

Minutes - May 27, 2019
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Timestone Corporation - Application for Rezoning in order to permit a three-storey long-term care facility to accommodate 192 persons, Nottingham Avenue, Sudbury

**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated May 6, 2019 from the General Manager of Growth and Infrastructure regarding Timestone Corporation - Application for Rezoning in order to permit a three-storey long-term care facility to accommodate 192 persons, Nottingham Avenue, Sudbury.

John Zulich, Timestone Corporation, the applicant and Peter McConnachie and Keith Clement, Extendicare, agents for the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that the background reports they received were based on 192 beds for this application. If the owner wanted to modify this, there is an opportunity to change that which would require an update to the traffic comparative analysis. Generally speaking, when dealing with infill applications, particularly when you have a proximity to sensitive land use such as low density housing, it is normal practice to use site specific zoning which speaks to the scale and intensity of the use. If you look at other long term care facilities, many of those projects are infill so zoning is tailored around what is being proposed.

Jason Ferrigan, Director of Planning Services, stated the Planning Act gives municipalities the added flexibility to provide approval through other applications. If the applicant decided they wanted the number of beds increased to 200 they have the ability to apply for a minor variance application. A larger change to the number of units would require separate rezoning and a separate public hearing. The City's Official Plan designates that the lands and surrounding lands for this area are deemed for residential land uses. The city has the ability to change the rezoning subject to certain external factors including provincial government direction.

Mr. Zulich stated that Timestone Corporation is owned by the Zulich group of properties. They purchased this area which will include a subdivision with 89 lots and there are 50 acres of development land. There is a need for long term care facilities in Sudbury. This particular site was chosen by Extendicare as the best fit, after they looked at ten (10) different sites. It is adjacent to a park, has lake views and is close to public transportation. There is currently institutional uses in the area including a church. On the Nottingham Avenue extension there is a proposed subdivision that will be developed regardless if this application is approved. They received letters of concern regarding traffic and blasting. They commissioned a traffic study which found there would be a limited amount of increased traffic. Once the subdivision on Nottingham Avenue is developed a traffic study will have to happen at that time. Extendicare has indicated that almost none of their residents drive so the increased traffic will solely be staff members. Blasting is a necessary

evil in Sudbury and they will follow all requirements to mitigate any blasting issues. The residential lots for the subdivision will be blasted at the same time as this application so that there will be less disturbance in the future.

Mauro Manzon, Senior Planner, stated that the conditions in terms of necessary upgrades address Birmingham Drive and Nottingham Avenue not Dorsett Drive. With this proposed development there is a requirement to extend the road and provide sidewalks but does not include upgrading the sidewalks on Dorsett Drive. The Traffic and Transportation department did not feel that this was necessary for this application. He advised that signage to calm traffic does not usually have an impact. A better solution may be other traffic calming techniques. This is something that would be looked at with greater detail at the site plan stage. He further stated that they would be hesitant to impose conditions regarding upgrading Dorsett Drive.

Alex Singbush, Manager of Development Approvals, stated that in regards to sidewalks on Nottingham Avenue, part of this application relies on an extension of the subdivision itself, which would be the responsibility of the subdivision developer. Extending may have a cost sharing agreement with Timestone Corporation but that is not part of this application.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-61 Cormier/Kirwan: 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.

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.

**YEAS:** Councillors Cormier, Landry-Altmann, Sizer, Kirwan, McCausland  
**CARRIED**

Public comment was received and considered and had no effect on Planning Committee's decision as the application represented good planning.