

**THE THIRTY-FIFTH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, September 20th, 2005
Commencement: 5:38 p.m.
Adjournment: 8:31 p.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present

Councillors Bradley, Caldarelli, Reynolds

Councillor Berthiaume

Staff

B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; D. Nadorozny, General Manager of Growth and Development; A. Stephen, General Manager of Infrastructure and Emergency Services; P. Baskcomb, Manager of Community and Strategic Planning; T. C. Wu, Senior Planner; M. Manzon, Senior Planning Technician; R. Norton, Drainage Engineer; A. Haché, Acting City Clerk; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Others

Heather Robertson, Senior Planner, Ministry of Municipal Affairs & Housing

News Media

MCTV; Channel 10

**Declarations of
Pecuniary Interest**

None declared

MATTERS ARISING FROM THE "IN CAMERA" SESSION

None

PRESENTATIONS/DELEGATIONS

**City Official Plan
Release of First
Draft for Public
Review**

Report dated September 14th, 2005 from the General Manager of Growth and Development regarding City Official Plan - Release of First Draft for Public Review.

The Director of Planning Services indicated that this was the launch of the new Official Plan for the City of Greater Sudbury

PRESENTATIONS/DELEGATIONS (cont'd)

City Official Plan Release of First Draft for Public Review

which has been in development for several years with the assistance of Planning Services Staff, other City Staff and Provincial representatives. In April of 2002, Planning Staff began the consolidation of 13 Official Plans into one. He indicated that the Manager of Community and Strategic Planning would present the process and Bob Lehman from Meridian Planning Consultants would explain the basic structure of the new Plan.

The Manager of Community and Strategic Planning indicated that over the past years a number of background studies and a variety of other initiatives have been undertaken in support of the Official Plan. He further indicated that mapping was a large component. The City of Greater Sudbury is not an easy subject because of its expansive geography and dispersed population. Tonight was the beginning of the public process.

Bob Lehman outlined the priorities, structure and basis of the new Official Plan. He indicated that it is the most up-to-date view on how the Official Plan can be integrated with the municipal decision making process. The Plan simplifies the Planning process and is more flexible than the present Plans.

The Director of Planning Services thanked all parties involved in the development of the new draft Official Plan. He also stated that there would be workshops in January/February, 2006 for Councillors after they have heard the public's views. He indicated that the draft Official Plan and background studies are on the website and also CDs are available to the public. Paper copies and CDs will also be available at the Citizen Service Centres and libraries. It was also noted that a presentation would be made to City Council on September 29th, 2005. It is expected the Official Plan will be submitted to the Ministry of Municipal Affairs and Housing by April, 2006.

PUBLIC HEARINGS - DRAINAGE ACT

BRUNET MUNICIPAL DRAIN - ADDENDUM

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

Report dated September 14th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Brunet Municipal Drain - Addendum.

PUBLIC HEARINGS - DRAINAGE ACT (cont'd)

BRUNET MUNICIPAL DRAIN - ADDENDUM (cont'd)

Ken Smart, K. Smart Associates Limited outlined the addendum to the Committee. He indicated this was an addendum to the report of July, 2004. The addendum provides for a new culvert across Vermilion Lake Road, deleting a culvert from one property and erecting a fence on another property.

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 #2005-171:

Caldarelli-Bradley: THAT the Planning Committee recommend that the Council of the City of Greater Sudbury accept the Addendum Number 1 Brunet Drain report dated July 15, 2005, from K. Smart Associates Limited for the Brunet Municipal Drain and give first and second reading to a draft By-law to provide for the Brunet Drainage Works in the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

HORIZON MUNICIPAL DRAIN

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

Report dated September 14th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Horizon Municipal Drain.

Ken Smart, K. Smart Associates Limited outlined the report to the Committee. He indicated the petition was submitted by the developer of land known as Horizon Parc Subdivision. The work recommended in the report is the improvement of the channel that exists upstream of the industrial subdivision and a storm water management facility near the upstream end of the drainage works. Also recommended is the improvement of the east road ditch at Belisle Drive from the main channel to the south and a branch drain to provide an improved outlet for Alderwood Avenue between Third and Fourth Streets. The cost is approximately \$264,000.00 with the majority being assessed to the City and to

PUBLIC HEARINGS - DRAINAGE ACT (cont'd)

HORIZON MUNICIPAL DRAIN (cont'd)

the subdivision being developed. Some other parcels are being assessed but many owners are receiving money back since the allowance is more than the assessment. They have spoken with the majority of affected property owners.

