

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

**Council Chamber
Tom Davies Square**

**Tuesday, May 17th, 2005
Commencement: 5:38 p.m.
Adjournment: 7:52 p.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; G. Clausen, City Engineer; D. Nadorozny, General Manager of Growth and Development; 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

PUBLIC HEARINGS

APPLICATION FOR A TEMPORARY USE BY-LAW TO PERMIT AN EXISTING MOBILE HOME AS A GARDEN SUITE FOR A FURTHER TEMPORARY PERIOD OF TEN YEARS, 105 BLACK LAKE ROAD, LIVELY - FRANK AND LOIS MAHON

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

Report dated May 11th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for a temporary use by-law to permit an existing mobile home as a garden suite for a further temporary period of ten years, 105 Black Lake Road, Lively, Frank and Lois Mahon.

Frank and Lois Mahon, Black Lake Road, Lively, the applicants, were present.

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:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR A TEMPORARY USE BY-LAW TO PERMIT AN EXISTING MOBILE HOME AS A GARDEN SUITE FOR A FURTHER TEMPORARY PERIOD OF TEN YEARS, 105 BLACK LAKE ROAD, LIVELY, FRANK AND LOIS MAHON (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 #2005-92:

Dupuis-Bradley: THAT the application by Frank and Lois Mahon to amend by-law 83-303 being the Zoning By-law for the former Town of Walden by passing a temporary use by-law in accordance with Section 39.1 of the Planning Act with respect to Parcel 12560 SWS and Part 1, Plan SR-3035, Lot 7, Concession 4, Waters Township to permit a second dwelling in the form of a mobile home used as a garden suite on the subject property for a maximum temporary period of ten (10) years be approved.

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

CARRIED

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 12 HECTARE LOT FOR A SINGLE DETACHED DWELLING, GUENETTE DRIVE, HANMER - 170031 CANADA INC. & 844367 ONTARIO INC. (AGENT: DANIEL BOUCHARD)

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

Report dated May 11th, 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 creation of a 12 hectare lot for a single detached dwelling, Guenette Drive, Hanmer, 170031 Canada Inc. & 844367 Ontario Inc. (Agent: Daniel Bouchard).

Daniel Bouchard, Carmen Street, Hanmer, agent for the applicant, was present.

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 12 HECTARE LOT FOR A SINGLE DETACHED DWELLING, GUENETTE DRIVE, HANMER, 170031 CANADA INC. & 844367 ONTARIO INC. (AGENT: DANIEL BOUCHARD) (cont'd)

Daniel Bouchard advised that when he purchased the property, it was all zoned "RU", Rural and he carried out all amendments to the zoning. He further indicated that 7 lots were developed on Carmen Street and 27 lots on Theresa Avenue by way of consent.

He does not know whether or not there will be any future development on the balance of the lands.

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 #2005-93:

Dupuis-Bradley: THAT the application by 170031 Ontario Inc. & 844367 Ontario Inc. (Agent: Daniel Bouchard) to amend By-law 83-300 with respect to part of Parcel 49834 SES, in Lot 12, Concession 2, Township of Capreol, by changing the zoning classification from "RU-13", Rural Zone-Special and "P", Park Zone to "RU", Rural Zone be approved subject to the following condition:

1. That prior to the passing of an amending by-law, the owner provide the Planning Services Division with a plan of survey describing the property to be rezoned.

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

CARRIED

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED

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

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

Report dated May 9th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for Official Plan Amendment and Rezoning to permit the development of 348 dwelling units in a variety of housing types west of Paris Street, Sudbury, Dalron Construction Limited.

Ron Arnold and Dawn Morissette, 130 Elm Street, Sudbury, were present on behalf of the applicant.

The Director of Planning Services outlined the applications to the Committee. He explained that Planning Services does support the component of the submission to amend the Sudbury Secondary Plan on a site specific basis to "Medium Density Residential District" as it considers the proposed development as infill.

With respect to the component of the submission to amend the Sudbury Secondary Plan to eliminate the 'Conceptual Road Linkages" regarding the subject property, the Director of Planning Services provided some history. He stated that in 1998, the applicant submitted applications for Official Plan Amendment, Rezoning and Subdivision. At that time, a report prepared by Marshall Macklin Monaghan on behalf of the Region concluded that "the extension of Marttila Drive from Paris Street to Regent Street is needed to ensure that satisfactory traffic operations are maintained on the area road network. It is also a highly beneficial link in that it would create a continuous east-west route from Paris St. to Lorne St.". In 2001, the applications were abandoned and a rezoning application submitted for an easterly portion of the subject lands which is now occupied by Southwinds Retirement Residence and which was designed to accommodate a Marttila Drive extension. He indicated that EarthTech Canada also supports the Marttila Drive link. He further indicated, the Ministry of Municipal Affairs and Housing does not have a provincial interest at this time. However, the Ministry also indicated that they recommend that the conceptual road linkage not be eliminated unless it is shown that it not be contrary to the intent of the underlying planning principles that were established by Official Plan Amendment Number 154. The Director of Planning Services stated the applicant wants the road linkage requirement to be eliminated and provided a report prepared by Read, Voorhees & Associates Ltd. Transportation Engineering which concluded that the Marttila Drive link is not a critical link and that there is a considerable physical difficulty and cost associated with

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

constructing such a link which is not required for the proposed development. He further stated that Transportation Engineering Services and Planning Services do not concur with this position and the applicant has not provided details of the aforementioned physical difficulties and costs. Therefore, Planning Services can not support this portion of the Official Plan Amendment application. He did indicate that, however, that the link would not be required at the first phase of the development - it would be required at the next phase.

With respect to the Rezoning application, the Director of Planning Services indicated that it is contingent on the Committee's decision regarding the Marttila Drive link. If the Committee supports Staff recommendation, the rezoning application is premature.

The Director of Planning Services also indicated that, after the Staff report was prepared, Jo-Anne Harrison, Manager of Transportation Services with Sudbury Student Services Consortium who arranges for bus service for all school boards, advised that they have a concern with the applicant's proposal that the development be serviced by private driveways for vehicle access purposes. They would not be able to provide school bus service the new development if it is serviced by private driveways. The Marttila Drive link would solve any school busing problems.

When asked, the City Engineer stated that an update to the Marttila Drive link report came to the same conclusion - that it is needed. He indicated that the link could be constructed at a normal cost which would be approximately \$200,000 more than what the developer would pay for his development. He further indicated that the City would agree that the connection of Timber Ridge Court with Marttila Drive not be completed and the cost saving for the Timber Ridge Court link can be applied to the Marttila Drive extension. Also, he stated that road grade would not be a major issue in the Marttila Drive link as Marttila Drive is now 10% grade and the extension to Paris Street can be completed at 8% grade or less. He also indicated that a traffic light on Paris Street would be warranted when the Marttila Drive link is completed at a cost to the developer.

When asked what effect the proposed development would have on the sewage system, the City Engineer advised that all analyses have been made with the understanding that the Rock Tunnel will be completed by 2008.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

Ron Arnold indicated that this development is mainly for seniors. He wishes to develop a community with driveways rather than roadways and does not want the community bisected by a collector road. He agrees with the report prepared Read, Voorhees & Associates Ltd. concluding that the Marttila Drive link is not needed. However, he would like to arrive at a solution suitable to everyone's needs. He recognizes that the City would like to protect the corridor to provide for an opportunity for the Marttila Drive link in the future. He requested that the Committee approve Phase 1 now and the Marttila Drive link would be dealt with later. The proposal would be amended by moving the apartment building to allow for the future link.

Councilor Caldarelli, Ward Councillor, stated that there is much traffic in the area. She does not feel that there is no need for another through street. She indicated that approximately one year ago, she and Councillor Craig received a petition from several hundred residents requesting a traffic light. They attempted to include this traffic light in the 2005 budget. She indicated that, if traffic lights could not be provided for the residents, they should at least have pedestrian activated traffic signals.

The Director of Planning Services indicated that if the development is completed and then the link is required, there could be problems with blasting, etc. if that part of the future link is not encompassed in this phase of the development.

John Roininen, Indian Road, Sudbury, stated his main concern is the amount of traffic the development will generate on to Paris Street. At the time of the Indian Road improvement, the residents expressed their concern with traffic and the need for a traffic light and were advised that the matter of a traffic light would be dealt with at the time of the proposed development down the street. He indicated there is an immediate need for a controlled pedestrian cross walk on Indian Road as there are no traffic lights on Paris Street between Walford Road and Plaza 69. It is dangerous to cross the road especially for seniors and children. He concurs with most of the staff recommendations except for the portion stating that no traffic light is required until future development. A controlled cross walk is required immediately at Indian Road or Southwinds Retirement Residence.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

Thomas Allan Martin, Austin Street, Sudbury, asked if the whole of the subject property would be rezoned if Phase 1 is approved. The Director of Planning Services stated it would all be rezoned unless otherwise decided by the Committee. Mr. Martin indicated he is opposed to the rezoning application.

Nicole Gagnon-Roy, Marttila Drive, Sudbury, indicated that she is not in favour of the Marttila Drive link as Marttila Drive is already dangerous. She stated that in the winter, vehicles have problems getting up the hill.

Vladimir Berens, Austin Street, Sudbury, is concerned with the traffic flow pattern. He indicated that, as there are already three east-west extension, he is opposed to the Marttila Drive extension. Because of the curve on Regent Street, he has problems accessing Regent Street from Austin Street particularly in the winter because of the snow banks. Additional traffic will only make this a greater problem.

Ron Arnold stated he agrees with the last two speaker but also understands the City's position. He wishes to proceed with the first phase and is willing to discuss the completion of the Marttila Drive link and elimination of the Timber Ridge link although the residents do not want the link and the link is not needed for this development.

When asked, the Director of Planning Services advised that the 'Conceptual Road Linkages' plan officially became part of the Official Plan in 1995 although the concept predates that date. The Committee noted that the applicant has owned the property for approximately 20 years.

Recess At 7:25 p.m., the Planning Committee recessed.

Reconvene At 7:32 p.m., the Planning Committee reconvened.

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)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF 348 DWELLING UNITS IN A VARIETY OF HOUSING TYPES WEST OF PARIS STREET, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

The Director of Planning Services recommended that the matter be deferred for two weeks to allow staff to prepare an alternate recommendation. He also indicated that, once the developer provides the required subdivision information, a hearing on the rezoning can be arranged quickly.

The Committee approved a motion by Councillor Caldarelli to defer this matter for two weeks to allow staff to prepare an alternate recommendation.

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-2 contained in Part 1 of the Consent Agenda:

Recommendation #2005-94:

Caldarelli-Bradley: THAT Items C-1 to C-2 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report #4
VETAC Minutes
April 13th, 2005

Recommendation #2005-95:

Caldarelli-Bradley: That Report #4, Vegetation Enhancement Technical Advisory Committee Minutes of April 13th, 2005, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Closure of
Part of
MacLellan Drive

Report dated May 11th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding closure of part of MacLennan Drive being part of Part 18 and Parts 21, 22 and 24, Plan 53R-11000, MacLellan Township.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-2
Closure of
Part of MacLellan
Drive (cont'd)

Recommendation #2005-96:

Bradley-Caldarelli: THAT part of Part 18 and Parts 21, 22 and 24, Plan 53R-11000, MacLennan Drive, Township of MacLennan be declared surplus, closed by By-law and sold in accordance with the procedures governing the disposal of limited marketability property as set out in the Property By-law.

CARRIED

CORRESPONDENCE FOR INFORMATION ONLY

Item C-3
Development
Review 2004

Report dated April 2005, was received from the General Manager of Growth and Development regarding Development Review 2004. for information only.

Item C-4
Official Plan
Progress Report

Report dated May 9th, 2005, was received from the General Manager of Growth and Development regarding Official Plan Progress Report for information only.

PART II - REGULAR AGENDA

MANAGERS' REPORTS

Item R-1
Request to
Amend Resolution
#2004-52, Former
Copper Cliff
Hospital Site
1582611 Ontario
Ltd.

Report dated May 9th, 2005, was received from General Manager of Growth and Development regarding a request to amend Resolution #2004-52 by increasing the number of seniors residence beds proposed for development at the former Copper Cliff hospital site from 80 to 94 without the need for a further public hearing, 1582611 Ontario Ltd.

Recommendation #2005-97:

Caldarelli-Bradley: THAT upon review of the request by 1582611 Ontario Ltd. to amend Resolution #2004-52 in order to increase the number of seniors' guest rooms from 80 to 94, it has been determined by Council pursuant to Section 34(17) of the Planning Act that further notice for the purpose of holding a public meeting is not required in respect to the proposed zoning by-law;

PART II - REGULAR AGENDA (cont'd)

MANAGERS' REPORTS (cont'd)

Item R-1
Request to
Amend
Resolution
#2004-52,
Former Copper
Cliff Hospital Site
1582611 Ontario
Ltd. (cont'd)

AND THAT Condition #1 of Resolution #2004-52 be amended by changing the maximum number of guest rooms from 80 to 94.

CARRIED

Adjournment

Recommendation #2005-98:

Bradley-Dupuis: That we do now adjourn.
Time: 7:52 p.m.

CARRIED

CITY CLERK

COUNCILLOR RUSS THOMPSON