

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

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

**Tuesday, December 7th, 2004
Commencement: 4:00 p.m.
Adjournment: 9:20 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Thompson

Staff R. Swiddle, City Solicitor/Director of Legal Services; T. Rossmann-Gilbson, Property Administrator; 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 #2004-280:**

Caldarelli-Dupuis: 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 4:15 p.m., the Planning Committee recessed in order to meet as the Property Standards Appeal Committee.

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, Dupuis, Reynolds
Councillor Craig

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; D. Nadorozny, General Manager of Economic Development and Planning Services; A. Haché, Deputy City Clerk; M. Burtch, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media MCTV; Sudbury Star

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 recommendation emanated therefrom:

Sale of Land, Walden Industrial Park The following recommendation was presented:

Recommendation #2004-281:

Dupuis-Caldarelli: THAT the Council of the City of Greater Sudbury authorize the sale of Part of Lot 5, Concession 5, Township of Waters, being Part 1 & 2, 53R-6848, PIN 73376-0058, formerly Parcel 25997 Sudbury West Section to Guse Carriers Inc. for \$70,000.00 plus applicable transfer costs,

THAT a By-law be passed authorizing the execution of the documents required to complete the transaction, and

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

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING, PART OF PARTS 1 & 3 AND PART 4, PLAN 53R-15146, LOT 8, CONCESSION 1, TOWNSHIP OF MCKIM, MOONGLO SUBDIVISION AND AMENDMENT TO DRAFT PLAN APPROVAL - ADDITION TO 14 LOTS TO DRAFT APPROVED MOONGLO SUBDIVISION - LUDGER MICHEL ESTATES

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

Report dated November 26th, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding application for rezoning, part of Parts 1 & 3 and Part 4, Plan 53R-15146, Lot 8, Concession 1, Township of McKim, Moonglo Subdivision and amendment to Draft Plan Approval - addition to 14 lots to Draft Approved Moonglo Subdivision - Ludger Michel Estates.

APPLICATION FOR REZONING, PART OF PARTS 1 & 3 AND PART 4, PLAN 53R-15146, LOT 8, CONCESSION 1, TOWNSHIP OF MCKIM, MOONGLO SUBDIVISION AND AMENDMENT TO DRAFT PLAN APPROVAL - ADDITION TO 14 LOTS TO DRAFT APPROVED MOONGLO SUBDIVISION - LUDGER MICHEL ESTATES (cont'd)

Letter dated December 6th, 2004 from Bev Bertuzzi in objection to this application was circulated to the Committee Members at the meeting.

Letter received December 7th, 2004 from Linda Mets-Desmarais and Robert Desmarais in objection to this application was circulated to the Committee Members at the meeting.

Denis Michel, counsel for the applicant, and Arnel Michel, President of the corporation, were present.

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

Denis Michel, when asked why the subject property was being developed at this time, advised that the property was to be developed as a golf course by another developer. The golf course was not developed and the property was transferred to the applicant. The applicant presently has a preapproved subdivision of 500 lots, which is being developed in sections, and this property is being added to the said preapproved subdivision. He further stated that the proposal will be amended so that no part of the proposed 14 lots will be in the flood plain. Also, he indicated that the trail at the back of the rock outcrop will remain and all steps have been taken to permit the area residents to continue using the trail.

Councillor Caldarelli, Ward Councillor, indicated that the applicant has been developing in the Moonglo area for many years creating a nice subdivision and feels this new section will be created in the same way.

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 recommendations were presented:

Recommendation #2004-282:

Dupuis-Bradley: THAT the application by Ludger Michel Estates Limited to amend By-law 95-500Z with respect to Part of Parts 1 & 3 and Part 4, Plan 53R-15146, Lot 8, Concession 1, Township of McKim, by changing the zoning classification from "CO", Conservation Zone to "R1", Single Residential Zone, be approved subject to the following condition:

APPLICATION FOR REZONING, PART OF PARTS 1 & 3 AND PART 4, PLAN 53R-15146, LOT 8, CONCESSION 1, TOWNSHIP OF MCKIM, MOONGLO SUBDIVISION AND AMENDMENT TO DRAFT PLAN APPROVAL - ADDITION TO 14 LOTS TO DRAFT APPROVED MOONGLO SUBDIVISION - LUDGER MICHEL ESTATES (cont'd)

Recommendation #2004-282 (cont'd):

- a) That prior to the passing of an amending by-law, the applicant shall provide the Planning Services Section with a plan of survey, describing the property to be rezoned.