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 #2005-172:

Bradley-Caldarelli: THAT the Planning Committee recommend that the Council of the City of Greater Sudbury accept the Engineer's Report dated September 7, 2005, from K. Smart Associates Limited for the Horizon Municipal Drain and give first and second reading to a draft By-Law to provide for the Horizon Municipal Drainage Works in the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

Recess At 6:54 p.m., the Planning Committee recessed.

Reconvene At 7:06 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS - PLANNING ACT

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF THE FORMER ST. ANTHONY ELEMENTARY SCHOOL TO ALTERNATIVE USES WHICH MAY INCLUDE INSTITUTIONS, OFFICES, PERSONAL SERVICE SHOPS AND WAREHOUSING OF PAPER PRODUCTS, MARY STREET AT MORRISON AVENUE, SUDBURY - SUDBURY CATHOLIC DISTRICT SCHOOL BOARD (AGENTS: DOUGLAS BURKE & IRMA BAZZUL)

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

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF THE FORMER ST. ANTHONY ELEMENTARY SCHOOL TO ALTERNATIVE USES WHICH MAY INCLUDE INSTITUTIONS, OFFICES, PERSONAL SERVICE SHOPS AND WAREHOUSING OF PAPER PRODUCTS, MARY STREET AT MORRISON AVENUE, SUDBURY - SUDBURY CATHOLIC DISTRICT SCHOOL BOARD (AGENTS: DOUGLAS BURKE & IRMA BAZZUL) (cont'd)

Report dated September 7th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit the conversion of the former St. Anthony Elementary School to alternative uses which may include institutions, offices, personal service shops and warehousing of paper products, Mary Street at Morrison Avenue, Sudbury, Sudbury Catholic District School Board (Agents: Douglas Burke & Irma Bazzul).

Michael Keenan, 30 Durham Street, Sudbury, Counsel for the applicant and Douglas Burke, agent for the applicant, were present.

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

Douglas Burke indicated they are in the business of supplying charity game products such as gaming paper and tickets and only licensed organizations can deal with them. They are looking for an opportunity to grow and need more space. Their proposed second business is also low key as there will be no retail component, only wholesale. With respect to traffic, there will be one 5-tonne truck per week and maybe up to two or three per week, which will be less traffic than the school buses at the former school.

Mr. Burke indicated that a public meeting was held in June. Flyers, in English and Italian, were hand-delivered and 55 people attended the meeting at Delki Dozzi Park.

Michael Keenan stated that the location was looked at with a possibility of a seniors residence but was found not suitable. With respect to the traffic, he advised that it will drop from 30 buses to two to three trucks. Also, he stated that the uses which will be permitted are restrictive with no additional building being allowed. The property will not be used for general warehousing.

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.

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF THE FORMER ST. ANTHONY ELEMENTARY SCHOOL TO ALTERNATIVE USES WHICH MAY INCLUDE INSTITUTIONS, OFFICES, PERSONAL SERVICE SHOPS AND WAREHOUSING OF PAPER PRODUCTS, MARY STREET AT MORRISON AVENUE, SUDBURY - SUDBURY CATHOLIC DISTRICT SCHOOL BOARD (AGENTS: DOUGLAS BURKE & IRMA BAZZUL) (cont'd)

The following recommendation was presented:

Recommendation #2005-173:

Bradley-Caldarelli: THAT the application by the Sudbury Catholic District School Board (Agents: Douglas Burke & Irma Bazzul) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "I", Institutional to "C2-Special", Special General Commercial with respect to those lands described as P.I.N. 73588-0911 (LT) being Lots 387 to 408 inclusive together with Parts of Morrison Ave., Clemow Ave & Public Lanes, Plan M-128 in Lot 8, Concession 2, Township of McKim be recommended for approval subject to the following conditions:

