

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

**Committee Room C-10
Tom Davies Square**

**Tuesday, June 21st, 2005
Commencement: 4:07 p.m.
Adjournment: 8:13 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli

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

Declarations of
Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-116:**

Bradley-Caldarelli: 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 4:35 p.m., the Planning Committee recessed.

Reconvene At 5:35 p.m., the Planning Committee reconvened in the Council Chamber for the regular meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds

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

News Media MCTV

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:

Sale of Surplus Land, Brock Street, Sudbury

Recommendation #2005-117:

Caldarelli-Bradley: THAT Lots 132 to 135, Plan M-103 and Part 10, Plan SR-465, Brock Street, Sudbury, be sold to 920936 Ontario Inc., 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

Sale of Land, Valley East Industrial Park

Recommendation #2005-118:

Caldarelli-Bradley: THAT the Council of the City of Greater Sudbury authorize the sale of part of Parcel 9953 S.E.S., being Parts 48, and Parts 50 - 61 (inclusive) on Plan 53R-9397, part of Lot 8, Concession 5, Township of Blezard, to Northway Bus Lines Inc.;

AND THAT the Property Negotiator / Appraiser be authorized to execute the required documents,

AND THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Sale of Land, Riverside Drive, Dowling

Recommendation #2005-119:

Bradley-Caldarelli: THAT the property owned by the City described as Part of Block 'A', Plan M-677, being part of Parcel 18669, S.W.S., Lots 3 and 4, Concession 4, Township of Dowling be sold to Edward Peter Zieleniewski and Judy Scully pursuant to the procedure governing the disposal of limited marketability property set out in the City's Property By-Law,

AND THAT the appropriate by-law be passed authorizing the execution of the documents necessary to complete the real estate transaction.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO ELIMINATE SPLIT ZONING RESULTING FROM A PROPERTY ENLARGEMENT, 117 FAIRVIEW AVENUE, SUDBURY - CITY OF GREATER SUDBURY (AGENT: GERARD VIAU)

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

Report dated June 2nd, 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 eliminate split zoning resulting from a property enlargement, 117 Fairview Avenue, Sudbury, City of Greater Sudbury (Agent: Gerard Viau).

Gerard Viau, the applicant, was present.

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

Gerard Viau, agent for the applicant, stated he would appreciate approval of this application as he wants to improve and beautify the area and also, he requires additional parking space.

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 #2005-120:

Reynolds-Bradley: THAT the application by Gerard Viau to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Lot 60, Plan 13-S, in Lot 5, Concession 4, McKim Township from "R4", Multiple Residential to "R6", Established Residential be approved.

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

CARRIED

APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT A NEW FULL SERVICE ENTRANCE ONTO REGENT STREET, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD.

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

Report dated June 15th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment in order to permit a new full service entrance onto Regent Street, Loach's Road, Sudbury, Sal-Dan Developments Ltd.

Letter dated June 21st, 2005 from Toivo Rukholm, tranplan associates, regarding expected traffic impact a 120 room hotel/motel on a standard commercial entrance onto Regent Street, was distributed to the Committee Members.

Sam Biasucci, Sault Ste. Marie, the applicant, and Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, were present.

The Director of Planning Services outlined the application to the Committee. He explained that in April, the applicant made applications for rezoning and Official Plan amendment to permit a grocery store and at the public hearing the applicant's agent requested a deferral in order that the developer could meet with the area residents. The meeting took place after the notice for this evening's meeting was sent to area residents. He indicated that the applicant is now withdrawing his application for rezoning. Also, the applicant is withdrawing the application for Official Plan amendment requesting a change from "Medium Density Residential District" to "Linear Mixed use District". However, the applicant is requesting that the Official Plan be amended to allow for a full service entrance onto Regent Street as the Official Plan prohibits new entrances onto arterial roads when alternate access is available.

The Director of Planning Services stated that, because of the Official Plan and because of the comments from Transportation Engineering Services indicating the impact a full service entrance would have on Regent Street, Planning Services recommends the application be denied.

Dave Dorland indicated 50 to 60 area residents attended the public meeting to discuss the original proposal of a grocery store. As a result of the concerns expressed at the meeting and initial studies from a traffic perspective, the applicant decided to withdraw the rezoning application and that part of the Official Plan to not proceed with the grocery store. He indicated that the most overwhelming concern raised by the residents was the issue of traffic volume on Loach's Road. The applicant therefore decided to return to the present permitted use of the property is a hotel. He stated that the proposal is for a hotel with a reduced number of room than originally contemplated. It is for a 120 room hotel without full convention services. It would be an upscale development with considerable amount of beautification to the property.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT A NEW FULL SERVICE ENTRANCE ONTO REGENT STREET, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD. (cont'd)

Mr. Dorland stated the reason the applicant is strongly advocating the full entrance on Regent Street is primarily because of the concerns of the residents regarding traffic on Loach's Road. The proposed full entrance to the property would be across from the Swiss Chalet property and this portion of Regent Street has five lanes. He indicated that the report submitted by transplan associates noted that traffic volumes are not significant for this development and there should not be any adverse impact on Regent Street.

Barry Cotton, Stewart Street, Sudbury, stated he speaking on behalf of the area residents being co-ordinator of the South Side Ratepayers Association. They met with Mr. Dorland and Mr. Biasucci. He indicated there was strong opposition to the rezoning for the grocery store and the residents are pleased and relieved that the applicant decided to go back to the original plan. After the public meeting, he canvassed the area residents and found that they were supportive of the full service entrance on Regent Street and no access on Loach's Road. Their key concern is additional traffic on Loach's Road which is already overloaded.

Councillor Caldarelli, Ward Councillor, pointed out that Transportation Engineering Section stated in the Staff report that this section of Regent Street is designated as a primary road between major centres. She feels it may have been at one time but it is not now. That part of the road is now used by the local residents as a main access to go home and to work. She stated there is also the question of fairness - Swiss Chalet was granted a full entrance since it was considered landlocked with no other entrance. She feel that if the applicant proceeds with the 120 unit hotel it will not generate a great volume of additional traffic. It is a straight stretch of road with good site lines and a speed limit of 60 kilometre per hour. She feels that most of the traffic going into the hotel will be coming from the south and turning right. She stated that the developer's request is predicated by what the residents want.

The City Engineer indicated that the Staff comments are based on 1982 Official Plan which is being updated. He further stated that on face value and based on written information provided by tranplan associates this evening regarding traffic counts, he would support the recommendation that traffic lights are not required. However, as there has not been an opportunity to review the numbers, he suggested that a traffic review be done in one year's time and if, at that time, traffic lights are warranted because of this development, they would become a requirement at a cost to the developer. If traffic lights are not warranted, the condition would be removed. A traffic study will project traffic due to the development and it will determine what has to be done on Regent Street so that service does not drop from its current rating because of the development. He also stated that the current centre lane is not wide enough to be considered a travelled centre lane as it was built as a separation between north bound and south bound traffic.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT A NEW FULL SERVICE ENTRANCE ONTO REGENT STREET, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD. (cont'd)

The Director of Planning Services indicated that if the conditions are not workable for the developer, the existing proposal is still in place.

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The Committee discussed this application and agreed to reopen the Public Hearing to obtain more information.

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

Mr. Biasucci indicated that he wishes to co-operate with the neighbours and create a development where there is no friction. He will try to alleviate any impact to Loach's Road and is willing to give up the Loach's Road entrance if he is granted the Regent Street entrance. If he is not given the Regent Street entrance, he will go back to the original proposal. He further indicated that he is prepared to review the matter with tranplan associates to assess whether it is prudent to proceed with the Regent Street entrance with a minimum cost. However, if a complete traffic lights are required, he does not feel he can proceed. He feels the complete mall will benefit if traffic lights are installed.

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:

Caldarelli-Reynolds: THAT the application by Sal-Dan Developments Ltd. to amend the City of Sudbury Secondary Plan in order to permit a full service entrance onto Regent Street to serve Parts 19 to 23, Plan 53R-12112, in Lot 5, Concession 6, Township of Broder, be approved;

AND FURTHER THAT the Site Plan Control Agreement contain the following provisions:

- 1) a traffic impact analysis to the satisfaction of the General Manager of Infrastructure and Emergency Services to determine what road improvements are necessary;
- 2) the completion of work identified in the traffic impact analysis;
- 3) no entrance be permitted to Loach's Road.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT A NEW FULL SERVICE ENTRANCE ONTO REGENT STREET, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD. (cont'd)

The following amendment to the recommendation was presented:

Recommendation #2005-121:

Caldarelli-Reynolds: THAT provisions 1 and 2 to the Site Plan Control Agreement be deleted.

CONCURRING MEMBERS: Councillor Caldarelli

NON-CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson

DEFEATED

The main motion was once again presented:

Recommendation 2005-122:

Caldarelli-Reynolds: THAT the application by Sal-Dan Developments Ltd. to amend the City of Sudbury Secondary Plan in order to permit a full service entrance onto Regent Street to serve Parts 19 to 23, Plan 53R-12112, in Lot 5, Concession 6, Township of Broder, be approved;

AND FURTHER THAT the Site Plan Control Agreement contain the following provisions:

- 1) a traffic impact analysis to the satisfaction of the General Manager of Infrastructure and Emergency Services to determine what road improvements are necessary;
- 2) the completion of work identified in the traffic impact analysis;
- 3) no entrance be permitted to Loach's Road.

NON-CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

DEFEATED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT A NEW FULL SERVICE ENTRANCE ONTO REGENT STREET, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD. (cont'd)

The following recommendation was presented:

Recommendation #2005-123:

Caldarelli-Reynolds: THAT the application by Sal-Dan Developments Ltd. to amend the City of Sudbury Secondary Plan in order to permit a full service entrance onto Regent Street to serve Parts 19 to 23, Plan 53R-12112, in Lot 5, Concession 6, Township of Broder, be approved subject to the following conditions:

- 1) That prior to the adoption of the Official Plan Amendment the applicant shall undertake a traffic impact analysis to the satisfaction of the General Manager of Infrastructure and Emergency Services to determine what road improvements are necessary;
- 2) That prior to the adoption of the Official Plan Amendment the applicant shall agree to the satisfaction of the City Solicitor to undertake the road improvements identified;
- 3) That the Site Plan Control Agreement contain provisions whereby no entrance be permitted to Loach's Road.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

CARRIED

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE SEVERANCE OF ONE RESIDENTIAL LOT, 2554 FALCONBRIDGE ROAD, GARSON - DOUGLAS ANNESS

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

Report dated June 14th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment to permit the severance of one residential lot, 2554 Falconbridge Road, Garson, Douglas Anness.

Letter dated June 21st, 2005 from Councillor Callaghan, Ward Councillor, in support of this application was distributed to the Committee.

Douglas Anness, Falconbridge Road, Garson, the applicant, was present.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE SEVERANCE OF ONE RESIDENTIAL LOT, 2554 FALCONBRIDGE ROAD, GARSON - DOUGLAS ANNESS (cont'd)

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

Russ Thompson, Ward Councillor, stated that a survey was sent to residents of unserved areas to see who was interested in hooking up to the municipal sewer services. If 80% of the residents indicated they are in favour, the project would proceed. In this case, one resident is in favour of hooking up to the sewer system. He questioned why there was a condition at the consent stage requiring the applicant to connect to the sewer services.

The Director of Planning Services indicated that the Official Plan stated that lands should not be severed in an urban area without hooking up to sewer services if the same are available.

The City Engineer indicated that he was not sure why this specific site was referred to as an unserved area. He further indicated that sewer lines were installed on the north side of the road approximately 25 years ago to accommodate six to eight residents that were just outside the area being serviced. It was always anticipated that these residents would be serviced once the Cedar Green subdivision was constructed. He stated that the sewer line is an inactive line on the north side of the road.

Douglas Anness stated he did not realize he was not allowed to split his land. He built a garage and now he is told he could not build a house without severing his land. He indicated that he can not afford to put in a septic system and connect to the sewer system at the same time. He further indicated he does not know when the sewer line will be activated.

The Director of Planning Services indicated the activation of the sewer line is probably years away; probably 10 to 15 years as opposed to one year away.

The Manager of Development Approvals indicated that the service is across the street from the applicant property. The hook up would be expensive because the road has to be cut. The applicant would have to undertake to connect to the system once the sewer line is activated. He estimated the cost at \$15,000.00.

The City Engineer stated that there will be a trench across the road when the applicant has to hook up to the water system. At that time, he can install a pipe and leave it inactive and capped at both ends.

Recess At 7:43 p.m., the Planning Committee recessed.

Reconvene At 7:52 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE SEVERANCE OF ONE RESIDENTIAL LOT, 2554 FALCONBRIDGE ROAD, GARSON - DOUGLAS ANNESS (cont'd)

Mr. Anness asked if he could be exempted from the sewer connection if water services were from the south side of the road.

The City Engineer indicated that there will have to be a new water line from across the street as the City would not approve a wild line and assuming that there already is a split to service the duplex. He stated he will verify this fact and advise the applicant.

Mr. Anness indicated that if he does not have to go across the road for water services he does not want to go across the road for sewer services. However, if he has to go across the road for water services he would install the dormant pipe at that time.

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 #2005-124:

Bradley-Reynolds: THAT the application by Douglas Anness to amend the Secondary Plan for the Nickel Centre Settlements by introducing site specific policies which would permit the severance of one residential lot with respect to those lands described as Parcel 48576 S.E.S., being Part 1, Plan 53R-12098 in Lot 7, Concession 1, Township of Garson be approved.

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

CARRIED

The Planning Staff recommendation with respect to the application for consent outlining various conditions was not read. Planning Staff will advise the Consent Official of the Planning Committee's direction with respect to the applicant installing a dormant sewer pipe if he has to connect to water services across the road and with respect to allowing the applicant to keep a septic system for ten years before being required to connect to the sewer system.

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-4 contained in Part 1 of the Consent Agenda:

Recommendation #2005-125:

Bradley-Reynolds: THAT Items C-1 to C-4 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report #5
VETAC Minutes
May 11th, 2005

Recommendation #2005-126:

Reynolds-Bradley: That Report #5, Vegetation Enhancement Technical Advisory Committee Minutes of May 11th, 2005, be adopted.

CARRIED

Item C-2
Report #53
DLAC Minutes
June 2nd, 2005

Recommendation #2005-127:

Bradley-Reynolds: That Report #53, Development Liaison Advisory Committee Minutes of June 2nd, 2005, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-3
Lane west of
Westview Drive to
Sandra Boulevard
Sudbury Footpath
Closure

Report dated June 14th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding lane west of Westview Drive to Sandra Boulevard, Sudbury Footpath Closure.

Recommendation #2005-128:

Caldarelli-Bradley: THAT staff conduct a full evaluation of the footpath between Westview Drive and Sandra Boulevard., and that a questionnaire be sent to all residents within a 300m radius of the footpath to ascertain the amount of support for the closure.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-4
Surplus School
Board Property,
St. Albert School
135 Eyre Street,
Sudbury

Report dated June 14th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding surplus school board property, St. Albert School, 135 Eyre Street, Sudbury.

Recommendation #2005-129:

Bradley-Reynolds: THAT the Sudbury Catholic District School Board be advised that the City of Greater Sudbury is not interested in acquiring St. Albert School municipally known as 135 Eyre Street, Sudbury.

CARRIED

Adjournment

Recommendation #2005-130:

Bradley-Caldarelli: That we do now adjourn.
Time: 8:13 p.m.

CARRIED

ACTING CITY CLERK

COUNCILLOR RUSS THOMPSON