Location:	Tom Davies Square
Commencement:	4:48 PM
Adjournment:	6:32 PM

Minutes

Planning Committee Minutes of 3/20/17

Councillor Lapierre, In the Chair

Present: Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann

City Officials: Jason Ferrigan, Director of Planning; Kevin Fowke, General Manager of Corporate Services; Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager Clerk's Services/Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session

The following resolution was presented:

PL2017-36 McIntosh/Sizer: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Lease Agreement, Elgin Street, Sudbury

In accordance with the Municipal Act, 2001 s. 239(2)(c).
CARRIED

The Planning Committee moved into closed session at 4:49 p.m.

Recess: The Planning Committee recessed at 5:17 p.m.

Reconvene: At 5:46 p.m. the Planning Committee commenced open session in the Council Chambers.

Councillor McIntosh, In the Chair

Present	Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann Councillor Kirwan
City Officials	Jason Ferrigan, Director of Planning; Kris Longston, Manager of Community and Strategic Planning; Stephen Monet, Manager of Environmental Planning Initiatives; Ed Landry, Senior Planner; Melissa Riou, Senior Planner; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Ariel Nelson, Vital Statistics Assistant; Lisa Locken, Clerk's Services Assistant

Public Hearings

1 Phase 1 Official Plan Review

Report dated March 1, 2017 from the General Manager of Growth and Infrastructure regarding Phase 1 Official Plan Review.

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

Kris Longston, Manager of Community and Strategic Planning and Stephen Monet, Manager of Environmental Planning Initiatives provided an electronic presentation regarding the Official Plan Review.

Ron Dupuis, area resident, stated that he would like to see an amendment to the Official Plan, proposed by developer Angelo Cusinato regarding industrial lands. They would like the City to relocate seventy one (71) acres of industrial lands from the Suez and Coniston Industrial locations and abut them to the Valley East Industrial Park. He advised that the Suez and Coniston locations have been available for quite some time, however, they are not suitable for development as an industrial park due to several environmental hazards. He stated that the demand is in the Valley East and Walden areas and re-designating the lands to this area still conforms with what the Province is requiring. He submitted a letter from Malette-Goring Real Estate Brokerage on behalf of Mr. Cusinato, regarding this proposal.

Naomi Grant, Coalition for a Liveable Sudbury, stated that the Official Plan is an important guidance policy for the city and substantial work has been done over the last few years, however, they would like to see the the local food system hi-lighted because of the strength of the content. She stated that they would like to see an increase in the lake water quality policy especially with regards to vegetative buffers. She advised that they work with many partners in the community and have collaborated together since 2012. She advised that they would also like to see better clarity on sub-watershed studies which are a holistic ecological study of a watershed versus a storm water study which focuses on drainage. This should be clarified in the Official Plan. She advised that in lakes where phosphorous is present there are new policies in the draft Official Plan. They would like to see the presence of blue-green algae as a trigger for a protective policy. It has been recommended in a background study, however, is not yet in the Official Plan. In addition, they would like the interim water quality objective for phosphorous to coincide with what is recommended by the Province. The lake capacity modeling does not apply which is the case with Sudbury lakes where the model does not predict phosphorous levels in our lakes and they recommend ten (10) micro grams per litre

for lakes that have a natural level below that and an upper cap of twenty (20) micro grams per litre. There is a need for an environmental assessment required for any wetland that has not been looked at through a sub-watershed study to identify any species at risk. They would like recognition of locally significant areas in the Official Plan, reclaim sites in particular since they are scientifically important for long term data collection and the Sudbury protocol for regreening. The Greenspace Advisory Panel report is currently in the Official Plan, however, they would like to see more direction for allowed uses in parks. She also stated that they are concerned about rural lot splitting since it does not allow the best use of infrastructure and goes against the objectives for the local food system.

