

**THE THIRTIETH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, June 8th, 2005
Commencement: 4:30 p.m.
Adjournment: 8:15 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Dupuis

Staff D. Braney, Assets Manager & Property Negotiator / Appraiser;
B. Lautenbach, Director of Planning Services; A. Haché, Deputy
City Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of
Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-99:**

Dupuis-Bradley: That we move "In Camera" to deal with property matters 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 4:58 p.m., the Planning Committee recessed.

Reconvene At 5:37 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Dupuis, Reynolds

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; A. Haché, Deputy City Clerk; M. Burtch, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media MCTV; Sudbury Star, Northern Life

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE “IN CAMERA” SESSION

Rise and Report Councillor Reynolds reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:

Gift of Land to City, Harbour Park Subdivision Bethel Lake **Recommendation #2005-100:**
Bradley-Dupuis: THAT part of Parcel 2734, S.E.S., measuring 0.74 acres in size, be transferred to the City of Greater Sudbury and that Council pass a By-law authorizing the execution of the documents required to complete the transfer of land;

AND FURTHER THAT a tax receipt be provided to the owner representing full compensation for the land.

CARRIED

Sale of Surplus Land, Percy Street, Val Caron **Recommendation #2005-101:**
Dupuis-Bradley: THAT part of Parcel 33606, S.E.S., Percy Street, Val Caron, measuring 0.81 acres in size, be sold to Yvon Henry pursuant to the procedures governing the disposal of limited marketability property set out in the City’s Property By-law;

AND THAT Council pass a By-law authorizing the execution of the documents required to complete the transaction.

CARRIED

Order of Agenda As the applicant for Public Hearing #1 was not present, the Committee agreed to deal with the remaining agenda items at this time and return to Public Hearing #1 when the applicant arrived.

PUBLIC HEARINGS

APPLICATION FOR AN AMENDMENT TO A DRAFT PLAN OF SUBDIVISION TO PERMIT THREE ADDITIONAL SINGLE RESIDENTIAL LOTS AND, FURTHER, TO REMOVE AN "H", HOLDING SYMBOL PERTAINING TO BY-LAW 2004-293Z WITH RESPECT TO LANDS ABUTTING RAMSEY LAKE ROAD, SUDBURY, VYTIS LANDS (KAGAWONG) LTD.

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

Report dated May 30th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for an amendment to a draft Plan of Subdivision to permit three additional single residential lots and, further, to remove an "H", Holding Symbol pertaining to By-law 2004-293Z with respect to lands abutting Ramsey Lake Road, Sudbury, Vytis Lands (Kagawong) Ltd.

Denis Michel, Elgin Street, Sudbury, Counsel for the applicant, was present.

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

Denis Michel indicated that the applicant is satisfied with the recommendations of Staff.

Margaret Sun, Bedford Court, Sudbury, indicated that she did file an appeal with the Ontario Municipal Board appealing the passage of By-law 2004-293Z as she was concerned with the effect development of Lots 8 to 11 would have on the lake. She further indicated that last Friday she withdrew her appeal to the Ontario Municipal Board. She withdrew the appeal because she felt the challenges of development on problematic soil were reconsidered and conditions would be imposed to insure there would be no impact on Bethel Lake and Ramsey Lake.

Ms. Sun asked about the bore hole on the border of Lots 8 and 9 which revealed the presence of gasoline. She questioned why the first bore hole was 2.29m in depth and the second was only 1m in depth.

The geotechnical engineer explained that what the first bore hole revealed was only an odour of gasoline. Also, as the upper fill materials were identified as the area of concern, the second bore hole was at a depth of 1m and the results of the test were acceptable for development.

Ms. Sun asked if the foundation of the building on Lot 10 would be anchored on bedrock. She is concerned about the soil and the measures taken with respect to the condition of the soil and potential movement. She feels an engineer should on site at the time of construction of the foundation.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR AN AMENDMENT TO A DRAFT PLAN OF SUBDIVISION TO PERMIT THREE ADDITIONAL SINGLE RESIDENTIAL LOTS AND, FURTHER, TO REMOVE AN "H", HOLDING SYMBOL PERTAINING TO BY-LAW 2004-293Z WITH RESPECT TO LANDS ABUTTING RAMSEY LAKE ROAD, SUDBURY, VYTIS LANDS (KAGAWONG) LTD. (cont'd)

The Director of Planning Services indicated that, as well as the property being subject to a site plan control agreement, one of the conditions is the requirement of an engineer's seal for the foundations.

