

## **MINUTES- JUNE 12, 2017**

1679592 Ontario Inc. -Applications for Official Plan Amendment and Zoning By-law Amendment in order to continue to permit office uses and facilitate the development of a retail store accessory to the existing medical office use, 761 & 771 Lasalle Boulevard, Sudbury

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

Report dated May 23, 2017 from the General Manager of Growth and Infrastructure regarding 1679592 Ontario Inc. Applications for Official Plan Amendment and Zoning By-law Amendment in order to continue to permit office uses and facilitate the development of a retail store accessory to the existing medical office use, 761 & 771 Lasalle Boulevard, Sudbury.

Claude Lacroix, Lawyer for the applicant and Dave Dorland, agent for the applicant were present.

Jason Ferrigan, Director of Planning, stated that this property will be subject to a Site Plan Control Agreement and will be assessed with the policies that are in place today which will allow them to improve the look and feel of the property. He advised that this property is not subject to the policies of the Lasalle Corridor Study. The Site Plan Control Agreement will examine access, parking, landscaping and bicycle parking. He confirmed that the other recent application for rezoning on Lasalle was not subject to Site Plan Control Agreement, however, it is in this case since this property is being substantially changed.

Mr. Dorland stated that he would like clarification on the Site Plan Control Agreement so that they can become more consistent. He advised when properties are consolidated and made into one property they are supposed to have one water service. He stated that it does not make sense not to use the water line currently installed at the present location and install another water line under a paved driveway at the second location, which may not provide enough flow for fire services. He advised that there is currently a test manhole located at the westerly property and would like to see the requirement of another test manhole be removed. The property is 600 feet deep and water naturally drains across the existing parking lot. A Stormwater Management report cost approximately \$10,000 and he does not feel it is necessary for this property since everything is remaining the same.

Rob Webb, Supervisor of Development Engineering, stated there is a water use by-law that states one water service connection per site, which is to prevent multiple water service connections for individual property owners. He advised that they do not have the sprinkler requirements or waterflow tests. He stated that every commercial site requires a test manhole. He stated that a Stormwater Management Report is looked at during the Site Plan Control stage and sometimes a letter from a qualified engineer is sufficient for the issue of stormwater. The staff review shows sufficient fire service and hydrants available on Lasalle Boulevard, however, they do not have information regarding the sprinkler system inside the building.

Jason Ferrigan, Director of Planning Services, stated that they currently do not have an amended Site Plan Control Agreement and any issues will be addressed through that process.

Mr. Dorland stated that the policy regarding two water connections is a Council policy and he feels strongly that they should be able to use the the copper line that exists in the easterly building rather than breaking into the westerly building to provide another line.

Jason Ferrigan, Director of Planning Services, stated that staff are here to implement the water policy which is one connection service per property. The intent of this policy is to bring an order of regulation and certainty for billing and it is more efficient to bill one service connection per property.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this applicant and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the matter.**

The following resolutions were presented:

Resolution regarding Official Plan Amendment:

PL2017-92 Sizer/Jakubo: THAT the City of Greater Sudbury approves the application by 1679592 Ontario Inc. with respect to 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 to amend the Official Plan for the City of Greater Sudbury by changing the land use designation on the subject lands from Living Area 1 to Mixed Use Commercial and by deleting the site-specific exception found under Subsection 22.38 of the Official Plan.

YEAS: Councillors Jakubo, Sizer, McIntosh

**CARRIED**

Resolution regarding Zoning By-law Amendment:

PL2017-93 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by 1679592 Ontario Inc. with respect to 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 to change the zoning classification of the subject lands from "C3(20)", Limited General Commercial and "R3-1", Medium Density Residential to "C3(S)", Limited General Commercial Special subject to the following conditions:

1. That prior to the enactment of the amending zoning 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.

2. That the amending zoning by-law contain the following site-specific provisions:
- a. That the only permitted uses on the subject lands shall be business and professional offices, medical offices and a retail store;
  - b. That the retail store be permitted a front yard setback of 4.2 metres and an easterly interior side yard setback of 1.6 metres;
  - c. That the existing medical office building be permitted a westerly interior side yard setback of 1.9 m and a rear yard setback of 3.2 metres; and,
  - d. That any further relief required for the parking areas and any parking spaces or loading space, as well as landscaping and buffering be incorporated into the amending zoning by law once the site planning process has concluded.

YEAS:Councillors Jakubo, Sizer, McIntosh

**CARRIED**

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