

**THE TWENTY-THIRD MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Committee Room C-11
Tom Davies Square**

**Tuesday, February 1st, 2005
Commencement: 4:50 p.m.
Adjournment: 8:20 p.m.**

ANGIE HACHÉ PRESIDING

Present

Councillors Bradley, Caldarelli, Dupuis, Thompson

Councillor Craig

Staff

D. Braney, Property Negotiator / Appraiser; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; A. Haché, Deputy City Clerk; F. Bortolussi, Planning Committee Secretary

Recommendation #2005-16:

Caldarelli-Thompson: That Councillor Dupuis chair the closed session of the Planning Committee meeting.

CARRIED

COUNCILLOR RON DUPUIS PRESIDING

**Declarations of
Pecuniary Interest**

None declared.

"In Camera"

Recommendation #2005-17:

Caldarelli-Thompson: That we move "In Camera" to deal with a property matter in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2002-202 and the Municipal Act, 2001, s.239(2)(f).

CARRIED

Recess

At 5:00 p.m., the Planning Committee recessed.

Reconvene

At 5:33 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

<u>Present</u>	Councillors Bradley, Caldarelli, Dupuis, Reynolds Councillor Craig
<u>Staff</u>	B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; D. Nadorozny, General Manager of Growth and Development; A. Haché, Deputy City Clerk; M. Burtch, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary
<u>News Media</u>	Channel 10 News; MCTV; Northern Life; Sudbury Star
<u>Declarations of Pecuniary Interest</u>	None declared

MATTERS ARISING FROM THE "IN CAMERA" SESSION

<u>Rise and Report</u>	Councillor Dupuis reported the Committee met in closed session to deal with a property matter and the following recommendation emanated therefrom:
<u>Sale of Property</u> 3555 Highway 144, Chelmsford	The following recommendation was presented: <u>Recommendation #2005-18:</u> Thompson-Caldarelli: THAT the Council of the City of Greater Sudbury pass a by-law authorizing: <ol style="list-style-type: none">1) a tax write off, including penalties for the subject property;2) the vesting of the subject property;3) staff to dispense with the Property By-law;4) the subject land to be declared surplus; and5) the sale of the subject land.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING TO ACCOMMODATE A LOT ADDITION AS THE RESULT OF CONSENT APPLICATION B171/2004, 69 SAVARD ROAD, WAHNAPITAE - ALBERT SAVARD

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

APPLICATION FOR REZONING TO ACCOMMODATE A LOT ADDITION AS THE RESULT OF CONSENT APPLICATION B171/2004, 69 SAVARD ROAD, WAHNAPIAE - ALBERT SAVARD (cont'd)

Report dated January 24th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to accommodate a lot addition as the result of Consent Application B171/2004, 69 Savard Road, Wahnapiae, Albert Savard.

The applicant was not in attendance.

The Director of Planning Services outlined the application to the Committee.

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.

The following recommendation was presented:

Recommendation #2005-19:

Caldarelli-Thompson: THAT the application by Albert Savard to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre from "RU", Rural to " R1.D18", Single Residential with respect to part of P.I.N. 73481-0427 being part of Parts 1 & 2, Plan 53R-11011, together with P.I.N. 73481-0650 in Lot 9, Concession 3, Township of Dryden be recommended for approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Reynolds, Thompson

CARRIED

APPLICATION FOR REZONING TO PERMIT THE MANUFACTURING AND SALE OF UTILITY TRAILERS AND THE SALE OF PARTS OR MERCHANDISE ACCESSORY TO UTILITY TRAILERS AT 563 MONTEE PRINCIPALE, AZILDA - BRAD HIGGINS AND DARQUISE PERRIN

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

Report dated January 24th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the manufacturing and sale of utility trailers and the sale of parts or merchandise accessory to utility trailers at 563 Montee Principale, Azilda, Brad Higgins and Darquise Perrin.

APPLICATION FOR REZONING TO PERMIT THE MANUFACTURING AND SALE OF UTILITY TRAILERS AND THE SALE OF PARTS OR MERCHANDISE ACCESSORY TO UTILITY TRAILERS AT 563 MONTEE PRINCIPALE, AZILDA - BRAD HIGGINS AND DARQUISE PERRIN (cont'd)

Brad Higgins and Darquise Perrin, Montee Principale, Azilda, the applicants, were present.

The Director of Planning Services outlined the application to the Committee.

