

Location: Tom Davies Square

Commencement: 4:19 PM

Adjournment: 9:37 PM

Minutes

Planning Committee Minutes of 11/21/16

Councillor Lapierre, In the Chair

Present Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman
Councillors Vagnini, Kirwan

City Officials Jason Ferrigan, Director of Planning Services; Keith Forrester, Real Estate Coordinator; Tony Cecutti, General Manager of Infrastructure Services; David Shelsted, Director of Roads and Transportation Services (D 4:49 p.m.); Tanya Thompson, Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session The following motion was presented:

PL2016-183 McIntosh/Lapierre: That the Planning Committee meet in closed session to deal with four (4) proposed or pending acquisition or disposition of land matters:

- Purchase of Property – Kingsway, Sudbury;
- Sublease Extension and Amending Agreement – Larch Street, Sudbury;
- Lease Amending Agreement – Bancroft Drive, Sudbury; and,
- Sale of Property – Westview Crescent, Lively

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

CARRIED

The Planning Committee moved into closed session at 4:20 p.m.

Recess At 5:03 p.m. the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chambers

Councillor McIntosh, In the Chair

Present Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman

Councillors Signoretti (A 8:14 p.m., D 9:02 p.m.), Kirwan (A 5:30 p.m., D 8:24 p.m.), Reynolds (A 8:09 p.m.)

City Officials Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community & Strategic Planning; Alex Singbush, Senior Planner; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Melissa Riou, Senior Planner; Ed Landry, Senior Planner; Tanya Thompson, Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Rules of Procedure

Councillor McIntosh moved that the order of the agenda be altered to deal with item R-3, prior to R-1.

CARRIED BY TWO-THIRDS MAJORITY

Public Hearings

- 1 Dalron Construction Ltd. - Application for rezoning in order to create seventeen (17) urban residential lots with single-detached, semi-detached and duplex dwellings as permitted uses, 1305 Holland Road, Sudbury.

Report dated November 1, 2016 from the General Manager of Infrastructure Services regarding Dalron Construction Ltd. - Application for rezoning in order to create seventeen (17) urban residential lots with single-detached, semi-detached and duplex dwellings as permitted uses, 1305 Holland Road, Sudbury.

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

Public Hearing continued from the October 17, 2016 Planning Committee Meeting.

Kristy Arnold and Jaz Perry, Dalron Construction, the applicants were present.

Alex Singbush, Senior Planner, outlined the report.

Mr. Perry presented an electronic presentation outlining the proposed development.

Ms. Arnold stated that this development would not have any significant impact on the traffic.

Ward Councillor Landry-Altmann, asked the applicant why the properties are being assessed at \$500,000.

Mr. Perry advised that the assessment is only an estimated cost.

Ms. Arnold stated that the assessment does seem high and that the goal for this site would be homes of the same size and scale of the neighbourhood, that would cost approximately \$250,000.

Ward Councillor Landry-Altmann, stated that the Official Plan states that when feasible, sidewalks are to be provided on at least one side of local roads. She advised that Lamothe Street recently underwent a resurfacing and she wants to know why sidewalks were not installed during this time.

Jason Ferrigan, Director of Planning Services, stated that Section 11.7 of the Official Plan does advise that sidewalks are to be installed when feasible. He advised that watermain replacements along Arvo and Lamothe Streets, which are local streets and not collector streets and the practice is to replace existing conditions with similar conditions if there is not an expected increase in traffic which is consistent with existing business practices.

Ward Councillor Landry-Altmann, stated that residents in the area have been petitioning to have sidewalks installed in their neighbourhood and are unhappy that this will not be completed. She stated the Official Plan section of the report that states that traffic impact on local streets is minimal and advised that there was a community meeting held in which approximately seventeen (17) residents attended, and that many residents were concerned about the traffic impact. She advised that the consensus for and against the development are about even however residents are concerned about the increased traffic and snow removal.

Mr. Perry advised that they are proposing a paved pedestrian walkway, similar to a sidewalk, between Arvo Street and Lamothe Street and that they would transfer this portion to the City.

Jason Ferrigan, Director of Planning Services, stated that removal and storage of snow in a cul-de-sac is difficult do because of the crescent shape and they often have to send in a pickup truck to clear snow out of corners after the plow has cleared the area. He advised that it is not recommended to have a connection from Arvo to Holland Street as it creates a cul-de-sac condition.

Ward Councillor Landry-Altmann advised that she received is a comment from a residence regarding the cul-de-sac being built a little larger. She also inquired if cul-de-sac lots are assessed at a higher rate.

Ms. Arnold stated that cul-de-sac lots are valued at a premium for those that prefer to live on a quiet street and are willing to pay more for this.

Mr. Perry stated that a portion of Arvo Street immediately adjacent to the property will be brought up to urban standards, including installing sewers and gutters.

Jason Ferrigan, Director of Planning Services, stated that the Planning Committee could provide direction which would require reconstruction on both roadways so that urban standard would be on both sides of the street.

Ward Councillor Landry-Altmann, stated that when they were resurfacing Lamothe, one

section was not paved in order to accommodate the proposed development so they would come back and finish to make it uniform. She stated current residents who have been paying taxes for over fifty (50) years have been asking for gutters and are frustrated, however it is not fair impose on the developer what the city cannot do.

Jason Ferrigan, Director of Planning Services, stated that a good portion has been repaved and some portions have been delayed due to this application to allow this process to see how many water line connections will be required.

Jason Ferrigan, Director of Planning Services, stated that the Planning Committee could give direction to provide for future urban service agreement upon if a policy comes into place.

Ms. Arnold stated that if this project was brought forward a year from now, the road would have been reconstructed in front of their property to an urban standard. She advised that roads have an eighty (80) year lifecycle and the city would have installed and rebuilt the road to a rural standard until they came along with their application.

Jason Ferrigan, Director of Planning Services, stated that direction could be given to amend the resolution to proceed with an urban standard or a future servicing arrangement or that the developer applies for cost sharing agreement.

Ms. Arnold stated that the \$175,000 stated would include curb, gutter and sidewalk.

Ward Councillor Landry-Altmann is concerned if only curbs and gutters are installed, where would people walk.

Jason Ferrigan, Director of Planning Services, stated with direction from the Planning Committee they could secure the applicants contribution in the form of deposits which would be drawn on when infrastructure development happens.

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:

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z to change the zoning classification from "I", Institutional to "R2-2", Low Density Residential Two in order to facilitate the creation of fifteen (15) urban residential lots allowing for single-detached, semi-detached and duplex dwellings as permitted uses on those lands described as PIN 02119-0026, Parts 1 & 2, Plan SR-845, Lots 48 to 63, Plan M-353, Lot 1, Concession 6, Township of McKim, subject to the following condition:

1. That prior to the enactment of the amending by-law the owner shall enter into an agreement with the City of Greater Sudbury agreeing to transfer to the City Part 1 on Plan SR-845 being part of Arvo Avenue on Plan M-353 for the purposes of a municipal road and also agree to enter into a future servicing agreement for the construction of Arvo Avenue and related services.

Amendment 1

The following amendment was presented by Councillor Landry-Altmann:

PL2016-184A1 Landry-Altmann/Sizer: That the developer installing curb and gutter and a sidewalk, when the City commits to the same on Avro and Lamothe and the project to be submitted as a budget option for 2017 budget process to be voted on.

YEA: Councillor Landry-Altmann.

NAY: Councillor Lapierre, Jakubo, Sizer, McIntosh

DEFEATED

Main Motion As Amended:

PL2016-184 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z to change the zoning classification from "I", Institutional to "R2-2", Low Density Residential on those lands described as PIN 02119-0026, Parts 1 & 2, Plan SR-845, Lots 48 to 63, Plan M-353, Lot 1, Concession 6, Township of McKim, subject to the following condition:

1. That prior to the enactment of the amending by-law the owner shall enter into an agreement with the City of Greater Sudbury agreeing to transfer to the City Part 1 on Plan SR-845 being part of Arvo Avenue on Plan M-353 for the purposes of a municipal road and also agree to enter into a future servicing agreement for the construction of Arvo Avenue and related services.

AND THAT the servicing agreement shall provide that the owner construct the Avro Avenue cul-de-sac at a rural standard and no upgrading of the existing portions of Avro Avenue and Lamothe Streets abutting the subject lands to an urban standard shall be required.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann

CARRIED

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

a) Letters asked that Arvo Street be a cul-de-sac and the Committee agreed.

Recess

At 6:55 p.m. the Planning Committee recessed.

Reconvene

At 6:59 p.m. the Planning Committee reconvened.

