

**THE TWENTY-FOURTH MEETING OF THE COMMITTEE OF THE WHOLE -
PLANNING OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, April 9th, 2002
Commencement: 6:30 p.m.
Adjournment: 7:15 p.m.**

COUNCILLOR GERRY MCINTAGGART PRESIDING

Present Councillors Bradley, Craig, Dupuis, Gainer, Kilgour, Lalonde (A6:40 pm), McIntaggart, Petryna, Mayor Gordon

Staff J. Rule, Chief Administrative Officer; D. Belisle, General Manager of Public Works; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; D. Braney, Property Negotiator/Appraiser; D. Nadorozny, General Manager of Economic Development & Planning Services; R. Swiddle, Director of Legal Services/City Solicitor; A. Haché, Deputy City Clerk; K. Bowschar, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

“In Camera” 2002-53 Petryna-Dupuis: That we move “In Camera” to deal with land acquisition and litigation matters which fall within Article 15.5 of the City of Greater Sudbury Procedure By-law 2001-03 and the Municipal Act, R.S.O. 1990, c.M.45, s.55(5).

CARRIED

Recess At 7:15 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:30 p.m., Committee of the Whole - Planning moved to the **Council Chambers** for the regular meeting.

CHAIR DAVE KILGOUR PRESIDING

<u>Present</u>	Councillors Bradley; Craig; Dupuis; Gainer; Lalonde; McIntaggart; Portelance (A8:15); Petryna;
<u>Staff</u>	J. Rule, Chief Administrative Officer; D. Belisle, General Manager of Public Works; D. Nadorozny, General Manager of Economic Development & Planning Services; B. Lautenbach, Director of Planning; A. Potvin, Manager of Development Services; J. Lahti, Legal Secretary; T.C. Wu, Senior Planner; P. Baskcomb, Manager of Community and Strategic Planning; L. Henri, Community Development Officer; D. Braney, Legal Services; G. Clausen, Engineering; A. Haché, Deputy City Clerk; K. Bowschar, Planning Committee Secretary
<u>Media</u>	The Box; MCTV; Sudbury Star
<u>Declarations of Pecuniary Interest</u>	None declared.

MATTERS ARISING FROM THE “IN CAMERA” SESSION

<u>Property Exchange Bancroft Drive</u>	<p>2002-54 Petryna-Bradley: THAT the City of Greater Sudbury acquire from Shawn Joseph Callaghan Part 9, Plan 53R-16860, for the Bancroft Drive reconstruction project, for a nominal consideration,</p> <ol style="list-style-type: none">1. a) THAT the City of Greater Sudbury declares surplus to its need that part of Lot 25, Plan M-132 being part of Parcel 8803 Sudbury East Section as shown on the attached Schedule A, and b) THAT this property be surveyed and transferred to Shawn Joseph Callaghan for a nominal consideration, and further c) THAT, as part of the road construction project, the City of Greater Sudbury construct on this property two parking spaces surfaced with granular material, and2. THAT the Property Negotiator and the Clerk be authorized to execute the documents required to complete the transactions.
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PUBLIC HEARINGS

REZONING APPLICATION BY TROW CROWDER TO ADD A COMMERCIAL SCHOOL FOR THE TEACHING OF FOLK ART PAINTING AND CRAFT PAINTING TO THE USES ALREADY PERMITTED UNDER THE EXISTING "C1", LOCAL COMMERCIAL ZONING AT 237 SIXTH AVENUE, LIVELY

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

Report dated March 22, 2002 from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding an application for rezoning to add a commercial school for the teaching of folk art painting and craft painting to the uses already permitted under the existing "C1", Local Commercial zoning at 237 Sixth Avenue, Lively - Troy Crowder.

Letter dated April 1, 2002 from Diane Lavallie was distributed to the Committee at the meeting expressing concern with the present parking area of the subject property being inadequate for customer parking needs.

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

Troy Crowder, applicant, was present and indicated they he was satisfied with the staff recommendation. He explains that there has always been street parking and that the former Town of Walden even sectioned off lines to allow angle parking. There has never been a problem or a complaint. He intends to purchase 20 feet of property from the neighbouring Church to add an entrance to the parking lot on the side of the building to improve parking.

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.

2002-56 Bradley-Dupuis: That the application by Troy Crowder to amend By-law 83-303 being the Zoning By-law for the former Town of Walden by changing the zoning classification of Lot 656, Plan M-925, Parcel 23592, in Lot 7, Concession 5, Waters Township from "C1", Local Commercial to "C1-Special", Local Commercial Special be approved subject to the following:

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION BY TROY CROWDER TO ADD A COMMERCIAL SCHOOL FOR THE TEACHING OF FOLK ART PAINTING AND CRAFT PAINTING TO THE USES ALREADY PERMITTED UNDER THE EXISTING "C1", LOCAL COMMERCIAL ZONING AT 237 SIXTH AVENUE, LIVELY

- a) That in addition to normal C1 uses, a commercial school for the teaching of folk art painting and craft painting shall be permitted.
- b) That prior to the passing of an amending by-law the applicant make the necessary arrangements for the installation of a maintenance access structure on the sanitary sewer service to the site to the satisfaction of the Commissioner of Public Works.
- c) That prior to the passing of an amending by-law the applicant initiate the building permit process for the installation of an additional washroom in the existing building to the satisfaction of the Chief Building Official.

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

CARRIED

REZONING APPLICATION BY TRINITY DEVELOPMENT GROUP INC. TO PERMIT "M1", LIGHT INDUSTRIAL/SERVICE COMMERCIAL USES ON CITY OWNED LANDS - MARCUS DRIVE

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

Report dated April 2, 2002 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to allow "M1", Light Industrial/Service Commercial uses, Marcus Drive - Trinity Development Group Inc.

