

Location:	Tom Davies Square
Commencement:	5:30 PM
Adjournment:	10:09 PM

## Minutes

### Planning Committee Minutes of 11/20/17

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

Present	Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman Councillor Reynolds
City Officials	Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Alex Singbush, Senior Planner; Mauro Manzon, Senior Planner; Ed Landry, Senior Planner, Community and Strategic Planning; Adam Kosnick, Manager, Regulated Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

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

None declared

#### **Public Hearings**

- 1 *This is a continuation of a Public Hearing from the Planning Committee meeting of September 25, 2017.*

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

Report dated October 27, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. – Application for rezoning to permit the development of 40 row dwellings, 870 Auger Avenue, Sudbury.

Jaz Perry and Kristi Arnold, Dalron Contruction Ltd. and Toivo Rukholm, Transplan Associates, agents for the applicant, were present.

Jason Ferrigan, Director of Planning Services, outlined the summary report regarding concerns of the public.

Mr. Perry provided information in regards to some of the concerns of the residents such as the number of units, height, setbacks, traffic, snow removal and garbage. He advised that the single storey units will have a height of 5.33 m and the bungaloffs will have a height of 7.47 m. He stated that they will have setbacks in excess of the minimum 7.5 m required.

Mr. Perry stated that the cost of snow removal, grass cutting and exterior maintenance will be the responsibility of the condo board, which will consist of the purchasers of the units.

Ward Councillor Sizer asked what is involved with the Molok Bin collection for garbage.

Mr. Perry advised that Molok Bins operate differently than typical commercial bins. They are circular in shape and the exterior is driven into the ground providing much more storage. They are bear proof and constructed of heavy pvc. The garbage is removed through a heavy duty sleeve that extracts the garbage.

Simon Nickson, concerned resident provided a picture of another development that was not finished correctly. The picture showed a severe slope that causes many drainage issues. He expressed concern that the same problems might arise if this development on Auger Avenue is allowed to proceed.

Guiliano and Lisa Mirabelli, concerned residents expressed their concerns regarding drainage. They are not confident that there will not be flooding in the spring when the snow melts if the condo board is responsible for snow removal. He would like assurance that they will take responsibility if there is water damage. Lisa Mirabelli is concerned about access to the park. She would like to make sure there is walking and vehicle access. They are also concerned about handicap accessibility for the older age groups since bungaloffs have stairs and would not be accessible.

Rob Webb, Supervisor of Development Engineering, stated that the drainage of the site would be part of the Site Plan Agreement. He advised that this site would need to drain into the storm sewer on Auger Avenue. He stated that a swale would be required at the back of the units in order to have the water brought out to the City system for drainage. All of the drainage would be dealt with through the Storm Water Management Program. The Site Plan would be registered on the land and if there are any issues the City would enforce the Site Plan. He also advised that snow removal would be accommodated through the Site Plan.

Mr. Perry advised that the intention of the bungalow units is to provide an alternative option as some purchasers would like the additional space for storage or guests. He stated that they have not developed many accessible units in the past but it is something they will consider for these units.

Mr. Perry advised that access to the parkland by the school would be reviewed by fire prevention to determine fire access. He stated that he is not sure if the parkland at the rear of the development is gated.

Ward Councillor Sizer stated that at the east end of Hawthorne there is a pedestrian walkway and there is no fence blocking access to the park.

Jason Ferrigan, Director of Planning Services stated there are two points of access to this park, one off at Hawthorne and one closer to the school. These access points appear to be sufficient to allow vehicle access.

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 matter.**

The following resolution was presented:

PL2017-165 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "R3-1(S)", Medium Density Residential Special on lands described as PIN 73570-0144, Parcel 23846, Block B, Plan M-518, Lot 11, Concession 5, Township of Neelon as outlined in the report entitled "Dalron Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, subject to the following condition:

1. That the only permitted use shall be row dwellings having a maximum height of one storey and uses accessory thereto.

#### Recess

At 6:38 p.m. the Planning Committee recessed.