2 Rene Ranger - Application for rezoning to permit the existing three (3) unit multiple dwelling, 1390 Main Street, Val Caron

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding Rene Ranger - Application for rezoning to permit the existing three (3) unit multiple dwelling, 1390 Main Street, Val Caron.

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

Rene Ranger, the applicant, was present.

Alex Singbush, Senior Planner, outlined the report.

Ward Councillor Kirwan, stated that he supports the application.

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:

PL2016-185 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Rene Ranger to amend Zoning By-law 2010-100Z by changing the zoning classification of lands described as PIN 73502-0436, Parcel 23053, Lot 25, Plan M-486, Lot 6, Concession 6, Township of Blezard from "R1-5", Low Density Residential One to "R3", Medium Density Residential subject to the following condition:

1. That prior to the enactment of the amending by-law the owner shall submit to the City a building permit application and plans to the satisfaction of the Chief Building Official.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

CARRIED

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

3 Lamego Renovations Limited - Application for rezoning to permit a contractor's yard. 2758 White Street, Val Caron

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding Lamego Renovations Limited - Application for rezoning to permit a contractor's yard, 2758 White Street, Val Caron.

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

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

Alex Singbush, Senior Planner, outlined the report.

Alex Singbush, Senior Planner, stated that the requirement for the driveway to be paved is because the Roads and Transportation Services are looking for incremental improvements to minimize the tracking and this rezoning application provides for this opportunity.

Mr. Jarus stated that this application is to permit a new tenant to provide a contractor yard for a new drilling company to occupy the existing industrial building which was previously occupied by a roofing company. He advised that the subject property is on full municipal services and no new structures will be built. As well, this application conforms to the Official Plan and no land use conflicts with existing neighbours. He stated that the requirement for a paved driveway will add additional costs and he would like the Committee to consider removing this condition.

Ward Councillor Kirwan, stated that if the driveway was paved, it would be the only one in this industrial area and does not feel it is viewed as fair to ask for this requirement and would like the Committee to consider removing it. He supports the application.

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:

PL2016-186 Sizer/Landry-Altman: THAT the City of Greater Sudbury approves the application by Lamego Renovations Limited to amend Zoning By law 2010-100Z by changing the zoning classification of lands described as PIN 73501-0191, Parcel 49499, Part 8, Plan 53R-5680, Lot 9, Concession 5, Township of Blezard from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special to permit a contractor's yard subject to the following condition:

1. That prior to the enactment of the amending by-law the owner shall:

a) enter into an agreement with the City to pave an area from the edge of pavement on White Street to a point 15 metres easterly to the satisfaction of the General Manager of Infrastructure Services; and,

b) obtain an occupancy permit for the existing building to the satisfaction of the Chief Building Official.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman.

CARRIED

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

4 1854092 Ontario Ltd. and Racicot Holdings Ltd. - Application for rezoning in order to permit a townhouse development comprising 30 dwelling units, Cambrian Heights Drive, Sudbury

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding 1854092 Ontario Ltd. and Racicot Holdings Ltd. - Application for rezoning in order to permit a townhouse development comprising 30 dwelling units, Cambrian Heights Drive, Sudbury.

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

Patrick Danielson, agent for the applicant was present.

Mauro Manzon, Senior Planner, outlined the application

Mauro Manson, Senior Planner, stated that the noise by-law would apply for this development and that it is in close proximity to an industrial zone. He advised that in an M1-1 Zone, there is no outdoor storage allowed and that the existing mix of warehousing and service trades in the area, including a food processing plant are businesses that mainly operate indoors.

Mauro Manzon, Senior Planner, stated that the previous zoning for this property was R3 medium density residential which was re-zoned M1-1 special to accommodate a contractors yard.

Mr. Daniels stated that for the last three (3) years the owner has attempted to turn this property into an industrial business and is now reverting back to a residential use due to the needs.

Ward Councillor Kirwan, commended the applicant for seeing the need for residential use and proposing a plan that will enhance the area. He stated that families that move into this new development will have access to the newly constructed Ryan Heights playground and once the road is repaved it will enhance the neighbourhood and will fulfill the need for essential affordable housing and he supports this application.