The geotechnical engineer indicated that the residence on Lot 10 will be built on bedrock. With respect to Lots 8 and 11, he expects the existing grades will be maintained as much as possible and the structures would be on strip footing in accordance with the Ontario Building Code.

Ms. Sun asked if anything was being done to protect the fish.

The Committee was advised that the conditions to be set by the City as to what design of ponds will be required is still under review. Also, the Director of Planning Services indicated that a condition of the draft plan of approval is a storm water management plan will have to be filed to the satisfaction of Planning Services, Fisheries Canada and Nickel District Conservation Authority.

Craig Ticalo, Hillsdale Crescent, Sudbury, indicated he is present on behalf of two prospective purchasers. He asked what is planned for Lots 8 and 10. He is in favour of the proposal but is concerned with the intended use of Lot 9 which is being dedicated to the City. Both of his clients expressed concern that it will be used for a public park as they want tranquillity. Since this lot is in the primary flood plain, he urged the Planning Committee to deal with this land only as wetland. He does not feel a public park is feasible and feels that the best use for Lots 9 and Block 20 is to keep them as wetland or conservation areas.

Mr. Michel explained that Lot 9 and Block 20 have been dedicated to the City so the City now has control of the use of the property.

The Director of Planning Services indicated that the intent is to support the wetlands and to protect the flood plain.

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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR AN AMENDMENT TO A DRAFT PLAN OF SUBDIVISION TO PERMIT THREE ADDITIONAL SINGLE RESIDENTIAL LOTS AND, FURTHER, TO REMOVE AN "H", HOLDING SYMBOL PERTAINING TO BY-LAW 2004-293Z WITH RESPECT TO LANDS ABUTTING RAMSEY LAKE ROAD, SUDBURY, VYTIS LANDS (KAGAWONG) LTD. (cont'd)

The following recommendations were presented:

Recommendation #2005-102:

Reynolds-Dupuis: THAT the request by Vytis Lands (Kagawong) Ltd. to remove the "H", Holding Symbol pertaining to By-law 2004-293Z being an amendment to By-law 95-500Z, being the Comprehensive Zoning By-law for the (former) City of Sudbury in order to permit development of the subject lands described as P.I.N. 73592-0429 being Part of Part 1 and all of Parts 2 to 7 inclusive, Plan 53R-12560 in Lot 2, Concession 2, Township of McKim be approved subject to the following condition:

1. A by-law undertaking the removal of the "H", symbol shall only be considered by Council when By-law 2004-293Z has come into effect.

CONCURRING MEMBERS: Councillors Bradley, Dupuis, Reynolds, Thompson

CARRIED

Recommendation #2005-103:

Reynolds-Bradley: THAT the request by Vytis Lands (Kagawong) Ltd. to amend the conditions of draft approval with respect to the Draft Plan of Subdivision of P.I.N. 73592-0429 being Part of Part 1 and all of Parts 2 to 7 inclusive, Plan 53R-12560 in Lot 2, Concession 2, Township of McKim, File # 780-6/04002 be approved as follows:

1. By deleting condition #10.
2. By deleting condition #11 and replacing it with the following:

#11. "That the owner dedicate Block 20 for public park purposes to the satisfaction of the Director of Leisure, Community and Volunteer Services."
3. By deleting condition #13.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR AN AMENDMENT TO A DRAFT PLAN OF SUBDIVISION TO PERMIT THREE ADDITIONAL SINGLE RESIDENTIAL LOTS AND, FURTHER, TO REMOVE AN "H", HOLDING SYMBOL PERTAINING TO BY-LAW 2004-293Z WITH RESPECT TO LANDS ABUTTING RAMSEY LAKE ROAD, SUDBURY, VYTIS LANDS (KAGAWONG) LTD. (cont'd)

Recommendation #2005-103 (cont'd)

4. By deleting condition #16 and replacing it with the following:
 - #16. "With respect to Lots 1 to 8 inclusive, and Lots 10 to 18 inclusive, the owner shall, to the satisfaction of the Chief Building Official, undertake that foundations for structures will be designed by and bear the seal of a professional structural engineer based on a geotechnical engineer's field review and report for the excavation and engineered fill placement. The design will address bearing capacity issues, frost cover weeping tile, and differential consolidation of sub-soil strata if any is anticipated, including excavation design such as shoring should the location of adjacent existing structures warrant."