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

Mr. Donald McCullough, Planning Consultant, representing the applicant, was present and indicated that he was satisfied with the staff recommendation.

He provided the Committee with general information on the Trinity Development Group Inc. and major retail projects they have developed.

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION BY TRINITY DEVELOPMENT GROUP INC. TO PERMIT "M1", LIGHT INDUSTRIAL/SERVICE COMMERCIAL USES ON CITY OWNED LANDS - MARCUS DRIVE

Mr. McCullough explains that Marcus Drive will be their second major development in Sudbury. Their first project, the Rio-Can Centre, was completed in 1999 including the lower buildings being the 6 retail uses such as Chapters, Business Depot, Mark's Work Warehouse and the upper building being the Silver City Cinema. Their second project, the Sears Whole Home development, proposes a 66,500 square foot building to be divided into 3 units. Approximately 43,000 square feet is intended to be occupied by Sears Whole Home, which includes the showroom and warehouse. The tenants for the other two units have not been determined. The value of this building will be five million dollars and the Sears Whole Home development will employ 100 full and part time construction jobs and 40 retail/support jobs. The annual taxes are estimated to be \$200,000.00 or more. Trinity Development Group Inc. will commence construction in May and plans to be completed in September of this year, if there are no objectors to the zoning by-law. He stated that Sears Whole Home development project reflects Trinity's confidence in Sudbury and furthers Council's goal to make Sudbury the retail centre for Northeastern Ontario.

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.

2002-57 Bradley-Dupuis: That the application 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 10180, being Part 4 and part of Part 1, Plan 53R-16789, Lot 12, Concession 4, Township of Neelon from "FD", Future Development Zone to "M1-42", Light Industrial/Service Commercial Zone-Special be approved.

CONCURRING MEMBERS: Councillors Bradley; Craig; Dupuis; Gainer; Kilgour; Lalonde; McIntaggart; Petryna

CARRIED

PART I - CONSENT AGENDA

The following resolution was presented to adopt Items C-1 to C-3 contained in the Consent Agenda:

2002-58 Dupuis-Bradley: That Items C-1 to C-3 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 Report No. 3 Topsoil Preservation Committee Minutes <u>March 20, 2002</u>	2002-59 Dupuis-Bradley: That Report No. 3, Topsoil Preservation Committee Minutes of March 20, 2002, be adopted.
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CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2 Subdivision Referral Request for Consent Application B0009/2002, L. & E. Mikkola - Parcel 2415, Lot 4, Concession 4, Waters Township <u>(Finnwoods Road)</u>	Report dated March 15, 2002 was received from the Director of Planning Services and the General Manager, Economic Development & Planning Services regarding a subdivision referral request for Consent Application B0009/2002, L. & E. Mikkola - Parcel 2415, Lot 4, Concession 4, Waters Township (Finnwoods Road).
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2002-60 Bradley-Dupuis: That Consent Application B0009/2002 with respect to Parcel 2415, Lot 4, Concession 4, Waters Township, be permitted to proceed by way of the Consent process.

CARRIED

Item C-3 Sale of Surplus Lands <u>75 Santala Rd., Walden</u>	Report dated April 3, 2002 was received from the General Manager, Corporate Services regarding the City sale of surplus lands - 75 Santala Road, Walden.
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2002-61 Bradley-Dupuis: That the City of Greater Sudbury enter into an Agreement of Purchase and Sale, with Charles F. Morissette for the property located at 75 Santala Road, Walden, being Parcel 17931 S.W.S., Part of Lot 9, Concession 4, Township of Waters, upon the terms and conditions outlined in the attached report;

ROUTINE MANagements REPORTS (Cont'd)

Item C-3
Sale of Surplus Lands
75 Santala Rd., Walden
(Cont'd) _____

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

AND THAT the Clerk and the Property Negotiator/Appraiser be authorized to execute all documents required to complete the transaction.

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

CARRIED

PART II - REGULAR AGENDA

MANAGERS' REPORTS

Item R-1
Coniston Community
Centre - Revision of terms
and conditions of
disposition to Centre
Communautaire
Residentiel de Coniston

Report dated April 3, 2002 was received from the General Manager of Corporate Services regarding Coniston Community Centre, revision of terms and conditions of disposition to Centre Communautaire Residentiel de Coniston.

2002-62 Dupuis-Bradley: That the City Solicitor be directed to alter the terms and conditions of the Municipal Facilities Agreement to be entered into with the Centre Communautaire Residentiel de Coniston for the operation of a community recreation Centre in Coniston, to delete the requirement that the Centre Communautaire Residentiel de Coniston operate and manage an exercise room therein.

CARRIED

Item R-2
New Official Plan
Development Options

Report dated April 2, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding new Official Plan development options.

2002-63 Bradley-Dupuis: That the "New Official Plan Development Options" Report dated April 2, 2002 be received and referred to the 2002 capital budget process for further discussions.

CARRIED

ROUTINE MANAGEMENT REPORTS (Cont'd)

Item R-3
New Nickel District
Conservation Authority
Development Fees

Report dated April 3, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding new Nickel District Conservation Authority development fees.

2002-64 Bradley-McIntaggart: That Council adopt the efficiency option amalgamating NDCA and City Development Fees proposed by the Development Liaison Advisory Committee (DLAC);

And that City development fee schedules be amended appropriately.

CARRIED

Adjournment

2002-65 Bradley-Dupuis: That we do now adjourn. Time: 8:25 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR