

**THE FIFTEENTH MEETING OF THE COMMITTEE OF THE WHOLE - PLANNING  
OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, October 23, 2001  
Commencement: 6:04 p.m.  
Adjournment: 8:28 p.m.**

**ACTING DEPUTY MAYOR PETRYNA PRESIDING**

Present Councillors Bradley, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Kilgour

Staff D. Bélisle, General Manager of Public Works/Acting Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development and Planning Services; B. Lautenbach, Director of Planning Services, A. Potvin, Manager of Development Services; L. Miller, Senior Planner; C. Hallsworth, General Manager of Citizen & Leisure Services; R. Swiddle, Director of Legal Services/City Solicitor; G. Clausen, Director of Engineering Services; A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Other Stephen Watt, Desmarais, Keenan  
Gerard McAndrew, Dumont, McAndrew

Declarations of Pecuniary Interest None declared.

"In-Camera" 2001-146 Lalonde-Gainer: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess At 6:47 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:31 p.m., Committee of the Whole - Planning moved to the **Council Chambers** for the regular meeting.

**CHAIR DAVE KILGOUR PRESIDING**

Present Councillors Bradley, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart (A. 7:33), Petryna, Portelance

Staff D. Bélisle, General Manager of Public Works/Acting Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development and Planning Services; B. Lautenbach, Director, Planning Services; A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; L. Moulaison, Planning Technician; A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Cont'd...

Media The Box, MCTV, Sudbury Star

Declarations of Pecuniary Interest None declared.

### **MATTERS ARISING FROM THE "IN-CAMERA" SESSION**

Rise and Report Acting Deputy Mayor Petryna reported that the Committee of the Whole - Planning had met to deal with matters falling within Article 15.5 of the Procedural Rules and the following resolution had emanated therefrom:

Rezoning Applic. Relating to an Appeal to the O.M.B. Therese Lirette 2001-147 Lalonde-Bradley: That the Solicitor for the City of Greater Sudbury be authorized to negotiate a settlement of the appeal of Planning and Development Committee Recommendation #2000-49 related to Regional Council's refusal of an application for rezoning - Therese Lirette - Frenchman Lake Road.

CARRIED

### **PUBLIC HEARINGS**

#### **REZONING APPLICATION TO ADD AN EXISTING MULTIPLE DWELLING TO THE USES PERMITTED ON THE SUBJECT PROPERTY, 1755 REGENT STREET, SUDBURY - ROBERT AND GEORGE KENNEDY**

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

Report dated October 15, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to add an existing multiple dwelling to the uses permitted on the subject property, 1755 Regent Street, Sudbury - Robert and George Kennedy.

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

Mr. Robert Kennedy, applicant, was present and indicated he was satisfied with the staff recommendation.

No objectors were present.

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

Cont'd...

## **PUBLIC HEARINGS (Cont'd.)**

### **REZONING APPLICATION TO ADD AN EXISTING MULTIPLE DWELLING TO THE USES PERMITTED ON THE SUBJECT PROPERTY, 1755 REGENT STREET, SUDBURY - ROBERT AND GEORGE KENNEDY (Cont'd.)**

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2001-148 Lalonde-Gainer: That the application by Robert and George Kennedy to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 37499'A', Parts 1 and 2, Plan 53R-4412, in Lot 6, Concession 1, McKim Township, from "C2", General Commercial to "C2-Special", General Commercial Special be approved subject to the following:

- a) That in addition to normal "C2" uses a multiple dwelling with a maximum of 28 dwelling units shall be permitted.
- b) That parking for a permitted multiple dwelling shall be provided at a ratio of 1 parking space per dwelling unit.

CONCURRING MEMBERS: Councillors Bradley, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Petryna, Kilgour

CARRIED

### **REZONING APPLICATION TO PERMIT THE USE OF AN EXISTING TAKE-OUT RESTAURANT BUILDING TO BE USED FOR A LIMITED LIST OF ALTERNATE COMMERCIAL USES, 401 LASALLE BOULEVARD, SUDBURY - VICLAIRE INVESTMENTS LIMITED**

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

Report dated October 15, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit the use of an existing take-out restaurant building to be used for a limited list of alternate commercial uses, 401 Lasalle Boulevard, Sudbury - Viclaire Investments Limited.

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

Mr. M. Kivistik, agent and Mr. V. Dubois, applicant, were present and indicated they were satisfied with the staff recommendation.

Mr. Kivistik explained they are requesting a "Limited General Commercial Special" zoning in order to attract more tenants. He also advised that Mr. Dubois had contacted the neighbours and they had no concerns with the proposed application.

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## **PUBLIC HEARINGS (Cont'd.)**

### **REZONING APPLICATION TO PERMIT THE USE OF AN EXISTING TAKE-OUT RESTAURANT BUILDING TO BE USED FOR A LIMITED LIST OF ALTERNATE COMMERCIAL USES, 401 LASALLE BOULEVARD, SUDBURY - VICLAIRE INVESTMENTS LIMITED (Cont'd.)**

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No objectors were present.

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

2001-149 Dupuis-Bradley: That the application by Viclaire Investments Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 16266, being Part of Lots 5 and 6, Plan M-164, in Lot 4, Concession 5, McKim Township from "R4", Multiple Residential to "C3-Special", Limited General Commercial Special be approved subject to the following:

1. That the only permitted uses shall be an office, a personal service shop, a retail store, a merchandise service shop, and a take-out restaurant.
2. That the existing lot area and lot frontage be permitted.
3. That the existing building be restricted to its existing size and that the existing building setbacks be permitted for the existing building.
4. That a minimum of 8 parking spaces be provided for the existing building.

CONCURRING MEMBERS: Councillors Bradley, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Petryna, Kilgour

CARRIED

## **DELEGATION**

Request for  
Extension of Reg.  
Planning and  
Development  
Committee  
Recommendation  
No. 95-155  
John Cerilli/Mary  
Rose Bernardi

Report dated October 15, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a request for extension of Regional Planning and Development Committee Recommendation No. 95-155, Part of Parcel 30885, being Part 1, Plan 53R-16148, Lot 1, Concession 4, Township of McKim - John Cerilli/Mary Rose Bernardi.

Mr. Stephen Watt, solicitor, representing John Cerilli and Mary Rose Bernardi addressed the Committee explaining there have been issues between the two partners that have recently been resolved.

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## **DELEGATION (Cont'd.)**

Request for Exten.  
of Regional Planning  
and Development  
Committee  
Recommendation  
No. 95-155  
John Cerilli/Mary  
Rose Bernardi  
(Cont'd.)

He stated that it is an important project. Over the past number of months, meetings have been held with City staff to address the requirements contained within Planning Recommendation 95-155. The applicants have recently entered into consulting contracts with various local firms to address the outstanding requirements. He requested the Committee to support the staff recommendation and grant the applicants a one year extension to Planning Committee Recommendation #95-155.

Mr. Dave Dorland, O.L.S., addressed the Committee advising that meetings have been held and they are attempting to resolve the property and transportation issues.

The following resolution was presented:

2001-150 Dupuis-Courtemanche: That the conditional rezoning approval granted under Regional Planning and Development Committee Recommendation #95-155, Part of Parcel 30885, being Part 1, Plan 53R-16148, Lot 1, Concession 4, Township of McKim, be extended for a period of one year to October 28<sup>th</sup>, 2002, subject to the payment of Council's extension fee in the amount of \$425.00 within 30 days.

CARRIED

## **PART I CONSENT AGENDA**

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

2001-151 Dupuis-Courtemanche: That Items C-1 to C-2 contained in the Consent Agenda, be adopted.

CARRIED

## **ROUTINE MANAGEMENT REPORTS**

Subdivision Referral  
Request for Consent  
Application B0074/  
2001, Laura and  
Einard Mikkola  
Einard Mikkola

Report dated October 15, 2001 was received from the Director of Planning Services regarding a subdivision referral request for Consent application B0074/2001 by Laura and Einard Mikkola, Remainder of Parcel 2415 S.W.S. in Lot 4, Concession 4, Township of Waters (Kantola Road, Lively).

2001-152 Dupuis-Courtemanche: That Consent Application B0074/2001 with respect to the Remainder of Parcel 2415 S.W.S. in Lot 4, Concession 4, Township of Waters be permitted to proceed by way of the consent process.

CARRIED

## **ROUTINE MANAGEMENT REPORTS (Cont'd.)**

Academy of  
Leading Emergency  
Response  
Technologies Lease  
- Trillium Centre Report dated October 17, 2001 was received from the General  
Manager of Corporate Services regarding Academy of Leading  
Emergency Response Technologies Lease - Trillium Centre.

2001-153 Lalonde-Bradley: That the City of Greater Sudbury enter into  
lease agreements with Alertech for 2,870 square feet of indoor space and  
part of the grounds at the Trillium Centre at 239 Montée Principale  
subject to the terms and conditions outlined in the attached report; and

That the necessary By-Law be passed.

CARRIED

## **PART II REGULAR AGENDA**

### **MANAGERS' REPORTS**

Topsoil Preservation  
Committee Report dated October 15, 2001 was received from the Director of  
Planning Services and the General Manger Economic Development and  
Planning Services regarding Topsoil Preservation Committee.

2001-154 Dupuis-Bradley: That the Council of the City of Greater  
Sudbury appoint Councillors Bradley and Dupuis to be a part of an Ad  
Hoc Committee, the Topsoil Preservation Committee.

CARRIED

Adjournment 2001-155 Dupuis-Courtemanche: That we do now adjourn.  
TIME: 8:28 p.m.

CARRIED

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DEPUTY CITY CLERK

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CHAIR DAVE KILGOUR