

Minutes

Planning Committee Minutes of 9/23/19

Location:	Tom Davies Square - Council Chamber
Commencement:	12:51 PM
Adjournment:	6:58 PM

Councillor Cormier, In the Chair

Present	Councillors McCausland, Sizer, Cormier, Landry-Altmann [A 12:53 p.m.]
City Officials	Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator
Closed Session	<p>The following resolution was presented:</p> <p>PL2019-114 McCausland/Sizer: THAT the City of Greater Sudbury move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:</p> <ul style="list-style-type: none">• Sale of Vacant Land - West of Suffolk Lane, Sudbury <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c)</p> <p>CARRIED</p> <p>At 12:51 p.m. the Committee moved into Closed Session.</p>
Recess	At 12:53 p.m. the Committee recessed.
Reconvene	At 1:13 p.m. the Committee commenced the Open Session in the Council Chamber.

Councillor Cormier, In the Chair

Present	Councillors McCausland, Sizer, Cormier, Landry-Altmann Councillor McIntosh [A 4:11 p.m., D 4:58 p.m.]
---------	--

City Officials Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Andre Guillot, Manager of Building Inspection Services; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Lisa Locken, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

- 1 K.S. Flinn Investments Inc. - Application for rezoning in order to permit a paint spray booth as an accessory use within an existing maintenance garage, 339 Harrison Drive, Sudbury

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

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding K.S. Flinn Investments Inc. - Application for rezoning in order to permit a paint spray booth as an accessory use within an existing maintenance garage, 339 Harrison Drive, Sudbury.

Kevin Jarus, Tulloch Engineering, agent for the applicant was present.

Mauro Manzon, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions from Committee Members, Mr. Manzon advised that a Site Plan Control Agreement is not required for this application as it is a change of use only. The application is for the alteration and interior expansion of an existing building on the site. There is no proposed expansion of the current built form. Mr. Manzon advised that when there is no substantial increase in the intensity of the use of the property Site Plan Control is not recommended, however, the applicants will be required to make some minimum improvements to the site and comply with the conditions.

Mr. Manzon stated that the Nickel District Conservation Authority (NDCA) has indicated that Conservation Sudbury has reviewed the subject application and has no objection to the rezoning. However, they have advised that a portion of this property is located in a regulated area of the Conservation Authority and that any development in the regulated area will require a direct application to Conservation Sudbury under Ontario Regulation 156/06.

Applicant or Agent's Comments and Response to Committee Questions:

Mr. Jarus stated that the intent of this application is to permit the use of a paint booth within the property's existing commercial building. The primary use of the paint booth will be for Lockerby Taxi's fleet, however they do imagine in the future it will be available for use by the

public. The Building Services department identified some deficiencies on the property such as shipping containers and derelict vehicles, which will be removed.

Mr. Jarus advised that a public information session was held and notice was provided to all nearby property owners.

In response to the Department's comments and overview of the application, Mr. Jarus advised that generally they agree with the staff report, however, they are asking for reconsideration regarding the five (5) metre wide landscape strip. Feedback was received from residents regarding this proposed strip, and it was indicated that they would prefer not to have this planting strip as it would block their view from lower level windows. Additionally, Mr. Jarus stated that there are currently some cedar trees where the planting strip would be located, which currently provide some screening and a buffer. He stated that this application is consistent with the Provincial Policy Statement and conforms with the City's Official Plan and represents good planning.

In response to a question from the Committee, Mr. Jarus advised that the paint booth would not increase the number of body damaged vehicles on the property beyond what is already permitted.

In response to a question from the Committee, Mr. Jarus stated that the normal hours of operation would be typical office hours for the paint booth use and any concerns being brought forth regarding hours of operation would be dealt with through the City's own By-law Department.

In response to a question from the Committee, Mr. Jarus, stated that there is a concern about the planting strip requirement as it is a relatively confined site and it would take away operational area for parking of vehicles by Lockerby Taxi. Mr. Jarus stated that there is no significant difference between the front and rear of the property; however, it is easier to access the vehicles from the front yard. Mr. Jarus further stated that it is also an inconvenience for the property owner to have to install the landscaping strip.

Public Comments:

Ben Haavisto, Hautamaki Estates Limited, owner of the abutting property, stated that it is not their intention of having Lockerby Taxi stop performing work on their fleet, however they do have some concerns.

Mr. Haavisto, stated that he reviewed the environmental certificate and advised that it is outdated, as it was issued in 2008. As such he does not believe it would still be in effect. Mr. Haavisto further stated that the conditions of the environmental certificate must be met three (3) months after the certificate is issued, not eleven (11) years later when the system goes into use. Mr. Haavisto believes the applicants are in violation of the environmental certificate.

Mr. Haavisto, advised that there is zero clearance between his building and the applicant's building. Mr. Haavisto indicated that in 2013 they erected a fence, which is now damaged from vehicles hitting it. The fence is now bowed and leaning in several areas and the applicant's vehicles and parts are encroaching on his property. Mr. Haavisto showed pictures of the damage to his fence as well as car parts being left on his property.

Mr. Haavisto stated that he has further concerns about a water based scrubber being used and the possibility that it will freeze up when not in use.

In closing Mr. Haavisto stated that he cannot support the application as it stands.