5. By deleting condition #19 and replacing it with the following:
 - #19. "That Lots 9 and 19 be eliminated from the draft plan. The lands delineated as being Lot 9 on the draft plan shall be dedicated to the City of Greater Sudbury to the satisfaction of the Director of Legal Services/City Solicitor."

6. By adding the following condition:
 - #24. "That the owner undertake to provide a community mailbox on Ramsey Lake Road adjacent to Lot 1 to the satisfaction of Canada Post."

CONCURRING MEMBERS: Councillors Bradley, Dupuis, Reynolds, Thompson

CARRIED

DELEGATIONS

Subdivision
Referral Request
for Consent
Applications,
Treeview Road,
Sudbury
A. & S. Kangas

Report dated May 27th, 2005, was received from the General Manager of Growth and Development regarding Subdivision Referral Request for Consent Applications B22/2005 to B24/2005, Treeview Road, Sudbury, A. & S. Kangas.

A. Kangas, Treeview Road, Sudbury, stated he is satisfied with the Staff report except for the requirement to undertake a Noise Impact Study. He feels that if the houses are built with triple-glazed windows, it will solve any noise problem as well as help with temperature control.

The Director of Planning Services indicated this is a referral because the applicant has made several severance applications on this property in the past. He stated that the only concern was that two of the proposed lots and a portion of the others will be close to the by-pass and will need special treatment for noise. A condition of the consent approval will be that the applicant is to provide a study, which does not have to be extensive, on appropriate means to deal with noise.

Recommendation #2005-104:

Dupuis-Reynolds: THAT Consent Applications B0022/2005, B0023/2005 & B0024/2005 with respect to part of Parcels 2967 and 10927 S.E.S. being Parts 1 to 4 inclusive, Plan 53R-17283 in Lot 7, Concession 5, Township of Broder be permitted to proceed by way of the consent process.

CARRIED

Order of Agenda

The Committee noted that the applicant for Public Hearing #1 was in attendance and agreed to hold the public hearing at this time.

PUBLIC HEARINGS

**APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX,
BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461
ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS)**

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX, BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461 ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS) (cont'd)

Report dated May 31st, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit a 242 unit residential complex, Bancroft Drive west of Moonlight Beach Road, Sudbury, 1353461 Ontario Inc. & AZ Developments Inc. (Agent: Doug Simmons).

Petition dated May 31st, 2005 objecting to the proposed development was received.

Petition dated June 7th, 2005 objecting to the proposed development was received at the meeting.

Doug Simmons, Westmount Avenue, Sudbury, agent for the applicant, was present.

Recess At 7:03 p.m., the Planning Committee recessed.

Reconvene At 7:10 p.m., the Planning Committee reconvened.

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

Doug Simmons stated the proposed development has a density lower than allowed by "R1" and "R2" zoning. He indicated that all buildings will be one storey and the proposal is in response to market needs.

Zeke Kanhai, Bancroft Drive, Sudbury stated he was making a submission on behalf of himself and 21 other residents of Bancroft Drive in the vicinity of the proposed development. He feels a 242 rental residential complex, on 49.4 acres of land beside busy railway tracks, creates a real potential for a ghetto-like development. He feels the statement that the rental units could potentially be converted to condominium units is meaningless. He asked what the projected population density would be; what the projected population breakdown by age groups would be; and how would the social characteristics of the development impact the peaceful nature of the existing community. He also wondered about the details of the recreational facilities. He indicated the area residents feel there will be a significant number of young children and teenagers and asked what plans were made to address their needs and their safety in living in such close proximity to busy railway tracks. He does not feel the development will attract 'high end' tenants because of the busy railway tracks. He further asked what the City would do to enforce fulfilment of the promises made by the developer if the

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX, BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461 ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS) (cont'd)

developer failed to keep such promises. He also feels the development will devalue the real estate value of the existing homes. He stated the area residents strongly oppose the development and urged the Committee not to approve the application. He further indicated that many residents did not receive the notice of the public meeting for area residents held on May 31st, 2005 and that the notice given by the City was too short to give the residents a democratic opportunity to give their input. He presented the Committee with a petition signed by 22 residents of Bancroft Drive stating he would have had more signatures if he had more time.

Doug Simmons indicated the development is being built in such a fashion that it can be converted into a condominium development. It is not being done as a condominium development now as it takes time. He indicated all the units will have two bedrooms and therefore not designed for family use. There will be no three or four bedroom units. Most of the target market will be empty nesters and young couples.

