

Minutes

Planning Committee Minutes of 10/19/20

Location: Tom Davies Square -
Council Chamber /
Electronic
Participation

Commencement: 1:00 PM

Adjournment: 2:35 PM

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altmann
Councillor McIntosh

City Officials Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

- 1 Lamoureux Realty Management Inc. – Application for Zoning By-Law Amendment, 66 Jean Street, Sudbury

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

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding Lamoureux Realty Management Inc. – Application for Zoning By-Law Amendment, 66 Jean Street, Sudbury.

Paul Lamoureux, the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The applicant responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-126 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Lamoureux Realty Management Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 02129-0257, Pcl 2173, Lot 658 & 659, Plan M-100, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Lamoureux Realty Management Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020, subject to the following conditions:

1. That the amending zoning by-law for the R2-2 Special zoning includes the following site-specific provisions:

i. In addition to the uses permitted in the R2-2 zone, a multiple dwelling containing a maximum of three dwelling units shall be permitted; and,

ii. The location of the existing building shall be permitted; and,

iii. A vehicle guard shall be provided along the easterly edge of the parking area in the rear yard.

2. That prior to the enactment of the amending by-law the following conditions shall be addressed:

i. That a vehicle guard be installed at the top of the slope at the edge of the parking area to the satisfaction of the Director of Planning Services; and,

ii. That the owner apply for all required building permits to the satisfaction of the Chief Building Official.

3. Conditional approval shall lapse on October 20, 2022 unless Condition 2 above has been met or an extension has been granted by Council.

YEAS: Councillors McCausland, Kirwan, 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.

2 5010965 Ontario Limited - Application for rezoning in order to permit a multiple dwelling with four (4) units, 1866 Bancroft Drive, Sudbury

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

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding 5010965 Ontario Limited - Application for rezoning in order to permit a multiple

dwelling with four (4) units, 1866 Bancroft Drive, Sudbury.

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

Mauro Manzon, Senior Planner, outlined the report.

The agent for the applicant provided comments to Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-127 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by 5010965 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73578-0114, Parcel 6008 S.E.S., in Lot 12, Concession 3, Township of Neelon, as outlined in the report entitled "5010965 Ontario Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020, subject to the following conditions:

a) That prior to the adoption of the amending by-law, the following condition shall be addressed:

i) That the owner submit a design lot grading plan to the satisfaction of the Director of Planning Services;

b) That the amending by-law include the following site-specific provisions:

i) A maximum of four (4) dwelling units shall be permitted;

ii) The minimum lot frontage shall be 15 metres;

iii) The minimum front yard setback shall be 6 metres;

iv) The minimum width of the driveway aisle shall be 3 metres;

v) A minimum 1.2 metre-wide planting strip in conjunction with a minimum 1.5 metre-high opaque fence shall be required along the easterly interior side yard;

vi) A minimum 1.5 metre-high opaque fence shall be required along the westerly interior side yard in lieu of a planting strip; and,

vii) Parking shall be located in the rear yard.

c) Conditional approval shall lapse on November 10, 2022 unless Condition a) above has been met or an extension has been granted by Council.

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

As no public comment, written or oral, was received, there was not effect on the Planning Committee's decision.

Daniel Forget – Application for Zoning By-law Amendment in order to recognize an existing legal non-conforming multiple dwelling and to add one further residential dwelling unit, 126 Main Street West, Chelmsford

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

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding Daniel Forget – Application for Zoning By-law Amendment in order to recognize an existing legal non-conforming multiple dwelling and to add one further residential dwelling unit, 126 Main Street West, Chelmsford.

Daniel Forget, the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-128 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by Daniel Forget to amend Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from “R1-5”, Low Density Residential to “R3”, Medium Density Residential on those lands described as PIN 73349-0786, Parcel 21282, Part 1, Plan 53R-9552 & Part 1, Plan SR-3264, Lot 3, Concession 3, Township of Balfour, as outlined in the report entitled “Daniel Forget”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:
 - a) That the owner apply for all required building permits to the satisfaction of the Chief Building Official prior to the passing of an amending zoning by-law; and,
 - b) That the owner submit a parking layout plan depicting all parking areas, parking spaces, parking aisles and landscaped areas associated with parking areas to the satisfaction of the Director of Planning Services prior to the passing of an amending zoning by-law.
2. That the amending zoning by-law contain the following site-specific provisions:
 - a) That the lands be zoned “R3(S)”, Medium Density Residential Special with the only permitted use of the lands being that of one multiple dwelling containing eleven residential dwelling units along with permitted accessory buildings, structures and uses;
 - b) That a minimum easterly interior side yard setback and planting strip width of 1 m (3.28 ft) be required;
 - c) That a fence having a minimum height of 1.5 m (4.92 ft) be required along the easterly interior side lot line to a depth that is equal to the length of the abutting low density residential lot situated to the immediate east of the subject lands;
 - d) That the existing two refuse containers be relocated and permitted in the rear yard of the subject lands; and,

e) That any necessary site-specific relief identified in the required parking layout plan related to sight triangles, the existing circular driveway, parking and parking-related landscaping provisions of the City's Zoning By-law be provided for accordingly.

f) Conditional approval shall lapse on October 20, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

YEAS: Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altman

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

4 F.J. Blackwood Ltd. – Application for a Temporary Use By-law in order to permit a private bus terminal, 0 Bryce Street, Coniston

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

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding F.J. Blackwood Ltd. – Application for a Temporary Use By-law in order to permit a private bus terminal, 0 Bryce Street, Coniston.

Adam Lachapelle, agent for the applicant and Felix Lopes, the applicant, were present.

Glen Ferguson, Senior Planner, outlined the report.

Rules of Procedure

The Committee, by two-thirds majority, allowed Councillor McIntosh speak to the matter.

The Planning Department responded to questions from the Committee members.

The agent for the applicant and the applicant responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-129 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by F.J. Blackwood Ltd. to amend Zoning By-law 2010-100Z, in order to permit a private bus terminal in accordance with Section 39 of the Planning Act for a temporary period of three (3) years on those lands described as PIN 73560-0152, Parcel 46240, Parts 2, 9 to 12, 20 to 31 & 34-46, Plan 53R-8358, Lots 2 & 3, Concession 3, Township of Neelon, as outlined in the report entitled "F.J. Blackwood Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020, subject to the following:

1. That the temporary use by-law contain the following site-specific provisions:

a) That the only permitted use of the lands on a temporary basis shall be that of a private bus terminal and related accessory uses;

- b) That a minimum of 176 parking spaces and 4 accessible parking spaces be provided;
- c) That the temporary bus terminal use on the subject lands be exempt from the provisions of By-law 2010-220, being the Site-Plan Control Area By-law; and,
- d) That the temporary use by-law shall expire three years from the date of enactment by Council.

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

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2020-130 Sizer/Cormier: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.

CARRIED

The following are the Consent Agenda Items:

Routine Management Reports

C-1 Sitiri Investments Ltd. - Application to extend draft plan of subdivision approval, Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder, Algonquin Road, Sudbury

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding Sitiri Investments Ltd. - Application to extend draft plan of subdivision approval, Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder, Algonquin Road, Sudbury .

PL2020-131 Sizer/Cormier: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder City of Greater Sudbury, File 780-6/12004, in the report entitled "Sitiri Investments Ltd.", from the General Manager of Growth and Infrastructure, presented at the meeting on October 19, 2020, upon payment of Council's processing fee in the amount of \$1,276.17, as follows:

- a) By amending the draft plan lapsing date in Condition #10 to December 23, 2021;
- b) By adding the following clause to Condition #21:

"The geotechnical engineer will be required to address On-site and Excess Soil Management when the regulation comes into force."

- c) By deleting the word "siltation" in Condition #25 and replacing it with "sediment and erosion."

CARRIED

C-2 Rogers Communications Inc. - Application for public consultation on a proposed temporary ground-based "Cell-On-Wheels" radio-communication and broadcasting antenna system, 41 Veterans Road, Copper Cliff

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding Rogers Communications Inc. - Application for public consultation on a proposed temporary ground-based "Cell-On-Wheels" radio-communication and broadcasting antenna system, 41 Veterans Road, Copper Cliff.

PL2020-132 Sizer/Cormier: THAT the City of Greater Sudbury direct the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system for a temporary period of six months from the date on which the City's Designated Municipal Officer provides notice of a position of concurrence to Innovation, Science and Economic Development Canada, as described in this report that is to be located on those lands known and described as Parcel 40991, Lot 124, Plan M-1025, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled "Rogers Communications Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020.

CARRIED

C-3 LIUNA Local 493 Property Corporation - Request to amend Planning Committee Resolution PL2019-50 pertaining to Rezoning File 751-6/19-4, 584 Clinton Avenue, Sudbury

Report dated September 25, 2020 from the General Manager of Growth and Infrastructure regarding LIUNA Local 493 Property Corporation - Request to amend Planning Committee Resolution PL2019-50 pertaining to Rezoning File 751-6/19-4, 584 Clinton Avenue, Sudbury.

PL2020-133 Sizer/Cormier: THAT Planning Committee Resolution PL2019-50, from the May 6, 2019 Planning Committee meeting, pertaining to Rezoning File 751-6/19-4 as outlined in the report entitled "LIUNA Local 493 Property Corporation", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 19, 2020, be amended as follows:

- a) That Paragraph 1 be amended by deleting medical office, custom print or copy shop, veterinary clinic and scientific or medical laboratory from the list of permitted uses;
- b) That Paragraph 2 concerning the requirement for a test manhole be deleted; and,
- c) That in accordance with Subsection 34(17) of the Planning Act, no further notice is to be given with respect to the change to the proposed by-law.

CARRIED

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

PL2020-134 Kirwan/Landry-Altmann: THAT this meeting does now adjourn. Time: 2:35 p.m.

CARRIED

Brigitte Sobush, Manager of Clerk's
Services/Deputy City Clerk