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 resolution was presented:

PL2019-115 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by K.S. Flinn Investments Inc. to amend Zoning By law 2010-100Z by changing the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73475-0205, Part 1, Plan 53R-9523, Parcel 46093 S.E.S., in Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "K.S. Flinn Investments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

- a) In addition to the uses permitted in the M1 zone, one (1) paint spray booth within the existing maintenance garage shall also be permitted; and,
- b) The temporary parking or outdoor storage of vehicles for the purposes of display, hire or sale shall be permitted within the front yard, except that screening by opaque fencing shall not be required;
- c) That prior to the adoption of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official and the Director of Planning Services:
 - i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line;
 - ii) Remove the shipping containers and partially dismantled vehicles from the subject lands; and,
 - iii) Provide a minimum five (5) metre-wide planting strip along the northerly lot line abutting Parts 7 and 8, Plan 53R-12172, excluding the area occupied by the existing fueling facility.
- d) Conditional approval shall lapse on October 8, 2021 unless Condition c) above has been met or an extension has been granted by Council.

Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2019-115-A1 Landry-Altmann/Sizer: THAT the resolution be amended to add a new condition c iv) as follows:

- iv) Provide a minimum five (5) metre-wide planting strip along the southerly lot line.

YEAS: Councillors Cormier, Sizer, Landry-Altman

NAYS: Councillor McCausland

CARRIED

The resolution as amended was presented:

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-115 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by K.S. Flinn Investments Inc. to amend Zoning By law 2010-100Z by changing the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73475-0205, Part 1, Plan 53R-9523, Parcel 46093 S.E.S., in Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "K.S. Flinn Investments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

- a) In addition to the uses permitted in the M1 zone, one (1) paint spray booth within the existing maintenance garage shall also be permitted; and,
- b) The temporary parking or outdoor storage of vehicles for the purposes of display, hire or sale shall be permitted within the front yard, except that screening by opaque fencing shall not be required;
- c) That prior to the adoption of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official and the Director of Planning Services:
 - i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line;
 - ii) Remove the shipping containers and partially dismantled vehicles from the subject lands; and,
 - iii) Provide a minimum five (5) metre-wide planting strip along the northerly lot line abutting Parts 7 and 8, Plan 53R-12172, excluding the area occupied by the existing fueling facility.
 - iv) Provide a minimum five (5) metre-wide planting strip along the southerly lot line.
- d) Conditional approval shall lapse on October 8, 2021 unless Condition c) above has been met or an extension has been granted by Council.

YEAS: Councillors McCausland, Sizer, Cormier, Landry-Altmann

CARRIED

Public comment was received and considered and had effected the Planning Committee's decision in the following manner:

- a) Amended proposed and adopted as recorded.

2 Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury – Application for Zoning By-law Amendment in order to permit two multiple dwellings having a total of 826 dwelling units, Brady Street, Lourdes Street, St. Raphael Street & Van Horne Street, Sudbury

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

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure

regarding Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury – Application for Zoning By-law Amendment in order to permit two multiple dwellings having a total of 826 dwelling units, Brady Street, Lourdes Street, St. Raphael Street & Van Horne Street, Sudbury.

Dave Dorland, D.S. Dorland Ltd, agent for the applicant, was present.

Jack Wolofski, Jean-François L'Archevêque Montpetit and Toivo Ruhkonen, Kaymic Developments (Ontario) Inc., the applicants, were present.

Glen Ferguson, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions from the Committee, Mr. Ferguson, stated that the City's Zoning By-law speaks to the type of built form and the parking requirements for a multiple dwelling unit which is 1.5 spaces per dwelling unit. If the applicant has an approved affordable housing agreement with the City, the parking requirements are 1.1 spaces per dwelling unit. The abutting property, Cherry Gardens site has 154 multiple dwelling units and no site specific relief regarding parking is provided on the site.

Mr. Ferrigan, Director of Planning Services, stated that when an applicant enters into an affordable housing agreement with the City, the agreement spells out the obligations between the owner and the City. One obligation would be that the units be maintained as affordable for a certain period of time. This agreement would be registered against the title of the property and this would give the City the assurance that the use of the property would be consistent, giving the municipality the comfort to reduce the parking requirements. This application is slightly different as they are asking for an increase in the number of units above the 800 permitted units. As per the Zoning By-law, the rate is 1.5 parking spaces per dwelling unit.

Mr. Ferrigan, further stated that the Zoning By-law, which covers parking requirements, was passed in 2010 and was determined to be appropriate. Further relief for parking could be looked at in the future, as the applicant can reapply for a further reduction in parking at any time.

Mr. Ferguson stated that the request from the applicant is to reduce the number of parking spaces required. The applicant provided sketches showing what the parking spaces would look like if they comply with the parking and zoning standards and they provided a second sketch showing what the parking spaces would look like if the parking spaces were reduced. The sketch also shows accessible parking spaces, the first 100 spaces for parking would require two (2) accessible spaces and one (1) for each additional 50 parking spaces. This requirement varies in each municipality, however, this is the City of Greater Sudbury's requirement through the current Zoning By-law and is typical throughout the Province. Mr. Ferguson stated that the applicant would like to reduce the 1239 parking spaces required to 260 spaces.

Applicant or Agent's Comments and Response to Committee Questions:

In response to questions from the Committee, Mr. Wolofsky stated that this application is not just a question of housing it is designed to be a unique example of Canada's commitment to the Paris Climate Accord and the Montreal Protocols. It is to be a showcase research centre as well as a model for future sustainable development in Canada. This project falls within the trail blazing path of leadership shown by the City of Greater Sudbury through its re-greening program.

Mr. Wolofsky stated that the proposed project will consist of two (2) towers consisting of 826 dwelling units. Half will be for seniors and half will be affordable housing units. This development will have amenities and services including; a staff room, communal dining, billiards, bocce ball, bowling, painting, arts, community room, theater and a library. It will also have 24 hour nursing services, a pharmacy, a doctor's office, a hairdresser, podiatrist and anything that seniors would need. Mr. Wolofsky stated that there will also probably be a children's nursery with access to an outdoor play area.

Furthermore, it was stated that the applicants will be creating a living building, providing as much green space as needed that will also include an interior winter garden, solarium and interior green space with plants that will be watered with gray water. Ground vegetation will be minimally disturbed and where feasible, green space will be enhanced. Water will be harvested from the rooftop and stored in a container large enough to store one (1) month's run off. The water will require ultra violet sterilization and high filtration. A second system will be installed to harvest storm water from green space and parking lots.

All dwelling units will have their own heat pumps and systems will be remotely controlled and maintained by the building engineer.

During construction, blasting on the site will be done with frozen co2 pellets which save approximately 90 litres of diesel fuel. This system will be open to scrutiny by local universities and colleges. All of these processes are required by Canadian Mortgage and Housing Corporation (CMHC) to qualify for assistance with financing.

In response to a question from the Committee, Mr. Ruhkonen stated that the applicants carried out a detailed parking study which was completed in May 2019. The study was based on data from two sources, local data from parking surveys and data from the Institute of Transportation Engineers (ITE). ITE published a new parking information book that deals with downtown residential buildings across North America. Based on the surveys, they looked at downtown senior buildings as well as Cherry Gardens.

Mr. Ruhkonen indicated that the parking requirements being used are lower than what the by-law requires. The by-law makes sense for some type of buildings, but for seniors or affordable housing, it makes no sense. Installing 265 parking spaces would be adequate for this proposed development.

Mr. Ruhkonen further stated that the City's transportation department agreed with their methodology and findings. If the parking is tied to actual use in the space it would be binding on any future owner. The transportation demand policy was recently developed by the City. Their plan is to divert people from using automobiles. The applicants have agreed to implement measures that would consist of paid parking for residents costing them \$100.00 per month as it is believed that this will discourage tenants from keeping vehicles that they rarely use. The complex would provide regular shuttle bus service to grocery shopping, the hospital and medical offices.

Accessible parking would be provided underground, which will be heated and have immediate access to elevators. They would like to work with city staff to monitor the parking in the development and provide data to the City to see if any more parking is required.

In response to a question from the Committee, Mr. Dorland stated that the applicants sent notices to surrounding residents and held an information session. Mr. Dorland also confirmed that the shuttle service would be operated by the property owners.

In response to a question from the Committee, Mr. Ruhkonen stated that the Cherry Gardens property has 154 residential units and 32 parking spots. He advised that this property requires 40 parking spaces to meet the demand and that the Cherry Gardens property has five (5) visitor parking spaces, which he has never seen in full use.

In response to a question from the Committee, Mr. L'Archevêque Montpetit stated that when the Cherry Gardens property was developed in the 1970's, extra services were not required by CMHC for financing. Since then, March of Dimes is now operating in that building and is providing services to the residents. Mr. L'Archevêque Montpetit added that this property is an affordable housing complex not a Senior's Residence.

In response to a question from the Committee, Mr. Wolofsky stated that Cherry Gardens was originally leased to Ontario Housing Corporation, which was to be a senior's building. The Corporation then passed on its responsibilities to the City's municipal housing, who removed the senior's housing requirements and changed the use to be geared to income rental. He further stated that there are six (6) to seven (7) rental units in Cherry Gardens that are below the market rent.

In response to a question from the Committee, Mr. L'Archevêque Montpetit stated that all the residents of Cherry Gardens pay approximately 30 percent of their annual gross income for rent and the rest is subsidized by the City. Cherry Gardens provides paid parking to residents at a cost of \$30.00 per month.

Public Comments:

Brandon Dougan, concerned area resident, stated he believes that the surrounding property values of the homes around the proposed development will decrease. Mr. Dougan is worried that when first time home buyers try to sell their home, they will owe more than they will be able to sell it for. Mr. Dougan also stated that he believes that the taxes will be a windfall for the City; however, there will also be widespread effects of people contacting Municipal Property Assessment Corporation (MPAC) requesting that their property values be reassessed.

Mr. Dougan also stated that this complex will encroach on the single family homes in the area and that the structures will be daunting and changes the surrounding landscape causing privacy issues. Mr. Dougan is also concerned about the applicant's request for a reduction in parking spaces. This will set a precedent that is not in line with the City's own Zoning By-laws.

Mike Tulloch, representing All Nations Church, stated that he was surprised that they are listed as one of the applicants in this report. He advised that the Church received notice in August 2017 asking to purchase a sliver of land to support this development, but was not aware that this transaction was completed. In 2015 the Church reconstructed a portion of St. Raphael Street in order to facilitate a water service development into the construction of All Nations Church which is located on the opposite side of street where the development was proposed. When they completed this, they asked the City for a forwarding agreement that outlined any development of the lands on the south side of the street would be required to participate in the cost of new watermain and reconstruction of the street.

Marlene Sobran, concerned resident, asked if the applicants plan to install solar panels.

Kevin Jarus, Tulloch Engineering, stated that he is speaking on behalf of Sudbury Apartment Rentals Limited on behalf of Paul Charbonneau. Mr. Jarus indicated that his client agrees

with the staff report and the lack of willingness to approve a reduction in parking spaces that is being proposed by the applicant. Mr. Jarus states that any parking reduction in excess of the 25 percent that is allowed to affordable housing units is not consistent with the Provincial Policy Statement and the Official Plan. He also requested to receive notice of the decision.

Former Mayor, Jim Gordon, stated that Mr. Wolofsky is a man of integrity and has devoted himself to the poor and downtrodden. Mr. Gordon stated that affordable housing is needed for seniors and that the average citizen in Sudbury is marginal when it comes to income and many people live on part time jobs or full time jobs without benefits. Mr. Gordon stated that there has not been another developer that has indicated they want to build 100's of affordable housing units and there are over 4000 people that require affordable housing and this developer is prepared to build over 800 units. Mr. Gordon expressed concern regarding who will take care of the people if we do not have affordable housing as there are a number of people who are struggling and have to ask citizens for money at the side of the road in order to survive. Mr. Gordon asked the Committee to weigh everything in their deliberations for this application.

Applicant or Agent's Closing Remarks:

Mr. Dorland stated that All Nations Church signed an agreement of sale to purchase a small portion of their property, and the new members of the church may not have been aware of this. The portion they purchased is going to be used to build a road. Mr. Dorland stated that the applicants would like to assure everyone that adequate parking is to be provided and advised that at the public information meeting, residents raised concerns about parking. Mr. Dorland indicated that he feels the concern is that people use St. Raphael Street for parking and would like to see the Committee provide direction as to what might be acceptable parking. Mr. Dorland also indicated that the parking will be consistent with the use of the building at the Site Plan stage. Mr. Dorland stated that he is seeking approval for this development.

Mr. Wolofski raised concerns about having to provide 1000 parking spots. Mr. Wolofsky indicated that if they were required to provide 1000 parking spaces; they would need to advertise the spots as part of the rental and would need to charge \$100.00 per month as the rent being charged to residents would not be sufficient to cover the cost of the additional parking spaces. He further stated that to place the parking spaces outside, it would use all the green space and the area required for solar panels, which are needed to reduce energy costs. Mr. Wolofsky stated that in every study they have completed, parking has been reduced or left to the developer to decide how many spaces they would like to provide. However, they can go down five (5) basements underground if required for parking as they want to limit the exterior parking as it takes away from the landscaping.

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 resolution was presented:

PL2019-116 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church and the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification on portions of the subject lands from "R4(4)", High Density Residential Special, "R4(5)", High Density Residential Special, "R2-2", Low Density Residential Two, "R2-3", Low Density

Residential Two and "I", Institutional to a revised "R4(5)", High Density Residential Special Zone on those lands described as PINs 73583-0089, 73583-0097, 73583-0045, 73583-0609, 73583-0088, 73584-0210, Part of PINs 73583-0017, 73583-0076, 73583-0628, 73583-0604, 73583-0058, 73583-0043, 73583-0603, Lots 3 & 4, Concession 3, Township of McKim, as outlined in the report entitled "Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

b) The owner apply for and receive final approval on a Risk Management Plan as identified in Part IV of the Clean Water Act, 2006, to the satisfaction of the Director of Water/Wastewater and Compliance;

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a maximum of 826 residential dwelling units be permitted on the lands provided they are located within two multiple dwelling buildings;

b) That a minimum yard setback to Lourdes Street be 130 metres be required; and,

c) That the existing "R4(4)" Zone be amended to include a minimum lot area per dwelling unit requirement of 60 square metres.

3. That conditional approval shall lapse on October 8, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

Recess

At 3:49 p.m. the Committee recessed.

Reconvene

At 4:01 p.m. the Committee reconvened.

Rules of Procedure

Councillor Cormier presented the following amendment:

PL2019-116-A1 Cormier/Landry-Altmann: THAT the City of Greater Sudbury amend the resolution to remove condition 2(b);

(b) that a minimum yard setback of 130 metres be required.

YEAS: Councillors Cormier, McCausland, Sizer, Landry-Altmann
CARRIED

The resolution as amended was presented:

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-116 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church and the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification on portions of the subject lands from “R4(4)”, High Density Residential Special, “R4(5)”, High Density Residential Special, “R2-2”, Low Density Residential Two, “R2-3”, Low Density Residential Two and “I”, Institutional to a revised “R4(5)”, High Density Residential Special Zone on those lands described as PINs 73583-0089, 73583-0097, 73583-0045, 73583-0609, 73583-0088, 73584-0210, Part of PINs 73583-0017, 73583-0076, 73583-0628, 73583-0604, 73583-0058, 73583-0043, 73583-0603, Lots 3 & 4, Concession 3, Township of McKim, as outlined in the report entitled “Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

b) The owner apply for and receive final approval on a Risk Management Plan as identified in Part IV of the Clean Water Act, 2006, to the satisfaction of the Director of Water/Wastewater and Compliance;

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a maximum of 826 residential dwelling units be permitted on the lands provided they are located within two multiple dwelling buildings;

c) That the existing “R4(4)” Zone be amended to include a minimum lot area per dwelling unit requirement of 60 square metres.

3. That conditional approval shall lapse on October 8, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: Councillors Cormier, McCausland, Sizer, Landry-Altmann
CARRIED

Public comment was received and considered and effected Planning Committee’s decision in the following manner:

a) Minor amendments as recorded re: condition 2 (b).

3 Richard Fournier – Application for a temporary use by-law in order to permit outdoor vehicle storage, 294 Brenda Drive, Sudbury

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

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding Richard Fournier – Application for a temporary use by-law in order to permit outdoor vehicle storage, 294 Brenda Drive, Sudbury.

Kevin Jarus, Tulloch Engineering, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to a question from the Committee, Ms. Kaufman stated that the Site Plan Agreement registered on title is for the adjacent lands, however, it has not yet been brought into compliance as site work, including landscaping has not been completed.

In response to a question from the Committee, Jason Ferrigan, Director of Planning Services, stated that the general policy for Site Plan Agreements, gives the applicants two (2) years from the registration of the Site Plan or building permit applied for, to meet the conditions of the Site Plan Agreement.

Applicant or Agent's Comments and Response to Committee Questions:

Mr. Jarus stated that this application is for a property located on the east side of Brenda Drive and the subject property backs onto Long Lake Road. Mr. Jarus indicated that the applicants are seeking approval to permit the outdoor storage of extra vehicle inventory for a temporary period of three (3) years.

Mr. Jarus advised that the applicants canvassed nearby residents in June of this year to provide them with further information.

In response to a question from the Committee, Mr. Jarus advised that it is the intention of the applicant to remove one of the structures at their Long Lake Road location to make more room to facilitate the vehicles in the future.

Mr. Jarus further advised that currently, all residents to the south of Brenda Drive back on to existing developments on Long Lake Road and that the setbacks for the existing properties on Brenda Drive to the existing commercial operations are between 40 metres to 9 metres, which is less than what they are proposing to being temporarily rezoned. Mr. Jarus indicated that the rear yard setback would be 31.2 metres in their proposal and that if the rezoning is approved, the remainder of the lands that are not being rezoned would still exceed the minimum requirements of the R1-5 residential zone.

Mr. Jarus advised that the application is consistent with the Provincial Policy Statement, the City's Official Plan and represents good planning.

Mr. Jarus advised that the non-compliance by the Mercedes and Subaru dealership is due to the fact that the ownership of the dealership has changed since the 2015 Site Plan was entered into and the new owner has retained his firm to look at the Site Plan requirements.

Rules of Procedure

With the concurrence of the Committee Councillor McIntosh spoke to Public Hearing 2.

Mr. Jarus stated that 294 Brenda Drive was acquired by the current owner of the Mercedes dealership. The additional parking lot use was expanded this spring but he is unsure why it was expanded onto this property.

Public Comments:

Greg Piccolo, concerned area resident, stated that the area where this application is proposed is quite unique as it is totally a residential area and historically always has been. Mr. Piccolo stated that Brenda Drive has extremely large lots, and most of them are on average half an acre. Mr. Piccolo stated that when the City took in this unorganized township, it was never

supposed to be developed commercially.

Mr. Piccolo raised concern that this application was made by a resident who is no longer a resident of the City and that when looking at the proposed property, it is quite extensive and at least 25% of the lot would be commercial.

Mr. Piccolo stated that he believes that conformity and compliance with the by-law has been broken as the applicant took it upon himself to clear the land and park vehicles. Mr. Piccolo indicated that the By-law states that no person shall change the use of any building, structure or land or use any building or structure or occupy any land or building except in provision with the by-law and further stated that he believes that this property is not in compliance and that the concerns of the residents of the area are not being considered.

Kent Wideman, concerned area resident, stated that the previous owner of the dealership expanded the property. When this occurred, the owner and engineer assured him that there would be buffering done. Mr. Wideman advised that he is not happy with the new owners and how they destroyed the property without approval and/or consulting area residents. He further stated that if this application is passed, he is hoping that they provide buffering of 15 feet across the back of the property to help appease the neighbours. Mr. Wideman stated that he would like someone to meet the residents on the site to show what is planned for the property.

Applicant or Agent's Closing Remarks:

Mr. Jarus stated that they did speak to the neighbour located directly to the west of the property and that owner does not have any concerns with the application. Mr. Jarus indicated that the applicants have no issues with conditions in the staff report and advised that any other concerns of the public would be mitigated when the Site Plan is brought into compliance. Mr. Jarus further stated that the subject application is only for the application shown today, not the application made by the previous owner.

Planning Department Closing Remarks:

In response to a question by the Committee, Ms. Kaufman stated that through the existing Site Plan that is registered on title, there is landscaping that is required. Ms. Kaufman stated that there would be no through traffic allowed from the back of the property onto Brenda Drive and that the site specific conditions of the by-law state that access to the property will only be available from the east across from the adjacent land, from 297 and 291 Long Lake Road.

In response to a question by the Committee, Alex Singbush, Manager of Development Approvals, stated that there is a condition that states access will only be through Long Lake Road and enforcement would be a by-law issue.

In response to a question by the Committee, Ms. Kaufman stated that the recommendation includes a fence to be constructed along the west side of boundary.

In response to a question by the Committee, Mr. Singbush stated that it is not appropriate to apply conditions to the existing Site Plan Agreement for other properties.

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 resolution was presented:

PL2019-117 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Richard Fournier to amend Zoning Bylaw 2010-100Z in order to permit outdoor vehicle storage in accordance with Section 39 of the Planning Act for a temporary period of 36 months (three years) on those lands described as PIN 73475-1622, Parcel 26272, Part of Lot 6, Plan M-340, Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "Richard Fournier" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law the owner shall address the following conditions:
 - a. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier shall be constructed along the west boundary of the subject lands, to the satisfaction of the Director of Planning Services.
 - b. A 3.0m planting strip including a continuous row of trees protected by a barrier shall be constructed along the south boundary of the subject lands, to the satisfaction of the Director of Planning Services.
 - c. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands subject to the temporary use approval to enable the preparation of a temporary use by-law.
2. The following site-specific provisions be applied to the lands subject to the temporary use approval:
 - a. In addition to the uses permitted in the R1-5 zone, outdoor vehicle storage shall be permitted;
 - b. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier is required along the west boundary;
 - c. A 3.0m planting strip including a continuous row of trees protected by a barrier is required along the south boundary; and
 - d. Access will only be permitted by way of those lands known municipally as 2097 & 2091 Long Lake Road.
3. Conditional approval shall lapse on June 24, 2020 unless Condition 1 above has been met or an extension has been granted by Council.
4. The temporary use permission shall expire in 36 months (three years) from the date of passing.

Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2019-117-A1 Landry-Altmann/McCausland: THAT the City of Greater Sudbury amends condition 3 of the resolution as follows:

remove "June 24, 2020" and replace with "December 31, 2019."

YEAS: Councillors Cormier, McCausland, Sizer, Landry-Altmann
CARRIED

Rules of Procedure

Councillor Sizer presented the following amendment:

PL2019-117-A2 Sizer/Landry-Altmann: THAT the City of Greater Sudbury amends condition 1(b) of the resolution to include “coniferous” before “trees.”

YEAS: Councillors Cormier, McCausland, Sizer, Landry-Altmann

CARRIED

The resolution as amended was presented:

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-117 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Richard Fournier to amend Zoning Bylaw 2010-100Z in order to permit outdoor vehicle storage in accordance with Section 39 of the Planning Act for a temporary period of 36 months (three years) on those lands described as PIN 73475-1622, Parcel 26272, Part of Lot 6, Plan M-340, Lot 6, Concession 6, Township of Broder, as outlined in the report entitled “Richard Fournier” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law the owner shall address the following conditions:

a. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier shall be constructed along the west boundary of the subject lands, to the satisfaction of the Director of Planning Services.

b. A 3.0m planting strip including a continuous row of coniferous trees protected by a barrier shall be constructed along the south boundary of the subject lands, to the satisfaction of the Director of Planning Services.

c. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands subject to the temporary use approval to enable the preparation of a temporary use by-law.

2. The following site-specific provisions be applied to the lands subject to the temporary use approval:

a. In addition to the uses permitted in the R1-5 zone, outdoor vehicle storage shall be permitted;

b. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier is required along the west boundary;

c. A 3.0m planting strip including a continuous row of trees protected by a barrier is required along the south boundary; and

d. Access will only be permitted by way of those lands known municipally as 2097 & 2091 Long Lake Road.

3. Conditional approval shall lapse on December 31, 2019 unless Condition 1 above has been met or an extension has been granted by Council.

4. The temporary use permission shall expire in 36 months (three years) from the date of passing.

YEAS: Councillors McCausland, Sizer, Cormier, Landry-Altmann
CARRIED

Public comment was received and considered and effected Planning Committee's decision in the following manner:

a) 2 Amendments were proposed and adopted by Committee.

4 Mi Yuk Li - Application for rezoning in order to permit shared housing with a maximum of 12 guest rooms, 1305 Barry Downe Road, Sudbury

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

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure regarding Mi Yuk Li - Application for rezoning in order to permit shared housing with a maximum of 12 guest rooms, 1305 Barry Downe Road, Sudbury.

Mi Yuk Li, the applicant was present.

Mauro Manzon, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions by the Committee, Andre Guillot, Manager of Building and Inspection Services, stated that this property has two orders against it, one of which is from the Greater Sudbury Fire Services which outlines nine (9) deficiencies that need to be complied with. This order was issued March 6, 2019.

Applicant or Agent's Comments and Response to Committee Questions:

Ms. Li stated that the 2011 Growth Plan for Northern Ontario under section 3 of the Planning Act requires municipalities to ensure that decisions conform with the Growth Plan of Northern Ontario. Ms. Li further stated that under section 4.3.3. of the Growth Plan of Northern Ontario, municipalities that act as finance and service hubs must provide updated Official Plans and provide other supporting documents for developing a diverse mix of land including a range of housing types and densities to meet projected requirements. Ms. Li stated that in 2018 the City initiated a number of housing related zoning amendments as a result of the Affordable Housing Community Improvement Plan (AHCIP), which was approved by the Planning Committee on July 9, 2018. Under this Plan, the land use previously defined as a rooming house was revised to indicate shared housing. Furthermore, Ms. Li indicated that the number of zones permitting shared housing, which was previously limited to C6 downtown commercial zone, was expanded to include R3, R3-1, R-4, C2, C3 and C4. Ms. Li advised that the Official Plan, which is a blueprint to help Sudbury's development over the next 20 years and establishes long term goals, both social and economic. Ms. Li stated that since the City's slogan is flexible, balanced and sustainable housing, the provision of shared housing is an important component of the City's housing supply as it addresses the demand for affordable, short term housing and shared housing for single people living in our community. Ms. Li indicated that these people cannot afford to rent a house or an apartment on their own and single and shared housing types can mix together to provide future housing for current and future residents. Ms. Li stated that there are over 100,000 single residents in Sudbury and the

demand will not go away and that housing needs to be regulated and have parameters to set up the requirements before it gets out of control. She requested that the Planning Committee, develop a range of mixed housing types and densities to meet the demand of current and future residents and expand the area where shared housing is permitted.

Ms. Li advised that her proposal is for a shared housing facility with a maximum of twelve (12) guest rooms. She indicated that she is willing to have Site Plan Control Agreement implemented to ensure that the expanded parking access and rear yard parking and drainage problems are properly addressed in addition to future right-of-way requirements.

Ms. Li stated that she has been dealing with the parking situation since 2018 and had a professional firm design the floor plans for her shared housing unit and is just waiting for the re-zoning to be accepted so she can submit the application for all the building and demolition permits. Ms. Li is suggesting seven (7) parking spaces and three (3) bicycle parking spaces and also indicated that she has eleven (11) fire regulations to deal with prior to January 2020.

In response to questions asked by the Committee, Ms. Li advised that there is not a garbage problem as she taught her tenants how to recycle and reduce garbage and she indicated that she has a maintenance company that assists with the house, including lawn and snow removal support.

Ms. Li advised that her shared housing units have central air and heating units, mattress covers to reduce bed bugs and that all tenants have to abide by house rules. She further stated that she has over 36 years of management experience and the neighbours on each side of the property support her application.

In response to a question from the Committee, Ms. Li stated that she purchased the property six (6) years ago, which at that time it was a rooming house, and she continued to run it as a rooming house as she believed it was legal. Ms. Li advised that in 2017 she found out it was illegal and further advised that there are currently 9 rooms, one of which is occupied by a couple.

Public Comments:

Beverley Dubreuil, concerned area resident, stated that they strongly oppose the request to rezone the property. Ms. Dubreuil stated that there are too many international students without a place to reside and the onus should be on Cambrian College to provide residences for the students. Ms. Dubreuil believes that the storm sewer system and water and sewage are already over capacity and stated that there is garbage thrown all over the property and many shopping carts are scattered about. Ms. Dubreuil raised further concerns that the basement windows are not adequate as an escape route in case of a fire.

Ms. Dubreuil was concerned that if this application is accepted, it would set a precedent for future applications as many landlords are already participating in these overcrowded accommodations and the by-law cannot control this due to many gray areas. Ms. Dubreuil stated that this property is zoned R-1 and should remain that way as well as the rest of the neighbourhood as she also believes these shared accommodations will cause property values to drop. Ms. Dubreuil is also concerned that the Health Department should be investigating this property and feels the lot is unsuitable for that many vehicles.

Jim Dines, concerned area resident, stated that he has concerns about the water which is often about a foot high in the back yards in the spring and believes that with this proposal, there will be more water problems. Mr. Dines advised that he also has concerns about the

garbage. Mr. Dines stated there are twelve (12) rooms rented at this property and some may have double occupancy and that as this property is a single lot it does not make sense to allow this. Mr. Dines stated that if the Committee approves the application it would set a precedent.

Mr. Dines indicated the landlord is currently allowing tenants to park in the front yard which is not allowed and further stated that there are a lot of people living in this area, and people are buying up the properties having four (4) or five (5) people living in each residence causing them to angle park in their driveways. Mr. Dines stated that the drains are often clogged by excess garbage and that the area is a low density area and should remain as this. Mr. Dines further stated he believes that the By-law Department cannot control all the issues in the area.

Tim Nolan, concerned area resident stated that they do not want rooming houses in their neighbourhood. Mr. Dines further stated that they are here to fight for their neighbourhood and asked the Committee to refuse this application.

Resolution to proceed past 5:43 p.m.

Sizer/McCausland: THAT the meeting proceeds past the hour of 5:43 p.m.

CARRIED BY UNANIMOUS CONSENT

Kendra Vitone, concerned area resident, stated that she purchased her home in the area a year ago and chose the area as it was low density residential. Ms. Vitone advised that her property is located on the corner, and they have had many problems with shopping carts and garbage being left in their yard. Ms. Vitone stated residents often block access to their driveway by parking across the end and raised concerns that short term residents will cause safety issues in their community.

Ms. Vitone stated that this area is residential, not a commercial hotel and that she has concerns with the parking, decrease in the value of their home and increased vandalism in the area. Ms. Vitone stated that she is wondering who will govern how many people will actually reside at the property as this application has twelve (12) bedrooms potentially allowing for 24 to 26 residents in one house. Ms. Vitone stated, according to property standards, each individual has a right to a certain amount of personal space. If the applicant allows two (2) people to live in a 10 x 12 bedroom there is no personal space. Ms. Vitone also raised a concern about the guests that will visit residents living in the house, where will they park, as it is currently too overcrowded. Ms. Vitone further stated that she is opposed to this application.

Arthemise Peterson, concerned area resident stated that they would like the zoning to remain as it is currently to preserve the area. Ms. Peterson advised that in the spring there is flooding that occurs in the backyard of the properties at Lincoln Road.

Ms. Peterson stated this application is for a one storey dwelling unit; having twelve (12) guest rooms can present many challenges and fire hazards as well as disruptions and that since the by-law was changed to allow apartments in R-1 zoning, the influx of international students has caused the neighbourhood to lose its appealing look. Ms. Peterson believes the landlords are taking advantage and reaping great profits from this situation and renting over the allowed number of people and that the owner of the properties should be responsible for maintaining the properties, not the students. Ms. Peterson stated that garbage is put out early in the morning and the bags are opened by bears and crows that spread it everywhere, which never gets picked up. She further advised that there have been many calls to 311 and by-law has

spoken to them, however, the tenants throw the garbage into the ditches. Ms. Peterson further stated that there are too many international students that reside in the rental homes and most of the owners live out of town. Ms. Peterson indicated that they are simply looking for a solution to provide harmony and keep the area as it was.

Florence Schryer, concerned area resident provided photos of the garbage problems at the applicant's property. Ms. Schryer wanted to know why this rental house was not shut down in March when the By-law department became aware that it was unsafe. Ms. Schryer further stated she feels the landlord is not providing this accommodation to help the renters and believes this property causes issues with additional traffic as many renters have cars. Ms. Schryer raised concerns regarding long grass, garbage all over and people coming and going at all times. Ms. Schryer further advised that she has resided in the area for over 50 years and it used to be the place to live; now it is known as the slum area. She further stated that they would like to see a clean-up of the area.

Mario Tombari, concerned area resident, stated that he has lived in this area for 40 years and enjoyed raising his kids here. Mr. Tombari stated he has concerns about the increased traffic and many of the student tenants leave shopping carts in his driveway. Mr. Tombari has opposed this type of application twice in the past and is also concerned about the amount of water that comes onto his property, the traffic and that no one seems to do anything about it.

Linda Deshevy, concerned area resident asked what would happen if the Planning Committee rejects this proposal, and how they can make sure the landlord does not continue to rent. Ms. Deshevy stated she is also concerned about other landlords in the area that are renting illegally and although she does not feel there are noise issues with the renters, they do cause problems by leaving grocery carts and garbage on the lawn.

Lee Ingram, concerned area resident stated that he has issues with the size of house for this application, which is no more than 1000 square feet. Mr. Ingram stated he does not feel that 12 residents could live comfortably in the house. Mr. Ingram advised he is concerned about all the by-law infractions, and that the owner was notified in 2017 that it was illegal to operate. Mr. Ingram stated he wanted to know what kind of fines were issued and why it was not shut down at that time. Mr. Ingram was also concerned that if twelve (12) potential tenants each had a pet, it could cause additional problems. Mr. Ingram feels this application is not a good fit for the neighbourhood.

Ken Umin, concerned area resident, stated that the property is currently zoned as R-1 and would like to remain that way.

Barry Zima, concerned area resident stated if the City has by-laws they should be able to enforce them.

Applicant or Agent's Closing Remarks:

Ms. Li stated that she understands all the letters and concerns regarding garbage and other issues. Ms. Li stated Cambrian College is creating a housing demand for international students and if we do not provide housing for newcomers, she questions where they will live. She is concerned that if the students have no place to go they will run around and create trouble, and stated that she is trying to solve the problem.

Ms. Li stated that the house is 3250 square feet and that she hired a consultant to help design the interior of the house and every room meets the building permit requirements. Ms. Li advised that two (2) of the units have bathroom ensuites and there are two (2) bathrooms

near the seating areas. Ms. Li indicated most of the rooms only have one (1) tenant per room and stated that she is providing quality deluxe shared housing in a high priced area.

Ms. Li advised that she does not live at this location; however she does live in Sudbury and visits at least three (3) times a week and also has a cleaning lady come in every Monday. Ms. Li advised she is trying to provide housing for single people and students in Sudbury.

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 resolution was presented:

PL2019-118 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by Mi Yuk Li to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R1- 5(Special)", Low Density Residential One Special on lands described as PIN 02119-0071, Lot 63, Plan M-217 in Lot 1, Concession 6, Township of McKim, as outlined in the report entitled "Mi Yuk Li" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019.

YEAS: Councillors McCausland, Sizer, Cormier, Landry-Altmann

CARRIED

Public comment was received and considered and had no effect on Planning Committee's decision as the application represents good planning.

Members of the Planning Committee refused this application for the following reasons:

a) As set out in the staff report.

Recess

At 6:26 p.m. the Committee recessed.

Reconvene

At 6:41 p.m. the Committee reconvened.

Resolution to proceed past 6:43 p.m.

McCausland/Sizer: THAT the meeting proceeds past the hour of 6:43 p.m.

CARRIED BY UNANIMOUS CONSENT

The following resolution was presented:

PL2019-119 Landry-Altmann/McCausland: THAT the City of Greater Sudbury directs staff to review the existing framework regarding accessory guest room rental accommodation consistent with City Council's goal of creating affordable and safe housing and report back to City Council on recommended improvements no later than Q4 2020.

CARRIED

Matters Arising from the Closed Session

Councillor Cormier reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter and the following resolution emanated therefrom:

PL2019-120 McCausland/Sizer: THAT the City of Greater Sudbury authorize the sale of vacant land west of Suffolk Lane, Sudbury, legally described as PIN 02129-0368(LT), Township of McKim;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale are credited to the Land Acquisition Reserve Fund.
CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

Routine Management Reports

- C-1 Rogers Communications Inc. – Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 960 Notre Dame Avenue, Sudbury

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure regarding Rogers Communications Inc. – Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 960 Notre Dame Avenue, Sudbury.

Motion for Deferral

Councillor Landry-Altmann moved to defer this item to a Planning Committee meeting no later than the end of December in order to provide further information.

DEFERRED

Managers' Reports

- R-1 Dalron Construction Limited - Request for extension of conditional approval of rezoning application File #751-6/15-17, Remington Road, Sudbury

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding Dalron Construction Limited - Request for extension of conditional approval of rezoning application File #751-6/15-17, Remington Road, Sudbury.

The following resolution was presented:

PL2019-121 Sizer/McCausland: THAT the City of Greater Sudbury approves the extension of rezoning application File #751-6/15-17 by Dalron Construction Limited on lands described as Parts 1 & 2, Plan 53R-19410, Pt. of Part 2, Plan 53R-12196, Pt. of Part 3, Plan 53R-17925 in Lot 5, Concession 6, Township of Broder, as outlined in the report entitled "Dalron Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, for a period of one (1) year to

September 30, 2020.

CARRIED

Members' Motions

No Motions were submitted.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

McCausland/Sizer: THAT this meeting does now adjourn. Time: 6:58 p.m.

CARRIED

Danielle Wicklander, Deputy City
Clerk