Brad Higgins, when asked, advised that part of the property was fertilized and seeded in the fall.

Councillor Bradley, Ward Councillor, stated that this property is very well kept and hopes the applicants will continue to produce hay and grain as there is a need by people in the area for their livestock. He asked the Committee to support the 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.

The following recommendation was presented:

Recommendation #2005-20:

Bradley-Dupuis: THAT the application by Brad Higgins & Darquise Perrin to amend By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour from "A", Agricultural Reserve to "A-Special", Special Agricultural Special with respect to Parcel 29761 S.W.S. being Parts 1 & 2, Plan 53R-13475 together with Part 2, Plan 53R-13504 in Lot 6, Concession 3, Township of Rayside be recommended to approval subject for the following condition:

1. In addition to the uses permitted in the "A", Agricultural Reserve zone the manufacturing of utility trailers, factory outlet sale of utility trailers, and the accessory sale of parts and merchandise for utility trailers shall be permitted.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Reynolds, Thompson

CARRIED

Recess At 6:00 p.m., the Planning Committee recessed.

Reconvene At 6:05 p.m., the Planning Committee reconvened.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 185 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED)

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

Report dated January 24th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding a revised application for rezoning to permit the creation of a 185 unit seniors housing complex on that part of the Laurentian University site lying between South Bay Road and Bethel Lake, Laurentian University (Agent: Dalron Construction Limited).

Letter and Presentation dated February 1st, 2005 from Carolyn Hunt was distributed to the Committee Members at the meeting.

Celia Teale, agent for the applicant, Ron Arnold, representative for the applicant, Joanne Palkovits, CEO and President of St. Joseph's Villa, were present.

The Director of Planning Services outlined the revised application to the Committee. He stated that Council, at the December meeting, referred this matter back to Planning in order that revisions could be made to the application and another public hearing held. He indicated this was a revised application. The number of units was reduced from 225 to 185 by reducing the number of apartment units by 40. The applicant proposes to proceed with the first phase of the project being a mix of 40 single detached, semi-detached and/or row dwelling units. The balance of the property will have a 'Holding' designation which will only be removed when a traffic study has been reviewed and any required modifications have been satisfied. When the 'Holding' designation is removed, the full range of units would be permitted together with accessory uses.

The Director of Planning Services explained, for clarification, that the property referred to in this application is on the Laurentian University campus which has been leased to Dalron Construction Limited by the Sisters of St. Joseph who have a 99-year lease with Laurentian University. He further advised that Laurentian University has tendered a 223-unit students' residence on a one hectare site on campus. He indicated that Staff recommended approval of the previous application for 225 units and also recommended approval of the downsized application of 185 units.

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The Director of Engineering Services indicated that the Traffic Division conducted a traffic count at the intersection of Ramsey Lake Road and South Bay Road. They also monitored the traffic going to and from Laurentian University and checked the site lines. They found that the existing intersection, as it currently exists and with this proposed phase of development, does not require any change in signage. However, when full development is contemplated, an all-way stop sign may be warranted. The count revealed that at the present, at peak times (1 hour in the morning and 1 hour in the evening) the traffic is at 70%. He also stated that this intersection will continue to be monitored with a traffic count in the spring and one in the fall when Laurentian University is in full session.

Councillor Caldarelli questioned if the traffic counts do not warrant additional signage at this time, what is to stop the applicant from asking that the 'Holding' designation be removed.

The Director of Planning Services stated the applicant wishes proceed with the first phase. After completion of the first phase and in order to lift the 'Holding' designation, the applicant must complete a traffic study. If there is no additional requirements for traffic, Council can lift the 'Holding' designation. If modifications are required, they would be part of the conditions to release the holding designation.

Joanne Palkovits feels the proposal speaks for itself. She stated that the Mayor and Councils Roundtable on Senior Issues Report has recently been brought to her attention. What they are proposing is identified in that Seniors Issues Report. If Council is supportive of the Seniors Issues Report then Council supports their proposal.

Ceila Teale stated the proposal is a way of attracting and retaining seniors. Their assessment of the market indicates that in the next 15 years, persons over the age of 55 will make up over 50% of our population. The revised proposal is a way to move forward that would be amenable to residents and Council. She indicated that the first phase, which will take three years to complete, will target younger seniors. This phase will consist of 12 single family dwellings with the balance to be garden suites or semi-detached dwellings. They will then proceed with the condominium apartment units and then the assisted living units. They will continue to monitor the traffic and this is the reason they have requested the holding designation. Ms. Teale further advised that they do not know how long phases two and three will take as it will depend on the market.

