

Location:	Tom Davies Square
Commencement:	5:30 PM
Adjournment:	6:18 PM

Minutes

Planning Committee Minutes of 6/25/18

Councillor McIntosh, In the Chair

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

City Officials Jason Ferrgian, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Brendan Adair, Manager of Security and By-law; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Lisa Locken, Clerk's Services Assistant

Declarations of Pecuniary Interest and the general nature thereof

None declared

Public Hearings

- 1 Heinz & Isabella Wuthrich - Application for rezoning in order to add a ground floor dwelling unit to an existing mixed use building, 298 Regent Street, Sudbury

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

Report dated June 4, 2018 from the General Manager of Growth and Infrastructure regarding Heinz & Isabella Wuthrich - Application for rezoning in order to add a ground floor dwelling unit to an existing mixed use building, 298 Regent Street, Sudbury.

Heinz Wuthrich, the applicant, and Domenic Cerilli, agent for the applicant, were present.

Mauro Manzon, Senior Planner, outlined the reports.

Recess

At 5:43 p.m the Planning Committee recessed.

Reconvene

At 5:49 p.m. the Planning Committee reconvened.

Mr. Cerilli stated that the applicants have submitted this request since it is becoming difficult for them to go up and down stairs and would like to still utilize their unique business.

Joanne Coyne, concerned resident, stated that she lives in the west end and her only means of transportation is bus. She shops in the immediate area but does not feel there is much to offer. She would like to see the area on Regent Street around Douglas Street to have more shopping opportunities. She would like the area to remain commercial and not residential.

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:

PL2018-107 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Heinz & Isabella Wuthrich to amend Zoning By law 2010-100Z by changing the zoning classification from "M1-1", Business Industrial to "M1-1(S)", Business Industrial Special on lands described as PIN 73585-0969, Lot 156, Plan 31-SA in Lot 6, Concession 3, Township of McKim, as outlined in the report entitled "Heinz & Isabella Wuthrich" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of June 25, 2018, subject to the following conditions:

- a) In addition to the uses permitted in the M1-1 zone, two (2) dwelling units shall also be permitted;
- b) The location of existing buildings is permitted; and,
- c) The size of the existing lot is permitted.

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

PL2018-108 Sizer/Lapierre: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-2.

CARRIED

The following are the Consent Agenda items:

Routine Management Reports

C-1 McDaniel Clark, TJG Properties Inc. - Application to extend draft plan of condominium approval, 1 Dow Drive, Copper Cliff

Report dated June 4, 2018 from the General Manager of Growth and Infrastructure regarding McDaniel Clark, TJG Properties Inc. - Application to extend draft plan of condominium approval, 1 Dow Drive, Copper Cliff.

PL2018-109 Lapierre/Sizer: THAT the conditions of draft approval of plan of condominium for Parts 4, 5, 7 & 8 and Pt. of Parts 1, 3 & 6, Plan SR-2974 in Lot 12, Concession 2, Township of McKim and Lot 1, Concession 2, Township of Snider, File 741-6/14001 as outlined in the report entitled "McDaniel Clark, TJG Properties Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of June 25, 2018, be amended as follows:

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

"That this draft approval shall lapse on July 20, 2021, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act."

b) By replacing the references to "General Manager of Growth and Development" with "General Manager of Growth and Infrastructure".

CARRIED

C-2 Cost Sharing Agreement Application

Report dated June 7, 2018 from the General Manager of Growth and Infrastructure regarding Cost Sharing Agreement Application.

PL2018-110 Sizer/Lapierre: THAT the City of Greater Sudbury approves the cost sharing request by the Coniston Industrial Park Limited for the installation of approximately 860 metre length of 250mm watermain within the laneway between Edward Avenue and William Avenue road allowances for a proposed industrial facility as outlined in the report entitled "Cost Sharing Agreement Application" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of June 25, 2018;

AND THAT the General Manager of Growth and Infrastructure be directed to negotiate and enter into a Cost Sharing Agreement with the registered owner that includes, but is not limited to the following parameters:

A breakdown of eligible cost sharing for the installation of watermain at 50% cost for the developer and 50% cost for the City of Greater Sudbury, to be equally reduced by any funding provided from other levels of government.

A sunset clause limiting the duration of the agreement to 3 years from the date of Council's approval with any extension to the agreement to be approved by Council.

AND FURTHER THAT the source of funding for the City's share of actual costs which is estimated at \$1,014,156.25 before any external grants be split 50:50 from the Industrial Reserve Fund and the 2019 Capital Budget for Water.

CARRIED

Correspondence for Information Only

C-3 Campground Licensing By-law

Report dated June 12, 2018 from the General Manager of Corporate Services regarding Campground Licensing By-law.

For Information Only.

Referred and Deferred Matters

R-1 Dalron Construction Ltd. (Foxborough Subdivision) - Request to extend a draft approved plan of subdivision (O'Neil Drive East), Garson

Report dated February 12, 2018 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. (Foxborough Subdivision) - Request to extend a draft approved plan of subdivision (O'Neil Drive East), Garson.

Motion for Deferral

Councillor Jakubo moved to defer this item to the Planning Committee meeting of August 14, 2018.

DEFERRED

Rules of Procedure

The Committee, by two-thirds majority, allowed Councillor Vagnini to address the Committee regarding Managers' Report R-2.

Managers' Reports

R-2 Street Renaming – Turner Drive to Meagan Duhamel Street

Report dated May 7, 2018 from the General Manager of Growth and Infrastructure regarding Street Renaming – Turner Drive to Meagan Duhamel Street.

The following resolution was presented:

PL2018-111 Lapierre/Jakubo: THAT the City of Greater Sudbury approves the request to rename Turner Drive as shown as 'Public Road' on M-952 to Meagan Duhamel Street as outlined in the report entitled 'Street Renaming - Turner Drive to Meagan Duhamel Street' from the General Manager of Growth and Infrastructure presented at Planning Committee on June 25, 2018.

Recess

At 6:04 p.m the Planning Committee recessed.

Reconvene

At 6:07 p.m. the Planning Committee reconvened.

Councillor Lapierre presented the following amendment:

PL2018-111A Lapierre/Jakubo: That the resolution be amended and replaced with the following:

THAT the City of Greater Sudbury approves the request to rename Turner Drive as shown as 'Public Road' on M-952 to Meagan Duhamel Drive as outlined in the report entitled 'Street Renaming - Turner Drive to Meagan Duhamel Street' from the General Manager of Growth and Infrastructure presented at Planning Committee on June 25, 2018.

CARRIED

The resolution as amended was presented:

PL2018-111A Lapierre/Jakubo THAT the City of Greater Sudbury approves the request to rename Turner Drive as shown as 'Public Road' on M-952 to Meagan Duhamel Drive as outlined in the report entitled 'Street Renaming - Turner Drive to Meagan Duhamel Street' from the General Manager of Growth and Infrastructure presented at Planning Committee on June 25, 2018.

CARRIED

R-3 Shipping Containers for Charitable Institutions

Report dated June 6, 2018 from the General Manager of Growth and Infrastructure regarding Shipping Containers for Charitable Institutions.

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 submitted.

Adjournment

Landry-Altman/Sizer: THAT this meeting does now adjourn. Time: 6:18 p.m.

CARRIED

Adam Kosnick, Deputy City Clerk