

**THE TWELFTH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Council Chambers
Tom Davies Square**

**Tuesday, February 11, 2003
Commencement: 7:00 p.m.
Adjournment: 10:25 p.m.**

COUNCILLOR RON BRADLEY PRESIDING

Present Councillors Dupuis, McIntaggart, Petryna, Portelance

 Councillors Courtemanche, Craig

Staff Bill Lautenbach, Director of Planning Services; Art Potvin,
 Manager of Development Services; Stephen Monet,
 Coordinator of Strategic and Environmental Initiatives, Land
 Reclamation; Guido Mazza, Director of Building Services / Chief
 Building Official; Paul Bascomb, Manager of Community and
 Strategic Planning; Danielle Braney, Property Negotiator /
 Appraiser; Mauro Manzon, Senior Planning Technician;
 Angie Haché, Deputy City Clerk; Melissa Burtch, Licencing and
 Assessment Clerk; Franca Bortolussi, Planning Committee
 Secretary

News Media MCTV, CBC Radio, CBC French TV, Sudbury Star, Le Voyageur,
 Northern Life

Declarations of
Pecuniary Interest None declared.

DELEGATIONS

2002 Land Reclamation
Program Annual
Report Report dated January 21st, 2003, was received from the General
 Manager Economic Development and Planning Services regarding
 the 2002 Land Reclamation Program Annual Report.

 The 2002 Land Reclamation Report was distributed to Members of
 Council under separate cover.

DELEGATIONS (cont'd)

2002 Land Reclamation Program Annual Report (cont'd) Stephen Monet gave a presentation on the 2002 Land Reclamation Annual Report. He pointed out that over a half a million tree seedlings were planted and 10 hectares of land limed with a work crew of more than 150 individuals. He highlighted the labour structure of the Land Reclamation Program pointing out that the bulk of the work crews was made of Ontario Works participants.

Mr. Monet listed several events organized including the Jane Goodall Reclamation Trail Opening in Coniston, the Tree Giveaway (10,000.00 seedlings), the 75th Anniversary of Old Age Security Pension at Pioneer Manor and "Pioneer in Reclamation" Award Presentation to Tom Peters by the American Society of Mining and Reclamation.

Mr. Monet further outlined the partnership projects including the completion of The Vermillion Forest Management Company Ltd. (VFM), the Upper West Branch Restoration Project, GIS (Geographic Information Systems) Mapping, Monitoring and Research and Marketing.

Recommendation #2003-12

Portelance-Petryna: That the 2002 Land Reclamation Program Annual Report be received.

CARRIED

Ukrainian Seniors Centre Report dated January 31st, 2003, from the General Manager of Corporate Services regarding the Ukrainian Seniors Centre, 30 Notre Dame Avenue, Sudbury.

Sketch showing the addition to Barvinok Residence was distributed to Committee Members at the meeting.

Sandra Sharko, Chair of The Ukrainian Senior Citizens' Club of Sudbury Inc. made a Power Point presentation to the Committee. Her presentation included the history of the Ukrainian Seniors Centre commencing with the raising of \$32,500 in 1983 to start the development of the corner of Elm and Notre Dame Streets. Since then, every few years they have taken on new projects. She highlighted each project including funds raised by the Ukrainian Community for these projects.

DELEGATIONS (cont'd)

Ukrainian Seniors Centre _____
(cont'd) _____

In 2001, the City of Greater Sudbury declared 210 Lloyd Street surplus. The Ukrainian Senior Citizens' Club of Sudbury Inc. entered into a lease agreement with the City. In 2002, they remodeled the building which they named Barvinok (meaning 'periwinkle') Residence with \$340,000 raised by the Ukrainian Community and with the aid of partners HRDC (\$103,000) and the Ministry of Health (\$60,000). The residence now has 7 private-type rooms.

The future plans of the Club are to complete the landscaping at 210 Lloyd Street, acknowledge the major donors on the Hnatyshyn Park sculpture and expand to 12 beds the present 7-bed accommodation at Barvinok Residence.

