

THE TWELFTH MEETING OF THE COMMITTEE OF THE WHOLE - PLANNING
OF THE CITY OF GREATER SUDBURY

Council Chambers
Tom Davies Square

Tuesday, August 14, 2001
Commencement: 3:36 p.m.
Adjournment: 6:21 p.m.

CHAIR DAVE KILGOUR PRESIDING

Present Councillors Bradley, Callaghan, Courtemanche, Craig, Dupuis,
Gainer (A. 6:20); Lalonde, McIntaggart, Petryna, Portelance

Staff J. Rule, Chief Administrative Officer; D. Nadorozny, General Manager
Economic Development and Planning Services; A. Potvin, Manager of
Development Services; D. Belisle, General Manager of Public Works;
C. Hallsworth, General Manager of Citizen and Leisure Services;
D. Braney, Property Negotiator/Appraiser; K. Forrester, Property
Administrator; M. Manzon, Planning Technician; G. Clausen, Director of
Engineering Services; P. Aitken, Government Relations/Policy Analyst;
D. Chassé, Councillors' Secretary; T. Mowry, City Clerk; S. Hotti,
Planning Secretary

Media The Box, MCTV, Sudbury Star

Declarations of
Pecuniary Interest None declared.

DELEGATIONS

Rainbow Routes
Trans Canada Trail
Master Plan Letter dated August 8, 2001 was received from Mr. Paul Sajatovic,
Director, Rainbow Routes Association regarding Rainbow Routes Master
Plan.

Rainbow Routes City of Greater Sudbury Trans Canada Trail Master Plan
dated August 2001, was circulated to Members of the Committee of the
Whole Planning.

Paul Sajatovic, Director and Jason Nelson, Trail Assistant, Rainbow
Routes Association, gave a brief power point presentation outlining the
Greater Sudbury Trans Canada Trail Master Plan.

Mr. Nelson addressed the Committee explaining that Rainbow Routes is
a not-for-profit organization dedicated to the development and
maintenance of the Trans Canada Trail through the City of Greater
Sudbury. Rainbow Routes is a nationally and provincially recognized trail
association. The association, with their partners, have built over 10
kilometres of trail in Greater Sudbury in the last two years. The City also
has the only Trans Canada Trail pavilion in Northern Ontario located in
the Fielding Memorial Park.

Cont'd...

DELEGATIONS (Cont'd)

Rainbow Routes
Trans Canada Trail
Master Plan (Cont'd)

He advised the trail through the City of Greater Sudbury, when completed, would be 133 kilometres long. The trail will provide the residents and visitors to Greater Sudbury with a safe and convenient Trans Canada Trail routing which will connect and encourage a healthy and unified City. This recreation and utilitarian trail network will encourage a healthy lifestyle through linking neighbours to communities and City-wide attractions and services.

Mr. Sajatovic thanked the Committee for their support. He stated that the Master Plan is an essential tool to construct and implement the Trans Canada Trail through the City of Greater Sudbury. He pointed out that the \$4.4 million trail development plan for the City of Greater Sudbury will serve as a model for communities across the country. He advised that applications for funding were recently completed for a \$2 million grant from the Northern Ontario Heritage Fund's Northern Trail Plan. These funds will go a long way towards developing the Trans Canada Trail through Sudbury. The money will be used to implement a number of initiatives outlined in the Master Plan. He also pointed out that the Master Plan document recommends negotiating land acquisitions on the trail route, planning bridge work over waterways and striking agreements to use the abandoned rail lines. He stated that Plan could take up to 10 years to complete. However, considerable headway could be made within the next two years. The City already has a system with about 95 kilometres of trails, leaving another 35 kilometres to be developed, to create the proposed network. He also pointed out that the Master Plan will be submitted to the Canadian Society of Landscape Architects for awards.

The Committee Chair thanked Mr. Nelson and Mr. Sajatovic for their presentation and commended all involved for their commitment and contribution.

PUBLIC HEARINGS

REZONING APPLICATION TO PERMIT THE DEVELOPMENT OF SINGLE DETACHED DWELLINGS WITHIN A REVISED DRAFT PLAN OF SUBDIVISION AT CLASSIC DRIVE/ CHELSEA AVENUE, VAL THERESE - 996465 ONTARIO LIMITED

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

Report dated August 2, 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 development of single detached dwellings within a revised draft plan of subdivision at Classic Drive/Chelsea Avenue, Val Therese - 996465 Ontario Limited.

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT THE DEVELOPMENT OF SINGLE DETACHED DWELLINGS WITHIN A REVISED DRAFT PLAN OF SUBDIVISION AT CLASSIC DRIVE/ CHELSEA AVENUE, VAL THERESE - 996465 ONTARIO LIMITED (Cont'd)

The Manager of Development Services outlined the application to the Committee.