1. That only the following uses shall be permitted in the "C2-Special", Special General Commercial zone:
 - institutional uses;
 - offices;
 - a personal service shop;
 - a public agency;
 - warehousing and storage of paper and allied products and materials which shall not exceed a maximum gross floor area of 2,415m² within an existing building.
2. The amending zoning by-law shall establish that only one business identification or advertising ground sign not exceeding 15m² in total sign area, and located not closer than 3m to any lot line or 15m to any Residential zone, shall be permitted.
3. Prior to the issuance of any building permit with respect to the subject lands the owner shall enter into a site plan control agreement with the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A SCHOOL INTO 14 APARTMENT UNITS WITH A FUTURE ADDITION TO ACCOMMODATE A FURTHER 20 APARTMENT UNITS AS WELL AS TO PERMIT THE CREATION OF 7 LOTS FOR SINGLE DETACHED DWELLINGS, 14 ONTARIO STREET, CHELMSFORD - IVAN DUPUIS (OWNER: CONSEIL SCOLAIRE CATHOLIQUE NOUVEL ONTARIO)

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

Report dated September 13th, 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 conversion of a school into 14 apartment units with a future addition to accommodate a further 20 apartment units as well as to permit the creation of 7 lots for single detached dwellings, 14 Ontario Street, Chelmsford, Ivan Dupuis (Owner: Conseil Scolaire Catholique Nouvel Ontario).

Ivan Dupuis, Rutherglen Court, Sudbury, agent for the applicant, was present.

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

When asked about the requirement to obtain a Ministry of the Environment Certificate of Approval of Municipal Private Sewage Works, the Manager of Development Approvals indicate that there is a stretch of St. Onge Street where there is no sewer in the ground and the Ministry requires that any public mains have a certificate of approval. However, it is possible to connect to Ontario & St. Onge Streets sewer main.

Ivan Dupuis advised that it is the intention that the playground will be left in its present location. This issue was brought forward a few times at the public meeting. He is discussing the matter with Leisure Services. The playground is not too busy so there will not be too much noise for the seniors. When asked, he indicated that he will not assume liability for the playground; liability will remain the responsibility of the City. Also, when asked if he would charge rent for the playground, he stated this matter is now being discussed with a view to the playground area being tax exempt.

Mr. Dupuis stated that he is not converting the property to family apartment units but to seniors' units with a common room, games room and possibly a work shop. He further stated that there is a demand for seniors residences and expects no problems renting the units.

Councillor Berthiaume, Ward Councillor, advised he attended the public meeting and the demand for seniors residences is so that it attracted people from other neighbourhoods. He asked if Mr. Dupuis would rent to others if there were no

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A SCHOOL INTO 14 APARTMENT UNITS WITH A FUTURE ADDITION TO ACCOMMODATE A FURTHER 20 APARTMENT UNITS AS WELL AS TO PERMIT THE CREATION OF 7 LOTS FOR SINGLE DETACHED DWELLINGS, 14 ONTARIO STREET, CHELMSFORD - IVAN DUPUIS (OWNER: CONSEIL SCOLAIRE CATHOLIQUE NOUVEL ONTARIO) (cont'd)

seniors interested in renting. He also asked about 'geared to income' rentals mentioned at the meeting.

Mr. Dupuis advised that he has no intention of having apartments for families. He feels there will always be a demand because it is not a big project. With respect to 'geared to income' rentals, he indicated he is presently negotiating with CMHC with a view to having up to 25% 'geared to income' units.

Linda Huneault, Rushmore Crescent, Chelmsford is concerned that the sewage plant is presently at capacity or over capacity. She questioned how 35 units were being proposed with no mention of the expansion of the sewage plant. She was assured that the sewage plant can accommodate this project and more.

Pam Hull, Ontario Street, Chelmsford, indicated she was surprised that the City did not have seniors apartment complexes. She was also surprised by the mention of 'geared to income' rentals as she did not hear about it at the meeting.

The Manager of Development Approvals advised that there are seniors complexes that are designed for seniors where the units only have a bedroom and bathroom. However, the municipality can not 'people zone' as it would be discrimination. The City does have apartment buildings that are marketed for seniors by the landlords.

Ms. Hull advised that residents are now having problems accessing Highway 144 from St. Onge Street and an apartment building would have more consistent traffic. Also, she ask if it were possible to move the entrance to the rear parking area as it will be right across from her driveway. She suggested keeping the existing entrance. She also asked if there was a time period to complete the project.

The Manager of Development Approvals indicated that, if the entrance to the rear parking area were to be moved, it would be in front of someone else's driveway. He further indicated that keeping the existing entrance is something that can be looked at when that phase of the project is dealt with. With respect to completion time, he indicated that once the zoning is in place there is no time limit; however, once a site plan is submitted, it must be complied with within two years.

Councillor Berthiaume indicated that at the public meeting, the residents were mostly supportive and the only concern was the playground as the residents

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A SCHOOL INTO 14 APARTMENT UNITS WITH A FUTURE ADDITION TO ACCOMMODATE A FURTHER 20 APARTMENT UNITS AS WELL AS TO PERMIT THE CREATION OF 7 LOTS FOR SINGLE DETACHED DWELLINGS, 14 ONTARIO STREET, CHELMSFORD - IVAN DUPUIS (OWNER: CONSEIL SCOLAIRE CATHOLIQUE NOUVEL ONTARIO) (cont'd)

want it to remain there. He stated he received no calls of concern and the residents would like to see this project go forward.

Councillor Bradley, Ward Councillor, wants to see what can be done about getting traffic light at St. Onge Street and Highway 144 in the area knowing that the City will have to deal with Ontario Ministry of Transportation. He also requested that the zoning requirement of 1.5 parking spaces per unit not be reduced.

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 recommendations were presented:

Recommendation #2005-174:

Caldarelli-Bradley: THAT the application by Conseil Scolaire Catholique du Nouvel Ontario (Agent: Ivan Dupuis) to amend By-law 83-302 with respect to Part of Parcels 14748, 18116 and 1245 S.W.S. in Lot 3, Concession 3, Township of Balfour, by changing the zoning classification from "I", Institutional Zone to "R1.D18", Single Residential Zone be approved subject to the following condition:

- a) That prior to the passing of an amending zoning by-law, the applicant provide the Development Approvals Section with a registered plan of survey identifying those lands to be rezoned to "R1".

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

Recommendation #2005-175:

Bradley-Caldarelli: THAT the application by Conseil Scolaire Catholique du Nouvel Ontario (Agent: Ivan Dupuis) to amend By-law 83-302 with respect to Part of Parcels 14748, 18116 and 1245 S.W.S. in Lot 3, Concession 3, Township

PUBLIC HEARINGS - PLANNING ACT (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A SCHOOL INTO 14 APARTMENT UNITS WITH A FUTURE ADDITION TO ACCOMMODATE A FURTHER 20 APARTMENT UNITS AS WELL AS TO PERMIT THE CREATION OF 7 LOTS FOR SINGLE DETACHED DWELLINGS, 14 ONTARIO STREET, CHELMSFORD - IVAN DUPUIS (OWNER: CONSEIL SCOLAIRE CATHOLIQUE NOUVEL ONTARIO) (cont'd)

Recommendation #2005-175 (cont'd):

of Balfour, by changing the zoning classification from "I", Institutional Zone to "R3-Special", Medium Density Residential Zone-Special be approved subject to the following conditions:

- a) That prior to the passing of an amending zoning by-law, the applicant provide the Development Approvals Section with a registered plan of survey identifying those lands to be rezoned to "R3";
- b) That the amending by-law specify that a maximum of 34 dwelling units shall be permitted:
- c) That prior to the issuance of a building permit, the owner shall enter into a Site Plan Control Agreement with the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

Recommendation #2005-176:

Caldarelli-Bradley: THAT Consent Applications by Conseil Scolaire Catholique du Nouvel Ontario (Agent: Ivan Dupuis) to permit the creation of 7 new lots for single residential use from Part of Parcels 14748, 18116 and 1245 S.W.S. in Lot 3, Concession 3, Township of Balfour be allowed to proceed through the consent process.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2005-177:

Reynolds-Thompson: THAT Item C-1 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Report dated September 14th, 2005, was received from the
Declaration of General Manager of Infrastructure and Emergency Services
Surplus Land and regarding declaration of surplus land and lease, Cross Street,
Cross St, Sudbury Sudbury.

Recommendation #2005-178:

Reynolds-Thompson: THAT the property owned by the City of Greater Sudbury, legally described as Part of Lot 99, and Lots 104 and 105, Plan M-95, be declared surplus to the City's needs and leased to 3336263 Canada Ltd.

CARRIED

Adjournment

Recommendation #2005-179:

Reynolds-Thompson: That we do now adjourn.
Time: 8:31 p.m.

CARRIED

ACTING CITY CLERK

COUNCILLOR RUSS THOMPSON