption to quiet home life is taxing and makes it hard to come home and enjoy peace and quiet.

Now the proposal for a 3 storey -192 bed facility in our quiet residential neighbourhood at the end of my street.....is before the Planning Department / Committee too.

The thought of ambulances, and huge amounts of traffic on our quiet side streets concerns me and my neighbours. No one I have spoken to on our streets are happy with this proposal.

Bancroft Drive is already too congested and with all the new development with homes and the proposed Kingsway Entertainment District also using Brancroft Dr., Levesque St/Second Ave/Third Ave/ Moonlight Beach Road, the amount of traffic will be horrific. I agree that long-term care facilities are required. But I believe that proper planning and a better location out of quiet residential neighbourhoods is a better option.

Looking forward to your reply and helpful comments.

Mr. R. Vaillancourt