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

CARRIED

Recommendation #2004-283:

Bradley-Reynolds: THAT the draft approval for the Moonglo Subdivision, Ludger Michel Estates Limited, file #780-6/89019, be amended as follows:

- a) By adding those lands described on the draft plan of subdivision of Part of Lot 8, Concession 1, Township of McKim, prepared by Terry DelBosco, O.L.S., and dated June 22nd, 2004.
- b) That the plan be amended by removing all parts of Lots 456 to 460 from the flood plain.
- c) The applicant shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
- d) The applicant/owner shall have a stormwater management report and plan prepared by a consulting engineer with a valid certificate of authorization. Said report shall establish the drainage area upstream of the proposed draft plan of subdivision and how the stormwater will be managed both upstream and within the proposed development in order to limit the impact of stormwater both within the proposed addition and downstream receiving storm sewers, drainage channels and creeks. The

APPLICATION FOR REZONING, PART OF PARTS 1 & 3 AND PART 4, PLAN 53R-15146, LOT 8, CONCESSION 1, TOWNSHIP OF MCKIM, MOONGLO SUBDIVISION AND AMENDMENT TO DRAFT PLAN APPROVAL - ADDITION TO 14 LOTS TO DRAFT APPROVED MOONGLO SUBDIVISION - LUDGER MICHEL ESTATES (cont'd)

Recommendation #2004-283 (cont'd):

report shall deal with the control of both the 1:5 and Regional storm events. The Regional storm flow path is to be set out on the plan. The report and plans shall be to the satisfaction of the General Manager of Public Works. The owner shall be responsible for the design and construction of any required stormwater management facility as part of the servicing plans for the subdivision and the owner shall dedicate the lands for the stormwater management facility as a condition of this development.

- e) The owner/applicant shall provide Master Servicing Plans for both the Sanitary and Storm Sewer as well as Watermains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.

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

CARRIED

APPLICATION FOR REZONING TO PERMIT "C2", GENERAL COMMERCIAL USES WITHIN A BUILDING UNDER CONSTRUCTION, 1390 KINGSWAY, SUDBURY - 1574845 ONTARIO INC. (LORNE PROPERTIES INC.)

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

Report dated November 22nd, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit "C2", General Commercial uses within a building under construction, 1390 Kingsway, Sudbury - 1574845 Ontario Inc. (Lorne Properties Inc.).

Doug Simmons, Westmount Avenue, Sudbury, was present on behalf of the applicant.

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

APPLICATION FOR REZONING TO PERMIT "C2", GENERAL COMMERCIAL USES WITHIN A BUILDING UNDER CONSTRUCTION, 1390 KINGSWAY, SUDBURY - 1574845 ONTARIO INC. (LORNE PROPERTIES INC.) (cont'd)

Councillor Reynolds, Ward Councillor, stated she is pleased to see this developer reinvesting in the Sudbury community and supports the application.

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 #2004-284:

Reynolds-Caldarelli: THAT the application by 1574845 Ontario Inc. (Lorne Investments Inc.) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "M1", Mixed Light Industrial/Service Commercial to "C2", General Commercial with respect to those lands described as being P.I.N. 02132-0414 formerly being Parcel 26588 S.E.S. in Lot 1, Concession 4, Township of McKim be recommended for approval.

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

CARRIED

APPLICATION FOR REZONING TO ADD AN AUTOMOTIVE DEALERSHIP TO THE USES PERMITTED ON THE PROPERTY, 1400 KINGSWAY, SUDBURY - PD2 DEVELOPMENTS INC.

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

Report dated November 29th, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to add an automotive dealership to the uses permitted on the property, 1400 Kingsway, Sudbury - PD2 Developments Inc.

Marc Remillard, Desmarais, Keenan, 30 Durham Street, Sudbury, counsel for the applicant was present.

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

Marc Remillard indicated that he reviewed the Staff Report with the applicant and they have no objections.