Nells Conroy, Drinking Water Source Protection Committee stated that they look at drinking water sources in the Sudbury area and advised that there are many good policies already in place that have been adopted in principle, including the requirement that communal services would be required for the vulnerable drinking water areas. He advised that the scope only looks at drinking water sources and does not look at surface or ground water sources. He would like the Official Plan to include policies that highlight the management of stormwater and protection that would not allow excess nutrients access to the lakes by using a stormwater mangment plan. He advised that work on area lakes is a continuum and there is no stopping the policies that have been put in place, however, they need the community to help protect these valuable resources.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this matter 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:

PL2017-37 Jakubo/Sizer: THAT the City of Greater Sudbury receives the Five Year Review Phase 1 Draft Amendment to the City of Greater Sudbury Official Plan;

AND, THAT Staff be directed to report back to Council with a summary of feedback received at the March 20, 2017 Public Hearing, together with any additional proposed policy amendments, as appropriate;

AND, FURTHER THAT Staff be directed to bring the above referenced report and the final Five Year Review Phase 1 Draft Amendment to the City of Greater Sudbury Official Plan for adoption in the spring of 2017.

YEAS: Councillor Lapierre, Sizer, Jakubo, Landry-Altmann, McIntosh
CARRIED

Matters Arising from the Closed Session

Councillor Lapierre, as chair of the Closed Session, reported that the Planning Committee considered matters regarding Lease Agreement, Elgin Street, Sudbury and direction was given to staff with respect to this matter.

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2017-38 Sizer/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-6 inclusive.
CARRIED

The following are Consent Agenda Items:

Routine Management Reports

C-1 Sitiri Investments Ltd. (Agent: Dalron Construction Limited) - Application to amend draft plan of subdivision and rezoning approval (Algonquin Subdivision, Sudbury)

Report dated March 1, 2017 from the General Manager of Growth and Infrastructure regarding Sitiri Investments Ltd. (Agent: Dalron Construction Limited) - Application to amend draft plan of subdivision and rezoning approval (Algonquin Subdivision, Sudbury) .

Resolution regarding Draft Plan of Subdivision Amendment:

PL2017-39 Jakubo/Sizer: 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, upon payment of the processing fee of $2,473.49, 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 Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, 53R-19865 in Lot 3, Concession 5, Township of Broder as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., and dated August 16, 2012, as amended by a plan prepared by Terry Del Bosco, O.L.S., and dated January 11, 2017."

b) By amending the references to the "General Manager of Infrastructure Services" to "General Manager of Growth and Infrastructure" in Conditions #9, 18, 28 and 32.

c) By deleting Condition #10 and replacing it with the following:

"10. That this draft approval shall lapse on December 23, 2018."

d) By deleting Condition #13 and replacing it with the following:

"13. That Blocks 55 and 56 be transferred to the City for public purposes."

e) By amending the reference to "Block 55" to "Block 57" in Condition #14.

f) By deleting Conditions #15, 16, 33 and 34.

g) By deleting Condition #35 and replacing it with the following:

"35. The owner shall complete a watermain loop connecting to the existing 150mm diameter watermain at the Algonquin Road/Street A intersection and a second location westerly to the satisfaction of the General Manager of Growth and Infrastructure."

h) By amending the reference to "Lots 21-26, 51 and 52" to "Lots 9, 10, 36–41" in Condition

#36.

i) By amending Condition #38 by replacing “Growth and Development Department” with “Planning Services Division.”

j) By adding the following as Condition #39:

“39. 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.”

k) By adding the following as Condition #40:

“40. 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.”

l) By adding the following as Condition #41:

“41. Based upon the recommendations in the Algonquin Watershed Study, a quantity control pond is not required at this location. The owner shall enter into an agreement to cost share quantity control with the City through downstream stormwater conveyance improvements. Quality stormwater control must be provided on site to an enhanced level of protection. Such land on the subject property as the City determines to be required for quality control measures shall be transferred to the City.”