Mrs. Sharko further stated that the Club has proven their commitment and they can get community support. They have never been in the red and have successfully completed every project undertaken.

Mrs. Sharko listed the accomplishments of the Club which benefit the Sudbury community such as creating 10½ jobs; providing training and support to their employees including construction workers, caregivers and volunteers; helping the tourism industry with their Festivals and participating in community educational seminars.

Mrs. Sharko stated that since 1983, the Club has paid in taxes and utilities over \$832,000.

The Committee was advised that Barvinok Residence is not a long term care facility; however, it has someone on duty 24 hours a day. They received some funding from the Ministry of Health. The residents pay \$1,450 per month for a room with a bathroom and \$1,400 for a room with a shared bathroom.

Mrs. Sharko asked that the City of Greater Sudbury partner with them and transfer ownership of 210 Lloyd Street to The Ukrainian Senior Citizens' Club Inc. for \$1.00. They have already spent over one-half million dollars renovating the property.

Recommendation #2003-13

Portelance-Petryna: That the request from The Ukrainian Senior Citizens' Club of Sudbury Inc. to purchase the 210 Lloyd Street property for nominal consideration be approved; and

DELEGATIONS (cont'd)

Ukrainian **Recommendation #2003-13 (cont'd)**
Seniors Centre _____

(cont'd) _____ That City Council have first right of refusal should The Ukrainian Senior Citizens' Club of Sudbury Inc. decide to dispose of the property in the future.

CARRIED

PUBLIC HEARINGS

BY-LAW 2003-8T, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO CHANGE THE NAME OF BIG NICKEL MINE ROAD TO BIG NICKEL ROAD

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

Report dated February 5th, 2003, was received from the General Manager of Corporate Services regarding By-law 2003-8T, being a by-law of the City of Greater Sudbury to change the name of Big Nickel Mine Road to Big Nickel Road.

Councillor McIntaggart, representing the Ward, stated that he received no objections concerning this application.

No objectors were present.

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 #2003-14

Portelance-McIntaggart: That we recommend to City Council that By-law 2003-8T, a By-law of the City of Greater Sudbury to change the name of Big Nickel Mine Road to Big Nickel Road, be given third reading.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

Order of The Committee agreed to deal with Public Hearing #4 (D'Youville
Agenda _____ Orphanage) at this time.

APPLICATION REQUESTING A DEMOLITION PERMIT UNDER SECTION 34 OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, C. 018, 38 XAVIER STREET, SUDBURY (D'YOUVILLE ORPHANAGE)

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

Report dated January 30th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application requesting a demolition permit under Section 34 of the Ontario Heritage Act, R.S.O. 1990, c. 018, 38 Xavier Street, Sudbury (D'Youville Orphanage).

Letter from Sergio Cacciotti, Polestar CM INC regarding a retrofit study for the D'Youville Orphanage building was distributed to Committee Members at the meeting.

The Manager of Community and Strategic Planning outlined the application to the Committee and the Senior Planning Technician provided the background information to the Committee.

The Manager of Community and Strategic Planning indicated that, from a planning context, support for heritage preservation can be found in planning legislation at both provincial and municipal levels. There are several important implications which must be considered such as: demolition is irreversible and represents the loss of an important cultural asset; demolition negatively impacts the nature of the City's built form; maintaining a strong local cultural heritage including the preservation of cultural assets is one of the qualities of a healthy community; and consent to demolition would preclude any further discussion as to the possibility of preserving the structure. He indicated that the D'Youville Orphanage retains a prominent place in the history and culture of this City, particularly for the francophone community. Planning staff are recommending, in order to allow an opportunity for the community to propose alternatives to demolition to the owner, refusal of the application for demolition.

Patrice Dubreuil, Financial Administrator for the application, the Diocese of Sault Ste. Marie, was present. He stated that the Diocese of Sault Ste. Marie has 4 vacant properties in the City of Greater Sudbury. The cost to the Diocese for maintenance of all their vacant properties is \$1,500,000 or 18 per cent of their budget. Their problem is one of fiscal responsibility and long term viability and the application is not in disrespect of the cultural and historical sites. The immediate plan of the diocese is to reduced its financial burden.

PUBLIC HEARINGS (cont'd)

APPLICATION REQUESTING A DEMOLITION PERMIT UNDER SECTION 34 OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, C. 018, 38 XAVIER STREET, SUDBURY (D'YOUVILLE ORPHANAGE) (cont'd)

The retrofit study which was done estimates over \$745,000 will be required to permit the building to be used. Their last tenant, Centre franco-ontarien de folklore, in their use, displayed the historical attributes of the building. As the building does not meet code, it would be difficult finding another tenant.

Mr. Dubreuil advised that the former City of Sudbury's LACAC Committee chose 7 buildings throughout Sudbury to be designated as heritage sites. He has been told that one of the reasons why these buildings were chosen was because the owners could sustain the buildings long term. They are limited with what they can do with the property as the building is located in the middle of the 1.4-acre lot. They would therefore like a demolition permit. He stated that in 1992 the land was valued at \$810,000 and the building at \$185,000.

Mr. Dubreuil advised that the Diocese is willing to meet with the community to discuss partnerships and options. At this time, the Diocese is not ready to disclose the options they have examined at as they would first like to hear any potential partners' ideas.

Recess At 9:00 p.m., the Planning Committee recessed.

Reconvene At 9:05 p.m., the Planning Committee reconvened.

Dr. Ricardo de la Riva listed a number of historical buildings which were demolished within the last few years and stated he would like to see a stop to this practice. He stated that the LACAC group was established in 1977 by City Council to deal with buildings of architectural and historic value. Citizens and Council Members were part of the Committee which was disbanded in 1992 due to financial circumstances. He was a member of LACAC and the Committee recommended to Ontario Heritage Foundation that 7 buildings be designated heritage buildings including D'Youville Orphanage. This building must be put to use as, if it is left vacant, it will deteriorate. These historical buildings are a link to the historical depths of the community. Our past culture must be preserved. He suggested a committee be established to find uses for the building and the Jesuits and Grey Nuns should be included.

Denis Brouillette, Executive Director of Centre franco-ontarien de folklore stated that more time is needed to find viable solutions. The community has an emotional bond to this building. The Centre attempted to purchase the building on two occasions and tried to negotiate a long term lease prior to moving to their present location because they recognized the historical and cultural importance of the building. Although they could not move back to the building, they would be ready to work with the community to find a solution.

PUBLIC HEARINGS (cont'd)

APPLICATION REQUESTING A DEMOLITION PERMIT UNDER SECTION 34 OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, C. 018, 38 XAVIER STREET, SUDBURY (D'YOUVILLE ORPHANAGE) (cont'd)

Dr. Henry Best also listed several building which were demolished and were part of the history of Sudbury. He stated that the Centre franco-ontarien de folklore made several offers to purchase the building as restoration funds could not be obtained as a tenant. These offers were refused. He stated that he received many telephone calls from residents who are concerned about the demolition of this building. The building is part of the beginning of Sudbury and lives in the memory of many people. The building should be preserved to remind future citizens of Sudbury of our past.

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:

Portelance-Petryna: That we refuse the application for demolition in order to allow an opportunity for the community to propose alternatives to demolition to the owner.

The following amendment to the recommendation was presented:

Recommendation #2003-15

Portelance-Petryna: That Members of Council be included in the consultations with the community to discuss options and partnerships.

CONCURRING MEMBERS: Councillor Portelance

NON-CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley.

DEFEATED

The main recommendation was once again presented:

Recommendation #2003-16

Portelance-Petryna: That we refuse the application for demolition in order to allow an opportunity for the community to propose alternatives to demolition to the owner.

PUBLIC HEARINGS (cont'd)

APPLICATION REQUESTING A DEMOLITION PERMIT UNDER SECTION 34 OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, C. 018, 38 XAVIER STREET, SUDBURY (D'YOUVILLE ORPHANAGE) (cont'd)

Recommendation #2003-16 (cont'd)

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

REZONING APPLICATION TO PERMIT THE CREATION OF THREE LOTS FOR SINGLE RESIDENTIAL USE, CORSI HILL EAST OF COPPER STREET, SUDBURY, DALRON CONSTRUCTION LIMITED

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

Report dated February 3rd, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit the creation of three lots for single residential use, Corsi Hill east of Copper Street, Sudbury, Dalron Construction Limited

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

Celia Teale, Planner with the applicant, was present. She advised that a rezoning permitting the construction of single family residences would blend in with the buildings in the area.