APPLICATION FOR REZONING TO ADD AN AUTOMOTIVE DEALERSHIP TO THE USES PERMITTED ON THE PROPERTY, 1400 KINGSWAY, SUDBURY - PD2 DEVELOPMENTS INC. (cont'd)

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 #2004-285:

Reynolds-Caldarelli: THAT the application by PD2 Developments Inc. to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of PIN 02132-1168, being Parts 4, 5, 7, 8, 12, 18 and 19, Plan 53R-16769 in Lot 1, Concession 4, McKim Township from "C2-60", General Commercial Special to a revised "C2-Special", General Commercial Special be approved subject to the following:

- a) That 'a vehicle rental establishment engaged in the rental primarily of non-commercial vehicles other than recreational vehicles' be added to the uses permitted on the subject property.
- b) That the applicant be advised that at the building permit stage any car wash facility will have to include the provision of an oil/grease interceptor and any new sanitary sewer service for the vehicle rental business will require the installation of a Maintenance Access chamber on the sanitary sewer service.

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

CARRIED

Recess At 12:45 p.m., the Planning Committee recessed.

Reconvene At 1:10 p.m., the Planning Committee reconvened.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED)

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

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Report dated November 17th, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit the creation of a 225 unit seniors housing complex on that part of the Laurentian University site lying between South Bay Road and Bethel Lake - Laurentian University (Agent: Dalron Construction Limited).

Letter of concern dated December 7th, 2004 from Carolyn Hunt regarding this application was circulated to the Committee Members at the meeting.

Celia Teale, agent for the applicant, Ron Arnold, representative for the applicant, Joanne Palkovits, St. Joseph's Villa, and Toivo Rukholm, transportation engineer for the applicant, were present.

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

Joanne Palkovits indicated that St. Joseph's Villa entered into a lease with Laurentian University and have a long term care facility south of the subject property. They envisioned a "Village of Care" but, as they are a non-profit, they do not have the funding to develop further. For this reason, they are partnering with Dalron Construction Limited.

Celia Teale indicated this is a tremendous opportunity as there is no facility of this nature in Sudbury at the present and there is a shortage of long term care beds. It is an evolving concept which will be developed in phases starting with the low density homes. She stated that a background study of Bethel Lake will be carried out to see if the quality can be improved.

Carolyn Hunt, South Bay Road, Sudbury, stated she reiterates the comments in her letter. She does support the work of the Sisters of St. Joseph but has concerns with portions of this development. She does have a concern with the zoning identification and feels only the assisted area portion of the project should be zoned institutional and as the remainder will have residential or commercial uses, they should be zoned accordingly. She asked if an Official Plan Amendment would be required if the property were zoned residential.

The Committee was advised that whether a property is rezoned to 'Institutional Special' or 'Residential Special', a significant part of the *Planning Act* states that a public hearing is required providing the opportunity for the public to agree with the decision made or disagree and appeal. The 'Special' provision is because it is for profit. In this case, Institutional is being used because it is zoned Institutional. It is not important whether the zoning is Institutional or Residential; 'Special' is the important factor. Also, an Official Plan Amendment is not required as surplus vacant lands held by institutions can be rezoned for other uses.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Joanne Palkovits advised that had this been their development, it would have proceeded by way of Site Plan Control Agreement. The reason the application is before the Planning Committee because they have partnered with a for-profit organization.

Carolyn Hunt also stated that another concern is the traffic. South Bay Road is a problem because it is winding and sloping and the intersection at Ramsey Lake Road is quite busy. She is also concerned with the three additional entrances on South Bay Road across from the university parking lot entrance. With all the new development proposed, South Bay Road can not remain the way it is. This area is used for recreational purposes with residents of all ages using the sides of the road for walking, running, etc.

Celia Teale advised that the traffic analysis has looked at South Bay road and one recommendation is the elimination of one entrance because of site lines.

Carolyn Hunt asked if the public would receive a copy of the report and was advised by Toivo Rukholm that copies can be made available.

Carolyn Hunt indicated she is also concerned about the low lying wet lands being paved and storm water capacity.

The Director of Planning Services stated at this point that information is not available. However, the developer will have to meet Technical Services guidelines.

Ms. Hunt stated that the area residents are being asked to approve something that they have not seen and can not further comment on if approved. She feels the development is not in the best interest of the residents and feels the developer should revisit their proposal.