Resolution regarding Zoning By-law Amendment:

THAT the approval of rezoning application File 751-6/12-33 on lands described as Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, 53R-19865 in Lot 3, Concession 5, Township of Broder be amended as follows:

Paragraph 2 of Planning Committee Recommendation PL2013-218 as ratified by Council on December 10, 2013 shall be replaced and superceded with the following:

“2. That the lands on the amended draft plan of subdivision dated January 11, 2017 be rezoned as follows:

i) Lots 1 to 10 be zoned as “R1-5”, Low Density Residential One;

ii) Lots 11 to 54 be zoned as “R2-2(S)”, Low Density Residential Two Special; and,

iii) Blocks 55 and 56 and the lot identified as “City Parkland” be zoned as “P”, Park.

AND THAT in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided for changes to the amending zoning by-law as provided for in this resolution.

CARRIED

C-2 West of Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Parkland and Land Exchange

Report dated February 27, 2017 from the General Manager of Corporate Services regarding West of Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Parkland and Land Exchange.

PL2017-40 Sizer/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant parkland west of Greenvalley Drive, Sudbury, legally described as Part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim;

AND THAT the City of Greater Sudbury dispense with the procedures outlined in the Parkland Disposal Policy By-law 2010-15 in order to facilitate a land exchange with 2487893 Ontario Limited;

AND THAT the vacant parkland west of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim, be transferred to 2487893 Ontario Limited; in exchange for vacant land west of Greenvalley Drive, Sudbury, owned by 2487893 Ontario Limited and legally described as part of PIN 73475-1580(LT), being part of Part 1 on Plan 53R-19797.

AND THAT the appropriate by-law be presented to authorize the land exchange and execution of the documents require to complete the land exchange, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.
CARRIED

C-3 William Avenue, Coniston - Declaration of Surplus Vacant Land

Report dated February 27, 2017 from the General Manager of Corporate Services regarding William Avenue, Coniston - Declaration of Surplus Vacant Land.

PL2017-41 Jakubo/Sizer: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land on William Avenue, Coniston, legally described as part of PIN 73560-0759(LT), City of Greater Sudbury, and offer the land for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.
CARRIED

C-4 291 Lourdes Street, Sudbury - Declaration of Surplus Property

Report dated February 28, 2017 from the General Manager of Corporate Services regarding 291 Lourdes Street, Sudbury - Declaration of Surplus Property.

PL2017-42 Sizer/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs 291 Lourdes Street, Sudbury, legally described as PINs 73583-0183(LT) and 73584-0882(LT), Township of McKim, all in accordance with the report from the Executive Director of Finance, Assets and Fleet dated February 24, 2017.
CARRIED

C-5 Unopened Elizabeth Street, Whitefish - Road Closure and Declaration of Surplus Land

Report dated February 27, 2017 from the General Manager of Corporate Services regarding Unopened Elizabeth Street, Whitefish - Road Closure and Declaration of Surplus Land .

PL2017-43 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs the unopened road allowance at Elizabeth Street, Whitefish, west of Bay Street, legally described as part of PIN 73382-0431(LT), City of Greater Sudbury, and offer the road allowance for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with a report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.
CARRIED

C-6 Garson Lake Road (Lake Road), Garson - Road Closure

Report dated February 27, 2017 from the Executive Director of Finance, Assets and Fleet regarding Garson Lake Road (Lake Road), Garson - Road Closure.

PL2017-44 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury close by by-law part of Garson Lake Road (Lake Road), Garson, legally described as PIN 73495-0877(LT), City of Greater Sudbury, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.
CARRIED

Correspondence for Information Only

C-7 2016 Property Sales and Acquisitions

Report dated February 27, 2017 from the Executive Director of Finance, Assets and Fleet regarding 2016 Property Sales and Acquisitions.

This report summarizes the sales and acquisitions for 2016. For information only.

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/Landry-Altmann: THAT this meeting does now adjourn. Time: 6:32 p.m.

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Brigitte Sobush, Deputy City Clerk