#### Reconvene

At 6:58 p.m. the Planning Committee reconvened.

#### Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2017-165A2 Landry-Altmann/Sizer: THAT Resolution PL2017-165 be amended to remove condition one (1) and replace it with the following:

1. THAT the only permitted use shall be a maximum of 38 row dwellings.
2. THAT a minimum setback of 7.5 m shall be provided along the northerly and southerly interior side yards.
3. THAT a maximum height of one storey shall be permitted with the exception that a maximum of two (2) stories shall be permitted within 30 m of the rear lot line abutting the Park Zone.

#### Rules of Procedure

Councillor Lapierre presented the following amendment to Councillor Landry-Altmann's amendment:

PL2017-165A1 Lapierre/Jakubo: THAT the amendment brought by Councillor Landry-Altmann, resolution PL2017-165A2 be amended to remove conditions two (2) and three (3), and replace condition one (1) with the following:

- 1) THAT the only permitted use shall be a maximum of 38 row dwellings at a maximum height of 11 m.

**YEAS:** Councillors Sizer, Lapierre

**NAYS:** Councillors McIntosh, Landry-Altmann, Jakubo

**DEFEATED**

The following amendment was presented by Councillor Landry-Altmann:

PL2017-165A2 Landry-Altmann/Sizer: THAT Resolution PL2017-165 be amended to remove condition one (1) and replace it with the following:

1. THAT the only permitted use shall be a maximum of 38 row dwellings.
2. THAT a minimum setback of 7.5 m shall be provided along the northerly and southerly interior side yards.
3. THAT a maximum height of one storey shall be permitted with the exception that a maximum of two (2) stories shall be permitted within 30 m of the rear lot line abutting the Park Zone.

**YEAS:**Councillors McIntosh Landry-Altmann

**NAYS:**Councillors Jakubo, Sizer, Lapierre

**DEFEATED**

#### Recess

At 7:11 p.m. the Planning Committee recessed.

#### Reconvene

At 7:21 p.m. the Planning Committee reconvened.

#### Rules of Procedure

Councillor Lapierre presented the following amendment:

PL2017-165A3 Lapierre/Jakubo: THAT resolution PL2017-165 to be amended to remove condition one (1) and replace it with the following:

1. That the only permitted use shall be row dwellings and uses accessory thereto.

**YEAS:**Councillors Sizer, Jakubo, Lapierre

**NAYS:**Councillors McIntosh, Landry-Altmann

**CARRIED**

Councillor Landry-Altmann's amendment was presented:

PL2017-165A4 Landry-Altmann/Sizer: THAT resolution PL2017-165 be amended to include the following conditions:

2. THAT the only permitted use shall be a maximum of 38 row dwellings.
3. THAT a minimum setback of 7.5 m shall be provided along the northerly and southerly interior side yards.

**YEAS:**Councillors McIntosh, Landry-Altmann, Sizer

**NAYS:**Councillors Jakubo, Lapierre

**CARRIED**

The resolution as amended was presented:

PL2017-165 Lapierre/Jakubo: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "R3-1(S)", Medium Density Residential Special on lands

described as PIN 73570-0144, Parcel 23846, Block B, Plan M-518, Lot 11, Concession 5, Township of Neelon as outlined in the report entitled "Dalron Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, subject to the following condition:

1. That the only permitted use shall be row dwellings and uses accessory thereto.
2. That the only permitted use shall be a maximum of 38 row dwellings.
3. That a minimum setback of 7.5 m shall be provided along the northerly and southerly interior side yards.

**YEAS:**Councillors McIntosh, Lapierre, Jakubo, Landry-Altmann

**NAYS:**Councillor Sizer

**CARRIED**

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

- a) changes noted in the amendments to the resolution.