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:

PL2016-187 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by 1854092 Ontario Ltd. and Racicot Holdings Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "M1-1", Business Industrial and "M1-1(15)", Business Industrial Special to "R3", Medium Density Residential on lands described as PINs 02127 0146, 02127-0219 & 02127-0221, Parcels 48238 & 48257 S.E.S., Parts 2 & 3, Plan 53R-13402, Block B, Plan M-930, Part 2, Plan 53R-6294, Part 5, Plan 53R-11457 in Lot 5, Concession 5, Township of McKim.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

CARRIED

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

5 Greater Sudbury Housing Corporation - Applications for Official Plan Amendment and rezoning in order to permit an eight-storey, 60-unit multiple dwelling, 720 Bruce Avenue, Sudbury

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding Greater Sudbury Housing Corporation - Applications for Official Plan Amendment and rezoning in order to permit an eight-storey, 60-unit multiple dwelling, 720 Bruce Avenue, Sudbury.

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

Mark Scarfone, Chief Executive Officer Greater Sudbury Housing Corporation, the applicant, was present.

Sid Kitchhefer, S. A. Kitchhefer Limited, agent for the applicant was present.

Mauro Manzon, Senior Planner, outlined the application.

Mauro Manzon, Senior Planner, advised that access to the building will be from separate entrances and parking areas.

Mr. Kitchhefer advised that they have read the report and they have no concerns.

Mr. Scarfone stated that the waitlist for social housing is managed by the office of Social Services.

Ward Councillor Kirwan, advised that this project is at least two (2) years in planning and is part of a larger project that Greater Sudbury Housing Corporation is undertaking this would add 60 more units to the 1848 existing units. He advised that there are 4500 social housing units currently in Sudbury and there is a waiting list of approximately 1000 and that seniors are waiting three or more years to have access to one bedroom accommodation. He stated that this project will rejuvenate the area and hopes that the Committee will approve this application so they can look at redeveloping and encourage other units to be developed. He informed that the Board made a presentation to the Seniors Advisory Panel and it was well received.

Mr. Scarfone advised that they would need to look at their entire portfolio to see if there are properties for this development that are closer to arterial roads.

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 resolutions were presented:

Resolution regarding Official Plan Amendment:

PL2016-188 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Greater Sudbury Housing Corporation to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from the policies of Section 3.2.1 of the Official Plan in order to permit a high density residential use with a maximum net density of 260 units per hectare on lands described as Part of PIN 02127-0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

CARRIED

Resolution regarding Zoning By-law Application

PL2016-19 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Greater Sudbury Housing Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "R4.D216", High Density Residential to "R4.D260(S)", High Density Residential Special on lands described as Part of PIN 02127 0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim subject to the following conditions:

1. That the amending by-law include the following site-specific provisions:
 - a. A minimum 0.5 parking space per dwelling unit shall be required for a multiple dwelling located on Part 1, Plan 53R-3813;
 - b. The required court shall be a minimum 11 metres between buildings;
 - c. The location of the existing multiple dwelling on Part 2, Plan 53R-3813 shall be permitted.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

CARRIED

As no public comment, written or oral, has been received, there was no effect on the Planning

Committee's decision.

6

Oldenburg Inc. - Application for rezoning in order to permit the conversion of the former industrial building along with a five-storey addition as a mixed use development containing 50 residential dwelling units and a mix of commercial and light industrial uses, 185 & 227 Lorne Street, Sudbury

Report dated November 2, 2016 from the General Manager of Infrastructure Services regarding Oldenburg Inc. - Application for rezoning in order to permit the conversion of the former industrial building along with a five-storey addition as a mixed use development containing 50 residential dwelling units and a mix of commercial and light industrial uses, 185 & 227 Lorne Street, Sudbury.

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

Greg Oldenburg, the applicant and Robert Cecutto, President Tribury Construction, agent for the applicant were present.

Glen Ferguson, Senior Planner, outlined the report.

Mr. Oldenburg thanked the Committee for their work and advised he concurs with the staff report.

Hans Peter Faber, concerned resident, is concerned about the extra traffic. He stated that he would like them to make Willow Street a one-way street.

Mr. Oldenburg stated that there would be parking available in two (2) different designated lots.

Jason Ferrigan, Director of Planning Services, stated that any concerns of noise relating to the existing commercial businesses would be dealt with by By-law. He also stated that he is not aware of any plans to convert Willow Street to a one-way street.

Ward Councillor Signoretti, advised that he supports this development and hopes it is approved. He informed that he has had several meetings with Mr. Oldenburg and this project has come a long way. He stated that the building was previously a desolate building and this development would revive and transform the neighbourhood making it a safer community and would raise property values.

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:

Rules of Procedure

With the concurrence of the members the reading of the motion was waived.

CARRIED

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

PL2016-190 Landry-Altmann/Sizer: THAT the City of Greater Sudbury approves the application by Oldenburg Inc. to amend Zoning By-law 2010-100Z to change the zoning

classification from “M1-1”, Business Industrial and “R2-3”, Low Density Residential Two to “HR3-1(S)”, Medium Density Residential Special – Holding on those lands described as PINs 73585-0909 & 73585 1128 & Part of PIN 73585-1085, Lots 88 & 89, Plan M-31S, Part of Alder Street Located South of Victoria Street & North of Willow Street, Lot 6, Concession 3, Township of McKim subject to the following conditions:

A) That prior to the enactment of the amending zoning by-law the owner shall submit to the Planning Services Division a registered survey of the lands to be rezoned in order to allow for the preparation of the amending zoning by-law;

B) That a holding provision be applied to the lands and that the holding provision not be removed from the lands until such time as:

i. The owner has entered into an agreement to acquire or has acquired the portion of Alder Street to be closed to the satisfaction of the City Solicitor;

ii. The owner has completed a Transportation Demand Management report addressing the approved reduction in parking space requirements to the satisfaction of the Director of Planning Services;

iii. The owner has completed and submitted noise and vibration studies relating to the development of the lands to the satisfaction of the Director of Planning Services; and,

iv. City of Greater Sudbury Council declares the lands a Class IV area under the Ministry of the Environment’s NPC -300 – Environmental Noise Guideline for Stationary and Transportation Sources.

C) That the amending zoning by-law contain the following site-specific provisions:

i. That the only permitted uses on the subject lands be a multiple dwelling with a maximum of 50 residential dwelling units and non-residential uses be limited to an art gallery, assembly hall, audio/visual studio, automotive sales establishment (electric vehicle), bake shop, banquet hall, business office, custom print or copy shop, financial institution, food processing plant in the form of a brewery, light industrial use, institutional use, medical office, office, personal service shop, pharmacy, private club, professional office, retail store, commercial recreation centre, restaurant, scientific or medical laboratory, commercial school and service trade.

ii. That no residential units shall be permitted on the ground floor;

iii. That all non-residential uses shall have a maximum net floor area of 1 673m²;

iv. That the minimum parking requirements shall be 1.25 spaces per dwelling unit and 1 space per 30m² of net floor area for non-residential uses;

v. That reduced setback requirements where required for the existing building and the addition be provided;

vi. That the maximum building height for a mixed use building shall be 22 metres and the maximum building height for the accessory parking garage shall be 7 metres;

vii. That the maximum lot coverage for the overall development shall be 60%;

viii. That the minimum landscaped open space for the overall development shall be 27%;

ix. That parking areas be permitted in the required front yard and corner side yard;

- x. That the only permitted use on Lots 88 and 89, Plan M31S shall be a parking garage accessory to the permitted residential and non-residential uses;
- xi. That a minimum setback to the parking garage on Lots 88 and Lot 89, Plan M31S from the westerly lot line shall be 1.2m, 0m from the lane to the south and 1.1m from Victoria Street; and,
- xii. The minimum landscape strip abutting Victoria Street shall be 1.1m next to the parking garage.

YEA: Councillor Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann.

CARRIED

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

Matters Arising from the Closed Session

Councillor Lapierre presented the rise and report from the closed Planning session.

The following resolutions were presented:

PL2016-191 McIntosh/Lapierre: THAT the City of Greater Sudbury authorizes the purchase and demolition of 586 Kingsway, Sudbury, legally described as PIN 02132-0184(LT), Lot 44 on Plan M-42, Township of McKim, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the purchase and execution of the documents required to complete the real estate transaction;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financial Reserve Fund - Roads.

CARRIED

PL2016-192 Lapierre/McIntosh: THAT the City of Greater Sudbury authorizes a Sublease Extension and Amending Agreement and any further subleases or extensions until March 30, 2023, with the Minister of Infrastructure for space located in 199 Larch Street, Sudbury;

AND THAT the appropriate by-law be presented to authorize the execution of the Sublease Extension and Amending Agreement and any further subleases or extensions;

AND THAT the annual rent be funded from the Provincial Offences' operating budget.

CARRIED

PL2016-193 Jakubo/Lapierre: THAT the City of Greater Sudbury authorizes a Lease Amending Agreement with Nickel District Conservation Authority for 1298 Bancroft Drive, Sudbury;

AND THAT the appropriate by-law be presented to authorize the execution of the Lease Amending Agreement.

CARRIED

PL2016-194 Jakubo/Lapierre: THAT the City of Greater Sudbury authorizes the sale of 5 Westview Crescent, Lively, legally described as: part of PINs 73375-0936(LT), -0408(LT), and

-0591(LT), being part of Parts 2, 3 and 4 on Plan 53R-10782, excepting Parts 1, 3, 4, 6 and 7 on Plan 53R-20639, Township of Waters;

AND THAT the appropriate by-law be presented to authorize the sale and execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

Consent Agenda

The following resolution was presented:

PL2016-195 Jakubo/Sizer: THAT the City of Greater Sudbury approves Planning Committee Consent Agenda Items C-1 and C-2.

CARRIED

The following are consent agenda items:

Routine Management Reports

- C-1 Yvon & Aline Gagné - Request for extension of conditional approval of rezoning application File # 751-7/14-14, 2351 Main Street, Val Caron

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding Yvon & Aline Gagné - Request for extension of conditional approval of rezoning application File # 751-7/14-14, 2351 Main Street, Val Caron.

PL2016-196 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-7/14-14 by Yvon & Aline Gagné on lands described as Part of PIN 73501-0454, Part of Parcel 6953 S.E.S., in Lot 9, Concession 5, Township of Blezard for a period of six (6) months to April 7, 2017.

CARRIED

- C-2 1777222 Ontario Ltd. & 1777223 Ontario Ltd. – Extension to draft plan of subdivision approval, Jack Nicholas Business & Innovation Subdivision, Sudbury

Report dated October 31, 2016 from the General Manager of Infrastructure Services regarding 1777222 Ontario Ltd. & 1777223 Ontario Ltd. – Extension to draft plan of subdivision approval, Jack Nicholas Business & Innovation Subdivision, Sudbury.

PL2016-196 Sizer/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 those lands known as PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, upon payment of the City's processing fee of \$884.08 as follows:

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

“10. That this draft approval shall lapse on October 26, 2017.”

b) By deleting Condition #27 and replacing it with the following:

“27. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.”

CARRIED

Managers' Reports

R-3 Municipal Best Practices on Community Improvement Plan (CIP) Interest-Free Loans

Report dated November 7, 2016 from the General Manager of Infrastructure Services regarding Municipal Best Practices on Community Improvement Plan (CIP) Interest-Free Loans.

PL2016-198 Lapierre/Jakubo: THAT the City of Greater Sudbury directs staff to include the Downtown Sudbury Multi-Residential Interest-Free Loan Program, as outlined in the report from the General Manager of Infrastructure Services dated November 7, 2016, as part of the the Downtown Sudbury Community Improvement Plan (CIP).

CARRIED

Referred and Deferred Matters

R-1 Downtown Sudbury Community Improvement Plan

Report dated November 1, 2016 from the General Manager of Infrastructure Services regarding Downtown Sudbury Community Improvement Plan.

PL2016-199 Landry-Altmann/Sizer: THAT the City of Greater Sudbury adopts the attached Community Improvement Plan for Downtown Sudbury from the General Manager of Infrastructure Services dated September 27, 2016.

CARRIED

Managers' Reports

R-2 Ontario Municipal Board Reform

Report dated November 3, 2016 from the General Manager of Infrastructure Services regarding Ontario Municipal Board Reform.

PL2016-200 Lapierre/Sizer: That the City of Greater Sudbury endorses the report from the General Manager of Infrastructure Services dated November 2, 2016, respecting review of the Ontario Municipal Board. That the report be forwarded to the Ontario Ministry of Municipal Affairs as the City of Greater Sudbury's response to the government's public consultation document, "Review of the Ontario Municipal Board".

CARRIED

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were presented.

Question Period and Announcements

No Question Period or Announcements were presented.

Notices of Motion

No Notices of Motion were presented.

Adjournment

Jakubo/Lapierre: THAT this meeting does now adjourn. Time: 9:37 p.m.

Tanya Thompson, Deputy City
Clerk