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Ron Arnold stated that the units in the first phase would be for sale and, although they can not discriminate, through design and marketing they will try to attract younger seniors.

Joanne Palkovits indicated that, in order to meet the requirements of the lease, the development must be for seniors and the property will be marketed and will service the senior population. They are looking to develop a 'Village of Care' for the citizens of Greater Sudbury.

Councillor Craig, Ward Councillor, stated that seniors are a demographic in our community and many seniors have done very well in this City and are financially well off. The subject area is a desirable place for many seniors to live and Council should take this into consideration. He stated that he does not want to see this application go before the Ontario Municipal Board because, in his experience, when the OMB sees the application is supported by Planning Staff and reporting agencies, the OMB will base their decision on planning principles -- it will be a 'no brainer'. He hopes the City will take the opportunity to work with partners such as Laurentian University, St. Joseph's Villa, our young seniors, Dalron Construction in finding a way to meet each others demands by asking questions and compromising to some sort of agreement because, if they can not, a decision will be made by OMB without emotion and will cost thousands of dollars.

Carolyn Hunt, South Bay Road, made an electronic presentation. She stated that there is a perception that the area residents are against development. They are not against development but are against incompatible development. She stated she is not present because of the critical care portion of the development but because all relevant Planning principles were not used to evaluate the proposal and its compatibility. She has a concern that the zoning designation is inappropriate. Multi-residential development should not have an 'Institutional' zoning. Neither the zoning by-law nor the developer can limit use of the property to a specific age group (i.e. Human Rights). This residential development is open to any person who can pay the market price. She also indicated that the Ramsey Lake Community Improvement Plan (RLCIP) policies are to preserve open character, scenic drive, viewshed, drinking water source and environment. The RLCIP recommended the net density not exceed ten units per hectare, the protection of identified sensitive areas, accountability by developers for environmental and infrastructure costs to the community including mitigating costs. The Laurentian University Master Plan stipulated a 100-foot lakefront buffer zone. She stated the development density and large development footprint on the rocky knoll will increase the pollution potential affecting adjacent sensitive areas due to blasting, erosion, road maintenance,

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vehicle parking and landscaping. The Official Plan for existing residential development provides for a density of 10 units per hectare where the proposed residential development has a density of 28.5 units per hectare plus personal service shops, a pharmacy and medical offices.

Ms. Hunt also stated her traffic concerns. She stated there is a need for relief of traffic congestion on Ramsey Lake Road identified in 1991. An alternate access route has been studied but not implemented and the traffic problem is being compounded by all the development in the area.

Ms. Hunt indicated that Bethel Lake is stressed and it feeds into Ramsey Lake which is a drinking water source. Drainage from Bethel Lake will go into sensitive areas of aquatic vegetation and fish spawning.

Ms. Hunt summarized by stating that the Planning Committee must reject the application in its present form as the zoning and density are not in keeping with the proposed land use and applicable Official Plan policies. The proposed multi-residential development will increase the pollution potential affecting designated sensitive areas and will exacerbate the existing overall traffic congestion along Ramsey Lake Road. She is not against development but would like to see a proposal that fits this piece of property and that will do no harm. She feels the 85 assisted living units would fit in with the requirements of the area and St. Joseph's Villa. She encourages the proponent to revise the application to fit in with the area.

Recess At 7:07 p.m., the Planning Committee recessed.

Reconvene At 7:14 p.m., the Planning Committee reconvened.

Celia Teale stated the applicant realizes Bethel Lake is a sensitive area. This allows for an opportunity to protect and improve the area such as a landscape buffer to mitigate silt and pollutants from going into the lake. As mentioned in the first presentation, the applicant has been exploring means of improving Bethel Lake such as placing a fountain in the lake.

Ms. Teale explained the property is being rezoned 'Institutional - Special' although it is not institutional as it is important not to split the zoning with St. Joseph's Villa allowing opportunities to partner. She indicated the proposed development is still low density development as typical low density is 36 units per hectare. By developing apartment and assisted living units with semi-detached units and garden homes, green space will be preserved. She also stated that this was a double cohort year for Laurentian University and enrolment will drop by 2007.

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Carolyn Hunt stated that the buffer zone is only 39 feet whereas the Laurentian University Master Plan recommended 100 feet. She further stated that, with respect to blasting, a substantial amount of blasting is required for services. Also, she stated the density is set at 10 units per hectare and Official Plan provisions must apply to this development.

Ronald Wallingford, exercise physiologist, stated his reason for speaking is that it behooves someone to mention that adults in senior levels should not be segregated. Everything should be done to keep people active and not turn adults into invalids. He questioned the whole concept of a building for seniors on a mountain. It is not a habitat for seniors where the chances of slipping in the winter are very high. Any encumbrances on Laurentian University property should not be allowed

Cathy Wills-McNeil, Lakewood Drive, Sudbury, stated that in ten years the property will be out of Dalron's hands and young people will be left with these homes. What will happen on this property will be decided today. Anybody can move into the units; not only seniors. She indicated she has a home care nursing operation and is going into homes because seniors do not want to leave their homes. Very few retirement homes are full and there is no need for more. She also is aware of the traffic problems in the area. The expansion of St. Joseph's Villa led to more emergency vehicles. Also the medical school and the new residence at Laurentian University will bring more traffic and when there is an accident traffic can not be rerouted because there is only one access. She feels this is not the location for this project and the location should be used for institutional uses and not for profit.

Suzanne Landstrom, Virginia Drive, Sudbury, chair of a ratepayers association, stated there are proposals for Mine Mill and for LoEllen multi-residential senior lifestyle communities with units at a cost of approximately \$200,000.00. If this proposal is approved, it will set precedence for the other seniors residences. She is also worried about the two lakes and the closeness of the lakes to the development. Also, the proposal would bring 150 to 200 additional vehicles to the road. She indicated that a seniors campus is being built on Notre Dame Avenue and there is property for this type of development. It does not have to occur near a lake.

Peter Beckett, Beatrice Crescent, Sudbury, stated he was speaking as wetland ecologist. He is concerned about the wetland to the northwest of the proposed development. Storm water can go into the wetland. This wetland is very fragile and is not a wetland which can be used at the present time as filter. Also this area is the core of the arboretum. In the spring, the trails are flooded because of run-off. The area can not take any more water. The development will cause flooding and nutrient and pollutant problems in Lake Ramsey.

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When questioned, Ron Arnold advised that they had a similar problem at Mallard's Landing. They worked with environmentalists to deal with the problems and have won awards for their work. He stated that they will not ignore these issues.

Brenda Syrnyk, South Bay Road and Ramsey Lake Road, Sudbury, spoke regarding the traffic statistics. She stated that the statistics can be deceiving as the number of accidents does not include accidents that are not reported. She has had two or three students asking to use her phone because of accidents.

Celia Teale, in summary, stated that they recognize there are concerns with this development but also know that there are opportunities to create a community that recognizes environmental issues to mitigate problems with Bethel Lake and improve them. Also, there is a need to improve the market for young seniors who want this lifestyle. She assured the Planning Committee and residents that they are not going to work in isolation but work with the Planning Committee and the residents. She stated that with any change there comes some reservations but believes the concerns can be addressed.

When questioned, the Director of Planning Services advised that the RLCIP dealt with residential designation area and set the density at ten units per hectare. The subject lands are designated 'Institutional' because they are part of Laurentian University. Laurentian University could have developed these lands for institutional uses and Sister of St. Joseph could have developed at a density greater than ten units per hectare. The total site is 16 acres or 6.6 hectares. If the 40 units were to be placed on four hectares the density would be 10 units per hectare, however there is no requirement that this be developed at that scale. St. Joseph's Villa is 128 units on two hectares and the addition will bring the number to 192 units on less than four hectares. Planning Services feel this is an appropriate density.

Councillor Caldarelli, Ward Councillor, stated she has a problem with the proposed development. Laurentian University and St. Joseph's Villa could have developed without rezoning but did not. She expressed concern with 'Institutional Special' zoning because the first phase is not institutional but residential. If it were residential, an Official Plan amendment would be required. She asked if this was the developer's last proposal or if they would be willing to look at a revision.

Ron Arnold advised that they have made revisions a few times. They think that this is an excellent proposal and his experience has been that typically once people start moving into the area, the fears of the residents will start to alleviate.

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He feels it is beneficial to the area. He indicated there is a huge market here for all of Northern Ontario and even across Canada. He believes this is good for the neighbourhood and the community and his company is determined to do the best for the community.

The Chair asked whether there was anyone else 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.

The following recommendation was presented:

Recommendation #2005-21:

Dupuis-Bradley: THAT the application by Laurentian University (Agent: Dalron Construction Ltd.) to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of part of Parcel 30769, being part of Part 1, Plan 53R-16920, in Lot 3, Concession 2, McKim Township from "I", Institutional to "I-Special", Institutional Special in order to permit the development of a 185 unit housing complex designed for seniors be approved subject to the following:

- a) That the agent provide the Development Services Section with a registered survey plan of the subject property in order to enable the preparation of an amending by-law.
- b) That the only permitted uses shall be:
 - a maximum of 40 dwelling units consisting of a mix of single detached, semi-detached and/or row dwellings;
 - a maximum of 60 dwelling units in the form of multiple dwellings, where no multiple dwelling shall exceed a height of 4 storeys;
 - a residential building containing a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with common kitchen and dining facilities;
 - accessory support services for a seniors community which may include personal service shops, a pharmacy and medical offices; and
 - related accessory uses.

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Recommendation #2005-21 (cont'd):

- c) That parking for the residential building containing 85 guest rooms shall be provided in accordance with the following:
- 2 spaces for the residential building, plus 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.
- d) That an "H", Holding provision in accordance with Section 36 of the Planning Act be incorporated in the amending by-law whereby the only permitted use of the subject property until such time as the "H", Holding designation has been removed by Council shall be "a maximum of 40 dwelling units consisting of a mix of single detached, semi-detached and/or row dwellings"; and, whereby the "H", Holding designation shall only be removed upon fulfilment of the following condition:

"The Planning Services Division is to be advised by the Director of Engineering Services that the Traffic Study has been reviewed as it applies to the design and operation of the Ramsey Lake Road/ South Bay Road intersection, and that any required modifications identified shall be undertaken."

CONCURRING MEMBERS: Councillors Dupuis, Thompson

NON-CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds

DEFEATED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-6 contained in Part 1 of the Consent Agenda:

Recommendation #2005-22:

Caldarelli-Bradley: THAT Items C-1 to C-6 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report #10
VETAC Minutes
December 15,
2004

Recommendation #2005-23:

Bradley-Caldarelli: That Report #10, Vegetation Enhancement Technical Advisory Committee Minutes of December 15th, 2004, be received.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Extension to
Draft Approval,
Riverdale
Subdivision

Report dated January 21st, 2005 was received from the General Manager of Growth and Development regarding the extension to Draft Approval, Riverdale Subdivision, Parcel 1386 SWS, Lot 7, Concession 3, Township of Waters, Riverglen Developments Ltd.

Recommendation #2005-34:

Bradley-Dupuis: THAT upon payment of Council's processing fee of \$833.00 prior to the February 20th, 2005 lapsing date, the conditions of draft approval of the plan of subdivision of Parcel 1386, in Lot 7, Concession 3, Township of Waters, Riverglen Developments Ltd., File 780-8/89008, be amended as follows:

- a) By deleting condition #12 and replacing it with the following:

"12. That this draft approval shall lapse on November 20th, 2005."
- b) That the following condition be added:

"14. Prior to the submission of servicing plans, the applicant/ owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a soils report prepared 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 the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official."

CARRIED

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Extension to
Draft Approval
Dalron
Construction
Limited

Report dated January 21st, 2005 from the General Manager of Growth and Development regarding the extension to Draft Approval Approval, Draft Plan of Subdivision, Part 2, Plan 53R-8676, Lot 4, Concession 5, Township of Waters, Dalron Construction Limited.

Recommendation #2005-25:

Dupuis-Bradley: THAT upon payment of the processing fee of \$2035.50, the conditions of draft approval for the draft plan of subdivision of Part 2, Plan 53R-8676, Lot 4, Concession 5, Township of Waters, Dalron Construction Limited, File #RP780-8/88008, shall be amended as follows:

- a) By deleting condition #14 and replacing it with the following:
 - 14. "That this draft approval shall lapse on February 10, 2008."

- b) By deleting condition #16 and replacing it with the following::
 - "16. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Infrastructure and Emergency Services. Suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Infrastructure and Emergency Services."

- c) By adding the following condition #18:
 - "18. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a geotechnical report prepared 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 the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Extension to
Draft Approval
Dalron
Construction
Limited (cont'd)

Recommendation #2005-25:

including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.”