Mr. Dorland, O.L.S. representing 996465 Ontario Limited, was present and indicated he was satisfied with the staff recommendation.

It was noted that throughout the staff report Classic Drive was referred to as Classic Drive as well as Classic Parkway. It was requested that the street have one correct name.

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.

2001-102 Craig-Courtemanche: That the application by 996465 Ontario Limited to amend By-law 83-300 being the Zoning By-law for the (former) City of Valley East from "R3.D45", Medium Density Residential and "R2.D36", Double Residential, as the case may be, to "R1.D18", Single Residential with respect to those lands described as Part of Parcel 1323 S.E.S. being Parts 2, 3, 6, 7 and 8, Plan 53R-14504 save and except Lot 21, Plan M-1262 in Lot 6, Concession 2, Township of Hanmer be approved.

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

CARRIED

REZONING APPLICATION TO PERMIT A "GARDEN SUITE" AS A TEMPORARY USE AT 4501 BEAVER AVENUE, VAL THERESE - GERALD R. DESCHAMPS

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

Report dated August 2, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit a "garden suite" as a temporary use at 4501 Beaver Avenue, Val Therese - Gerald R. Deschamps.

The Manager of Development Services outlined the application to the Committee.

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT A "GARDEN SUITE" AS A TEMPORARY USE AT 4501 BEAVER AVENUE, VAL THERESE - GERALD R. DESCHAMPS (Cont'd)

Mr. Gerald Deschamps and Mrs. Diane Deschamps, applicants, were present and indicated they were satisfied with the staff recommendation.

Mr. Deschamps indicated that he had spoken to his neighbours and advised they are in favour of his proposal.

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.

2001-103 Portelance-Craig: That the application by Gerald R. Deschamps, the owner of Parcel 24382 S.E.S. being Lot 69, Plan M-507 in Lot 4, Concession 2, Township of Hanmer, City of Greater Sudbury, to permit a second dwelling unit on the subject property for a maximum temporary period of ten years, pursuant to Section 39 of The Planning Act be approved subject to the following condition:

1. The minimum rear yard depth for a "garden suite" shall be 4.57 m (15 ft.).

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

CARRIED

REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF 3111 AND 3119 HIGHWAY 69 NORTH (MUNICIPAL ROAD 80) IN VAL CARON WITH A 7,200 SQUARE FOOT BUILDING FOR GENERAL COMMERCIAL USE - 724179 ONTARIO LIMITED

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

Report dated August 2, 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 redevelopment of 3111 and 3119 Highway 69 North (Municipal Road 80) in Val Caron with a 7,200 square foot building for general commercial use - 724179 Ontario Limited.

The Manager of Development Services outlined the application to the Committee advising that the right-only exit proposed by the applicant is not supported by staff due to pedestrian safety concerns because of the close proximity of the pedestrian crosswalk. He also pointed out that the Official Plan policy requires that abutting developments on primary arterial roads will be limited to one entrance. It is recommended that the site be restricted to a single commercial entrance.

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF 3111 AND 3119 HIGHWAY 69 NORTH (MUNICIPAL ROAD 80) IN VAL CARON WITH A 7,200 SQUARE FOOT BUILDING FOR GENERAL COMMERCIAL USE - 724179 ONTARIO LIMITED (Cont'd)

Ms. Carolyn Piquette, agent representing 724179 Ontario Limited, was present.

Ms. Piquette addressed the Committee with respect to the consolidation of the two lots. She explained that staff recommend the two lots involved be consolidated prior to the adoption of an amending zoning by-law. She pointed out that the next Council meeting is scheduled for September 13th. Following the Council meeting, there would be another 20 day waiting period for the circulation of the zoning by-law. This delay would not allow them to commence construction this year. She requested the Committee to amend Condition (a) in the staff recommendation to allow the lots to be consolidated after the by-law is approved. She also requested that City Council approve the zoning by-law that evening to enable them to proceed with their development this year.

With respect to the right-only exit she advised that it would be regulated by the traffic flow and the signalized intersection. She stated they do not want vehicles stacking in the parking lot due to one single commercial entrance. She requested the right-only exit be allowed as well as the single commercial entrance.

It was suggested that the right-only exit be moved further north to alleviate pedestrian safety concerns.

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.

The following resolution was presented:

Craig-Portelance: That the application by 724179 Ontario Limited to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcels 16250 and 18346, being Lots 9 and 10, Plan M-257 in Lot 7, Concession 6, Blezard Township from "R1.D18", Single Residential to "C2", General Commercial be approved subject to the following:

- a) That prior to the adoption of an amending zoning by-law the two lots involved be consolidated to the satisfaction of the City Solicitor; and,
- b) That prior to the issuance of a building permit, the owner enter into a Site Plan Control Agreement, which among other matters, shall restrict access to a single commercial entrance.

Cont'd...

PUBLIC HEARINGS (Cont'd)

**REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF 3111 AND 3119
HIGHWAY 69 NORTH (MUNICIPAL ROAD 80) IN VAL CARON WITH A 7,200 SQUARE
FOOT BUILDING FOR GENERAL COMMERCIAL USE - 724179 ONTARIO LIMITED (Cont'd)**

The following amendments to the above-noted resolution were presented:

2001-104 Dupuis-Craig: That the foregoing resolution be amended by deleting clause (a) and substituting the following:

- a) That the Site Plan Control Agreement require that the two lots involved be consolidated to the satisfaction of the City Solicitor.

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

NON-CONCURRING MEMBER: Councillor Courtemanche

CARRIED

2001-105 McIntaggart-Petryna: That clause (b) be amended by deleting the words, "which among other matters, shall restrict access to a single commercial entrance", and substituting the following words, "which shall require a single commercial entrance and a right-only exit."

CONCURRING MEMBERS: Councillors Bradley, Callaghan, Craig, Dupuis, McIntaggart, Portelance, Petryna, Kilgour

NON-CONCURRING MEMBERS: Councillor Courtemanche, Lalonde

CARRIED

The main motion as amended was presented:

2001-106 Craig-Portelance: That the application by 724179 Ontario Limited to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcels 16250 and 18346, being Lots 9 and 10, Plan M-257 in Lot 7, Concession 6, Blezard Township from "R1.D18", Single Residential to "C2", General Commercial be approved subject to the following:

- a) That the Site Plan Control Agreement require that the two lots involved be consolidated to the satisfaction of the City Solicitor.

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF 3111 AND 3119 HIGHWAY 69 NORTH (MUNICIPAL ROAD 80) IN VAL CARON WITH A 7,200 SQUARE FOOT BUILDING FOR GENERAL COMMERCIAL USE - 724179 ONTARIO LIMITED (Cont'd)

Resolution 2001-106 (Cont'd)

- b) That prior to the issuance of a building permit, the owner enter into a Site Plan Control Agreement, which shall require a single commercial entrance and a right-only exit.

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

CARRIED

It was noted that the right-only exit would be relocated to the north, opposite parking space 21 as indicated on the Site Plan attached to the staff report.

It was also noted that staff would attempt to have the zoning by-law for the above-noted application brought forth to City Council on August 14, 2001.

PART I CONSENT AGENDA

_____ The following resolution was presented to adopt Items C-1 to C-8 contained in the Consent Agenda:

2001-107 Portelance-Bradley : That Items C-1 to C-8 contained in the Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Consent Applica. B0053/2001 Twp. of Rayside <u>Fernand Dutrisac</u>	Report dated August 2, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding subdivision versus consent referral request for Consent Application B0053/2001 by Fernand Dutrisac, Parcel 4712 SWS in Lot 11, Concession 1, Township of Rayside (Montée Généreux).
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_____ 2001-108 Bradley-Courtemanche: That Consent Application B0053/2001 with respect to Parcel 4712 S.W.S., Lot 11, Concession 1, Township of Rayside be permitted to proceed by way of the consent process.

CARRIED

PART I CONSENT AGENDA (Cont'd)

ROUTINE MANAGEMENT REPORTS (Cont'd)

Item C-2
Extension of Draft
Approval, Katmic
Construction Report dated August 2, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding extension of draft approval, Part of Parcel 20632, Lot 1, Concession 3, Township of Hanmer - Katmic Construction.

2001-109 Portelance-Craig: That the conditions of draft approval for the draft plan of subdivision of Parcel 20632, Lot 1, Concession 3, Township of Hanmer, File #780-7/94008, shall be amended by deleting condition #11 and replacing it with the following:

"11. That this draft approval shall lapse on March 21st, 2004."

CARRIED

Item C-3
Surplus School
Properties Report dated August 1, 2001 was received from the General Manager, Corporate Services regarding surplus School Board properties: Sacred Heart School, 1169 Dollard Avenue, Sudbury and St. Thomas School, 504 St. Raphael Street, Sudbury.

2001-110 Craig-Courtemanche: That the City of Greater Sudbury is not interested in acquiring the following properties from the Sudbury Catholic District School Board:

- 1) Sacred Heart School - Dollard Street
- 2) St. Thomas School - Raphael Street

That the School Board be notified of the City of Greater Sudbury's easement requirements, and further;

That staff negotiate an agreement with the School Board for the transfer of these easements prior to the sale of the properties.

CARRIED

Item C-4
Declaration of
Surplus Land
Onaping Falls Report dated August 1, 2001 was received from the General Manager, Corporate Services regarding declaration of surplus land, Block C, Plan M-1030, Oliver St., Onaping Falls.

2001-111 Portelance-Craig: That Block C, Plan M-1030 not be declared surplus to the City's needs at this time.

CARRIED

PART I CONSENT AGENDA (Cont'd)

ROUTINE MANAGEMENT REPORTS (Cont'd)

Item C-5
Declaration of
Surplus Land
Coniston

Report dated August 1, 2001 was received from the General Manager, Corporate Services regarding declaration of surplus land, lane north of Nickel Street, Coniston, abutting Lot 18, Plan M-144.

2001-112 Craig-Courtemanche: That the lane north of Nickel Street, Plan M-144, Coniston be stopped up, and closed under By-law and conveyed to the abutting property owner(s) in accordance with procedures governing the disposal of Real Property.

CARRIED

Item C-6
Lease Renewal
Road Allowance
Nolin Shell,
Sudbury

Report dated August 2, 2001 was received from the General Manager, Corporate Services regarding lease renewal, road allowance, Nolin Shell, Notre Dame Avenue, Sudbury.

2001-113 Craig-Bradley: That the City of Greater Sudbury enter into a lease agreement with Nolin Service Station Limited for a strip of land situated along Notre Dame Avenue at King Street and being Part of Part 24, Plan SR-2238 subject to the terms and conditions outlined in the attached report, and

THAT the Mayor and the Clerk be authorized to execute the required documents.

CARRIED

Item C-7
Disposition of
Surplus Property,
Lake Wahnapiatae

Report dated August 2, 2001 was received from the General Manager, Corporate Services regarding disposition of surplus property, shore allowance, Lake Wahnapiatae.

2001-114 Courtemanche-Craig: That the City of Greater Sudbury declare surplus the remainder of the closed sixty-six-foot road allowance on Plan M-137 in the Township of MacLennan,

That, upon request, the lands be sold to abutting landowners for a nominal consideration plus survey and legal costs, and

That the Property Negotiator/Appraiser be authorized to execute the required documents.

CARRIED

PART I CONSENT AGENDA (Cont'd)

ROUTINE MANAGEMENT REPORTS (Cont'd)

Item C-8
Extension Agree.
Walden Industrial
Park

Report dated August 2, 2001 was received from the General Manager, Corporate Services regarding extension agreement for development of site, Northern Waste Transfer, Magill Street, Walden Industrial Park.

2001-115 Bradley-Craig: That the City of Greater Sudbury enter into an agreement with Northern Waste Transfer Services Ltd. to grant an extension for performance of a building covenant in the Walden Industrial Park, and

That the Property Negotiator/Appraiser be authorized to execute the required documents.

CARRIED

MANAGERS' REPORTS

Item R-1
Leasing of City
Owned Land
McLean Street
Sudbury

Report dated August 1, 2001 was received from the General Manager, Corporate Services regarding leasing of city owned land, Part of Lots 55, 56 and 57, Plan M-164, McLean Street, Sudbury.

The following resolution was presented:

Craig-Bradley: That the City of Greater Sudbury enter into a Lease Agreement with the owners of 319 Danedco Land Developments Inc., for approximately 10,500 square feet of land for parking purposes at a rate of \$0.50 per square foot, and further;

That the leasing of the property be conditional upon the owners of 319 Lasalle Boulevard being successful in rezoning the leased property in order to use the site for parking purposes for the adjacent commercial use and further;

That the revenues generated from the Lease Agreement be placed in reserves in order to improve and upgrade the McLean Street Playground.

The following amendment to the above-noted resolution was presented:

2001-116 Lalonde-Dupuis: That the foregoing motion be amended by adding the following:

"That the revenues from the lease be reviewed every three years and that a policy be prepared by staff for the use of parkland rentals for Council's consideration as part of the 2002 Budget.

CARRIED

MANAGERS' REPORTS (Cont'd)

Item R-1
Leasing of City
Owned Land
McLean Street
Sudbury (Cont'd)

The main resolution as amended was presented:

2001-117 Craig-Bradley: That the City of Greater Sudbury enter into a Lease Agreement with the owners of 319 Danedco Land Developments Inc., for approximately 10,500 square feet of land for parking purposes at a rate of \$0.50 per square foot, and further;

That the leasing of the property be conditional upon the owners of 319 Lasalle Boulevard being successful in rezoning the leased property in order to use the site for parking purposes for the adjacent commercial use; and

That the revenues generated from the Lease Agreement be placed in reserves in order to improve and upgrade the McLean Street Playground; and further

That the revenues from the lease be reviewed every three years and that a policy be prepared by staff for the use of parkland rentals for Council's consideration as part of the 2002 Budget.

CARRIED

Adjournment

2001-118 Bradley-Craig: That we do now adjourn.
TIME: 6:21 p.m.

CARRIED

CITY CLERK

CHAIR DAVE KILGOUR