The Director of Planning Services indicated that in terms of people-zone, the City has no control. There are some designs that can channel in one direction or another. With respect to the buffers/berms at the railway tracks, the City can control this by way of the Site Plan Control Agreement which will be registered on title to the property. The City also has control over the passing of the zoning by-law.

With respect to the public meeting for the residents, Mr. Simmons indicated that notices were hand delivered to area residents and notice was in the newspaper. He further indicated that approximately 50 people attended the meeting.

Councillor Reynolds, Ward Councillor, indicated that she and Councillor Gasparini, the other Ward Councillor, did offer to assist the developer in having the meeting. She advised that 150 flyers, which is more than normal, were delivered by hand and people were asked to inform their neighbours.

Ron Therrien, Bancroft Drive, Sudbury indicated that currently no one walks along the railway tracks. If a berm is built, there will be many walkers. He also asked how the sound will be stopped by the berm as at some places the track is ten to fifteen feet and at others it is flat. He also asked about sidewalks on Bancroft Drive.

The Director of Planning Services indicated that a series of noise studies have been conducted and recommend 2.5m to 3.5m berm along the south property

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX, BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461 ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS) (cont'd)

line. This is one of many measures. He further indicated that the recommendation of the consultants is that the buildings be bricked and have a force air heating system with air conditioning.

The City Engineer indicated that a condition of approval is that the developer contribute 50% of the cost of sidewalks on Bancroft Drive between Levesque Street and Moonlight Avenue.

Michel Legault, Bancroft Drive, Sudbury indicated that his concern at the moment is the high amount of traffic on Bancroft Drive. He indicated they have to keep their windows closed at peak traffic times. Adding another 1,400 cars daily will double the noise. The developer had dealt with the buffer for the tracks but what about a buffer for the traffic. His concerns are noise and traffic because of children.

Mr. Legault asked if there will be enough to entertain the children moving into the development to prevent them from getting bored and causing vandalism.

The Director of Planning Services indicated there will be a traffic impact study done. With respect to traffic noise, he indicated this is a difficult issue and there will be a recommendation for air conditioning to mitigate noise. However, traffic noise has not been factored in. The road has the capability of handling the amount of traffic generated by the proposed development.

Mr. Simmons indicated that the development will have a swimming pool, tennis courts, bocce courts and a trail system to Moonlight Beach along with a recreational building. However, he does not anticipate teenagers but empty nesters and young couples with small children.

Councillor Reynolds indicated she is in favour of the development. There was a information meeting which many attended and many support this project. This will be a gated community geared to affluent seniors and professional young adults. There will also be the benefit of increased tax assessment. There should be no fear of negative impact on property value in the area as the new development will increase the value of existing properties. She added that the builder is extremely responsible with a feel for aesthetics and landscaping.

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX, BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461 ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS) (cont'd)

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 #2005-105:

Reynolds-Dupuis: THAT the application by AZ Developments Inc. and 1353461 Ontario Inc. to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parts 1 to 7, Plan 53R-14917, being Parcel 39581 S.E.S. and part of Parcel 50569 S.E.S. in Lots 9 and 10, Concession 3, Neelon Township from "R1", Single Residential and "R2", Double Residential, as the case may be, to "R4-Special", Multiple Residential Special be approved subject to the following:

1. That prior to the passing of an amending by-law the applicant enter into a Site Plan Control Agreement with the City for the whole of the subject property.
2. That if necessary, the amending by-law shall be tailored to the Site Plan Control Agreement.
3. That the amending by-law will require a minimum setback of 30m from the south lot line for all residential buildings; will permit a maximum of 242 dwelling units; and will restrict residential building height to a maximum of 10m.
4. That prior to the passing of an amending by-law the applicant undertake a traffic impact analysis to determine what road improvements are made necessary by the proposed development and enter into an agreement with the City to participate in the cost of the recommended improvements to the satisfaction of the General Manager of Infrastructure and Emergency Services.
5. That, among other matters, the Site Plan Control Agreement deal with the dedication of an easement over the trail and the Technical Services Section comments of the staff report dated May 31, 2005.
6. That the recommendations of the Noise Impact Study, 1990, prepared by Vibron Limited, and updated by the Noise and Vibration Assessment,

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING TO PERMIT A 242 UNIT RESIDENTIAL COMPLEX,
BANCROFT DRIVE WEST OF MOONLIGHT BEACH ROAD, SUDBURY, 1353461
ONTARIO INC. & AZ DEVELOPMENTS INC. (AGENT: DOUG SIMMONS) (cont'd)**

Recommendation #2005-105 (cont'd):

2005, prepared by the Hunt Engineering Group be incorporated into the Site Plan Control Agreement as outlined in the Planning Considerations section of the staff report dated May 31, 2005.