CARRIED

Item C-4
Dominion Parc
Subdivision
Redesign

Report dated January 26th, 2005 was received from the General Manager of Growth and Development regarding Dominion Parc Subdivision Redesign.

Recommendation #2005-26:

Dupuis-Bradley: THAT the conditions of draft approval of the draft plan of subdivision of PIN 73504-2533 (LT), being Part of former Parcel 1323 SES in Lot 6, Concession 2, Hanmer Township, 996465 Ontario Ltd. (Gord Hope), File 780-7/92014, shall be amended as follows:

- a) By adding the following to the end of existing condition #1:
“...as amended by a revised plan prepared by D.S. Dorland, O.L.S. and dated October 1, 2004.”
- b) By deleting Condition #13.
- c) By adding new Conditions #22 to #27 representing the six new conditions requested by the Technical Services Section as outlined in the staff report dated January 26, 2005.
- d) By changing Condition #10 by removing the phrase “shall undertake” and replacing it with the phrase “may be required to undertake”.
- e) By deleting Condition #12 and replacing it with new Condition #28 as follows:

“28. That the subdivision agreement contain provisions whereby the owner agrees to design and construct Jeanne D’Arc Street and Heritage Drive to urban collector standards.”
- f) By adding new condition #29 as follows:

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-4
Dominion Parc
Subdivision
Redesign (cont'd)

Recommendation #2005-26 (cont'd):

“29. That a pedestrian connection and emergency access be provided at the east end of Alexandre Street between Lots 2 and 3 to the satisfaction of the General Manager of Public Works.”

g) By adding new Condition #30 as follows:

“30. That phasing of the Dominion Parc Subdivision shall proceed as shown on the Phasing Plan prepared by D.S. Dorland dated January 24, 2005 and included in the Staff Report dated January 26, 2005. Phases 6 and 7 will be developed as a single phase to connect Heritage Drive to Municipal Road 80. Prior to the registration of Phases 6 and 7 the owner shall agree to dedicate on demand the Jeanne D’Arc Street collector road allowance from the existing end of Jeanne D’Arc west of Chateau Crescent to the east side of the intersection of Jeanne D’Arc and Heritage Drive.”

h) By adding new Condition #31 as follows:

“31. That the subdivision agreement contain provisions whereby the owner agrees to the following to the satisfaction of the General Manger of Public Works:

- (i) That Phases 8 and 9 as shown on the Dominion Parc Phasing Plan dated January 24, 2005, as prepared by D.S. Dorland, O.L.S., will be the next phase following Phases 6 and 7 to incorporate the connection of Heritage Drive to Jeanne D’Arc Street.
- (ii) To enter into an agreement with the City for the future construction of Jeanne D’Arc Street easterly from Heritage Drive to the existing cul de sac west of Chateau Crescent.
- (iii) To install traffic signals at the intersection of Jeanne D’Arc Street and Municipal Road 80 when traffic volumes warrant or when the full Jeanne D’Arc connection is built, whichever comes first.

CARRIED

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-5
Declaration of
Surplus Land,
Lots 132 to 135,
Plan M-103 &
Part of Land
North of Brock
Street, Sudbury

Report dated January 26th, 2005 was received from the Executive Director of Administrative Support Services regarding the declaration of surplus land, Lots 132 to 135, Plan M-103 together with part of the Lane north of Brock Street being Part 10, Plan SR-465, Brock Street, Sudbury.

Recommendation #2005-27:

Caldarelli-Bradley: THAT Lots 132 to 135 inclusive, Plan M-103 together with part of the lane north of Brock Street being Part 10, Plan SR-465, having limited marketability, be declared surplus and sold in accordance with the procedures governing the disposal of real property.

CARRIED

Item C-6
Brunet
Municipal Drain

Report dated January 25th, 2005 was received from the General Manager of Infrastructure and Emergency Services regarding Brunet Municipal Drain.

Recommendation #2005-28:

Bradley-Dupuis: THAT the engineer's report for the Brunet Municipal Drain dated July 27, 2004 and received by the City Clerk on July 28, 2004 be referred back to K. Smart Associates Limited, the appointed drainage engineer, for revision.

CARRIED

Adjournment

Recommendation #2005-29:

Bradley-Caldarelli: That we do now adjourn.
Time: 8:20 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING