

Location:	Tom Davies Square
Commencement:	5:31 PM
Adjournment:	7:58 PM

## Minutes

### Planning Committee Minutes of 2/12/18

#### **Councillor McIntosh, In the Chair**

Present	Councillors Lapierre, Jakubo [D 5:35 p.m. A 6:13 p.m.], Sizer, McIntosh, Landry-Altmann [D 6:23 p.m., A 6:27 p.m., D 6:28 p.m., A 6:42 p.m., D 6:49 p.m.]
City Officials	Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Alex Singbush, Senior Planner; Mauro Manzon, Senior Planner; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk; Rachel Adriaans, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

#### **Declarations of Pecuniary Interests and the general nature thereof**

Councillor Jakubo declared a conflict of interest in relation to Public Hearing 1.

*At 5:35 p.m. Councillor Jakubo departed.*

#### **Public Hearings**

- 1 1679592 Ontario Inc. – Application for Zoning By-law Amendment in order to permit a personal service shop, 761 & 771 Lasalle Boulevard, Sudbury

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

Report dated January 18, 2018 from the General Manager of Growth and Infrastructure regarding 1679592 Ontario Inc. – Application for Zoning By-law Amendment in order to permit a personal service shop, 761 & 771 Lasalle Boulevard, Sudbury.

Julie DeSimone, the applicant, Dave Dorland and Amber Salach, agents for the applicant, were present.

Eric Taylor, Manager of Development Approvals, outlined the report.

Mr. Dorland stated that they have resolved everything except for the 3.2 metre driving aisle. When the application was previously heard by the Committee, they were primarily seeking a change of use on this property to permit the expansion of Ms. DeSimone's professional practice by constructing a new building and updating the old one. They contemplated a smaller building but when the design details evolved in order to best serve her clients, the building footprint was expanded. Prior to going through with all of the detailed design for the building that Ms. Salach is almost finished with, they did seek approval from the Traffic and Transportation department for the 3.2 metre reduced driving width. At the last meeting, the approval of the driving aisle reduction was indicated as being acceptable by Traffic and Transportation staff which he had previously circulated a copy of. They realize that because this is a By-law issue, they need approval of the Committee and he hopes they will be comfortable in allowing a 3.2 metre reduced driving aisle to be treated as a variance that can be dealt with once the final Site Plan is circulated.

Ms. Salach provided an electronic presentation regarding the proposed design of the development, the 3.2 metre drive aisle and the mitigation techniques involved with the proposed development. She further outlined the planning rationale behind the proposed development. She stated that the drive aisle is a passive, non commercial passage that will be primarily used by staff. The proposed development would contribute to the Lasalle Nodes and Corridors planning initiative by providing an enhanced façade/streetscape and a new contemporary building with attractive landscaping. Some of the mitigation factors they are proposing for the 3.2 metre drive aisle are tactile and visual speedbumps, yield signs, etc. There were two (2) separate entrances to the property but through this design there will be only one (1) entrance which provides for a natural traffic calming effect to the property.

Ms. DeSimone stated that the back parking lot is for staff parking. They would be starting work in the morning and no one would be leaving until everyone else is gone. There would not be clients parking in the back and there is ample parking for clients in the front. She believes that taking away the second entrance will slow everything down. She stated the site as it is today is more dangerous than the proposed development.

Ward Councillor Landry-Altmann asked if the architect has considered the width of emergency vehicles.

Ms. Salach stated that this is a building code issue relative to the number of streets that are fire route accesses. Only fire route accesses are required to be six (6) metres wide. She would need to check the building code in order to see the number of faces of the buildings the fire route would need to access. This is a function of how big the building is, how many storeys it has, and if it is constructed of combustible or non-combustible material. There are a number of factors that contribute to how close the fire truck needs to be to get to certain areas of the building.

Ward Councillor Landry-Altmann stated that she is speaking about how they will physically get a fire truck with a width of 122 inches through an entrance of 125 inches to the back of the building in case of an emergency. This information came from the Fire Chief.

Mr. Dorland stated that Ontario regulation 332/12 building code states that fire trucks do not have to go through that space. They can adequately fight the fire from the front parking lot given the frontage on Lasalle and the area that abuts the building.

Ward Councillor Landry-Altmann stated that the concern is if a car is on fire in the back parking lot and a fire truck needs to access it; three (3) inches is not sufficient.

Jason Ferrigan, Director of Planning Services, stated that there are two (2) land use planning questions the Committee is considering tonight. The first is if the Committee feels as though a personal service shop is an appropriate use for this location. The staff report is supporting this as a use as it fit with the surrounding context and is consistent with the policies. The second question being asked is whether or not the Planning Committee is willing vary the six (6) metre wide two (2) way drive aisle to three (3) metres. They brought the question forward in hope of saving the applicant time and money of having to go through the minor variance process.

Ward Councillor Landry-Altmann asked if there was any other option on sighting the other building to give a larger distance and offer more space for the emergency vehicles.

Jason Ferrigan, Director of Planning Services, stated that when the application had previously been looked at by the Committee, they had approved a 1.6 metre wide side yard setback along the east of the new building. The Site Plan currently before the Committee increased the side yard setback to just under three (3) metres. They could decrease the length of the build form envelope and regain gross floor area by extending the building further to the east.

Ms. Salach stated they have looked at sighting the building in a different location but there are constraints due to the required distance to front yard setback as well as the pinch point which they were respecting in terms of the side yard setback. What Mr. Taylor has proposed would require a reconfiguration of the building. However, based on the work done with the civil engineers there are servicing items that would need to be reviewed, elevation differences, retaining walls, etc. She does not believe that if they shift the building over they would be able to accommodate the six (6) metre wide drive aisle as it is very tight.

Jason Ferrigan, Director of Planning Services, stated that the Planning Committee does not have to make the decision of the driveway aisle. There is additional technical work that would need to be done in order to determine whether this is an acceptable proposal. He stated they could continue to work with the applicant on the Site Plan to determine if it is viable. If it is not, the Committee of Adjustment process is still available to the applicant to seek relief from the zoning standard. He does not want the Committee to have to make a decision on the driveway aisle when they do not have all of the technical information before them.

Mr. Dorland stated that they would ask that they proceed as recommended by staff and will attempt to revisit the side yard and front yard setbacks. He further stated that they will verify with the fire department to see if it is necessary to get a fire truck through the drive aisle to fight fires adequately.

The Chair asked whether there was anyone 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 alternate resolution was presented:

PL2018-17 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by 1679592 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C3(20)", Limited General Commercial Special and "R3-1", Medium Density Residential to "C3(S)", Limited General Commercial Special on a portion of those lands

described as PINs 02123-0272 & 02123-0273, Parcels 34030 & 12066, Parts 1 to 3, Plan 53R-16350, Parts 1 & 3, Plan 53R-4474 and Part 1, Plan 53R-6951, Lot 3, Concession 5, Township of McKim, as outlined in the report entitled "1679592 Ontario Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 8, 2018, and continued at the Planning Committee meeting of February 12, 2018, subject to the following conditions:

1. That the permitted uses be amended to add a personal service shop.
2. That prior to the enactment of the amending by-law:
  - a. The owner shall have entered into an amended site plan control agreement with the City and register said amended site plan control agreement on-title to the satisfaction of the Director of Planning Services; and,
  - b. The owner shall have finalized any open and outstanding or otherwise required building permits applicable to the lands, including a demolition permit if necessary relating to the removal of the detached garage, or the two lots are consolidated, making the medical office the new principal use of the lands to the satisfaction of the Chief Building Official.
3. Conditional approval shall lapse on February 27, 2020 unless condition #2 above has been met or an extension has been granted by Council.
4. That Resolution PL2017-93 be superceded in so far as item 2 c. with the following,  
"c. That the existing building located on Part 1, Plan 53R-16350 shall be permitted as located on the lot."

**YEAS:** Councillor Lapierre, Sizer, McIntosh and Landry-Altmann.

**CARRIED**

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

Councillor Jakubo, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

*At 6:13 p.m. Councillor Jakubo returned.*

- 2      Maxime Rivard – Application for rezoning in order to permit a dwelling with three (3) units, 1124 Gordon Avenue, Sudbury.

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

Report dated January 22, 2018 from the General Manager of Growth and Infrastructure regarding Maxime Rivard – Application for rezoning in order to permit a dwelling with three (3) units, 1124 Gordon Avenue, Sudbury.

Max Rivard, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Eric Taylor stated that there was a building permit issued in 2016 and the permit was for a duplex. The plans on the permit showed an unfinished space in the basement. The Building Services department had the owner sign an acknowledgment saying that the property could only

be used as a duplex and it would be illegal to use it for any other purpose. He has no specific information in regards to the letter about 3 meters being there as the Building Services department did not provide this information.

Mr. Rivard stated that when he built the duplex, the Building Services department allowed him to rough in for a triplex because he had the intention on applying for a rezoning.

*At 6:23 p.m. Councillor Landry-Altmann departed.*

Ray Grenier, concerned area resident, stated that he brought up the issue of there being three (3) meters for gas and hydro. He has had many discussions with Mr. Rivard and has nothing against him. However, there is an issue in the area as there is constant construction of rebuilt homes which is what happened with Mr. Rivard's property. When he moved into the area 44 years ago, it was an area zoned R-3. Because of the sewer and water system, the City decided they no longer could have the area zoned R-3, therefore it was changed to R-2. Some of the buildings on the street are grandfathered in as R-3 buildings, but any new developments were supposed to remain zoned R-2. When the cul-de-sac was created on Gordon Avenue a few years ago, they were able to view the new watermain. It was a six (6) inch main that is now the size of a four (4) inch main; they cannot keep increasing the density of population unless they want to upgrade the watermains also. If one door is being opened in order to allow the triplex, it may open multiple doors for anyone who wishes to do the same. He believes there is ample proof that the applicant had the intention on building a triplex from the beginning.

*At 6:27 p.m. Councillor Landry-Altmann returned.*

Mr. Rivard stated he did not build the three (3) units at the same time, he had built two (2) then slowly worked on the third.

*At 6:28 p.m. Councillor Landry-Altmann departed.*

The Chair asked whether there was anyone 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:

PL2018-18 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Maxime Rivard to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2 2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on lands described as PIN 02127-0328, Parcel 12738 S.E.S., Lot 6, Plan M-172 in Lot 4, Concession 5, Township of McKim, as outlined in the report entitled "Maxime Rivard", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2018, subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owner shall address the following:
  - i) Submit a building permit application addressing the third dwelling unit to the satisfaction of the Chief Building Official;
  - ii) Install an opaque fence with a minimum height of 1.8 metres along the southerly interior side lot line from the rear lot line to the front building line to the satisfaction of the Director of Planning Services;

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

i) A maximum of three (3) dwelling units shall be permitted;

ii) An opaque fence with a minimum height of 1.8 metres shall be provided along the southerly interior side lot line from the rear lot line to the front building line.

c) Conditional approval shall lapse on February 27, 2020 unless Condition a) above has been met or an extension has been granted by Council.

**YEAS:** Councillors Lapierre, Jakubo, Sizer and McIntosh.

**CARRIED**

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

With concurrence of the Planning Committee, City staff were directed to provide a report to the Committee in regards to applications where individuals have unlawfully constructed more units in a building than permitted and are now seeking approval for these units and/or additional units.

*At 6:42 p.m. Councillor Landry-Altmann returned.*

3 Huu Nguyen Tran – Application for rezoning to permit six dwelling units, 1815 & 1821 Paris Street, Sudbury

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

Report dated January 22, 2018 from the General Manager of Growth and Infrastructure regarding Huu Nguyen Tran – Application for rezoning to permit six dwelling units, 1815 & 1821 Paris Street, Sudbury.

Alex Singbush, Senior Planner, outlined the report.

*At 6:49 p.m. Councillor Landry-Altmann departed.*

Alex Singbush stated that through the Site Plan Control process there will be an opportunity to deal with screening issues including fencing. Normally, a property zoned R-3, such as this one, would be required to have the full three (3) metre landscape strip or a reduced landscape strip with a fence.

Len Hirvela, concerned area resident, stated that he lives in the building across the street. Further, he asked if this is going to be one building or a townhouse style development, and if it will be enclosed parking or general parking for that property.

The Chair asked whether there was anyone 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:

PL2018-19 Lapierre/Jakubo: THAT the City of Greater Sudbury approves the application by Huu Nguyen Tran to amend Zoning By law 2010-100Z to change the zoning classification

from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on those lands described as PINs 73595-0074 & 73595-0260, Parcels 9469 & 13020 S.E.S., Part of Lots 14, 15, & 17, Plan M-161, Parts 1 & 2, Plan 53R-12998, Lot 6, Concession 1, Township of McKim, as outlined in the report entitled "Huu Nguyen Tran", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2018, subject to the following conditions:

- a. That a maximum of six dwelling units shall be permitted;
- b. That the existing buildings, as located, shall be permitted;
- c. That a minimum 1.0 m planting strip be provided abutting Lot 16, Plan M-161.
- d. That the required parking spaces shall be located in the rear yard; and
- e. That the lands be designated as a Site Plan Control Area pursuant to Section 41(3) of the Planning Act, as amended, and no alteration will be permitted unless the owners enter into an agreement with the City of Greater Sudbury regarding the facilities to be provided in accordance with the approved plan of development.

**YEAS:** Councillors Lapierre, Jakubo, Sizer and McIntosh.

**CARRIED**

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

4

Baikinson Land Corp - Applications for rezoning and draft plan of subdivision amendment in order to permit 44 row dwelling units in a draft approved subdivision and to extend draft plan approval for a period of three (3) years, Baikinson Subdivision, Chelmsford

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

Report dated January 22, 2018 from the General Manager of Growth and Infrastructure regarding Baikinson Land Corp - Applications for rezoning and draft plan of subdivision amendment in order to permit 44 row dwelling units in a draft approved subdivision and to extend draft plan approval for a period of three (3) years, Baikinson Subdivision, Chelmsford.

Barry Kindrat, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that the Committee can refer to the Draft Plan conditions contained within the staff report. Condition #35 which requires that an agreement with the City to be registered on title, to include in all Agreements of Purchase and Sale wording informing the purchasers of Lots 31 to 49 as shown on the draft plan that the lot backs onto lands containing a private aerodrome, and that activities related to the aerodrome include the taking-off and landing of aircraft, and may result in noise from time to time which may affect the enjoyment of their property.

The Chair asked whether there was anyone 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.**

## Rules of Procedure

With concurrence of the committee, the reading of both resolutions was waived.

The following resolutions were presented:

Resolution regarding Draft Plan of Subdivision Amendment:

PL2018-20 Lapierre/Jakubo: 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 PINs 73348-0611 & 73348-0644 in Lot 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780 5/12006, as follows:

a) That Condition #1 be deleted and replaced with the following:

"1. That this draft approval applies to the draft plan of subdivision of PINs 73348-0611 & 73348-0644 in Lot 2, Concession 2, Township of Balfour, as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., and dated August 12, 2014, as amended by a plan prepared by Adrian Bortolussi, O.L.S., and dated October 5, 2017."

b) By deleting Condition #2.

c) By deleting the reference to "General Manager of Growth and Development" and replacing the references to the "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" in Conditions #4, 12 and 22.

d) That Condition #13 be deleted and replaced with the following:

"13. That this draft approval shall lapse on April 7, 2021."

e) That Condition #17 be deleted and replaced with the following:

"17. The owner shall revise the Traffic Impact Study to the satisfaction of the Director of Infrastructure Capital Planning to address the following:

-analyze the connection to Laura Drive; and,

-review the phasing of the development to ensure that road connections are made in a manner that balances traffic volumes within the existing neighbourhood."

f) By adding the following to Condition #25:

"A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."

g) By deleting Condition #26 and replacing it with the following:

"26. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, new asphalt binder course, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission."

h) By adding the following to Condition #27:

"A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."



i) By deleting Condition #29 and replacing it with the following:

“29. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan, detailing the location and types of sediment and erosion control measures to be implemented during construction. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.”

j) By deleting Condition #32 and replacing it with the following:

“32. The owner/applicant will provide a utilities servicing plan, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the lots being created, to the satisfaction of the General Manager of Growth and Infrastructure. The utilities servicing plan, as a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.”

k) By replacing the reference to “Growth and Development Department” with “Planning Services Division” in Condition #40.

l) By adding the following as Condition #41:

“41. The owner shall provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure to the satisfaction of the Director of Planning Services.”

m) By adding the following as Condition #42:

“42. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision’s storm water outlet to the satisfaction of the General Manager of Growth and Infrastructure.”

n) By adding the following as Condition #43:

“43. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.”

o) By adding the following as Condition #44:

“44. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”

**YEAS:** Councillors Lapierre, Jakubo, Sizer and McIntosh.

**CARRIED**

Resolution regarding Zoning By-law Amendment:

PL2018-21 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Baikinson Land Corp. to amend Zoning By law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One, “R3.D30(51)”, Medium Density Residential Special and “R3.D40(52)”, Medium Density Residential Special to a revised “R3(S)”, Medium Density Residential Special on lands described as Part of PIN 73348-0644, Parts 1, 2 & 8, Part of Parts 9 & 10, Plan 53R-20598 in Lot 2, Concession 2, Township of Balfour, as outlined in the report entitled “Baikinson Land Corp”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2018, subject to the following conditions:

a) That the owner provides the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;

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

i) The only permitted uses shall be single detached dwellings, duplex dwellings, semi-detached dwellings, row dwellings and related accessory uses;

ii) The following site-specific provisions shall be applied to row dwellings:

(a) The maximum building height for row dwellings shall be one (1) storey;

(b) The minimum setback for a main building from the northerly interior side lot line abutting Lot 14, Plan M-331 shall be 15 metres;

(c) For row dwellings located on corner lots on Parts 8 and 10, Plan 53R-20598, the following provisions shall apply:

-The minimum rear yard setback shall be 1.2 metres;

-No planting strip shall be required;

-A minimum 1.8-metre high opaque fence shall be provided along the easterly rear lot line from the interior side lot line to the front building line;

(d) For row dwellings located on corner lots where the main building façade faces a public road, a minimum one (1) parking space per dwelling unit is required and the driveways for each pair of units shall be paired and centred at the common wall;

(e) For the purposes of Subclause (d) above, the main building façade facing a corner side yard may include an attached garage.

c) Conditional approval shall lapse on February 27, 2020 unless Condition a) above has been met or an extension has been granted by Council.

**YEAS:** Councillors Lapierre, Jakubo, Sizer and McIntosh.

**CARRIED**

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

5 Dalron Construction Limited – Application for rezoning to permit semi-detached dwelling units. Hidden Valley Subdivision, Val Caron

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

Report dated January 22, 2018 from the General Manager of Growth and Infrastructure regarding Dalron Construction Limited – Application for rezoning to permit semi-detached dwelling units, Hidden Valley Subdivision, Val Caron.

Jaz Perry, the applicant, was present.

Alex Singbush, Senior Planner, outlined the report.

Mr. Perry stated that the rezoning is more of a technical nature as they are not changing anything from the current approved consolidated Draft Plan that already went through its due process. They are aligning the zoning and the new approved Draft Plan in order to have them operate in conjunction with one another. They agree with staff's recommendations and request that the Planning Committee give consideration for approval of the application.

Eric Taylor, Manager of Development Approvals, stated that the portion shown as City lands as outlined in the sketch, are owned by the City and there is a larger area zoned park. The lands to the south that are zoned park are owned by Dalron, and were subject to the 2007 rezoning application zone them residential to permit the lots in the Draft Plan. There is a street and a cul-de-sac that has been approved as part of the Draft Plan by the City, and were previously subject to zoning approval.

Alex Singbush, Senior Planner, stated that the park land would be the lands indicated as city lands, additional park land has been provided elsewhere in the community. There has been a conversation for larger park land to be provided south and west of this location.

Mr. Perry stated that the semi-detached lots in this subdivision would be like others they have developed. These homes would be more suited to the existing fabric of the neighbourhood, they would be single and two (2) storey semi-detached dwellings.

Joseph Buckle, concerned area resident, stated that it seems that there will be physical barrier between Third Street and the proposed development and inquired if this is accurate. Occasionally, they see off-roading vehicles come out of the vacant land onto Third Street. Those vehicles then come down Third Street, and cross Regional Road 80 to get to the vacant land. Neighbours on the street are respectful of each other; however, these vehicles that come onto their street are not respectful of their properties. Once the development begins, the additional houses will provide no barrier between Third Street and the subdivision.

Erin Liukko, concerned resident, stated that she is speaking on behalf of her parents that live on Fifth Street. She stated that their main issue is with the cul-de-sac that was supposed to be built at the end of Fifth Street. In the 2007 Draft Plan, a cul-de-sac was supposed to be installed in two (2) years and this was stated eight (8) years ago. The traffic on Fifth Street is unreasonable as it is the entrance to get into the Hidden Valley subdivision. Her parents' backyard on Fifth Street has been flooding since the development as well as some on Fourth Street. She inquired where and what streets will be used as the entrance for the construction, and why the entrance to the highway was blocked. She inquired as to how long the construction would take as it is very disruptive. They have already gone through eight (8) years of construction and they do not look forward to more. Kids cannot play on the street as there is a large amount of traffic.

Anne Poliquin-Chaput, concerned area resident, stated that she wanted to ensure the Committee received the email and petition that was sent.

Mr. Perry stated that once the development is complete, Third Street will be a cul-de-sac and will not have access to Anton Avenue. Whether or not if people will continue to use

recreational vehicles to use that access to get around he cannot answer. However, he believes it will not be as easy because the area will be more developed and more closed off in this regard. Third and Fifth Street are culs-de-sac and 4th will be connected to Anton Avenue. He anticipates that Hidden Valley Drive of Municipal Road 80 will be the primary entrance during the construction. Moving forward they would try to keep as much construction traffic on site as possible, as it is costly to move the large machinery around. He is uncertain as to which entrance to the highway was blocked. He believes it might be Hidden Valley Drive the resident was referring to. Hidden Valley Drive is a private access road that is not yet a municipal road, which did have some issues in relation to trespassing. They will be lifting the boulders in order to get access to Hidden Valley Drive for construction purposes. This is a large site that will be developed over time. They hope to start servicing the area this summer and anticipate two (2) to two and a half (2 ½) years before completion of the project. The next phase would encompass some of the lots being rezoned, but not all of them. He further stated that the overall first plan was approved in 2011.

Eric Taylor, Manager of Development Approval, stated that there was a zoning approval from 2004 for a portion of the Draft Plans that were consolidated together. The original M-Plans that appear in the zoning go back much earlier. There are M-Plan numbers 1130, 1131 and 1132 which would put the original approvals date as late as the early 1960's. These plans are all being reconfigured as part of the current Draft Plan to which the file dates back to 2004. They are working on consolidating three (3) Draft Plans under one which started in 2011. He further clarified that upon further research, the original M-Plans dated back to the early 1980s, not the 1960s.

Jason Ferrigan, Director of Planning Services, stated that there has been an intention to develop these lands for several decades.

Brent Pidgeon, concerned area resident, stated that according to the plan, the semi-detached dwellings at the end of Third Street are in a drainage ditch where the water coming from Valleyview Road comes down the hill and floods his home. He does not understand how they plan on developing these homes unless they intend on putting a culvert on all of the developments. The drainage ditch is eight (8) feet deep and twelve (12) feet wide. He further stated that he hopes they will not use Second Avenue as an access for the construction.

Robert Webb, Supervisor of Development Engineering, stated that there are provisions as part of the Draft Plan of Subdivision approval to deal with the extensions of the municipal drains in the area and the connections for them. The portion of the sketch that looks like a laneway on the back of Anton Avenue is a portion of the drainage ditch. This ditch will be going through what is labeled "City Lands" and out to the west where the Drainage Department will be deepening the Municipal drain to a future storm management pond.

The Chair asked whether there was anyone 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:

PL2018-22 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By law 2010-100Z to change the zoning classification from "R1-5", Low Density Residential One and "P", Park to "R2-2", Low Density Residential Two on those lands described as Part of PIN 73501-2227, part of Lot 36, Plan

85S, Parts 1 & 2, Plan 53R-20727, Lot 5, Concession 4, Township of Blezard, as outlined in the report entitled “Dalron Construction Limited”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2018, subject to the following conditions:

- a. That prior to the enactment of the amending by-law the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending by-law.
- b. That the City’s delegated official amend the conditions of draft plan approval for the Hidden Valley Subdivision, file 780-7/04003, to add a condition as follows:  
  
“That prior to the final approval of any phase encompassing the development of lots with frontage on Street “L”, Fourth Street, and Anton Avenue north of Fifth Street the required works for the Horizon Municipal Drain 2011 reconstruction shall have been completed to satisfaction of the General Manager of Growth & Infrastructure.”
- c. Conditional approval shall lapse two (2) years from February 27, 2018 unless Condition a. above has been met or an extension has been granted by Council.

**YEAS:** Councillors Lapierre, Jakubo, Size and McIntosh  
**CARRIED**

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

### **Adopting, Approving or Receiving Items in the Consent Agenda**

The following resolution was presented:

PL2018-23 Lapierre/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

**CARRIED**

The following are the Consent Agenda items:

### **Routine Management Reports**

C-1      Rod & Elizabeth Wendler – Consent Referral Request for Consent Application B0092/2017, 2077 Melin’s Road, Sudbury

Report dated January 22, 2018 from the General Manager of Growth and Infrastructure regarding Rod & Elizabeth Wendler – Consent Referral Request for Consent Application B0092/2017, 2077 Melin’s Road, Sudbury.

PL2018-24 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the request by Rod & Elizabeth Wendler to allow Consent Application B0092/2017 on those lands described as PIN 73473-0285, Parcel 4981, Lot 12, Concession 3, Township of Broder, to proceed by way of the consent process, as outlined in the report entitled “Rod & Elizabeth Wendler” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2018.

**CARRIED**

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period and Announcements**

No Questions were asked.

### **Notices of Motion**

No Notices of Motion were presented.

### **Adjournment**

Jakubo/Lapierre: THAT this meeting does now adjourn. Time: 7:58 p.m.

**CARRIED**

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Adam Kosnick, Deputy City Clerk