CONCURRING MEMBERS: Councillors Dupuis, Reynolds, Thompson

NON-CONCURRING MEMBERS: Councillor Bradley

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-7 contained in Part 1 of the Consent Agenda:

Recommendation #2005-106:

Reynolds-Dupuis: THAT Items C-1 to C-7 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Poitras <u>Municipal Drain</u>	Report dated June 1 st , 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Poitras Municipal Drain.
---	---

Recommendation #2005-107:

Dupuis-Reynolds: THAT the City of Greater Sudbury accept the petition for a Municipal Drainage works submitted for lands within the area described as Lots 11 and 12, Concession 2, in the Township of Capreol, which was filed with the City Clerk on the 2nd day of June, 2005;

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Poitras
Municipal Drain

Recommendation #2005-107 (cont'd):
AND THAT the City of Greater Sudbury appoint the engineering firm of K. Smart Associates Limited as the drainage engineer for this project.

CARRIED

Item C-2
Declaration of
Surplus Land,
Edward Avenue,
Coniston

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the declaration of surplus land, PIN 73560-0831, Edward Avenue, Coniston.

Recommendation #2005-108:

Reynolds-Dupuis: THAT the property municipally described as Edward Avenue, Coniston, legally described as part of P.I.N. 73560-0831(LT), formerly Parcel 24684 S.E.S., part of Block 'A' on Plan M-36, being part of Part 6 on Plan SR-34, Township of Neelon, City of Greater Sudbury be declared surplus to the City's needs and be offered for sale to the abutting owners pursuant to the procedures governing the disposal of limited marketability property as set out in By-law 2003-294;

AND THAT the said property be sold "as is".

CARRIED

Item C-3
Declaration of
Surplus Land,
119 Graham
Road, Whitefish

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the declaration of surplus land, 119 Graham Road, Whitefish.

Recommendation #2005-109:

Dupuis-Reynolds: THAT the property municipally described as 119 Graham Road, Whitefish, legally described as Parcel 20046 S.W.S., being Lot 7 on Plan M-245, part of Lot 12, Concession 2, Township of Graham, be declared surplus to the City's needs and be offered for sale to the general public pursuant to the procedures governing the disposal of full marketability property as set out in By-law 2003-294;

AND THAT the said property be sold "as is".

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-4
Declaration of
Surplus Land,
365 Leonard
Street, Chelmsford

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the declaration of surplus land, 365 Leonard Street, Chelmsford.

Recommendation #2005-110:

Reynolds-Dupuis: THAT the property municipally described as 365 Leonard Street, Chelmsford legally described as P.I.N. 73350-0128 (LT), formerly Parcel 18421 S.W.S., Lot 42, Plan M-421, Township of Balfour, City of Greater Sudbury, be declared surplus to the City's needs and be offered for sale to the general public pursuant to the procedures governing the disposal of full marketability property as set out in By-law 2003-294;

AND THAT the said property be sold "as is".

CARRIED

Item C-5
Declaration of
Surplus Land,
Maple Street,
Azilda

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the declaration of surplus land, PIN 73346-1028 (LT), Maple Street, Azilda.

Recommendation #2005-111:

Dupuis-Reynolds: THAT the property municipally described as Maple Street, Azilda, legally described as P.I.N. 73346-1028, formerly Parcel 30513 S.W.S., being Part 2 on Plan 53R-12622, part of Lot 3, Concession 1, Township of Rayside, be declared surplus to the City's needs and be offered for sale to the general public pursuant to the procedures governing the disposal of full marketability property as set out in By-law 2003-294; and

THAT the said property be sold "as is".

CARRIED

Item C-6
Tax Sale Property
Matter, Vesting of
Vacant Land,
Panache Lake
Road, Walden

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the tax sale property matter, vesting of vacant land, PIN 73397-0022 (LT), Panache Lake Road, Walden.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-6
Tax Sale Property
Matter, Vesting of
Vacant Land,
Panache Lake
Road, Walden
(cont'd)

Recommendation #2005-112:

Reynolds-Dupuis: THAT the Council for the City of Greater Sudbury pass a By-law regarding the property municipally described as Panache Lake Road, Walden, legally described as P.I.N. 73397-0022 (LT) formerly Parcel 24093 S.W.S., being Part 5 on Plan SR-643, part of Lot 4, Concession 3, Township of Louise, City of Greater Sudbury authorizing;

- 1) a tax write off, including penalties for the subject property;
and
- 2) the vesting of the subject property.

CARRIED

Item C-7
Declaration of
Surplus Land,
31 Young
Street, Capreol

Report dated June 1st, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the declaration of surplus land, 31 Young Street, Capreol.

Recommendation #2005-113:

Dupuis-Reynolds: THAT the property municipally described as 31 Young Street, Capreol, legally described as P.I.N 73507-1157 (LT), Lot 104, Plan M-65 and P.I.N. 73507-0009 (LT), part of Lot 103, Plan M-65, being Part 1 on SR-923, Township of Capreol, be declared surplus to the City's needs and be offered for sale to the general public pursuant to the procedures governing the disposal of full marketability property as set out in By-law 2003-294;

AND THAT the said property be sold "as is".

CARRIED

PART II - REGULAR AGENDA

REFERRED AND DEFERRED MATTERS

Item R-1
Applications for
Official Plan
Amendment and
Rezoning, West
Paris Street,
Sudbury

Report dated May 31st, 2005, was received from the General Manager of Growth and Development regarding a decision by the Planning Committee following a public hearing with regard to applications for Official Plan Amendment and Rezoning by Dalron Construction Ltd. to permit 348 dwelling units in a variety of housing types, west of Paris Street, Sudbury, Dalron Construction Limited.

Recommendation #2005-114:

Reynolds-Bradley:

A. THAT the application by Dalron Construction Limited to amend the Sudbury Secondary Plan on a site specific basis from "Low Density Residential District" to "Medium Density Residential District" in order to permit development which among other housing types may be comprised of multiple dwellings up to six storeys in height with respect to those lands described as being P.I.N. 73595-0051, being Parcel 45795 S.E.S. in Lot 6, Concession 1, Township of McKim be recommended for approval subject to the following condition:

1. Prior to the adoption of this official plan amendment the owner shall provide evidence that municipal sanitary sewer, municipal water pressure and fire flow exists in the City infrastructure to service the subject lands to the satisfaction of the General Manager of Infrastructure and Emergency Services.

and further,

B. THAT the application by Dalron Construction Limited to amend the Sudbury Secondary Plan on a site specific basis with respect to "Conceptual Road Linkages in the South End - Map G" by eliminating the conceptual roads linkage for Caswell Drive, which traverses the subject property, being those lands described as P.I.N. 73595-0051, being Parcel 45795 S.E.S. in Lot 6, Concession 1, Township of McKim be approved.

and further,

PART II - REGULAR AGENDA

REFERRED AND DEFERRED MATTERS

Item R-1
Applications for
Official Plan
Amendment and
Rezoning, West
of Paris Street,
Sudbury (cont'd)

Recommendation #2005-114:

- C. That the application by Dalron Construction Limited to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "FD", Future Development to "R4-Special", Special Multiple Residential in order to permit, in addition to the uses permitted in an "R4" zone, semi-detached or duplex dwellings, and further to permit a maximum residential building height of six (6) storeys with respect to those lands described as P.I.N. 73595-0051, being Parcel 45795 S.E.S. in Lot 6, Concession 1, be deferred pending the submission of an application for a draft plan of subdivision in conformity with the Sudbury Secondary Plan as amended with regard to Recommendations A. and B. above.

The draft plan of subdivision which is to be prepared for these lands shall provide for the westerly construction of Marttila Drive, as a collector roadway, from Paris Street to the westerly limit of the first phase of this development, described as Site Plan Southwind Condominiums in the staff report of May 9, 2005. Provisions shall be made for the signalization of Marttila Drive at Paris Street on a cost shared basis, and the establishment of an appropriate roadway turn-around at the west limit Phase One. Further, this draft plan of subdivision will provide for the dedication of Marttila Drive, as a public road right-of-way, from Phase One of this development to the westerly limits of the subject property. The balance of these lands shall be developed as a single phase of subdivision, and will require the construction of Marttila Drive as a public collector road to the west limits of the subject property.

CARRIED

Adjournment

Recommendation #2005-115:

Reynolds-Dupuis: That we do now adjourn.
Time: 8:15 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON