

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

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

**Tuesday, July 12th, 2005
Commencement: 5:00 p.m.
Adjournment: 6:45 p.m.**

ANGIE HACHÉ PRESIDING

Present Councillors Bradley, Caldarelli, Thompson

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

Recommendation #2005-131:

Caldarelli-Bradley: THAT Councillor Bradley chair the In Camera
portion of the Planning Committee Meeting.

CARRIED

COUNCILLOR BRADLEY PRESIDING

Declarations of
Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-132:**

Caldarelli-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 5:05 p.m., the Planning Committee recessed.

Reconvene At 5:45 p.m., the Planning Committee reconvened in the Council
Chamber for the regular meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli
Councillor Berthiaume

Staff B. Lautenbach, Director of Planning Services; G. Clausen, City Engineer; A. Haché, Acting City Clerk; F. Bortolussi, Planning Committee Secretary

News Media Northern Life, Le Voyageur

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE “IN CAMERA” SESSION

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

Declaration of Surplus Land and Sale to Union Gas Limited, Main Street, Val Caron **Recommendation #2005-133:**
Bradley-Caldarelli: THAT part of Part 5, Plan 53R-12277 be declared surplus and sold to Union Gas Limited and that the City dispense with the procedures governing the disposal of limited marketability property as set out in the Property By-law.

CARRIED

Reconveyance of 1' reserve, St. Michel Street, Hanmer **Recommendation #2005-134:**
Bradley-Caldarelli: THAT Parts 22 to 26 inclusive, Plan 53R-17536 be declared surplus and transferred to Philippe and Louise Landry and that the transfer be done pursuant to the procedures governing the disposal of limited marketability property as set out in the Property By-law.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT A "GARDEN SUITE" AS A TEMPORARY USE FOR A MAXIMUM PERIOD OF TEN (10) YEARS, 3609 MARTIN ROAD, VAL CARON - FRANCOIS & LAURA KINGSLEY

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

Report dated June 30, 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 "garden suite" as a temporary use for a maximum period of ten (10) years, 3609 Martin Road, Val Caron, Francois & Laura Kingsley.

Laura Kingsley, Kenneth Drive, Hanmer, one of the applicants, was 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:

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 #2005-135:

Caldarelli-Bradley: THAT the application by Francois & Laura Kingsley, the owners of Parcel 43887 S.E.S., Parts 3 & 7, Plan 53R-7014, Lot 11, Concession 1, Township of Hanmer, to permit a second dwelling unit on the subject property for a maximum temporary period of ten (10) years, pursuant to Section 39 of The Planning Act be approved.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT BUSINESS IDENTIFICATION SIGNS, 370 ST. RAPHAEL STREET, SUDBURY-SUDBURY YWCA

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 IN ORDER TO PERMIT BUSINESS IDENTIFICATION SIGNS, 370 ST. RAPHAEL STREET, SUDBURY - SUDBURY YWCA (cont'd)

Report dated June 27, 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 business identification signs, 370 St. Raphael Street, Sudbury, Sudbury YWCA.

Claudette Prevost and Dianna Leach-Petrone, St. Raphael Street, Sudbury were present on behalf of the applicant.

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

Councillor Caldarelli, Ward Councillor, stated that she received calls from area residents who indicated they were not concerned with the erection of signs. They were, however, concerned that they were to be neon signs.

Dianna Leach-Petrone indicated that these are not the typical neon signs that people tend to visualize. In this instance, neon means enough brightness to make the signs visible at night.

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 #2005-136:

Bradley-Caldarelli: THAT the application by Sudbury YWCA to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "R4-27", Special Multiple Residential to a *revised* "R4-27", Special Multiple Residential with respect to those lands described as Parts 1, 3, 4, 6 & 13, Plan 53R-17254 in Lot 4, Concession 3, Township of McKim be recommended for approval subject to the following condition:

1. That in addition to all "R4-27", Special Multiple Residential uses, the following business identification signs shall be permitted:

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING IN ORDER TO PERMIT BUSINESS
IDENTIFICATION SIGNS, 370 ST. RAPHAEL STREET, SUDBURY - SUDBURY
YWCA (cont'd)**

Recommendation #2005-136 (cont'd):