With the concurrence of the Planning Committee, City staff was directed to ensure that Auger Avenue remains the number one priority for traffic calming improvements within the City of Greater Sudbury.

**CARRIED**

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

Report dated October 30, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd – Application for rezoning in order to permit multiple dwellings units, retirement home guest rooms and related accessory uses on the former St. Raphael School site, 1096 Dublin Street, Sudbury.

Jaz Perry and Kristi Arnold, Dalron Contruction Ltd. and Toivo Rukholm, Transplan Associates, agents for the applicant, were present.

Mauro Manzoni, Senior Planner, outlined the report.

### Recess

At 8:19 p.m. the Planning Committee recessed.

### Reconvene

At 8:29 p.m. the Planning Committee reconvened.

Laraine Taylor, concerned resident, outlined her concerns from her letter attached to the agenda.

Laurie Ridley Pamseri, concerned resident, distributed an illustration to show that the majority of residents in the area are not in favour of this development. She advised that they are against the high density rezoning. The existing building could be turned into retirement units. She feels that the development along with personal offices and shops will cause excess traffic as there is not much public transportation in the area. Dublin Street is not a main thoroughfare, and cannot support high density traffic. Drainage and water run offs are a major

concern and they do not want another Mountain Street incident. They would like the neighbourhood to remain as low density.

Ted Wilson, concerned resident, stated that he is concerned about the traffic study that was completed. He has lived on the street for 31 years and has dealt with the traffic congestion when it was a school. The demographics on the street are changing, and older people are moving to apartments and young people are moving into the area with children. He would like to see the school revamped into a seniors complex. He advised that the traffic was only a concern twice a day when it was a school, and that was not year round. Traffic is already a problem on the street as many vehicles use Dublin Street as a bypass when Lasalle Boulevard has any issues. His other concern is the entrance for the development will only have one access point and he is worried that emergency vehicles will have issues accessing the property.

Kevin Squires, concerned resident, lives beside the proposed development and he is concerned about damage or injuries that may be caused if this development is approved, due to increased traffic.

Cathy Hayes, concerned resident, would like to see the developer re-purpose the existing school. She is concerned that the school cannot accommodate 180 more vehicles. There needs to be something done about the entrance to this property. There are 50 homes and this development will triple the population of the street with one (1) building. She advised she is totally against this development.

Courtney Dini, concerned resident, advised that she has lived in the neighbourhood for one year. The population in the area is aging. She advised that institutional properties are needed. She said the traffic is already bad and 180 additional spots will increase the traffic problem. It is not close to public transit and the route is sporadic. She is dreading taking her kids to the school bus pickup due to speeding vehicles. There was more caution in the area when it was a school. A second entrance is needed at the back of property. She would like to see the development be exclusive to seniors.

Gaston Robert, concerned resident, is worried about an increase in the crime rate with the extra population from this development. He has lived in the area for 38 years and the only traffic issues from the school were in the morning and afternoon and not year round.

Mr. Perry stated that there is a blind spot at the gymnasium corner and they will work on traffic calming or install a stop sign in this area. As for the crime rate they have seen a significant amount of break and enters since they have purchased the abandoned school.

Mr. Perry advised that there is a not a possibility to have a second entrance due to the Nickel District Conservation restrictions and a private lot to the east.

Eric Taylor, Manager of Development Approvals, stated that access entrances are looked at as part of the Site Plan Control Agreement. Development Engineers, the Roads Department and Fire Services review this information. Modifications to the existing configuration will be examined. There is room to provide fencing at 1090 Dublin and a landscape strip. There is 6.5 metres, the minimum width required for two-way traffic, so there is enough width to accommodate this. The total set-back to the building is 9.1 m, with a difference of 2.6 m, part of which would be the required landscape buffer and it would be tight for pedestrian access, however, they would look at making pedestrian movement as safe as possible during the Site Plan Agreement process.

Mr. Perry stated that the current gymnasium will be used for premium townhouse style units that residents can drive up to.

Mr. Rukholm stated that accidents are normally a part of a traffic impact study. In this case the City did not ask for a traffic impact study.

Eric Taylor, Manager of Development Approvals, stated that a traffic analysis was completed for Dublin Street which is a simplified traffic impact study. A traffic analysis does not include accident statistics.

Jason Ferrigan, Director of Planning Services, stated that there is a pre-consultation process with the applicants to identify any required information. Roads and traffic will decide if a traffic study or analysis is required and the results of this would form the Planning Department's decision in making a recommendation.

Mr. Perry stated that most of the concerns brought forward to this meeting were discussed at the information session. The blind spot by the gymnasium is something they are going to address.

Ward Councillor Reynolds stated that she only received two calls regarding this application and both were from the same household. She also received an email from a resident who was collecting signatures for the petition. She attended an information meeting on September 6th, where citizens were able to voice their concerns about infrastructure and traffic. Many were also present to receive more information about the development and the units. There is now a waiting list for people wanting to live at the new development. She wonders why no one called her. Over the years she has received many calls from New Sudbury residents asking when they are going to have this kind of development, and it was suggested in the past that this should be developed when the school closed.

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 matter.**

The following resolution was presented:

PL2017-166 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "R4(S)", High Density Residential Special on lands described as PIN 02124 0103, Part 1, Plan SR-713 in Lot 2, Concession 5, Township of McKim, as outlined in the report entitled "Dalron Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, subject to the following conditions:

- a) The only permitted uses shall be a multiple dwelling, a retirement home, and related accessory uses;
- b) The development shall not exceed 120 dwelling units or 150 guest rooms or a combination thereof. The formula for determining capacity shall be on the basis of 1.25 guest rooms being the equivalent of 1 dwelling unit;
- c) The location of the existing building shall be permitted;
- d) The maximum building height of the existing building shall not exceed two (2) storeys;

e) New buildings are permitted in accordance with the following provisions:

i) The minimum setback from the southerly interior side lot line abutting Lots 8 to 11, Plan M 382 shall be 80 metres;

ii) The maximum building height shall be six (6) storeys;

f) Related accessory uses are permitted in conjunction with a retirement home as follows:

i) A medical office with a maximum gross floor area of 400 m<sup>2</sup>;

ii) Not more than one personal service shop and one convenience store, not exceeding 150 m<sup>2</sup> in total net floor area, accessory to, completely enclosed within and accessible only from inside the retirement home;

g) A planting strip with a minimum depth of 1.8 metres shall be provided along the southerly interior side lot line abutting Part 1, Plan 53R-3835;

h) A natural vegetative buffer shall be maintained 10 metres from the southerly, westerly and easterly interior side lot lines abutting the rear yards of Lots 5 and 6, Plan M-1116, Lots 8 to 14, 16 and 17, Plan M-382, and Part 1, Plan 53R-3835.

#### Recess

At 9:31 p.m. the Planning Committee recessed.

#### Reconvene

At 9:50 p.m. the Planning Committee reconvened.

#### Rules of Procedure

Councillor McIntosh presented the following amendments:

PL2017-166A1 McIntosh/Landry-Altmann: THAT resolution PL2017-166 be amended to add the following:

i) A natural vegetative buffer shall be maintained with a minimum width of 20 metres from the northerly (rear) lot line.

**YEAS:**Councillors Landry-Altmann, McIntosh, Lapierre, Sizer, Jakubo

**CARRIED**

PL2017-166A2 McIntosh/Landry-Altmann: THAT resolution PL2017-166 be amended to add the following:

AND THAT at the site plan stage pedestrian access to Stafford Street be maintained and the southerly access drive include a pedestrian walkway.

**YEAS:**Councillors McIntosh, Landry-Altmann, Sizer, Lapierre

**NAYS:**Councillor Jakubo

**CARRIED**

#### Rules of Procedure

With the concurrence of the committee members present, the reading of the amended resolution was waived.



The resolution as amended was presented:

PL2017-166 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "R4(S)", High Density Residential Special on lands described as PIN 02124 0103, Part 1, Plan SR-713 in Lot 2, Concession 5, Township of McKim, as outlined in the report entitled "Dalron Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, subject to the following conditions:

- a) The only permitted uses shall be a multiple dwelling, a retirement home, and related accessory uses;
- b) The development shall not exceed 120 dwelling units or 150 guest rooms or a combination thereof. The formula for determining capacity shall be on the basis of 1.25 guest rooms being the equivalent of 1 dwelling unit;
- c) The location of the existing building shall be permitted;
- d) The maximum building height of the existing building shall not exceed two (2) storeys;
- e) New buildings are permitted in accordance with the following provisions:
  - i) The minimum setback from the southerly interior side lot line abutting Lots 8 to 11, Plan M 382 shall be 80 metres;
  - ii) The maximum building height shall be six (6) storeys;
- f) Related accessory uses are permitted in conjunction with a retirement home as follows:
  - i) A medical office with a maximum gross floor area of 400 m<sup>2</sup>;
  - ii) Not more than one personal service shop and one convenience store, not exceeding 150 m<sup>2</sup> in total net floor area, accessory to, completely enclosed within and accessible only from inside the retirement home;
- g) A planting strip with a minimum depth of 1.8 metres shall be provided along the southerly interior side lot line abutting Part 1, Plan 53R-3835;
- h) A natural vegetative buffer shall be maintained 10 metres from the southerly, westerly and easterly interior side lot lines abutting the rear yards of Lots 5 and 6, Plan M-1116, Lots 8 to 14, 16 and 17, Plan M-382, and Part 1, Plan 53R-3835.
- i) A natural vegetative buffer shall be maintained with a minimum width of 20 metres from the northerly (rear) lot line;

AND THAT at the site plan stage, pedestrian access to Stafford Street be maintained and the southerly access drive include a pedestrian walkway.

**YEAS:** Councillors McIntosh, Landry-Altmann, Jakubo, Sizer, Lapierre  
**CARRIED**

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

- a) Additional conditions included in the resolution.

## **Motion to Proceed past 10:00 p.m.**

Sizer/Lapierre: THAT this meeting proceeds past the hour of 10:00 p.m.

**CARRIED BY UNANIMOUS CONSENT**

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

### Rules of Procedure

Councillor Landry-Altmann requested that Consent Agenda Item C-2 be pulled and dealt with separately.

The following resolution was presented:

PL2017-167 Sizer/Lapierre: THAT the City of Greater Sudbury approves Consent Agenda Item C-1 and C-3 to C-5.

**CARRIED**

The following are the Consent Agenda items:

## **Routine Management Reports**

C-1      Saldan Developments Ltd. - Application to extend a draft approved plan of subdivision approval. (Larocque Avenue & Municipal Road 80, Val Therese)

Report dated October 19, 2017 from the General Manager of Growth and Infrastructure regarding Saldan Developments Ltd. - Application to extend a draft approved plan of subdivision approval, (Larocque Avenue & Municipal Road 80, Val Therese).

PL2017-168 Lapierre/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PINs 73505-0993 & 73505-0964, Part of Parcel 16001 S.E.S., Part 20, Plan 53R-17595, Lot 7, Concession 2, Township of Hanmer, as outlined in the report entitled "Saldan Developments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, File # 780-7/05006, upon payment of Council's processing fee in the amount of \$1,702.50, as follows:

1. That Condition #8 be deleted and replaced with the following:

"8. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development."

2. By adding at the end of Condition #11 the following:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor."

3. By adding at the end of Condition #12 the following:

"A lot grading agreement shall be registered on title; if required, to the satisfaction of the

Director of Planning Services and City Solicitor.”

4. That Condition #17 and #18 be updated by replacing the words “Growth and Development” with “Growth and Infrastructure”.

5. That Condition #20 and #24 be updated by replacing the words “Infrastructure Services” with “Growth and Infrastructure”.

6. That Condition #27 be deleted and replaced with the following:

“27. That this draft approval shall lapse on October 14, 2020.”

7. That Condition #28 be updated by deleting “#10” and adding “#11”, “#12” and “#37”.

8. That a new Condition #34 be added as follows:

“34. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

9. That a new Condition #35 be added as follows:

“35. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.”

10. That a new Condition #36 be added as follows:

“36. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.”

11. That a new Condition #37 be added as follows:

“37. That in accordance with Section 59(4) of the Development Charges Act, a notice 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 of the development charges related to development.”

**CARRIED**

C-3

PL2017-169 Sizer/Lapierre: 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 of November 20, 2017, for a period of two (2) years to September 30, 2019.

**CARRIED**

C-4 PL2017-170 Lapierre/Sizer: THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-9/11-2 by 1208627 Ontario Ltd. on lands described as Lots 25, 26, 27 & 42, Plan 53M-1229, Township of Rathbun, as outlined in the report entitled "1208627 Ontario Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 20, 2017, for a period of two (2) years to October 20, 2019, upon payment of the processing fee of \$2,900.

**CARRIED**

C-5 PL2017-171 Sizer/Lapierre: THAT the City of Greater Sudbury declares surplus to the City's needs, a portion of the parkland on Catherine Drive, Garson, legally described as Part of PIN 73495-0556 (Lt) being Part of Block A on Plan M-891, Township of Garson, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, and outlined in the report entitled "Catherine Drive, Garson – Declaration of Surplus Parkland" from the General Manager of Corporate Services presented at the Planning Committee meeting on November 20, 2017.

**CARRIED**

Item C-2 was dealt with separately.

C-2 Saldan Developments Ltd. - Application to extend a draft approved plan of subdivision approval (Sunrise Ridge Subdivision, Sudbury)

Report dated October 23, 2017 from the General Manager of Growth and Infrastructure regarding Saldan Developments Ltd. - Application to extend a draft approved plan of subdivision approval (Sunrise Ridge Subdivision, Sudbury).

Motion for Deferral

Councillor Landry-Altmann moved to defer this item to the Planning Committee meeting of December 11th, 2017, in order for more information to be provided.

**CARRIED**

## **Managers' Reports**

R-1 Downtown Sudbury Community Improvement Plan, and Brownfield Strategy and Community Improvement Plan Applications 185 – 227 Lorne Street

Report dated October 30, 2017 from the General Manager of Growth and Infrastructure regarding Downtown Sudbury Community Improvement Plan, and Brownfield Strategy and Community Improvement Plan Applications 185 – 227 Lorne Street.

The following resolution was presented:

PL2017-172 Lapierre/Sizer: THAT the City of Greater Sudbury accepts the Downtown Sudbury Community Improvement Plan application, and the Brownfields Strategy and Community Improvement Plan application, for lands located at 185 – 227 Lorne Street, as outlined in the report entitled "Downtown Sudbury Community Improvement Plan and Brownfield Strategy and Community Improvement Plan Applications – 185 – 227 Lorne Street", from the General Manager of Growth and Infrastructure, presented at the Planning

Committee meeting on November 20, 2017.

AND THAT Staff be directed to table a business case for Council's consideration as part of the 2018 Budget for up to \$9,507,785 over 15 years, which includes up to \$7,756,432 for the Downtown Sudbury Community Improvement Plan application and up to \$1,751,353 for the Brownfield Strategy and Community Improvement Plan application, and which is based on anticipated maximum cash outflow to fund the applications at 185 – 227 Lorne.

**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**

Lapierre/Sizer: THAT this meeting does now adjourn. Time: 10:09 p.m.

**CARRIED**

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Adam Kosnick, Deputy City Clerk