Councillor McIntaggart, representing the Ward, stated that he received no objections concerning this application.

No objectors were present.

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:

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION TO PERMIT THE CREATION OF THREE LOTS FOR SINGLE RESIDENTIAL USE, CORSI HILL EAST OF COPPER STREET, SUDBURY, DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2003-17

Portelance-Petryna: That the application by Dalron Construction Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning designation of the northeast part of Block 61, Plan 53M-1191 in Lot 8, Concession 2, McKim Township from "R4", Multiple Residential to "R1", Single Residential be approved subject to the following:

- a) That the applicant provide the Development Services Section with a registered survey plan to enable the preparation of an amending by-law.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

Proceed
Past 10:00 p.m.

RECOMMENDATION #2003-18

Portelance-Petryna: That we proceed past the hour of 10:00 p.m.

CARRIED

SECONDARY PLAN AMENDMENT AND REZONING APPLICATIONS TO REVISE THE USES WHICH ARE TO BE PERMITTED WITHIN AN EXISTING PLAZA STRUCTURE, 205 DOUGLAS STREET, SUDBURY, SUDBURY REGIONAL CREDIT UNION

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

Report dated February 3rd, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Secondary Plan Amendment and rezoning applications to revise the uses which are to be permitted within an existing plaza structure, 205 Douglas Street, Sudbury, Sudbury Regional Credit Union

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

PUBLIC HEARINGS (cont'd)

SECONDARY PLAN AMENDMENT AND REZONING APPLICATIONS TO REVISE THE USES WHICH ARE TO BE PERMITTED WITHIN AN EXISTING PLAZA STRUCTURE, 205 DOUGLAS STREET, SUDBURY, SUDBURY REGIONAL CREDIT UNION (cont'd)

Mr. Dave Dorland, D. S. Dorland Limited, 298 Larch Street, Sudbury, agent for the applicant, was present. He stated that the approval of the application will enable the owner of the property to enter into lease agreements with prospective tenants. The only problem with the land is the parking availability but the Nickel District Conservation Authority owns abutting lands which could provide additional parking if required.

No objectors were present.

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 #2003-19

Portelance-Petryna: That the application by the Sudbury Regional Credit Union to amend the Sudbury Secondary Plan from "Light Industrial/Service Commercial District" to "Light Industrial/Service Commercial District Special" in order to permit a maximum of 50% of the gross floor area of an existing building to be used as office space by introducing a site specific exception with respect to those lands described as being Parcel 51409 S.E.S. being Lots 101, 102 & 103, Plan M-95 in Lot 6, Concession 3, Township of McKim be recommended for approval.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

Recommendation #2003-20

Portelance-Petryna: That the application by the Sudbury Regional Credit Union 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 "M1-Special", Special Mixed Light Industrial/Service Commercial in order to establish a revised list of 'Uses Permitted' as represented by Appendix #1 of the Staff Report dated February 3, 2003 concerning this matter be approved.

PUBLIC HEARINGS (cont'd)

SECONDARY PLAN AMENDMENT AND REZONING APPLICATIONS TO REVISE THE USES WHICH ARE TO BE PERMITTED WITHIN AN EXISTING PLAZA STRUCTURE, 205 DOUGLAS STREET, SUDBURY, SUDBURY REGIONAL CREDIT UNION (cont'd)

Recommendation #2003-20 (cont'd)

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

PART I - CONSENT AGENDA

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

Recommendation 2003-21

Petryna-Portelance: That Items C-1 to C-4 contained in the Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Lease Agreement with Ontario Metis and Aboriginal Association, Trillium Centre, Azilda

Report dated February 5th, 2003 from the General Manager, Corporate Services regarding the Lease Agreement with the Ontario Metis and Aboriginal Association in the Trillium Centre, Azilda.

Recommendation #2003-22

Portelance-McIntaggart: THAT The City of Greater Sudbury enter into a lease agreement with the Ontario Metis and Aboriginal Association for 680 square feet of indoor space in the Trillium Centre at 239 Montée Principale, Azilda, subject to the terms and conditions contained in the report dated February 5th, 2003 from the General Manager, Corporate Services; and

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Lease Agreement
with Ontario Metis
and Aboriginal
Association,
Trillium Centre,
Azilda

Recommendation #2003-22

THAT the Council of the City of Greater Sudbury pass the necessary by-laws; and

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

CARRIED

Item C-2
Declaration of
Surplus Property
- Various Property

Report dated February 5th, 2003 from the General Manager, Corporate Services regarding the declaration of surplus property - various properties.

Letter from Councillor Kilgour dated February 11th, 2003 advising he had received no objections and he had no objection regarding this report was distributed to Committee Members at the meeting.

Recommendation #2003-23

Portelance-McIntaggart: That the City of Greater Sudbury declare surplus and sell in accordance with the procedures governing the sale of land, the properties listed in the report dated February 5th, 2003 from the General Manager, Corporate Services.

CARRIED

Item C-3
Extension of Draft
Approval, Draft
Plan of Subdivision
Pondsvie Court
Broder Sudbury
Developments

Report dated February 5th, 2003 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding the extension to Draft Approval, Draft Plan of Subdivision, Part of Parcels 48646, 50208 and 49405 being all of Plan 53Rj-14976, in Lots 4 and 5, Concession 6, Broder Township, Pondsvie Court, Broder Sudbury Developments.

Recommendation #2003-24

Portelance-McIntaggart: That upon payment of the processing fee of \$2,157.00, the conditions of draft approval of the draft plan of subdivision of Part of Parcels 48646, 50208 and 49405, being all of Plan 53R-14976 in Lots 4 and 5, Concession 6, Broder Township, File #780-6/93009, shall be amended as follows:

a) By deleting Condition #13 regarding downstream drainage.

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3

Recommendation #2003-24 (cont'd)

Extension of Draft
Approval, Draft
Plan of Subdivision
Pondsvie Court
Broder Sudbury
Developments

b) By deleting Condition #28 and replacing it with the following:

“28. That this draft approval shall lapse on January 14, 2006.”

c) By adding Condition #29 as follows:

“That prior to the signing of the final plan a detailed lot grading plan that includes the Regional Storm Flow Path will be required. Should a watershed storm water management study which is to be prepared by the City of Greater Sudbury determine that off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works all to the satisfaction of the General Manager of Public Works.”

d) By adding Condition #30 as follows:

“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 licenced 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, watermain, roads, surface drainage works including erosion control and slope stability (if applicable).”

e) By adding Condition #31 as follows:

“That the existing 16 metre radius cul-de-sac will be permitted provided that the curblin/ pavement radius is increased to 13.5 metres to meet current standards.”

CARRIED

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-4
Subdivision
Referral Request
for Consent
Applications
B0101/2002 &
B0102/2002,
Mullen Road,
Whitefish,
E & Lapointe
& A. & D. Nadon

Report dated February 3rd, 2003 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding the subdivision referral request for Consent Applications B0101/2002 and B0102/2002, Mullen Road, Whitefish, Estelle Lapointe, Richard Lapointe, Angele Nadon and Doris Nadon.

Recommendation #2003-25

Portelance-Petryna: That Consent Applications B0101/2002 & B0102/2002 with respect to Parcels 11502 and 17282 S.W.S. in Lots 9 & 10, Concession 5, Township of Louise be permitted to proceed by way of the consent process.

CARRIED

Planning
Committee
Meeting of
February 25th,
2003

The Committee noted that the Planning Committee Meeting of February 25th, 2003 has been cancelled.

Adjournment

Recommendation #2003-26

McIntaggart-Portelance: That we do now adjourn.
Time: 10:25 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RON BRADLEY PRESIDING