- a) One (1) ground sign having a sign area not exceeding 1.9m² per sign face or 3.8m² total, located not closer than 20m to Part 7, Plan 53R-17254; or closer than 3 m to any other lot line, save and except those lands abutting Part 2 Plan 53R-17532 where a ground sign may abut the property boundary.
- b) One wall sign not exceeding 1.8m² in sign area.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

**APPLICATION FOR REZONING TO PERMIT A LOT ADDITION AND
SUBSEQUENTLY REVISE ZONE BOUNDARIES TO RECOGNIZE EXISTING LAND
OWNERSHIP ADJACENT TO LAKE WAHNAPIEI - ESTER SZETO (AGENTS: MIKE
& JULIE CHRETIEN)**

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

Report dated June 30, 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 lot addition and subsequently revise zone boundaries to recognize existing land ownership adjacent to Lake Wahnapei, Ester Szeto (Agents: Mike & Julie Chretien).

Mike and Julie Chretien, Newton Crescent, Garson, agents for the applicant, 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:

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 REZONING TO PERMIT A LOT ADDITION AND
SUBSEQUENTLY REVISE ZONE BOUNDARIES TO RECOGNIZE EXISTING LAND
OWNERSHIP ADJACENT TO LAKE WAHNAPIEI - ESTER SZETO (AGENTS: MIKE
& JULIE CHRETIEN) (cont'd)**

The following recommendation was presented:

Recommendation #2005-137:

Caldarelli-Bradley: THAT the application by Ester Szeto (Agents: Julie & Mike Chretien) to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre (A.) from "R7.D2.5", Seasonal Residential to "RU-5", Special Rural; and (B.) from "RU-5", Special Rural to "R7.D2.5", Seasonal Residential, as the case may be, with respect to those lands described as Parts 5, 6, 9, 10 & 11, Plan 53R-13489 and Parts 12, 13, 14, 15 & 16, Plan 53R-16978 together with the Remainder of Parcel 5607 S.E.S. in Lot 2, Concession 5, Township of MacLennan be recommended for approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

**APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF THE SCHOOL
BUILDING INTO AN APARTMENT BUILDING CONTAINING 60 DWELLING UNITS,
38 SCHOOL STREET, LEVACK - 1627543 ONTARIO LIMITED**

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

Report dated June 30, 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 the school building into an apartment building containing 60 dwelling units, 38 School Street, Levack, 1627543 Ontario Limited.

Letter dated July 6, 2005, was received from Martha Cunningham Closs regarding the application.

Andre Lacroix, Counsel for the applicant, 36 Elgin Street, Sudbury, and Roger Rivet, one of the owners, were present.

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

Andre Lacroix indicated that the applicants are satisfied with the recommendations.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF THE SCHOOL BUILDING INTO AN APARTMENT BUILDING CONTAINING 60 DWELLING UNITS, 38 SCHOOL STREET, LEVACK - 1627543 ONTARIO LIMITED (cont'd)

Councillor Bradley, Ward Councillor, stated that a meeting with the area residents was held last night. The residents at the meeting asked if there would be a storage area at the building allowing them to move their sheds to the site and the Committee was advised that a storage area could be provided as long as it complies to code. Mr. Bradley asked what kind of units were being proposed and was advised that the proposal provided for a variety of units from 1,300 square feet to 1,000 square feet and the building would have an elevator. He also asked if the swimming pool, especially in the event of the closure of the Onaping Falls pool, and the convenience store were only for the use of the residents or for public use and was advised that the swimming pool is only for the use of the residents and the convenience store is mainly for the residents; however, it is anticipated that there will be some use by the public. The Committee was also advised that the library would remain at its present location.

Mr. Bradley inquired if area residents would have any input in the Site Plan Control Agreement.

The Director of Planning Services indicated that area residents are not usually involved in the Site Plan Control Agreement process; however, Councillors are given a copy of the site plan and can provide comment.

Councillor Berthiaume, Ward Councillor, noted that the recommendation stated "That the amending by-law specify that a maximum of 60 dwelling units be permitted together with accessory uses which *may* include fitness room, sauna, exercise room and pool." and was advised that it is the applicant's intention to include all the listed accessory uses.

Councillor Berthiaume mentioned the letter from Martha Cunningham Closs and her concern with short term tenancies. He does not want to see this property used as a bunk house. The Committee was advised that the applicant's preference is long term tenants and they will require tenants to sign one-year leases.

