

SAULT STE. MARIE

THE SAULT STAR



New townhouse complex coming to former Canadian Martyrs School

The report to council states that the proposed development will have three access points, two from Greenfield Drive and one onto Peoples Road. The access points and internal road network will be privately owned.

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City of Sault Ste. Marie council chambers at the Civic Centre

The former Canadian Martyrs School property will soon become 53 multiple attached townhouse dwelling units.

City council approved a rezoning request earlier this week from property owners Ontario Aboriginal Housing to proceed with the development, which will create more affordable housing in Sault Ste. Marie, the minimum which will include 20 per cent accessible units.

The development will sit on nine acres of property, which comes as the size of a current modern subdivision, said city planning director Don McConnell.

Mark Lapore, lawyer for Ontario Aboriginal Housing, said the development is a low-density, single-storey development that will be compatible with the existing neighbourhoods and have frontages on both Peoples Road and Greenfield Drive.

Councillors raised concerns about existing issues with flooding and drainage in the issue and wanted assurances that the problem wouldn't be compounded with more housing in the area.

The property is several feet higher than the surrounding properties and several neighbours penned letters concerned that the drainage issues would worsen with the development.

City staff acknowledged the issue and said that an environmental assessment is underway to examine ways to mitigate the drainage issues.

They also said the new development would not worsen the issue.

Ward 3 Coun. Matthew Shoemaker said while he supports that development, he wants to ensure that the drainage issue is mitigated during the development process.

"I want to make it better for everybody, not worse for some people," he told city staff.

Ward 5 Coun. Corey Gardi said he understands the substantial concerns from area neighbours, but added he is confident city staff will work with the development team to mitigate the situation.

The report to council states that the proposed development will have three access points, two from Greenfield Drive and one onto Peoples Road. The access points and internal road network will be privately owned.

Each unit will also have one parking space and 18 overflow parking spaces will be available in the development.

The development will also include greenspace, a park area and will have a treed green space buffer along the west lot line behind the Peoples Road property and the south lot line behind the lots on Greenfield Drive.