George Cazda indicated that there was a natural outflow from Bethel Lake and in the 1980's the outflow was blocked. Since then the Bethel Lake has been dying. He questioned whether anything would be done regarding the outflow. In the presentation of the staff report you indicated that everything will be done to protect the lake but you do not say how that will be done. He questioned how the development would proceed - a considerable amount of rock would need to be removed and blasting would occur. He is concerned about the lake and how it will be protected from the debris.

Celia Teale advised that this rezoning application is the first step of the process. A Storm Water Drainage Report to protect the lake and control run off would need to be undertaken. In terms of blasting, they are guidelines which must be followed and blasting will be kept to a minimum.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Paul James McNeil, Lakewood Drive, Sudbury, stated he is concerned with the traffic flow as it is a great safety issue. Ramsey Lake Road will see additional stress. As a runner, he feels it is very dangerous to run in the area and can not image seniors walking down these roads. Also, he feels it is obvious Bethel Lake is stressed. He indicated he travels these roads every day and there is not one day when there are no emergency vehicles. With respect to the alternate route, he stated it is not always plowed. He feels this proposal does not take traffic flow into consideration. He expressed concern that there was no representation from the University in attendance. He feels the area is stressed ecologically and, once trees are removed for construction, you can never get them back.

Mr. Jeremy Mahood, Lakewood Drive, indicated the intersection of concern is the one at South Bay Road and Ramsey Lake Road. At 4 o'clock it takes him 45 minutes to get to the corner of Ramsey Lake Road because of traffic congestion at this intersection. He pointed out that if the development proceeds, no other development can take place without a commitment by the developer to provide an alternate access to the area. He questioned if Laurentian University were to construct 500 new residences or if the Sisters of St. Joseph when they built critical care beds would find themselves in a bind because of the requirement for another entrance. He would like to see some kind of new outflow for Bethel Lake and would like to see some consideration given to transforming the lake. He believes there are enough safeguards to ensure the developer will abide by technical process. He would like to see the development but would like the intersection problems and lake issue resolved.

The Director of Engineering advised that the traffic impact study prepared for Dalron Construction has taken into consideration the critical care beds for Sisters of St. Joseph, so they will not have to contribute to the secondary entrance. If Laurentian University constructs 500 units, is already zoned institutional and would not have to contribute towards the alternate access. The only time the road contribution can be asked for is at the time of rezoning.

Sandra Cameron, Ramsey Lake Road reiterated that the intersection of Ramsey Lake Road and Paris Street and the intersection of South Bay Road and Ramsey Lake Road are maxed out. She stated that the stop sign at the intersection of South Bay Road and Ramsey Lake Road is not respected and is not safe, especially for seniors. She questioned whether traffic at this corner had been looked at and questioned what were the future plans for this intersection. She indicated she does not have access to the traffic report. With respect to the quality of Bethel Lake, she indicated she does not swim in it or drink water from it.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Mr. Toivo Rukholm indicated the traffic study was undertaken during the normal Laurentian University school year, not when there were special events in the area. The study showed that the average delay was 10-11 seconds and, taking into account the additional development, it would increase to 16 seconds. He stated this is still a reasonable level of operation. He suggested that perhaps a 3 way stop should be investigated at South Bay Road and Ramsey Lake Road. As previously stated the Traffic Study would be made available to the public.

Ms. Cameron advised that it is not the traffic count but the sight lines which are the concern.

The Director of Engineering committed to having the sight lines at the intersection of Ramsey Lake Road and South Bay Road reviewed.

Taizo Miake, area resident, indicated he was not present to agree or disagree. He is 78 years old and considers it a privilege to be healthy elder. His health is partially related to accessibility to nature and considers it a privilege to live in Sudbury on Bethel Lake. He expressed concern that a representative from Laurentian University was not in attendance as they have allowed St. Joseph's Villa to lease the lands.

Paul James McNeil questioned the need for a three way stop near a signalized intersection and suggested an independent agent be hired prior to any approval of the development. He feels this is a very dangerous intersection.

Mr. Rukholm believes the road will continue to adequately operate and exploring a three way stop sign is only a suggestion.

The Director of Engineering advised that the Traffic Division have reviewed the Traffic Study to make sure it is neutral and not bias towards the developer. The Traffic Division are comfortable that Mr. Rukholm has met the requirement and provided an impartial report. With respect to sight line distances he pointed out that he has already committed. to having the Traffic Division to review the matter. He does not believe a third traffic consultant needs to be retained .