Councillor Berthiaume asked if this proposal would result in the reduction of property values in the area. He also asked about the notice of public hearing process.

The Director of Planning Services indicated that a well used property is better than a vacant derelict property and, if this property is well developed, there should be no negative impact. With respect to the notice process, he advised that this is governed by the Planning Act. Planning Services meets the legal

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF THE SCHOOL BUILDING INTO AN APARTMENT BUILDING CONTAINING 60 DWELLING UNITS, 38 SCHOOL STREET, LEVACK - 1627543 ONTARIO LIMITED (cont'd)

requirement by publishing in the local paper. In addition and as a courtesy, to the area residents, notices are sent to residents within a 120m radius in urban areas and a larger radius in rural areas. He further stated that applicants are encouraged to hold a meeting with the area residents. This has been the process for many years. He further indicated that the Planning Act notice requirement is notification by publishing in the newspaper or by posting a sign on the property.

Councillor Berthiaume stated his support for this application as he feels it is a good investment for the area; however, some concerns have been expressed by area residents regarding increased traffic.

Mr. Rivet stated that there is a big demand for this kind of development in the area and he already has 41 names on the waiting list.

Don Sagle, Ontario Street, Sudbury, stated he is opposed to the application because there is not a big demand for this type of development. He owns an apartment building in Levack and has vacancy and stated that most buildings in the area containing five units or more have vacancies. He feels this will drain the current units as tenants will want to move into the new building.

Norm Brazeau, Levack, indicated he knows of 25 to 30 people waiting to move into this development. He has received calls from people in Sudbury who want to move back to Levack because it is a close knit town. He stated that, with people aging, it is more difficult for them to maintain their property and therefore would like to move into the proposed development. He further stated that many people moved to Sudbury from Levack to be closer to health services. However, now with a helipad (for fast helicopter service) and the fire department having a portable difibrilator, they provide good service to the area residents. He indicated that In the last few years, Levack has lost many businesses, i.e. grocery store, garage, school. He feels Levack is now prospering with the proposed mining operations.

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 REZONING TO PERMIT THE CONVERSION OF THE SCHOOL BUILDING INTO AN APARTMENT BUILDING CONTAINING 60 DWELLING UNITS, 38 SCHOOL STREET, LEVACK - 1627543 ONTARIO LIMITED (cont'd)

The following recommendation was presented:

Recommendation #2005-138:

Bradley-Caldarelli: THAT the application by 1627543 Ontario Limited to amend By-law 83-300, being the Zoning By-law for the (former) Town of Valley East and (former) Town of Onaping Falls by changing the zoning classification of Parcel 25324 S.W.S., Lot 86, Plan M-1010, Lot 9, Concession 1, Township of Levack, from "I", Institutional Zone to "R3-Special", Medium Density Residential Zone-Special, be approved subject to the following:

1. That the amending by-law specify that a maximum of 60 dwelling units be permitted together with accessory uses which may include fitness room, sauna, exercise room and pool.
2. That a maximum of 1,200 square feet of the existing building may be used as a convenience store.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

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 #2005-139:

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

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Branch "C"
Castonguay
Municipal Drain

Report dated July 6th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Branch "C" Castonguay Municipal Drain.

Recommendation #2005-140:

Bradley-Caldarelli: THAT the City of Greater Sudbury accept the petition for a Municipal Drainage works submitted for lands within the area described as Lot 2, Concession 2, in the Township of Balfour, which was filed with the City Clerk on the 29th day of June, 2005;

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
O'Bomsawin
Municipal Drain

Report dated July 6th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding O'Bomsawin Municipal Drain.

Recommendation #2005-141:

Caldarelli-Bradley: THAT the City of Greater Sudbury accept the petition for a Municipal Drainage works submitted for lands within the area described as Lot 10, Concessions 4 and 5, in the Township of Rayside, which was filed with the City Clerk on the 30th day of June, 2005;

AND THAT the City of Greater Sudbury appoint the engineering firm of K. Smart Associates Limited as the drainage engineer for this project.

CARRIED

Adjournment

Recommendation #2005-142:

Bradley-Caldarelli: That we do now adjourn.
Time: 6:45 p.m.

CARRIED

ACTING CITY CLERK

COUNCILLOR RUSS THOMPSON