Hans Schwendener, Lakewood Drive referred to the first public session held in a boardroom at Laurentian University when Dalron and the Sisters of St. Joseph's proposed building St. Joseph's Villa. He attended the meeting to hear about St. Joseph's Villa. He indicated that at that time the additional residential component was discussed even though there was never a previous inclination of a residential component. At the meeting they were made aware that Laurentian University had made the whole tract of land available to the Sisters of St. Joseph.

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Celia Teale indicated that the issue is secondary access and believes everyone has recognized that need. Perhaps there may be opportunity for Laurentian University, the City, Sudbury Regional Hospital and the private sector to examine that issue. She indicated that Laurentian University has put a lot of thought into this lease option. Dalron Construction has made presentations to the Laurentian University Board of Directors on a number of occasions and have visited a similar type of development in Southern Ontario. They would like this to be a geriatric centre of excellence and have services surrounding them so seniors don't have to leave the City.

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:

Recommendation #2004-286:

Dupuis-Bradley: THAT the application by Laurentian University (Agent: Dalron Construction Ltd.) to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Part of Parcel 30769, being Part of Part 1, Plan 53R-16920, in Lot 3, Concession 2, McKim Township from "I", Institutional to "I-Special", Institutional Special in order to permit the development of a 225 unit housing complex designed for seniors be approved subject to the following:

- (a) That the agent provide the Development Services Section with a registered survey plan of the subject property in order to enable the preparation of an amending by-law.
- (b) That the only permitted uses shall be:
 - a maximum of 40 dwelling units consisting of a mix of single detached, semi-detached and/or row dwellings;
 - a maximum of 100 dwelling units in the form of multiple dwellings, where no multiple dwelling shall exceed a height of 4 storeys;
 - a residential building containing a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with common kitchen and dining facilities

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A 225 UNIT SENIORS HOUSING COMPLEX ON THAT PART OF THE LAURENTIAN UNIVERSITY SITE LYING BETWEEN SOUTH BAY ROAD AND BETHEL LAKE - LAURENTIAN UNIVERSITY (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Recommendation #2004-286 (cont'd):

- accessory support services for a seniors community which may include personal service shops, a pharmacy and medical offices; and
 - related accessory uses.
- (c) That parking for the residential building containing 85 guest rooms shall be provided in accordance with the following:
- 2 spaces for the residential building, plus 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.

CONCURRING MEMBER: Councillors Dupuis,

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

DEFEATED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-5 contained in Part 1 of the Consent Agenda:

Recommendation #2004-287:

Caldarelli-Dupuis: THAT Items C-1 to C-5 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Extension to Draft Approval, Black Lake Road, Lively Cavdon <u>Development Ltd.</u>	Report dated November 29 th , 2004 was received from the General Manager of Economic Development and Planning Services regarding extension to Draft Approval, part of Parcels 1880 and 416 SWS, in Lot 6, Concession 4, Township of Waters, Black Lake Road, Lively - Cavdon Development Ltd.
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ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Extension to Draft
Approval, Black
Lake Road, Lively
Cavdon
Development Ltd.
(cont'd)

Recommendation #2004-288:

Bradley-Reynolds: THAT upon payment of the processing fee of \$1,650.00 prior to the December 31st, 2004 lapsing date, the conditions of draft approval of the plan of subdivision of Part of Parcels 1880 & 416 S.W.S. in Lot 6, Concession 4, Township of Waters, City of Greater Sudbury, Cavdon Development Ltd., File # 780-8/95006, be amended as follows:

- a) By deleting Condition # 11. and replacing it with the following:
 - “11. Prior to the submission of servicing plans, the applicant/owner shall have a stormwater management report and plan prepared by a consulting engineer with a valid certificate of authorization. Said report shall establish the drainage areas draining to and within this proposed subdivision and how stormwater will be managed within the subdivision development in order to limit the impact of stormwater both within the subdivision and on downstream receiving storm sewers, drainage channels and creeks. The report shall deal with sediment control and the control of both the 1:5 and regional storm events. The Regional storm path is to be set out on the plan. The report and plans shall be to the satisfaction of the General Manager of Public Works. The owner shall be responsible for the design and construction of any required stormwater management facility as part of the servicing plans for the subdivision and the owner shall dedicate the lands for the stormwater management facility as a condition of this development.”
- b) By deleting Condition # 19.
- c) By deleting Condition # 21. and replacing it with the following:
 - “21. That this draft approval shall lapse on December 31st, 2006.”
- d) By adding the following condition:

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Extension to Draft
Approval, Black
Lake Road, Lively
Cavdon
Development Ltd.
(cont'd)

Recommendation #2004-288 (cont'd):

- "25. Prior to the submission of servicing plans, the applicant/ owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official."

CARRIED

Item C-2
Declaration of
Surplus Property
Riverside Drive,
Dowling

Report dated December 1st, 2004 was received from the General Manager of Corporate Services regarding the declaration of surplus property, part of Block "A", Plan M-677, part of Parcel 18669 S.W.S., Lots 3 and 4, Concession 4, Township of Dowling, Riverside Drive, Dowling.

Recommendation #2004-289:

Dupuis-Caldarelli: THAT the property owned by the City of Greater Sudbury legally 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 declared surplus.

CARRIED

Item C-3
Declaration of
Surplus Property
Second Avenue
South, Sudbury

Report dated December 1st, 2004 was received from the General Manager of Corporate Services regarding the declaration of surplus property, Parts 15 & 30, Plan 53R-11941, part of Lot 12, Concession 3, Township of Neelon, Second Avenue South, Sudbury.

Recommendation #2004-290:

Caldarelli-Dupuis: THAT the City of Greater Sudbury declare surplus and transfer to Wesmak Lumber Company Limited, Parts 15 & 30, Plan 53R-11941 fronting on Second Avenue, South,

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Property
Second Avenue
South, Sudbury

Recommendation #2004-290 (cont'd):

Sudbury in exchange for recently developed Wetlands, Park Lands and Trail Lands being Parts 1,3,5,6, Plan 53R-17141 with an easement over Part 2.

THAT a by-law be passed authorizing the execution of the documents required to complete the transaction.

CARRIED

Item C-4
Declare Surplus
& Sell 18 Young
Street, Capreol

Report dated December 1st, 2004 was received from the General Manager of Corporate Services to declare surplus and sell 18 Young Street, Capreol.

Recommendation #2004-291:

Bradley-Reynolds: THAT the property municipally described as 18 Young Street, Capreol, legally described as P.I.N. 73507 - 1002 (formerly Parcel 22014 S.E.S.) being Lots 43, 44 and part of Lot 45 on Plan M-65, part of Lot 11, Concession 6, 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;

THAT the said property be sold "as is"; and

THAT the proceeds from the sale of this property be credited against the tax write offs.

CARRIED

Item C-5
Declare Surplus
& Sell Vacant
Land Abutting
Pearl Street
Water Tower

Report dated December 1st, 2004 was received from the General Manager of Corporate Services to declare surplus and sell vacant land abutting Pearl Street water tower.

Recommendation #2004-292:

Bradley-Reynolds: THAT the property legally described as Lots 16, 17, 18, 19, 38 and 39 on Plan 28S'A', Lots 5, 6, 7, 8, 9, 10 and 11 on Plan 28S'B', and Part of Lots 62 and 63 on Plan 13S'C' (excepting those lands determined to be required for municipal purposes once a survey clearly defining the area has been completed), 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;

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-5
Declare Surplus
& Sell Vacant
Land Abutting
Pearl Street
Water Tower
(cont'd)

Recommendation #2004-292 (cont'd):

THAT the said property be sold "as is";

THAT the Council of the City of Greater Sudbury take any and all necessary procedures to close the unopened portion of Pearl Street abutting Lots 34 - 39 on Plan 28S'A';

THAT the City Clerk publish notice of the proposed highway closure, in accordance with the Notice By-law 2004-161;

THAT the said lands be declared surplus upon final passage of the By-law closing Part of Pearl Street; and

THAT the Council of the City of Greater Sudbury authorize that sale of Part of Pearl Street, abutting Lots 34 - 39 on Plan 28S'A'.

CARRIED

Adjournment

Recommendation #2004-293:

Reynolds-Caldarelli: That we do now adjourn.
Time: 9:20 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING