



# CITY COUNCIL AGENDA

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City Council Meeting  
**Tuesday, November 26, 2019**  
Tom Davies Square - Council Chamber

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## **MAYOR BRIAN BIGGER, CHAIR**

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6:00 p.m. OPEN SESSION, COUNCIL CHAMBER

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## **MOMENT OF SILENT REFLECTION**

## **ROLL CALL**

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

## **COMMUNITY DELEGATIONS**

### **1. Climate Risk Institute (ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)**

- Al Douglas, President, Climate Risk Institute

(The Climate Risk Institute was invited by Councillor Sizer. The presentation will introduce the Climate Risk Institute, its relationship to Sudbury and Laurentian University and how the Institute can support local work on climate change impacts and adaptation.)

## **CONSENT AGENDA**

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

## **ADOPTING, APPROVING OR RECEIVING ITEMS IN THE CONSENT AGENDA**

(RESOLUTION PREPARED FOR ITEMS C-1 TO C-8)

## **MINUTES**

C-1.	Planning Committee Minutes of September 23, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>18 - 39</b>
C-2.	City Council Minutes of September 24, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>40 - 50</b>
C-3.	Planning Committee Minutes of October 7, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>51 - 60</b>
C-4.	City Council Minutes of October 8, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>61 - 80</b>

C-5.	Operations Committee Minutes of October 21, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>81 - 85</b>
C-6.	Finance and Administration Committee Minutes of October 22, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>86 - 90</b>
C-7.	Emergency Services Committee Minutes of October 23, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>91 - 93</b>
C-8.	Hearing Committee Minutes of October 23, 2019 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>94 - 95</b>

## **PRESENTATIONS**

### **1. Board of Health for Public Health Sudbury and Districts - 2020 Budget (ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)**

- Dr. Penny Sutcliffe, Medical Officer of Health/Chief Executive Officer, Public Health Sudbury and Districts

(This presentation provides information regarding the Board of Health for Public Health Sudbury and Districts' 2020 budget.)

## **REGULAR AGENDA**

## **BY-LAWS**

Draft by-laws are available for viewing a week prior to the meeting on the City's website at: <https://agendasonline.greatersudbury.ca>. Approved by-laws are publically posted with the meeting agenda on the day after passage.

### **The following By-Laws will be read and passed:**

- 2019-191     A By-law of the City of Greater Sudbury to Appoint Members to the Downtown Sudbury Board of Management for Central Business District Improvement Area  
  
City Council Resolution #CC2019-318  
  
(This by-law reflects recent resignations and appointments.)
- 2019-190     A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of November 26th, 2019

2019-192 A By-law of the City of Greater Sudbury to Amend By-law 2019-52 being a By-law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations

City Council Resolution #CC2019-320

(This by-law updates the appointments to reflect recent resignations and appointments.)

2019-193 A By-law of the City of Greater Sudbury to Amend By-law 2018-121 being A By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City

(This by-law updates certain appointments to reflect staff changes.)

2019-194 A By-law of the City of Greater Sudbury to Deem Lots 190 and 191 on Plan M-70A not to be a Plan of Subdivision for the Purposes of Section 50 of the Planning Act

Planning Committee Resolution #PL2019-140

(This by-law deems Lots 190 and 191 on registered Plan of Subdivision M-70A not to be lots within a registered Plan of Subdivision.)

2019-195 A By-law of the City of Greater Sudbury to set an Interim Tax Levy and Tax Billing Dates Prior to the Development of the 2020 Tax Policy

**96 - 97**

(Section 317(1) of the Municipal Act, 2001, provides the authority for an interim tax levy prior to the adoption of the final estimates. For 2020 the interim due dates have been established as March 2nd and April 2nd, 2020.)

Report dated October 30, 2019 from the General Manager of Corporate Services regarding 2020 Interim Tax Billing.

2019-196Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2019-146

(This amending zoning by-law removes the “H3” holding provision on those lands known municipally as 5717 Nickel Offset Road in Chelmsford in order to facilitate the construction of an indoor riding arena - A Scott & Son Distributors Sudbury Ltd., 5717 Nickel Offset Road, Chelmsford.)

2019-197Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2019-165

(This by-law rezones the subject lands to “R1-5”, Low Density Residential One, “R3-1”, Medium Density Residential, and “OSC”, Open Space Conservation in order to permit the development of a 27 lot residential subdivision and two (2) blocks for multiple residential development - Dalron Construction Limited, Agincourt Avenue, Sudbury.)

2019-198Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2019-103

(This by-law rezones the subject lands to “R2-2(42)”, Low Density Residential Two Special in order to permit and recognize an existing multiple dwelling containing three residential dwelling units - Shane Ross, 91 & 93 Dell Street, Sudbury.)

2019-199Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2019-135

(This by-law rezones the subject lands to “R2-2”, Low Density Residential Two in order to allow for the development of a duplex or semi-detached dwelling - Alain & Linda Groleau, Notre Dame Avenue, Hanmer.)

2019-200Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2019-116

(This by-law rezones the subject lands to recognize an amended zone boundary on lands containing an existing multiple dwelling zoned “R4(4)” and to expand the existing “R4(5)” Zone in order to permit the development of two multiple dwellings containing a maximum of 826 dwelling units. Site-specific relief for lot area per dwelling unit is provided for in the amended “R4(4)” Zone and a maximum of 826 dwelling units is provided for on the remaining “R4(5)” lands - Kaymic Developments (Ontario) Inc., St. Raphael Street & Van Horne Street, Sudbury.)

2019-201 A By-law of the City of Greater Sudbury to Authorize the Vesting into the City’s Name of Certain Parcels of Vacant Land within the City of Greater Sudbury and to Write-Off the Outstanding Taxes for the Properties

Planning Committee Resolution PL2017-127

(This by-law authorizes vesting of four properties after a failed tax sale and write-off of outstanding taxes and penalties.)

## **MEMBERS' MOTIONS**

### **M-1. Request for Review of By-Law Regulating Vehicles for Hire**

As presented by Councillor Vagnini:

WHEREAS by-law 2016-145, being the by-law of the City of Greater Sudbury for the Licensing, Regulating and Governing of Vehicles for Hire, requires that Private Transportation Company (PTC) owners provide evidence that a Vehicle for Hire is a model year not more than ten (10) years prior to the year of application or renewal;

AND WHEREAS some Vehicles for Hire are so well maintained that their condition does not reflect their model years, and could continue to be safely operated and transport passengers;

AND WHEREAS the PTC which maintains its vehicles in such excellent condition should have the opportunity to license a vehicle beyond ten (10) model years prior to the year of application or renewal, which could diminish the financial burden of having to replace vehicles unnecessarily;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to review the need for PTC Vehicles for Hire to be a model year not more than ten (10) years prior to the year of application or renewal, and provide recommendations for a specific category of License that allows a Vehicle for Hire which is a model year more than ten (10) years prior to the year of application or renewal to operate, and bring that report back to City Council for its consideration by March of 2020.

**M-2. Request For Audit Of Maley Drive Extension Project**

As presented by Councillors Signoretti, Vagnini, Montpellier and Leduc:

WHEREAS the City of Greater Sudbury Official Plan had identified the Maley Drive Extension as the number one priority for municipal infrastructure development, and has been described as “a solid investment in the social, economic and environmental future of the City of Greater Sudbury that will deliver short-term, medium-term and long-term benefits to residents, business and industry in an affordable and fiscally responsible manner...”;

AND WHEREAS Phase One of the project is nearing completion;

AND WHEREAS the project has been reported as being on time and on budget;

AND WHEREAS residents of the City of Greater Sudbury have a vested interest in this very significant investment of their tax dollars;

AND WHEREAS the Council for the City of Greater Sudbury, in its commitment to transparency and accountability, wishes to provide a detailed accounting of all costs associated with the Maley Drive Extension project;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs the Auditor General to conduct a line by line detailed Audit of the Maley Drive Extension Project which would include, but not be limited to all direct costs linked to the project such as design, surveys, Environmental Assessments, marketing materials and communications about the project, any associated costs incurred and charged to other capital or operational envelopes (i.e. water/wastewater work), all completed, outstanding and anticipated land acquisition costs, and any other costs incurred as a result of the project, and to present the Audit Report to Council at the earliest possible date, which can be accommodated within the Auditor General’s approved work plan.

**M-3. Economic Development Accountability**

As presented by Mayor Bigger:

WHEREAS the City of Greater Sudbury has identified Business Attraction, Investment and Development, and Economic Capacity and Investment Readiness as two of five strategic objectives in the City’s draft strategic plan;

AND WHEREAS the City of Greater Sudbury wishes to enhance accountability and transparency for economic development activities and investments;

AND WHEREAS the Council of the City of Greater Sudbury is best positioned to establish economic development programs and policies, to allocate staff and resources to maximize the chances of success, and to react quickly to emerging opportunities;

AND WHEREAS the City of Greater Sudbury is interested in soliciting input from significant actors in our community's economy, and allowing for enhanced responsibility for the City's directions and actions supporting economic expansion;

THEREFORE BE IT RESOLVED:

1. That the City of Greater Sudbury notify the CGSCDC of its intention to assume full accountability for all economic development activities and investments as of July 1, 2019.
2. That the City of Greater Sudbury establish The Greater Sudbury Select Cabinet for Economic Development to provide advice on generating economic activity and that staff develop a proposed Terms of Reference and appropriate by-laws for consideration by Council at its meeting of August 13, 2019.
3. That the CGSCDC be requested to pass the necessary motions and by-laws so that the members of City Council become the members of the corporation and the Board of Directors for the CGSCDC.
4. That the City of Greater Sudbury establish an Economic Development Standing Committee and that staff develop a proposed Terms of Reference and appropriate by-laws for consideration by Council at its meeting of August 13, 2019.

**M-4. Deferral of Council Deliberations of the 2020 Budget**

As presented by Councillor Vagnini:

WHEREAS with the greatest of all due respect, the budget preparation and review process currently in use prevents Council from doing in-depth review of budget considerations;

AND WHEREAS the process is based on a top-down budget process that is industrially reserved for prefeasibility and feasibility evaluations;

AND WHEREAS budgets for approval of funds and control of spending are industrially prepared using a bottom-up process also known as zero-based budgeting;

AND WHEREAS cost over-runs have become a common annual occurrence;

AND WHEREAS asset maintenance deferrals have reduced asset values to an unspecified value;

AND WHEREAS the current budget process prevents Council from exercising their duties as required under Section 224 of the Ontario Municipal Act where those requirements include: (d.1) to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality; (e) to maintain the financial integrity of the municipality;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that Council deliberations of the 2020 budget be deferred to the first quarter of 2020;

AND BE IT FURTHER RESOLVED that the City of Greater Sudbury directs that staff prepare a zero-based budget and present it to Council at the January 14th, 2020 Finance and Administration Committee meeting.

**M-5. Request to Change Council Meeting Start Times**

As presented by Councillors Landry-Altmann, McIntosh and Cormier:

WHEREAS Council meetings currently commence at 6:00 p.m. and often continue late into the evening;

AND WHEREAS on many occasions the meetings end prior to Council being able to deal with the entire agenda;

AND WHEREAS Council has successfully moved the commencement time for the meetings of the Planning and Operations Committees to 1:00 p.m. and 2:00 p.m. respectively;

THEREFORE BE IT RESOLVED that staff be directed to present an amendment to the Procedure By-law to have the meetings of City Council commence at 2:00 p.m. to be effective commencing in 2020.

**ADDENDUM**

**CIVIC PETITIONS**

**QUESTION PERIOD**

**ADJOURNMENT**



# CONSEIL MUNICIPAL ORDRE DU JOUR

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Réunion du Conseil municipal  
**26 novembre 2019**  
Place Tom Davies - Salle du Conseil

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## **MAYOR BRIAN BIGGER, PRÉSIDENT(E)**

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18 h SÉANCE PUBLIQUE, SALLE DU CONSEIL

Les réunions du Conseil de la Ville du Grand Sudbury et de ses comités sont accessibles et sont diffusés publiquement en ligne et à la télévision en temps réel et elles sont enregistrées pour que le public puisse les regarder sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la *Loi de 2001 sur les municipalités*, à la *Loi sur l'aménagement du territoire*, à la *Loi sur l'accès à l'information municipale et la protection de la vie privée* et au *Règlement de procédure* de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse [clerks@grandsudbury.ca](mailto:clerks@grandsudbury.ca).

### **MOMENT DE SILENCE**

### **APPEL NOMINAL**

### **DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES**

## **DÉLÉGATION COMMUNAUTAIRES**

### **1. Climate Risk Institute (PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)**

- Al Douglas, président du Climate Risk Institute

(Le Climate Risk Institute a été invité par le conseiller municipal Sizer. La présentation présentera le Climate Risk Institute, sa relation avec Sudbury et l'Université Laurentienne, la façon dont l'institut peut appuyer le travail local sur les impacts des changements climatiques et sur l'adaptation à ces changements.)

## **Order du jour des résolutions**

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre.

À la demande d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions et on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions.

Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion.)

## **ADOPTION, APPROBATION OU RÉCEPTION D'ARTICLES DANS L'ORDRE DU JOUR DES CONSENTEMENTS**

(RÉSOLUTION PRÉPARÉE POUR LES ARTICLES DE L'ORDRE DU JOUR DES  
RÉSOLUTION C-1 À C-8)

## **PROCÈS-VERBAUX**

C-1.	Procs Verbal du 23 septembre 2019, Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	<b>18 - 39</b>
C-2.	Procs Verbal du 24 septembre, 2019, Conseil municipal (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	<b>40 - 50</b>
C-3.	Procs Verbal du 7 octobre, 2019, Comité de planification (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	<b>51 - 60</b>
C-4.	Procs Verbal du 8 octobre 2019 Conseil municipal (RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)	<b>61 - 80</b>

C-5.	Procs Verbal du 21 octobre 2019, Comité des opérations <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>81 - 85</b>
C-6.	Procs Verbal du 22 octobre 2019 Comité des finances et de l'administration <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>86 - 90</b>
C-7.	Procs Verbal du 23 octobre, 2019, Comité des services d'urgence <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>91 - 93</b>
C-8.	Procs Verbal du 23 octobre, 2019, Comité d'audition <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>94 - 95</b>

## **PRÉSENTATIONS**

1. Conseil de santé pour Santé publique Sudbury et districts – budget de 2020  
**(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)**
  - Docteure Penny Sutcliffe, médecin-hygiéniste et directrice générale de Santé publique Sudbury et districts

(Cette présentation porte sur le budget de 2020 de Conseil de santé pour Santé publique Sudbury et districts.)

## **Ordre du jour régulier**

## **RÈGLEMENTS**

Les membres du public peuvent consulter les projets de règlement municipal une semaine avant la réunion sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>. Les règlements municipaux approuvés sont affichés publiquement avec l'ordre du jour de la réunion le lendemain de leur adoption.

### **Les règlements suivants seront lus et adoptés :**

- |          |   |
|----------|---|
| 2019-191 | Règlement de la Ville du Grand Sudbury nommant des membres du Conseil de gestion du Secteur d'aménagement commercial du centre-ville de Sudbury<br><br>Résolution numéro CC2019-318 du Conseil municipal<br><br>(Ce règlement municipal reflète de récentes démissions et nominations.) |
| 2019-190 | Règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 26 novembre, 2019  |

- 2019-192 Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2019-052 règlement de la Ville du Grand Sudbury nommant des conseillers municipaux comme membres de certains conseils et sociétés
- Résolution numéro CC2019-320 du Conseil municipal
- (Ce règlement municipal met à jour les nominations pour refléter de récentes démissions et nominations.)
- 2019-193 Règlement de la Ville du Grand Sudbury modifiant le règlement 2018-121 sur la nomination d'officiels de la Ville du Grand Sudbury
- (Ce règlement municipal met à jour certaines nominations pour refléter des changements de personnel.)
- 2019-194 Règlement de la Ville du Grand Sudbury jugeant que les lots 190 et 191 du plan M-70A ne constitue pas un plan de lotissement aux fins de l'article 50 de la Loi sur l'aménagement du territoire
- Résolution du Comité de planification numéro PL2019-140
- (Ce règlement municipal juge que les lots 190 et 191 du plan de lotissement enregistré M-70A ne sont pas des lots dans le cadre d'un plan de lotissement enregistré.)
- 2019-195 Règlement de la Ville Du Grand Sudbury établissant des prélèvement et facture d'impôt intérimaires avant l'élaboration de la politique fiscale de 2020 **96 - 97**
- (L'article 317(1) de la Loi de 2001 sur les municipalités donne l'autorité quant à un prélèvement d'impôt intérimaire avant l'adoption des estimations finales. Pour l'exercice 2020, les dates limites intérimaires ont été fixées au 2 mars et au 2 avril 2020.)
- Rapport Directeur général des Services corporatifs, daté du 30 octobre 2019 portant sur Facture d'impôt intérimaires - 2020.
- 2019-196Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury
- Résolution du Comité de planification numéro PL2019-146
- (Ce règlement municipal modifiant le zonage enlève la disposition d'utilisation différée « H3 » de ces terres désignées sur le plan municipal comme le 5717, chemin Nickel Offset, à Chelmsford, afin de faciliter la construction d'un manège couvert - A Scott & Son Distributors Sudbury Ltd., 5717, chemin Nickel Offset, à Chelmsford.)
- 2019-197Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury
- Résolution du Comité de planification numéro PL2019-165
- (Ce règlement municipal rezone les terres en question « R1-5 », zone résidentielle de faible densité un, « R3-1 », zone résidentielle de densité moyenne, et « OSC », zone d'espaces verts et de conservation, afin de permettre l'aménagement d'un lotissement résidentiel de 27 lots et de deux (2)

blocs pour l'aménagement d'un immeuble résidentiel - Dalron Construction Limited, avenue Agincourt, à Sudbury.)

- 2019-198Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury
- Résolution du Comité de planification numéro PL2019-103

(Ce règlement municipal rezone les terres en question « R2-2(42) », zone résidentielle de faible densité deux spéciale, afin de permettre et de reconnaître un immeuble résidentiel contenant trois logements - Shane Ross, 91 et 93, rue Dell, à Sudbury.)

- 2019-199Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury
- Résolution du Comité de planification numéro PL2019-135

(Ce règlement municipal rezone les terres en question « R2-2 », zone résidentielle de faible densité deux, afin de permettre l'aménagement d'un duplex ou d'une maison jumelée - Alain et Linda Groleau, avenue Notre Dame, à Hanmer.)

- 2019-200Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury
- Résolution du Comité de planification numéro PL2019-116

(Ce règlement municipal rezone les terres en question pour reconnaître une limite de zone modifiée sur des terres contenant un immeuble résidentiel existant zoné « R4(4) » et pour agrandir la zone « R4(5) » existante afin de permettre l'aménagement de deux immeubles résidentiels contenant un maximum de 826 logements. On prévoit une exonération propre à l'emplacement quant à la superficie du lot par logement dans la zone « R4(4) » modifiée et un maximum de 826 logements est prévu dans le reste des terres zonées « R4(5) » - Kaymic Developments (Ontario) Inc., rue St. Raphael et rue Van Horne, à Sudbury.)

- 2019-201 Règlement de la Ville du Grand Sudbury autorisant la dévolution au nom de la Ville de certaines parcelles dans les limites de la Ville du Grand Sudbury et de radier les impôts impayés pour ces terrains

Résolution du Comité de planification numéro PL2019-126

(Ce règlement municipal autorise la dévolution de dix terrains après une vente pour défaut de paiement des impôts non réussie et la radiation des impôts impayés et des pénalités pour ces terrains.)

## **MOTIONS DES MEMBRES**

### **M-1. Demande d'examen du règlement municipal régissant les véhicules à louer**

Motion présentée par le conseiller municipal Vagnini:

ATTENDU QUE le règlement municipal 2016-145, étant le règlement de la Ville du Grand Sudbury pour l'autorisation, la régulation et la réglementation des véhicules à louer, exige que les propriétaires de compagnie de transport privée fournissent la preuve que le véhicule à louer est d'une année modèle d'au plus dix (10) ans avant l'année de la demande ou du renouvellement;

ATTENDU QUE certains véhicules à louer sont si bien entretenus que leur état ne reflète pas leur année modèle et qu'ils pourraient continuer à fonctionner et à transporter des passagers en toute sécurité;

ATTENDU QUE la compagnie de transport privée qui entretient ses véhicules et les maintient en si excellent état devrait avoir la possibilité de se faire délivrer un permis pour un véhicule d'une année modèle de plus de dix (10) ans avant l'année de la demande ou du renouvellement, ce qui pourrait faire diminuer le fardeau financier de devoir remplacer des véhicules sans raison valable;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury demande au personnel d'examiner le besoin que les véhicules à louer des compagnies de transport privées soient d'une année modèle d'au plus dix (10) ans avant l'année de la demande ou du renouvellement et de faire des recommandations quant à une catégorie particulière de permis permettant le fonctionnement d'un véhicule à louer d'une année modèle de plus de dix (10) ans avant l'année de la demande ou du renouvellement, et de présenter un rapport à ce sujet au Conseil municipal aux fins de sa considération d'ici mars 2020.

## **M-2. Demande de vérification du projet de prolongement de la promenade Maley**

Motion présentée par les conseillers municipaux Signoretti, Vagnini, Montpellier et Leduc:

ATTENDU QUE le Plan officiel de la Ville du Grand Sudbury a choisi le prolongement de la promenade Maley comme priorité numéro un en matière d'aménagement de l'infrastructure municipale, et que ce projet a été décrit comme « un bon investissement dans l'avenir social, économique et environnemental de la Ville du Grand Sudbury qui produira des avantages à court, moyen et long terme pour les habitants, les entreprises et les industries de la ville d'une façon abordable et responsable [...] »;

ATTENDU QUE la phase un du projet achève;

ATTENDU QU'ON a déclaré que le projet respectait à la fois le calendrier d'exécution et le budget prévus;

ATTENDU QUE les résidents de la Ville du Grand Sudbury ont un intérêt direct dans ce très important investissement de leur impôt;

ATTENDU QUE le Conseil de la Ville du Grand Sudbury, à cause de son engagement de transparence et de reddition de comptes, désire donner un compte rendu détaillé de tous les coûts associés au projet de prolongement de la promenade Maley;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury demande au vérificateur général d'effectuer une vérification détaillée ligne par ligne du projet de

prolongement de la promenade Maley qui pourrait comprendre, mais non de façon limitative, tous les coûts directs liés au projet comme la conception, les levés, les évaluations environnementales, les documents de marketing et les communications au sujet du projet, tous coûts associés engagés et imputés à d'autres enveloppes budgétaires d'immobilisations ou de fonctionnement (c.-à-d. les travaux quant aux réseaux d'adduction d'eau et des eaux usées), tous les coûts payés, à payer et prévus quant à l'acquisition de terres et tous autres coûts engagés à cause du projet, et de présenter le rapport de vérification au Conseil municipal à la première date possible, qui peut convenir dans le cadre du plan de travail approuvé du vérificateur général.

### **M-3. Reddition de comptes du développement économique**

Motion présentée par le maire Bigger:

ATTENDU QUE la Ville du Grand Sudbury a choisi l'attraction d'entreprises, l'investissement dans les entreprises et le développement des entreprises, et la capacité économique et la préparation à l'investissement comme deux de cinq objectifs stratégiques dans l'ébauche de plan stratégique de la Ville;

ATTENDU QUE la Ville du Grand Sudbury désire améliorer la reddition de comptes et la transparence pour les activités et les investissements de développement économique;

ATTENDU QUE le Conseil de la Ville du Grand Sudbury est le mieux placé pour établir les programmes et les politiques en matière de développement économique, pour affecter le personnel et les ressources pour maximiser les chances de succès et pour réagir rapidement aux nouvelles possibilités;

ATTENDU QUE la Ville du Grand Sudbury souhaite demander les commentaires et les suggestions d'importants acteurs dans l'économie de notre communauté et permettre une responsabilité accrue pour les orientations et les mesures de la Ville à l'appui de l'expansion économique;

PAR CONSÉQUENT, IL EST RÉSOLU:

1. QUE la Ville du Grand Sudbury avise la Société de développement communautaire de la Ville du Grand Sudbury de son intention d'assumer l'entière responsabilité de toutes les activités de développement économique et de tous les investissements de développement économique à compter du 1er juillet 2019.

2. QUE la Ville du Grand Sudbury crée le cabinet spécial pour le développement économique du Grand Sudbury pour donner des conseils sur la création d'activité économique et que le personnel élabore un mandat proposé et des projets de règlements municipaux appropriés aux fins de considération par le Conseil municipal lors de sa réunion prévue pour le 13 août 2019.

3. QU'ON demande à la Société de développement communautaire d'adopter les motions et les règlements municipaux nécessaires pour que les membres du Conseil

municipal deviennent les membres de la société et le conseil d'administration de la Société de développement.

4. QUE la Ville du Grand Sudbury crée un comité permanent sur le développement économique et que le personnel élabore un mandat proposé et des projets de règlements municipaux appropriés aux fins de considération par le Conseil municipal lors de sa réunion prévue pour le 13 août 2019.

#### **M-4. Report des délibérations du Conseil municipal sur le budget de 2020**

Motion présentée par le conseiller municipal Vagnini:

ATTENDU QUE, sans vouloir contredire qui que ce soit, le processus de préparation et d'examen du budget utilisé à l'heure actuelle empêche le Conseil municipal d'examiner en profondeur les considérations budgétaires;

ATTENDU QUE le processus se fonde sur l'établissement des budgets du haut en bas de la pyramide, processus qui est réservé industriellement aux évaluations de pré faisabilité et de faisabilité;

ATTENDU QUE les budgets pour l'approbation de fonds et le contrôle des dépenses sont préparés industriellement en suivant un processus du bas vers le haut aussi appelé budgétisation à base zéro;

ATTENDU QUE les dépassements de coûts sont devenus des choses qui surviennent couramment chaque année;

ATTENDU QUE les reports du maintien des immobilisations ont réduit la valeur des biens à une valeur non précisée;

ATTENDU QUE le processus budgétaire actuel empêche le Conseil municipal de s'acquitter de ces responsabilités comme l'exige l'article 224 de la Loi sur les municipalités de l'Ontario où ces responsabilités comprennent : « d.1) veiller à la responsabilisation et à la transparence des opérations de la municipalité, y compris les activités de ses cadres supérieurs; e) préserver l'intégrité financière de la municipalité; »

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury demande que les délibérations du Conseil municipal quant au budget 2020 soient reportées au premier trimestre de 2020; ET QUE la Ville du Grand Sudbury demande que le personnel prépare un budget à base zéro et le présente au Conseil municipal lors de la réunion du Comité des finances et de l'administration prévue pour le 14 janvier 2020.

#### **M-5. Demande de changer l'heure de début des réunions du Conseil municipal**

Motion présentée par les conseillères municipales Landry-Altmann et McIntosh, et par le conseiller municipal Cormier:

ATTENDU QUE, à l'heure actuelle, les réunions du Conseil municipal commencent à 18 h et qu'elles se prolongent souvent jusqu'à tard en soirée;

ATTENDU QUE, à de nombreuses occasions, les réunions se sont terminées avant que le Conseil municipal soit en mesure de s'occuper de tous les points à l'ordre du



jour;

ATTENDU QUE le Conseil municipal a réussi à déplacer l'heure de début des réunions des comités de planification et des opérations à 13 h et 14 h, respectivement;

PAR CONSÉQUENT, IL EST RÉSOLU QU'ON demande au personnel de présenter une modification du Règlement municipal de procédure pour que les réunions du Conseil municipal commencent à 14 h et que la modification entre en vigueur en 2020.

## **ADDENDA**

## **PÉTITIONS CIVIQUES**

## **PÉRIODE DE QUESTIONS**

## **LEVÉE DE LA SÉANCE**

## Minutes

### Planning Committee Minutes of 9/23/19

Location:	Tom Davies Square - Council Chamber
Commencement:	12:51 PM
Adjournment:	6:58 PM

## Councillor Cormier, In the Chair

Present	Councillors McCausland, Sizer, Cormier, Landry-Altmann [A 12:53 p.m.]
City Officials	Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator
Closed Session	<p>The following resolution was presented:</p> <p>PL2019-114 McCausland/Sizer: THAT the City of Greater Sudbury move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:</p> <ul style="list-style-type: none"><li>• Sale of Vacant Land - West of Suffolk Lane, Sudbury</li></ul> <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c)</p> <p><b>CARRIED</b></p> <p>At 12:51 p.m. the Committee moved into Closed Session.</p>
Recess	At 12:53 p.m. the Committee recessed.
Reconvene	At 1:13 p.m. the Committee commenced the Open Session in the Council Chamber.

## Councillor Cormier, In the Chair

Present	Councillors McCausland, Sizer, Cormier, Landry-Altmann Councillor McIntosh [A 4:11 p.m., D 4:58 p.m.]
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City Officials            Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Andre Guillot, Manager of Building Inspection Services; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator; 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            K.S. Flinn Investments Inc. - Application for rezoning in order to permit a paint spray booth as an accessory use within an existing maintenance garage, 339 Harrison Drive, Sudbury

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

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding K.S. Flinn Investments Inc. - Application for rezoning in order to permit a paint spray booth as an accessory use within an existing maintenance garage, 339 Harrison Drive, Sudbury.

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

Mauro Manzon, Senior Planner, outlined the report.

### **Planning Department Response to Committee Questions:**

In response to questions from Committee Members, Mr. Manzon advised that a Site Plan Control Agreement is not required for this application as it is a change of use only. The application is for the alteration and interior expansion of an existing building on the site. There is no proposed expansion of the current built form. Mr. Manzon advised that when there is no substantial increase in the intensity of the use of the property Site Plan Control is not recommended, however, the applicants will be required to make some minimum improvements to the site and comply with the conditions.

Mr. Manzon stated that the Nickel District Conservation Authority (NDCA) has indicated that Conservation Sudbury has reviewed the subject application and has no objection to the rezoning. However, they have advised that a portion of this property is located in a regulated area of the Conservation Authority and that any development in the regulated area will require a direct application to Conservation Sudbury under Ontario Regulation 156/06.

### **Applicant or Agent's Comments and Response to Committee Questions:**

Mr. Jarus stated that the intent of this application is to permit the use of a paint booth within the property's existing commercial building. The primary use of the paint booth will be for Lockerby Taxi's fleet, however they do imagine in the future it will be available for use by the

public. The Building Services department identified some deficiencies on the property such as shipping containers and derelict vehicles, which will be removed.

Mr. Jarus advised that a public information session was held and notice was provided to all nearby property owners.

In response to the Department's comments and overview of the application, Mr. Jarus advised that generally they agree with the staff report, however, they are asking for reconsideration regarding the five (5) metre wide landscape strip. Feedback was received from residents regarding this proposed strip, and it was indicated that they would prefer not to have this planting strip as it would block their view from lower level windows. Additionally, Mr. Jarus stated that there are currently some cedar trees where the planting strip would be located, which currently provide some screening and a buffer. He stated that this application is consistent with the Provincial Policy Statement and conforms with the City's Official Plan and represents good planning.

In response to a question from the Committee, Mr. Jarus advised that the paint booth would not increase the number of body damaged vehicles on the property beyond what is already permitted.

In response to a question from the Committee, Mr. Jarus stated that the normal hours of operation would be typical office hours for the paint booth use and any concerns being brought forth regarding hours of operation would be dealt with through the City's own By-law Department.

In response to a question from the Committee, Mr. Jarus, stated that there is a concern about the planting strip requirement as it is a relatively confined site and it would take away operational area for parking of vehicles by Lockerby Taxi. Mr. Jarus stated that there is no significant difference between the front and rear of the property; however, it is easier to access the vehicles from the front yard. Mr. Jarus further stated that it is also an inconvenience for the property owner to have to install the landscaping strip.

#### Public Comments:

Ben Haavisto, Hautamaki Estates Limited, owner of the abutting property, stated that it is not their intention of having Lockerby Taxi stop performing work on their fleet, however they do have some concerns.

Mr. Haavisto, stated that he reviewed the environmental certificate and advised that it is outdated, as it was issued in 2008. As such he does not believe it would still be in effect. Mr. Haavisto further stated that the conditions of the environmental certificate must be met three (3) months after the certificate is issued, not eleven (11) years later when the system goes into use. Mr. Haavisto believes the applicants are in violation of the environmental certificate.

Mr. Haavisto, advised that there is zero clearance between his building and the applicant's building. Mr. Haavisto indicated that in 2013 they erected a fence, which is now damaged from vehicles hitting it. The fence is now bowed and leaning in several areas and the applicant's vehicles and parts are encroaching on his property. Mr. Haavisto showed pictures of the damage to his fence as well as car parts being left on his property.

Mr. Haavisto stated that he has further concerns about a water based scrubber being used and the possibility that it will freeze up when not in use.

In closing Mr. Haavisto stated that he cannot support the application as it stands.

The Chair asked whether there was anyone else 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:

PL2019-115 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by K.S. Flinn Investments Inc. to amend Zoning By law 2010-100Z by changing the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73475-0205, Part 1, Plan 53R-9523, Parcel 46093 S.E.S., in Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "K.S. Flinn Investments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

- a) In addition to the uses permitted in the M1 zone, one (1) paint spray booth within the existing maintenance garage shall also be permitted; and,
- b) The temporary parking or outdoor storage of vehicles for the purposes of display, hire or sale shall be permitted within the front yard, except that screening by opaque fencing shall not be required;
- c) That prior to the adoption of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official and the Director of Planning Services:
  - i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line;
  - ii) Remove the shipping containers and partially dismantled vehicles from the subject lands; and,
  - iii) Provide a minimum five (5) metre-wide planting strip along the northerly lot line abutting Parts 7 and 8, Plan 53R-12172, excluding the area occupied by the existing fueling facility.
- d) Conditional approval shall lapse on October 8, 2021 unless Condition c) above has been met or an extension has been granted by Council.

#### Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2019-115-A1 Landry-Altmann/Sizer: THAT the resolution be amended to add a new condition c iv) as follows:

- iv) Provide a minimum five (5) metre-wide planting strip along the southerly lot line.

**YEAS:** Councillors Cormier, Sizer, Landry-Altman

**NAYS:** Councillor McCausland

**CARRIED**

The resolution as amended was presented:

## Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-115 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by K.S. Flinn Investments Inc. to amend Zoning By law 2010-100Z by changing the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73475-0205, Part 1, Plan 53R-9523, Parcel 46093 S.E.S., in Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "K.S. Flinn Investments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

- a) In addition to the uses permitted in the M1 zone, one (1) paint spray booth within the existing maintenance garage shall also be permitted; and,
- b) The temporary parking or outdoor storage of vehicles for the purposes of display, hire or sale shall be permitted within the front yard, except that screening by opaque fencing shall not be required;
- c) That prior to the adoption of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official and the Director of Planning Services:
  - i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line;
  - ii) Remove the shipping containers and partially dismantled vehicles from the subject lands; and,
  - iii) Provide a minimum five (5) metre-wide planting strip along the northerly lot line abutting Parts 7 and 8, Plan 53R-12172, excluding the area occupied by the existing fueling facility.
  - iv) Provide a minimum five (5) metre-wide planting strip along the southerly lot line.
- d) Conditional approval shall lapse on October 8, 2021 unless Condition c) above has been met or an extension has been granted by Council.

**YEAS:** Councillors McCausland, Sizer, Cormier, Landry-Altmann  
**CARRIED**

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

- a) Amended proposed and adopted as recorded.

2 Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury – Application for Zoning By-law Amendment in order to permit two multiple dwellings having a total of 826 dwelling units, Brady Street, Lourdes Street, St. Raphael Street & Van Horne Street, Sudbury

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

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure

regarding Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury – Application for Zoning By-law Amendment in order to permit two multiple dwellings having a total of 826 dwelling units, Brady Street, Lourdes Street, St. Raphael Street & Van Horne Street, Sudbury.

Dave Dorland, D.S. Dorland Ltd, agent for the applicant, was present.

Jack Wolofski, Jean-François L'Archevêque Montpetit and Toivo Ruhkonen, Kaymic Developments (Ontario) Inc., the applicants, were present.

Glen Ferguson, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions from the Committee, Mr. Ferguson, stated that the City's Zoning By-law speaks to the type of built form and the parking requirements for a multiple dwelling unit which is 1.5 spaces per dwelling unit. If the applicant has an approved affordable housing agreement with the City, the parking requirements are 1.1 spaces per dwelling unit. The abutting property, Cherry Gardens site has 154 multiple dwelling units and no site specific relief regarding parking is provided on the site.

Mr. Ferrigan, Director of Planning Services, stated that when an applicant enters into an affordable housing agreement with the City, the agreement spells out the obligations between the owner and the City. One obligation would be that the units be maintained as affordable for a certain period of time. This agreement would be registered against the title of the property and this would give the City the assurance that the use of the property would be consistent, giving the municipality the comfort to reduce the parking requirements. This application is slightly different as they are asking for an increase in the number of units above the 800 permitted units. As per the Zoning By-law, the rate is 1.5 parking spaces per dwelling unit.

Mr. Ferrigan, further stated that the Zoning By-law, which covers parking requirements, was passed in 2010 and was determined to be appropriate. Further relief for parking could be looked at in the future, as the applicant can reapply for a further reduction in parking at any time.

Mr. Ferguson stated that the request from the applicant is to reduce the number of parking spaces required. The applicant provided sketches showing what the parking spaces would look like if they comply with the parking and zoning standards and they provided a second sketch showing what the parking spaces would look like if the parking spaces were reduced. The sketch also shows accessible parking spaces, the first 100 spaces for parking would require two (2) accessible spaces and one (1) for each additional 50 parking spaces. This requirement varies in each municipality, however, this is the City of Greater Sudbury's requirement through the current Zoning By-law and is typical throughout the Province. Mr. Ferguson stated that the applicant would like to reduce the 1239 parking spaces required to 260 spaces.

Applicant or Agent's Comments and Response to Committee Questions:

In response to questions from the Committee, Mr. Wolofsky stated that this application is not just a question of housing it is designed to be a unique example of Canada's commitment to the Paris Climate Accord and the Montreal Protocols. It is to be a showcase research centre as well as a model for future sustainable development in Canada. This project falls within the trail blazing path of leadership shown by the City of Greater Sudbury through its re-greening program.

Mr. Wolofsky stated that the proposed project will consist of two (2) towers consisting of 826 dwelling units. Half will be for seniors and half will be affordable housing units. This development will have amenities and services including; a staff room, communal dining, billiards, bocce ball, bowling, painting, arts, community room, theater and a library. It will also have 24 hour nursing services, a pharmacy, a doctor's office, a hairdresser, podiatrist and anything that seniors would need. Mr. Wolofsky stated that there will also probably be a children's nursery with access to an outdoor play area.

Furthermore, it was stated that the applicants will be creating a living building, providing as much green space as needed that will also include an interior winter garden, solarium and interior green space with plants that will be watered with gray water. Ground vegetation will be minimally disturbed and where feasible, green space will be enhanced. Water will be harvested from the rooftop and stored in a container large enough to store one (1) month's run off. The water will require ultra violet sterilization and high filtration. A second system will be installed to harvest storm water from green space and parking lots.

All dwelling units will have their own heat pumps and systems will be remotely controlled and maintained by the building engineer.

During construction, blasting on the site will be done with frozen co2 pellets which save approximately 90 litres of diesel fuel. This system will be open to scrutiny by local universities and colleges. All of these processes are required by Canadian Mortgage and Housing Corporation (CMHC) to qualify for assistance with financing.

In response to a question from the Committee, Mr. Ruhkonen stated that the applicants carried out a detailed parking study which was completed in May 2019. The study was based on data from two sources, local data from parking surveys and data from the Institute of Transportation Engineers (ITE). ITE published a new parking information book that deals with downtown residential buildings across North America. Based on the surveys, they looked at downtown senior buildings as well as Cherry Gardens.

Mr. Ruhkonen indicated that the parking requirements being used are lower than what the by-law requires. The by-law makes sense for some type of buildings, but for seniors or affordable housing, it makes no sense. Installing 265 parking spaces would be adequate for this proposed development.

Mr. Ruhkonen further stated that the City's transportation department agreed with their methodology and findings. If the parking is tied to actual use in the space it would be binding on any future owner. The transportation demand policy was recently developed by the City. Their plan is to divert people from using automobiles. The applicants have agreed to implement measures that would consist of paid parking for residents costing them \$100.00 per month as it is believed that this will discourage tenants from keeping vehicles that they rarely use. The complex would provide regular shuttle bus service to grocery shopping, the hospital and medical offices.

Accessible parking would be provided underground, which will be heated and have immediate access to elevators. They would like to work with city staff to monitor the parking in the development and provide data to the City to see if any more parking is required.

In response to a question from the Committee, Mr. Dorland stated that the applicants sent notices to surrounding residents and held an information session. Mr. Dorland also confirmed that the shuttle service would be operated by the property owners.



In response to a question from the Committee, Mr. Ruhkonen stated that the Cherry Gardens property has 154 residential units and 32 parking spots. He advised that this property requires 40 parking spaces to meet the demand and that the Cherry Gardens property has five (5) visitor parking spaces, which he has never seen in full use.

In response to a question from the Committee, Mr. L'Archevêque Montpetit stated that when the Cherry Gardens property was developed in the 1970's, extra services were not required by CMHC for financing. Since then, March of Dimes is now operating in that building and is providing services to the residents. Mr. L'Archevêque Montpetit added that this property is an affordable housing complex not a Senior's Residence.

In response to a question from the Committee, Mr. Wolofsky stated that Cherry Gardens was originally leased to Ontario Housing Corporation, which was to be a senior's building. The Corporation then passed on its responsibilities to the City's municipal housing, who removed the senior's housing requirements and changed the use to be geared to income rental. He further stated that there are six (6) to seven (7) rental units in Cherry Gardens that are below the market rent.

In response to a question from the Committee, Mr. L'Archevêque Montpetit stated that all the residents of Cherry Gardens pay approximately 30 percent of their annual gross income for rent and the rest is subsidized by the City. Cherry Gardens provides paid parking to residents at a cost of \$30.00 per month.

#### Public Comments:

Brandon Dougan, concerned area resident, stated he believes that the surrounding property values of the homes around the proposed development will decrease. Mr. Dougan is worried that when first time home buyers try to sell their home, they will owe more than they will be able to sell it for. Mr. Dougan also stated that he believes that the taxes will be a windfall for the City; however, there will also be widespread effects of people contacting Municipal Property Assessment Corporation (MPAC) requesting that their property values be reassessed.

Mr. Dougan also stated that this complex will encroach on the single family homes in the area and that the structures will be daunting and changes the surrounding landscape causing privacy issues. Mr. Dougan is also concerned about the applicant's request for a reduction in parking spaces. This will set a precedent that is not in line with the City's own Zoning By-laws.

Mike Tulloch, representing All Nations Church, stated that he was surprised that they are listed as one of the applicants in this report. He advised that the Church received notice in August 2017 asking to purchase a sliver of land to support this development, but was not aware that this transaction was completed. In 2015 the Church reconstructed a portion of St. Raphael Street in order to facilitate a water service development into the construction of All Nations Church which is located on the opposite side of street where the development was proposed. When they completed this, they asked the City for a forwarding agreement that outlined any development of the lands on the south side of the street would be required to participate in the cost of new watermain and reconstruction of the street.

Marlene Sobran, concerned resident, asked if the applicants plan to install solar panels.

Kevin Jarus, Tulloch Engineering, stated that he is speaking on behalf of Sudbury Apartment Rentals Limited on behalf of Paul Charbonneau. Mr. Jarus indicated that his client agrees

with the staff report and the lack of willingness to approve a reduction in parking spaces that is being proposed by the applicant. Mr. Jarus states that any parking reduction in excess of the 25 percent that is allowed to affordable housing units is not consistent with the Provincial Policy Statement and the Official Plan. He also requested to receive notice of the decision.

Former Mayor, Jim Gordon, stated that Mr. Wolofsky is a man of integrity and has devoted himself to the poor and downtrodden. Mr. Gordon stated that affordable housing is needed for seniors and that the average citizen in Sudbury is marginal when it comes to income and many people live on part time jobs or full time jobs without benefits. Mr. Gordon stated that there has not been another developer that has indicated they want to build 100's of affordable housing units and there are over 4000 people that require affordable housing and this developer is prepared to build over 800 units. Mr. Gordon expressed concern regarding who will take care of the people if we do not have affordable housing as there are a number of people who are struggling and have to ask citizens for money at the side of the road in order to survive. Mr. Gordon asked the Committee to weigh everything in their deliberations for this application.

Applicant or Agent's Closing Remarks:

Mr. Dorland stated that All Nations Church signed an agreement of sale to purchase a small portion of their property, and the new members of the church may not have been aware of this. The portion they purchased is going to be used to build a road. Mr. Dorland stated that the applicants would like to assure everyone that adequate parking is to be provided and advised that at the public information meeting, residents raised concerns about parking. Mr. Dorland indicated that he feels the concern is that people use St. Raphael Street for parking and would like to see the Committee provide direction as to what might be acceptable parking. Mr. Dorland also indicated that the parking will be consistent with the use of the building at the Site Plan stage. Mr. Dorland stated that he is seeking approval for this development.

Mr. Wolofski raised concerns about having to provide 1000 parking spots. Mr. Wolofsky indicated that if they were required to provide 1000 parking spaces; they would need to advertise the spots as part of the rental and would need to charge \$100.00 per month as the rent being charged to residents would not be sufficient to cover the cost of the additional parking spaces. He further stated that to place the parking spaces outside, it would use all the green space and the area required for solar panels, which are needed to reduce energy costs. Mr. Wolofsky stated that in every study they have completed, parking has been reduced or left to the developer to decide how many spaces they would like to provide. However, they can go down five (5) basements underground if required for parking as they want to limit the exterior parking as it takes away from the landscaping.

The Chair asked whether there was anyone else 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:

PL2019-116 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church and the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification on portions of the subject lands from "R4(4)", High Density Residential Special, "R4(5)", High Density Residential Special, "R2-2", Low Density Residential Two, "R2-3", Low Density

Residential Two and "I", Institutional to a revised "R4(5)", High Density Residential Special Zone on those lands described as PINs 73583-0089, 73583-0097, 73583-0045, 73583-0609, 73583-0088, 73584-0210, Part of PINs 73583-0017, 73583-0076, 73583-0628, 73583-0604, 73583-0058, 73583-0043, 73583-0603, Lots 3 & 4, Concession 3, Township of McKim, as outlined in the report entitled "Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

b) The owner apply for and receive final approval on a Risk Management Plan as identified in Part IV of the Clean Water Act, 2006, to the satisfaction of the Director of Water/Wastewater and Compliance;

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a maximum of 826 residential dwelling units be permitted on the lands provided they are located within two multiple dwelling buildings;

b) That a minimum yard setback to Lourdes Street be 130 metres be required; and,

c) That the existing "R4(4)" Zone be amended to include a minimum lot area per dwelling unit requirement of 60 square metres.

3. That conditional approval shall lapse on October 8, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

#### Recess

At 3:49 p.m. the Committee recessed.

#### Reconvene

At 4:01 p.m. the Committee reconvened.

#### Rules of Procedure

Councillor Cormier presented the following amendment:

PL2019-116-A1 Cormier/Landry-Altmann: THAT the City of Greater Sudbury amend the resolution to remove condition 2(b);

(b) that a minimum yard setback of 130 metres be required.

**YEAS:** Councillors Cormier, McCausland, Sizer, Landry-Altmann  
**CARRIED**

The resolution as amended was presented:

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-116 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church and the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification on portions of the subject lands from “R4(4)”, High Density Residential Special, “R4(5)”, High Density Residential Special, “R2-2”, Low Density Residential Two, “R2-3”, Low Density Residential Two and “I”, Institutional to a revised “R4(5)”, High Density Residential Special Zone on those lands described as PINs 73583-0089, 73583-0097, 73583-0045, 73583-0609, 73583-0088, 73584-0210, Part of PINs 73583-0017, 73583-0076, 73583-0628, 73583-0604, 73583-0058, 73583-0043, 73583-0603, Lots 3 & 4, Concession 3, Township of McKim, as outlined in the report entitled “Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

b) The owner apply for and receive final approval on a Risk Management Plan as identified in Part IV of the Clean Water Act, 2006, to the satisfaction of the Director of Water/Wastewater and Compliance;

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a maximum of 826 residential dwelling units be permitted on the lands provided they are located within two multiple dwelling buildings;

c) That the existing “R4(4)” Zone be amended to include a minimum lot area per dwelling unit requirement of 60 square metres.

3. That conditional approval shall lapse on October 8, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, McCausland, Sizer, Landry-Altmann  
**CARRIED**

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

a) Minor amendments as recorded re: condition 2 (b).

3 Richard Fournier – Application for a temporary use by-law in order to permit outdoor vehicle storage, 294 Brenda Drive, Sudbury

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

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding Richard Fournier – Application for a temporary use by-law in order to permit outdoor vehicle storage, 294 Brenda Drive, Sudbury.

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

Wendy Kaufman, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to a question from the Committee, Ms. Kaufman stated that the Site Plan Agreement registered on title is for the adjacent lands, however, it has not yet been brought into compliance as site work, including landscaping has not been completed.

In response to a question from the Committee, Jason Ferrigan, Director of Planning Services, stated that the general policy for Site Plan Agreements, gives the applicants two (2) years from the registration of the Site Plan or building permit applied for, to meet the conditions of the Site Plan Agreement.

Applicant or Agent's Comments and Response to Committee Questions:

Mr. Jarus stated that this application is for a property located on the east side of Brenda Drive and the subject property backs onto Long Lake Road. Mr. Jarus indicated that the applicants are seeking approval to permit the outdoor storage of extra vehicle inventory for a temporary period of three (3) years.

Mr. Jarus advised that the applicants canvassed nearby residents in June of this year to provide them with further information.

In response to a question from the Committee, Mr. Jarus advised that it is the intention of the applicant to remove one of the structures at their Long Lake Road location to make more room to facilitate the vehicles in the future.

Mr. Jarus further advised that currently, all residents to the south of Brenda Drive back on to existing developments on Long Lake Road and that the setbacks for the existing properties on Brenda Drive to the existing commercial operations are between 40 metres to 9 metres, which is less than what they are proposing to being temporarily rezoned. Mr. Jarus indicated that the rear yard setback would be 31.2 metres in their proposal and that if the rezoning is approved, the remainder of the lands that are not being rezoned would still exceed the minimum requirements of the R1-5 residential zone.

Mr. Jarus advised that the application is consistent with the Provincial Policy Statement, the City's Official Plan and represents good planning.

Mr. Jarus advised that the non-compliance by the Mercedes and Subaru dealership is due to the fact that the ownership of the dealership has changed since the 2015 Site Plan was entered into and the new owner has retained his firm to look at the Site Plan requirements.

Rules of Procedure

With the concurrence of the Committee Councillor McIntosh spoke to Public Hearing 2.

Mr. Jarus stated that 294 Brenda Drive was acquired by the current owner of the Mercedes dealership. The additional parking lot use was expanded this spring but he is unsure why it was expanded onto this property.

Public Comments:

Greg Piccolo, concerned area resident, stated that the area where this application is proposed is quite unique as it is totally a residential area and historically always has been. Mr. Piccolo stated that Brenda Drive has extremely large lots, and most of them are on average half an acre. Mr. Piccolo stated that when the City took in this unorganized township, it was never

supposed to be developed commercially.

Mr. Piccolo raised concern that this application was made by a resident who is no longer a resident of the City and that when looking at the proposed property, it is quite extensive and at least 25% of the lot would be commercial.

Mr. Piccolo stated that he believes that conformity and compliance with the by-law has been broken as the applicant took it upon himself to clear the land and park vehicles. Mr. Piccolo indicated that the By-law states that no person shall change the use of any building, structure or land or use any building or structure or occupy any land or building except in provision with the by-law and further stated that he believes that this property is not in compliance and that the concerns of the residents of the area are not being considered.

Kent Wideman, concerned area resident, stated that the previous owner of the dealership expanded the property. When this occurred, the owner and engineer assured him that there would be buffering done. Mr. Wideman advised that he is not happy with the new owners and how they destroyed the property without approval and/or consulting area residents. He further stated that if this application is passed, he is hoping that they provide buffering of 15 feet across the back of the property to help appease the neighbours. Mr. Wideman stated that he would like someone to meet the residents on the site to show what is planned for the property.

Applicant or Agent's Closing Remarks:

Mr. Jarus stated that they did speak to the neighbour located directly to the west of the property and that owner does not have any concerns with the application. Mr. Jarus indicated that the applicants have no issues with conditions in the staff report and advised that any other concerns of the public would be mitigated when the Site Plan is brought into compliance. Mr. Jarus further stated that the subject application is only for the application shown today, not the application made by the previous owner.

Planning Department Closing Remarks:

In response to a question by the Committee, Ms. Kaufman stated that through the existing Site Plan that is registered on title, there is landscaping that is required. Ms. Kaufman stated that there would be no through traffic allowed from the back of the property onto Brenda Drive and that the site specific conditions of the by-law state that access to the property will only be available from the east across from the adjacent land, from 297 and 291 Long Lake Road.

In response to a question by the Committee, Alex Singbush, Manager of Development Approvals, stated that there is a condition that states access will only be through Long Lake Road and enforcement would be a by-law issue.

In response to a question by the Committee, Ms. Kaufman stated that the recommendation includes a fence to be constructed along the west side of boundary.

In response to a question by the Committee, Mr. Singbush stated that it is not appropriate to apply conditions to the existing Site Plan Agreement for other properties.

The Chair asked whether there was anyone else 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:

PL2019-117 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Richard Fournier to amend Zoning Bylaw 2010-100Z in order to permit outdoor vehicle storage in accordance with Section 39 of the Planning Act for a temporary period of 36 months (three years) on those lands described as PIN 73475-1622, Parcel 26272, Part of Lot 6, Plan M-340, Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "Richard Fournier" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law the owner shall address the following conditions:
  - a. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier shall be constructed along the west boundary of the subject lands, to the satisfaction of the Director of Planning Services.
  - b. A 3.0m planting strip including a continuous row of trees protected by a barrier shall be constructed along the south boundary of the subject lands, to the satisfaction of the Director of Planning Services.
  - c. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands subject to the temporary use approval to enable the preparation of a temporary use by-law.
2. The following site-specific provisions be applied to the lands subject to the temporary use approval:
  - a. In addition to the uses permitted in the R1-5 zone, outdoor vehicle storage shall be permitted;
  - b. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier is required along the west boundary;
  - c. A 3.0m planting strip including a continuous row of trees protected by a barrier is required along the south boundary; and
  - d. Access will only be permitted by way of those lands known municipally as 2097 & 2091 Long Lake Road.
3. Conditional approval shall lapse on June 24, 2020 unless Condition 1 above has been met or an extension has been granted by Council.
4. The temporary use permission shall expire in 36 months (three years) from the date of passing.

#### Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2019-117-A1 Landry-Altmann/McCausland: THAT the City of Greater Sudbury amends condition 3 of the resolution as follows:

remove "June 24, 2020" and replace with "December 31, 2019."

**YEAS:** Councillors Cormier, McCausland, Sizer, Landry-Altmann  
**CARRIED**

## Rules of Procedure

Councillor Sizer presented the following amendment:

PL2019-117-A2 Sizer/Landry-Altmann: THAT the City of Greater Sudbury amends condition 1(b) of the resolution to include “coniferous” before “trees.”

YEAS: Councillors Cormier, McCausland, Sizer, Landry-Altmann

**CARRIED**

The resolution as amended was presented:

## Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-117 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Richard Fournier to amend Zoning Bylaw 2010-100Z in order to permit outdoor vehicle storage in accordance with Section 39 of the Planning Act for a temporary period of 36 months (three years) on those lands described as PIN 73475-1622, Parcel 26272, Part of Lot 6, Plan M-340, Lot 6, Concession 6, Township of Broder, as outlined in the report entitled “Richard Fournier” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law the owner shall address the following conditions:

a. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier shall be constructed along the west boundary of the subject lands, to the satisfaction of the Director of Planning Services.

b. A 3.0m planting strip including a continuous row of coniferous trees protected by a barrier shall be constructed along the south boundary of the subject lands, to the satisfaction of the Director of Planning Services.

c. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands subject to the temporary use approval to enable the preparation of a temporary use by-law.

2. The following site-specific provisions be applied to the lands subject to the temporary use approval:

a. In addition to the uses permitted in the R1-5 zone, outdoor vehicle storage shall be permitted;

b. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier is required along the west boundary;

c. A 3.0m planting strip including a continuous row of trees protected by a barrier is required along the south boundary; and

d. Access will only be permitted by way of those lands known municipally as 2097 & 2091 Long Lake Road.

3. Conditional approval shall lapse on December 31, 2019 unless Condition 1 above has been met or an extension has been granted by Council.



4. The temporary use permission shall expire in 36 months (three years) from the date of passing.

**YEAS:** Councillors McCausland, Sizer, Cormier, Landry-Altmann  
**CARRIED**

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

a) 2 Amendments were proposed and adopted by Committee.

4 Mi Yuk Li - Application for rezoning in order to permit shared housing with a maximum of 12 guest rooms, 1305 Barry Downe Road, Sudbury

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

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure regarding Mi Yuk Li - Application for rezoning in order to permit shared housing with a maximum of 12 guest rooms, 1305 Barry Downe Road, Sudbury.

Mi Yuk Li, the applicant was present.

Mauro Manzon, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions by the Committee, Andre Guillot, Manager of Building and Inspection Services, stated that this property has two orders against it, one of which is from the Greater Sudbury Fire Services which outlines nine (9) deficiencies that need to be complied with. This order was issued March 6, 2019.

Applicant or Agent's Comments and Response to Committee Questions:

Ms. Li stated that the 2011 Growth Plan for Northern Ontario under section 3 of the Planning Act requires municipalities to ensure that decisions conform with the Growth Plan of Northern Ontario. Ms. Li further stated that under section 4.3.3. of the Growth Plan of Northern Ontario, municipalities that act as finance and service hubs must provide updated Official Plans and provide other supporting documents for developing a diverse mix of land including a range of housing types and densities to meet projected requirements. Ms. Li stated that in 2018 the City initiated a number of housing related zoning amendments as a result of the Affordable Housing Community Improvement Plan (AHCIP), which was approved by the Planning Committee on July 9, 2018. Under this Plan, the land use previously defined as a rooming house was revised to indicate shared housing. Furthermore, Ms. Li indicated that the number of zones permitting shared housing, which was previously limited to C6 downtown commercial zone, was expanded to include R3, R3-1, R-4, C2, C3 and C4. Ms. Li advised that the Official Plan, which is a blueprint to help Sudbury's development over the next 20 years and establishes long term goals, both social and economic. Ms. Li stated that since the City's slogan is flexible, balanced and sustainable housing, the provision of shared housing is an important component of the City's housing supply as it addresses the demand for affordable, short term housing and shared housing for single people living in our community. Ms. Li indicated that these people cannot afford to rent a house or an apartment on their own and single and shared housing types can mix together to provide future housing for current and future residents. Ms. Li stated that there are over 100,000 single residents in Sudbury and the

demand will not go away and that housing needs to be regulated and have parameters to set up the requirements before it gets out of control. She requested that the Planning Committee, develop a range of mixed housing types and densities to meet the demand of current and future residents and expand the area where shared housing is permitted.

Ms. Li advised that her proposal is for a shared housing facility with a maximum of twelve (12) guest rooms. She indicated that she is willing to have Site Plan Control Agreement implemented to ensure that the expanded parking access and rear yard parking and drainage problems are properly addressed in addition to future right-of-way requirements.

Ms. Li stated that she has been dealing with the parking situation since 2018 and had a professional firm design the floor plans for her shared housing unit and is just waiting for the re-zoning to be accepted so she can submit the application for all the building and demolition permits. Ms. Li is suggesting seven (7) parking spaces and three (3) bicycle parking spaces and also indicated that she has eleven (11) fire regulations to deal with prior to January 2020.

In response to questions asked by the Committee, Ms. Li advised that there is not a garbage problem as she taught her tenants how to recycle and reduce garbage and she indicated that she has a maintenance company that assists with the house, including lawn and snow removal support.

Ms. Li advised that her shared housing units have central air and heating units, mattress covers to reduce bed bugs and that all tenants have to abide by house rules. She further stated that she has over 36 years of management experience and the neighbours on each side of the property support her application.

In response to a question from the Committee, Ms. Li stated that she purchased the property six (6) years ago, which at that time it was a rooming house, and she continued to run it as a rooming house as she believed it was legal. Ms. Li advised that in 2017 she found out it was illegal and further advised that there are currently 9 rooms, one of which is occupied by a couple.

#### Public Comments:

Beverley Dubreuil, concerned area resident, stated that they strongly oppose the request to rezone the property. Ms. Dubreuil stated that there are too many international students without a place to reside and the onus should be on Cambrian College to provide residences for the students. Ms. Dubreuil believes that the storm sewer system and water and sewage are already over capacity and stated that there is garbage thrown all over the property and many shopping carts are scattered about. Ms. Dubreuil raised further concerns that the basement windows are not adequate as an escape route in case of a fire.

Ms. Dubreuil was concerned that if this application is accepted, it would set a precedent for future applications as many landlords are already participating in these overcrowded accommodations and the by-law cannot control this due to many gray areas. Ms. Dubreuil stated that this property is zoned R-1 and should remain that way as well as the rest of the neighbourhood as she also believes these shared accommodations will cause property values to drop. Ms. Dubreuil is also concerned that the Health Department should be investigating this property and feels the lot is unsuitable for that many vehicles.

Jim Dines, concerned area resident, stated that he has concerns about the water which is often about a foot high in the back yards in the spring and believes that with this proposal, there will be more water problems. Mr. Dines advised that he also has concerns about the

garbage. Mr. Dines stated there are twelve (12) rooms rented at this property and some may have double occupancy and that as this property is a single lot it does not make sense to allow this. Mr. Dines stated that if the Committee approves the application it would set a precedent.

Mr. Dines indicated the landlord is currently allowing tenants to park in the front yard which is not allowed and further stated that there are a lot of people living in this area, and people are buying up the properties having four (4) or five (5) people living in each residence causing them to angle park in their driveways. Mr. Dines stated that the drains are often clogged by excess garbage and that the area is a low density area and should remain as this. Mr. Dines further stated he believes that the By-law Department cannot control all the issues in the area.

Tim Nolan, concerned area resident stated that they do not want rooming houses in their neighbourhood. Mr. Dines further stated that they are here to fight for their neighbourhood and asked the Committee to refuse this application.

Resolution to proceed past 5:43 p.m.

Sizer/McCausland: THAT the meeting proceeds past the hour of 5:43 p.m.

**CARRIED BY UNANIMOUS CONSENT**

Kendra Vitone, concerned area resident, stated that she purchased her home in the area a year ago and chose the area as it was low density residential. Ms. Vitone advised that her property is located on the corner, and they have had many problems with shopping carts and garbage being left in their yard. Ms. Vitone stated residents often block access to their driveway by parking across the end and raised concerns that short term residents will cause safety issues in their community.

Ms. Vitone stated that this area is residential, not a commercial hotel and that she has concerns with the parking, decrease in the value of their home and increased vandalism in the area. Ms. Vitone stated that she is wondering who will govern how many people will actually reside at the property as this application has twelve (12) bedrooms potentially allowing for 24 to 26 residents in one house. Ms. Vitone stated, according to property standards, each individual has a right to a certain amount of personal space. If the applicant allows two (2) people to live in a 10 x 12 bedroom there is no personal space. Ms. Vitone also raised a concern about the guests that will visit residents living in the house, where will they park, as it is currently too overcrowded. Ms. Vitone further stated that she is opposed to this application.

Arthemise Peterson, concerned area resident stated that they would like the zoning to remain as it is currently to preserve the area. Ms. Peterson advised that in the spring there is flooding that occurs in the backyard of the properties at Lincoln Road.

Ms. Peterson stated this application is for a one storey dwelling unit; having twelve (12) guest rooms can present many challenges and fire hazards as well as disruptions and that since the by-law was changed to allow apartments in R-1 zoning, the influx of international students has caused the neighbourhood to lose its appealing look. Ms. Peterson believes the landlords are taking advantage and reaping great profits from this situation and renting over the allowed number of people and that the owner of the properties should be responsible for maintaining the properties, not the students. Ms. Peterson stated that garbage is put out early in the morning and the bags are opened by bears and crows that spread it everywhere, which never gets picked up. She further advised that there have been many calls to 311 and by-law has

spoken to them, however, the tenants throw the garbage into the ditches. Ms. Peterson further stated that there are too many international students that reside in the rental homes and most of the owners live out of town. Ms. Peterson indicated that they are simply looking for a solution to provide harmony and keep the area as it was.

Florence Schryer, concerned area resident provided photos of the garbage problems at the applicant's property. Ms. Schryer wanted to know why this rental house was not shut down in March when the By-law department became aware that it was unsafe. Ms. Schryer further stated she feels the landlord is not providing this accommodation to help the renters and believes this property causes issues with additional traffic as many renters have cars. Ms. Schryer raised concerns regarding long grass, garbage all over and people coming and going at all times. Ms. Schryer further advised that she has resided in the area for over 50 years and it used to be the place to live; now it is known as the slum area. She further stated that they would like to see a clean-up of the area.

Mario Tombari, concerned area resident, stated that he has lived in this area for 40 years and enjoyed raising his kids here. Mr. Tombari stated he has concerns about the increased traffic and many of the student tenants leave shopping carts in his driveway. Mr. Tombari has opposed this type of application twice in the past and is also concerned about the amount of water that comes onto his property, the traffic and that no one seems to do anything about it.

Linda Deshevy, concerned area resident asked what would happen if the Planning Committee rejects this proposal, and how they can make sure the landlord does not continue to rent. Ms. Deshevy stated she is also concerned about other landlords in the area that are renting illegally and although she does not feel there are noise issues with the renters, they do cause problems by leaving grocery carts and garbage on the lawn.

Lee Ingram, concerned area resident stated that he has issues with the size of house for this application, which is no more than 1000 square feet. Mr. Ingram stated he does not feel that 12 residents could live comfortably in the house. Mr. Ingram advised he is concerned about all the by-law infractions, and that the owner was notified in 2017 that it was illegal to operate. Mr. Ingram stated he wanted to know what kind of fines were issued and why it was not shut down at that time. Mr. Ingram was also concerned that if twelve (12) potential tenants each had a pet, it could cause additional problems. Mr. Ingram feels this application is not a good fit for the neighbourhood.

Ken Umin, concerned area resident, stated that the property is currently zoned as R-1 and would like to remain that way.

Barry Zima, concerned area resident stated if the City has by-laws they should be able to enforce them.

Applicant or Agent's Closing Remarks:

Ms. Li stated that she understands all the letters and concerns regarding garbage and other issues. Ms. Li stated Cambrian College is creating a housing demand for international students and if we do not provide housing for newcomers, she questions where they will live. She is concerned that if the students have no place to go they will run around and create trouble, and stated that she is trying to solve the problem.

Ms. Li stated that the house is 3250 square feet and that she hired a consultant to help design the interior of the house and every room meets the building permit requirements. Ms. Li advised that two (2) of the units have bathroom ensuites and there are two (2) bathrooms

near the seating areas. Ms. Li indicated most of the rooms only have one (1) tenant per room and stated that she is providing quality deluxe shared housing in a high priced area.

Ms. Li advised that she does not live at this location; however she does live in Sudbury and visits at least three (3) times a week and also has a cleaning lady come in every Monday. Ms. Li advised she is trying to provide housing for single people and students in Sudbury.

The Chair asked whether there was anyone else 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:

PL2019-118 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by Mi Yuk Li to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R1- 5(Special)", Low Density Residential One Special on lands described as PIN 02119-0071, Lot 63, Plan M-217 in Lot 1, Concession 6, Township of McKim, as outlined in the report entitled "Mi Yuk Li" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019.

**YEAS:** Councillors McCausland, Sizer, Cormier, Landry-Altmann

**CARRIED**

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

Members of the Planning Committee refused this application for the following reasons:

a) As set out in the staff report.

#### Recess

At 6:26 p.m. the Committee recessed.

#### Reconvene

At 6:41 p.m. the Committee reconvened.

#### Resolution to proceed past 6:43 p.m.

McCausland/Sizer: THAT the meeting proceeds past the hour of 6:43 p.m.

**CARRIED BY UNANIMOUS CONSENT**

The following resolution was presented:

PL2019-119 Landry-Altmann/McCausland: THAT the City of Greater Sudbury directs staff to review the existing framework regarding accessory guest room rental accommodation consistent with City Council's goal of creating affordable and safe housing and report back to City Council on recommended improvements no later than Q4 2020.

**CARRIED**

### **Matters Arising from the Closed Session**

Councillor Cormier reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter and the following resolution emanated therefrom:

PL2019-120 McCausland/Sizer: THAT the City of Greater Sudbury authorize the sale of vacant land west of Suffolk Lane, Sudbury, legally described as PIN 02129-0368(LT), Township of McKim;

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

AND THAT the net proceeds of the sale are credited to the Land Acquisition Reserve Fund.  
**CARRIED**

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

### **Routine Management Reports**

- C-1      Rogers Communications Inc. – Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 960 Notre Dame Avenue, Sudbury

Report dated September 3, 2019 from the General Manager of Growth and Infrastructure regarding Rogers Communications Inc. – Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 960 Notre Dame Avenue, Sudbury.

#### Motion for Deferral

Councillor Landry-Altmann moved to defer this item to a Planning Committee meeting no later than the end of December in order to provide further information.

**DEFERRED**

### **Managers' Reports**

- R-1      Dalron Construction Limited - Request for extension of conditional approval of rezoning application File #751-6/15-17, Remington Road, Sudbury

Report dated August 30, 2019 from the General Manager of Growth and Infrastructure regarding Dalron Construction Limited - Request for extension of conditional approval of rezoning application File #751-6/15-17, Remington Road, Sudbury.

The following resolution was presented:

PL2019-121 Sizer/McCausland: 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 on September 23, 2019, for a period of one (1) year to

September 30, 2020.

**CARRIED**

**Members' Motions**

No Motions were submitted.

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were submitted.

**Question Period**

No Questions were asked.

**Adjournment**

McCausland/Sizer: THAT this meeting does now adjourn. Time: 6:58 p.m.

**CARRIED**

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Danielle Wicklander, Deputy City  
Clerk

## Minutes

### City Council Minutes of 9/24/19

Location:	Tom Davies Square - Council Chamber
Commencement:	4:32 PM
Adjournment:	10:09 PM

## His Worship, Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Eric Labelle, City Solicitor and Clerk; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff
Closed Session	<p>The following resolution was presented:</p> <p>CC2019-280 Leduc/Kirwan: THAT the City of Greater Sudbury move to Closed Session to deal with one (1) Personal Matter (Identifiable Individual(s)) regarding a performance review in accordance with the Municipal Act, 2001, s. 239(2)(b).</p> <p><b>CARRIED</b></p> <p>Council moved into closed session at 4:33 p.m.</p>
Recess	At 5:06 p.m. Council recessed.
Reconvene	At 6:05 p.m., Council commenced the Open Session in the Council Chamber.

## His Worship, Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Steve Jacques, General Manager of Community Development; Joanne Kelly, Director of Human Resources and Organizational Development; Ian Wood, Executive Director of Strategic Initiatives;



Ron Foster, Auditor General; Melissa Zanette, Chief of Staff; Kelly Gravelle, Deputy City Solicitor; Marie Litalien, Acting Director of Communications & Community Engagements; Jason Ferrigan, Director of Planning Services; Eric Labelle, City Solicitor and Clerk; Lisa Locken, Clerk's Services Assistant; Julie Lalonde, Clerk's Services Assistant;

Robert Swayze, Integrity Commissioner

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

## **Matters Arising from the Closed Session**

Deputy Mayor Sizer, as Chair of the Closed Session, reported that Council met in Closed Session to deal with one (1) Personal Matters (Identifiable Individual(s)) regarding a performance review in accordance with the Municipal Act, 2001, s. 239(2)(b). No direction or resolutions emanated from this meeting.

## **Matters Arising from the Planning Committee**

September 9, 2019

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of September 9, 2019.

### **Rules of Procedure**

Councillor Montpellier requested that Planning Committee resolution PL2019-110 be pulled and dealt with separately.

The following resolution was presented:

CC2019-281 Leduc/Kirwan: THAT the City of Greater Sudbury approves the Planning Committee resolutions PL2019-108 to PL2019-109 and PL2019-112 to PL2019-113 inclusive from the meeting of September 9, 2019.

The following are the Planning Committee resolutions:

### **Alexander Dumas – Application for Zoning By-Law Amendment, 1663 Kingsway, Sudbury**

PL2019-108 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Alexander Dumas to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "M1-1", Business Industrial to "C2", General Commercial on those lands described as PIN 73573-0015, Parcel 48737, Parts 1, 2, 3 & 5, Plan 53R-1222 in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled "Alexander Dumas" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019.

**CARRIED**

**Hautamaki Estates Limited - Application for rezoning in order to permit "C2", General Commercial uses on vacant lands designated Mixed Use Commercial, Countryside Drive, Sudbury**

PL2019-109 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Hautamaki Estates Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "C2(Special)", General Commercial Special on lands described as Part of PIN 73475-1268 in Lot 6, Concession 5, Township of Broder, as outlined in the report entitled "Hautamaki Estates Limited" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019, subject to the following conditions:

- a) The prior to the adoption of the amending by-law, the owner shall address the following conditions:
  - i) Provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
  - ii) Obtain easements across PIN 73475-1258 for access and servicing; or alternatively, PIN 73475-1258 is transferred to the City and consolidated with PIN 73475-0154, being the Countryside Drive right-of-way;
- b) That relief for zero lot frontage be provided if easements are granted in lieu of the transfer of PIN 73475-1258 to the City;
- c) That the amending by-law includes the following site-specific provision:
  - i) No loading spaces and a minimum easterly interior side yard setback of 2.5 metres shall be permitted for a veterinary clinic;
- d) Conditional approval shall lapse on September 24, 2021 unless Condition a) above has been met or an extension has been granted by Council.

**CARRIED**

**Dalron - Application to extend Draft Plan of Subdivision Approval for Hidden Valley, Valley East**

PL2019-112 Sizer/McCausland: 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 known as Parcel 448 SES, and Parcel 2884 and deemed Plan M-1130 excluding Lot 94 and part of Lot 81 and includes deemed Plan M-1131 and deemed Plan M 1132, excluding part of Lot 20, Lot 7, Concession 5, Township of Blezard, Val Caron, File 780-7/04003, as outlined in the report entitled "Dalron Construction" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019 upon the payment of the processing fee of \$2,852.75 as follows:

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

"10. That this draft approval shall lapse on August 25, 2022."
- b) By replacing Condition #40 with the following:

"40. The owner shall construct Street A and Anton Avenue to an urban collector standard complete with on-road bicycle lanes and a sidewalk along the west and east sides, respectively and shall construct Hidden Valley Drive to an urban collector standard complete

with on-road bicycle lanes and a sidewalk along the south side. On-street parking shall be restricted on both sides of Street A, Anton Avenue and Hidden Valley Drive. Collector streets are to be designed with traffic calming measures to reduce operating speeds to the satisfaction of the General Manager of Growth and Infrastructure.”

c) By updating Condition #47 by deleting the words ‘Growth and Development’.

d) By adding a new Condition #57:

“The owner requires permission from Conservation Sudbury for any development in a Regulated Area.”

**CARRIED**

**Maxime Rivard - Request to amend Planning Committee Resolution PL2018-18 pertaining to Rezoning File 751-6/17-22, 1124 Gordon Avenue, Sudbury**

PL2019-113 Sizer/McCausland: THAT Planning Committee Resolution PL2018-18 pertaining to Rezoning File 751-6/17-22 as outlined in the report entitled “Maxime Rivard” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019 be amended as follows:

a) That Clause ii) of Paragraph a) be deleted and replaced with the following:

“Install an opaque fence with a minimum height of 1.8 metres along the southerly interior side lot line from the front building line of the existing garage to the rear building line of the existing dwelling to the satisfaction of the Director of Planning Services.”

b) That Clause ii) of Paragraph b) be deleted and replaced with the following:

“An opaque fence with a minimum height of 1.8 metres shall be required along the southerly interior side lot line from the rear building line to the easterly limit of the outdoor parking area.”

c) That in accordance with Subsection 34(17) of the Planning Act, no further notice is to be given with respect to the change to the proposed by-law.

**CARRIED**

*PL2019-110 was dealt with separately.*

**Teen Challenge Canada Inc. – Application for Zoning By-law Amendment in order to allow for a special needs facility accommodating a maximum of sixteen individuals, 1823 Vermilion Lake Road, Dowling (PL2019-110)**

The following resolution was presented:

CC2019-282 (PL2019-110) Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Teen Challenge Canada Inc. to amend By-law 2010-100Z by changing the zoning classification on the subject lands from “C7”, Resort Commercial to “C7(S)”, Resort Commercial Special on those lands described as PIN 73367-0543, Part of Parcel 6425, Lot 3, Concession 6, Township of Fairbank, as outlined in the report entitled “Teen Challenge Canada Inc.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall apply for a building permit for a change of use to the satisfaction of the Chief Building Official; and,

b) That the shipping containers located on the subject lands be removed to the satisfaction of the Chief Building Official and the Director of Planning Services.

2. That the amending zoning by-law contain the following site-specific provisions:

a) That in addition to those uses permitted in the parent "C7" Zone, a special needs facility be added as a permitted use; and,

b) That the special needs facility be limited to a maximum occupancy of sixteen individuals and necessary employees to provide support services.

c) That a 1.5m opaque fence be installed on the front and interior side lot lines to the satisfaction of the Director of Planning Services.

3. That conditional approval shall lapse on September 24, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

**CARRIED**

## **Presentations**

### CAO Performance - Quarterly Report

Report dated September 11, 2019 from the Chief Administrative Officer regarding CAO Performance - Quarterly Report.

Ed Archer, Chief Administrative Officer, provided an electronic presentation regarding the CAO Performance - Quarterly Report for information only.

## **Managers' Reports**

### R-1 Core Service Review Phase 1

Report dated September 11, 2019 from the Chief Administrative Officer regarding Core Service Review Phase 1.

The following resolution was presented:

CC2019-283 Kirwan/Leduc: THAT the City of Greater Sudbury delegates the Chief Administrative Officer authority to execute a contract in a form acceptable to the City Solicitor with the highest scoring proponent of Request for Proposals Contract CPS19-194, Consulting Services - Core Services Review (CSR) that includes the following services as the subjects of the in-depth review described in the Terms of Reference:

- a) Arenas
- b) Parks
- c) Recreation Programming
- d) Assets and Facilities Management
- e) Roads Operations and Maintenance
- f) Community Grants (including grants provided by Economic Development)
- g) Long Term Care

AND THAT funding for the work described in Motion #1 be provided by the Tax Rate Stabilization Reserve in contemplation of reimbursement from the Province of Ontario's Audit and Accountability Fund, as outlined in the report entitled "Core Service Review Phase 1"

from the Chief Administrative Officer, presented at City Council on September 24, 2019.

#### Rules of Procedure

Councillor Vagnini presented the following amendment:

CC2019-283-A1 Vagnini/Signoretti: THAT the resolution be amended to include the following paragraph:

AND THAT the Auditor General work in concert with the Chief Administrative Officer throughout the Core Review process with a view to providing a report to the Audit Committee.

#### Rules of Procedure

Councillor McIntosh presented a friendly amendment to include that the report return "to City Council at the end of the process".

The friendly amendment was accepted by Councillor Vagnini.

The amendment with the inclusion of the friendly amendment was presented:

CC2019-283-A1 Vagnini/Signoretti: THAT the resolution be amended to include the following paragraph:

AND THAT the Auditor General work in concert with the Chief Administrative Officer throughout the Core Review process with a view to providing a report to City Council at the end of the process.

**CARRIED**

#### Rules of Procedure

Councillor Vagnini requested a Simultaneous Written Recorded Vote.

**YEAS:** Councillors Signoretti, Vagnini, Montpelier, McCausland, Kirwan, Lapierre, Jakubo, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

**NAYS:** Councillor Sizer

**CARRIED**

The resolution as amended was presented:

CC2019-283 Kirwan/Leduc: THAT the City of Greater Sudbury delegates the Chief Administrative Officer authority to execute a contract in a form acceptable to the City Solicitor with the highest scoring proponent of Request for Proposals Contract CPS19-194, Consulting Services - Core Services Review (CSR) that includes the following services as the subjects of the in-depth review described in the Terms of Reference:

- a) Arenas
- b) Parks
- c) Recreation Programming
- d) Assets and Facilities Management
- e) Roads Operations and Maintenance
- f) Community Grants (including grants provided by Economic Development)
- g) Long Term Care

AND THAT funding for the work described in Motion #1 be provided by the Tax Rate Stabilization Reserve in contemplation of reimbursement from the Province of Ontario's Audit

and Accountability Fund, as outlined in the report entitled "Core Service Review Phase 1" from the Chief Administrative Officer, presented at City Council on September 24, 2019.

AND THAT the Auditor General work in concert with the Chief Administrative Officer throughout the Core Review process with a view to providing a report to City Council at the end of the process.

**CARRIED**

R-2 Sudbury District Zoning Order

Report dated September 5, 2019 from the General Manager of Growth and Infrastructure regarding Sudbury District Zoning Order.

The following resolution was presented:

CC2019-284 Leduc/Kirwan: THAT the City of Greater Sudbury endorses the report entitled "Sudbury District Zoning Order" from the General Manager of Growth and Infrastructure, presented at the City Council Meeting on September 24, 2019 and forwards the report to the Ministry of Municipal Affairs and Housing as the City's response to the provincial proposal to revoke the Sudbury District Zoning Order.

**CARRIED**

R-3 Municipal Capital Facility Designation - Sudbury Winter Tennis Club

Report dated September 6, 2017 from the General Manager of Corporate Services regarding Municipal Capital Facility Designation - Northern Water Sports Centre.

The following resolution was presented:

CC2019-285 Kirwan/Leduc: THAT the City of Greater Sudbury directs staff to prepare a by-law pursuant to Section 110 of the Municipal Act providing authority to:

(a) Enter into a municipal capital facility agreement with Sudbury Winter Tennis Club, a tenant at the City owned property at 0 Cypress Street, for the purposes of providing a municipal capital facility related to the provision of cultural, recreational or tourist purposes; and

(b) Exempt the leased premises from taxation for municipal and school purposes, which tax exemption is to be effective from the latest of (i) the date the municipal capital facility agreement is signed and (ii) the date the tax exemption by-law is enacted;

AND FURTHER THAT the City Clerk be directed to give written notice of the by-law to the Minister of Finance, the Municipal Property Assessment Corporation, the Rainbow District School Board, Conseil scolaire public du Grand Nord de l'Ontario, Sudbury Catholic District School Board, Conseil scolaire catholique du Nouvel-Ontario;

AND THAT a grant to the Sudbury Winter Tennis Club to offset the property tax arrears in the approximate amount of \$61,000 be approved, and be funded from the Tax Rate Stabilization Reserve, all as outlined in the report entitled "Municipal Capital Facility Designation - Sudbury Winter Tennis Club" from the General Manager of Corporate Services, presented at City Council on September 24, 2019.

**CARRIED**

Code of Conduct Report

Report dated September 11, 2019 from the Integrity Commissioner regarding Code of Conduct Report.

Motion for Deferral

Councillor Kirwan presented the following resolution:

CC2019-286 Leduc/Kirwan: WHEREAS By-Law 2019-16, the Code of Conduct for Members of Council and Local Boards and Complaint Protocol (the "Code" ) was approved by City Council on February 19, 2019;

AND WHEREAS Section 21 (7) of the "Code" states, "If the Integrity Commissioner has decided to commence an investigation (except where otherwise required by the Public Inquiries Act, 2009, if applicable), the Integrity Commissioner shall provide a copy of the Complaint or Application and supporting evidence to the Member whose conduct is in question with a request for a written response to be provided within ten (10) days.";

AND WHEREAS Section 21 (7) of the "Code" also states, "A Complainant or an Applicant may request that their Complaint or Application remain anonymous and, if approved by the Integrity Commissioner, their name will not be released.";

AND WHEREAS the Integrity Commissioner has not provided Councillor Kirwan with copies and supporting evidence of eight (8) of the nine "Code" complaints referenced in his Report to Council;

THEREFORE BE IT RESOLVED that the Report from the Integrity Commissioner, dated September 3, 2019, on the matter of Code of Conduct Complaints against Councillor Robert Kirwan, be deferred until the third Council meeting following confirmation by Councillor Kirwan that he is in receipt of electronic copies of the eight missing complaints and supporting evidence, including date of the individual complaint, date received by the Integrity Commissioner, the current disposition of the complaint by the Integrity Commissioner, and any other pertinent information that may be available. Further, let it be at the discretion of the Integrity Commissioner to release the names of the complainants who have requested anonymity.

**DEFEATED**

The following resolution was presented:

CC2019-287 Sizer/Lapierre: THAT the City of Greater Sudbury reprimands Councillor Robert Kirwan in accordance with the report from the Integrity Commissioner, presented at the City Council meeting on September 24, 2019.

**CARRIED**Resolution to proceed past 9:05 p.m.

Kirwan/Leduc: THAT this meeting proceeds past the hour of 9:05 p.m.

**CARRIED BY TWO-THIRDS MAJORITY****Referred & Deferred Matters**

R-5      GSU Shareholder Declaration Recommendation

Report dated September 11, 2019 from the General Manager of Corporate Services regarding GSU Shareholder Declaration Recommendation.

The following resolution was presented:

CC2019-288 Kirwan/Leduc: THAT the City of Greater Sudbury directs the General Manager of Corporate Services to present a by-law adopting the revised shareholder declaration in Appendix C, with section 4.1.1. being in accordance with Option 1, as outlined in the report entitled "GSU Shareholder Declaration Recommendation", from the General Manager of Corporate Services, presented at the City Council meeting on September 24, 2019.

(Option 1: That the Board continue to be comprised of five (5) individuals which includes three (3) City directors and two (2) independent directors.)

**DEFEATED**

*Councillor Landry-Altmann departed at 10:09 p.m.*

**Resolution to proceed past 10:05 p.m.**

Leduc/Kirwan: THAT this meeting proceeds past the hour of 10:05 p.m.

**DEFEATED**

**By-Laws**

CC2019-288 Leduc/Kirwan: THAT the City of Greater Sudbury read and pass By-law 2019-152 to and including By-law 2019-158.

**CARRIED**

The following are the By-laws:

2019-152    A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of September 24th, 2019

2019-153    A By-law of the City of Greater Sudbury to Amend By-law 2014-1 being a By-law of the City of Greater Sudbury Governing Procurement Policies and Procedures  
(This by-law implements housekeeping changes to correct minor typographical errors, lists the Greater Sudbury Housing Corporation for the application of the by-law and adds content to align with the trade agreements and Construction Act, R.S.O. 1990 c. C.30.)

2019-154    A By-law of the City of Greater Sudbury to Amend By-law 2016-16F being a By-law of the City of Greater Sudbury Respecting the Payment of Expenses for Members of Council and Municipal Employees of the City of Greater Sudbury  
City Council Resolution #CC2019-228  
(This by-law updates the by-law with respect to reimbursement of expenses for alcohol as a business hospitality expense.)



- 2019-155 A By-law of the City of Greater Sudbury to Close Part of the Unopened Lane South of Vermillion Lake Road in Chelmsford, Described as Part of PIN 73367-0378(LT), being Part 1 on Plan 53R-21211  
Planning Committee Resolution #PL2019-10  
(This by-law closes an unopened laneway to make the lands available for sale.)
- 2019-156 A By-law of the City of Greater Sudbury to Authorize the Sale of Part of the Closed Lane South of Vermillion Lake Road in Chelmsford, Described as Part of PIN 73367-0378(LT), being Part 1 on Plan 53R-21211, to Roger Brosseau and Linda Brosseau  
Planning Committee Resolution #PL2019-65  
(This by-law authorizes the sale of part of a closed lane allowance to an abutting land owner and delegates authority to sign all documents necessary to effect the sale.)
- 2019-157Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2019-59  
(This by-law rezones a portion of the subject lands to “RS”, Rural Shoreline in order to facilitate a lot boundary re-alignment between two abutting rural properties - Gayl Lalande, Red Deer Lake Road North, Wahnapiatae.)
- 2019-158 A By-law of the City of Greater Sudbury to Delegate Certain Authority to the Chief Administrative Office Regarding the Lease between the City of Greater Sudbury as Landlord and the Place des Arts as Tenant, of Property on Larch Street, Sudbury  
Refer to CC2019-277  
(This by-law authorizes the CAO to provide the City’s consent to Place des Arts du Grand Sudbury mortgaging its lease from the City of vacant land on Larch Street to provide security for a loan by the Caisse Populaire Voyageurs Inc. to Place des Arts to assist with the construction costs of the new multi-use facility being constructed on the leased land.)

## **Adjournment**

Automatic Adjournment at 10:09 p.m.

The following items were not addressed at the meeting:

### **R-5 Continuation of GSU Shareholder Declaration Recommendation**

## **Members' Motions**

- M-1 **Roads Construction And Maintenance Review**
- M-2 **Downtown Sudbury Board of Management By-Law Amendment**
- M-3 **Request For Review Of Municipal Road 80 And Notre-Dame Avenue In Hanmer**

## **Addendum**

## **Civic Petitions**

## **Question Period**

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Mayor Brian Bigger, Chair

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Eric Labelle, City Solicitor and  
Clerk

## Minutes

### Planning Committee Minutes of 10/7/19

Location:	Tom Davies Square - Council Chamber
Commencement:	1:01 PM
Adjournment:	2:52 PM

## Councillor Cormier, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier Councillor Leduc [A 2:19 p.m., D 2:48 p.m.]
City Officials	Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Ed Landry, Senior Planner of Community and Strategic Planning; Wendy Kaufman, Senior Planner; Melissa Riou, Senior Planner; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Brigitte Sobush, Manager of Clerk's Services and Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Julie Lalonde, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Public Hearings

- 1 Marc & Louise Menard - Application to extend a temporary use by-law in order to continue the use of a mobile home as a garden suite, 1236 Gravel Drive, Hanmer

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

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding Marc & Louise Menard - Application to extend a temporary use by-law in order to continue the use of a mobile home as a garden suite, 1236 Gravel Drive, Hanmer.

Marc Menard, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

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:

PL2019-122 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Marc & Louise Menard to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0067, Parcel 49847 S.E.S., Part 2, Plan 53R-12627 in Lot 5, Concession 4, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "Marc & Louise Menard", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019.

**YEAS:** Councillors McCausland, Kirwan, Sizer, Cormier  
**CARRIED**

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

- 2 Luc & Chantal Fournier - Application to extend a temporary use by-law in order to permit a second dwelling unit in the form of a garden suite, 5310 Deschene Road, Hanmer

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

Report dated September 13, 2019 from the General Manager of Growth and Infrastructure regarding Luc & Chantal Fournier - Application to extend a temporary use by-law in order to permit a second dwelling unit in the form of a garden suite, 5310 Deschene Road, Hanmer.

Maurice Fournier, agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

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:

PL2019-123 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by Luc & Chantal Fournier to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0008, Parcel 53605 S.E.S., Part 1, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "Luc & Chantal Fournier", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019.

**YEAS:** Councillors McCausland, Kirwan, Sizer, Cormier  
**CARRIED**

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

3 Luc Belanger - Application for Zoning By-Law Amendment, 350 Placide Street, Azilda

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

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding Luc Belanger - Application for Zoning By-Law Amendment, 350 Placide Street, Azilda.

Luc Belanger, the applicant, was present.

Marty Kivistik, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions from the Committee, Ms. Kaufman stated that there was not a calculation provided to establish the setback for a facility that would house livestock due to the fact that the applicant stated there was no intention to house livestock. If an applicant is proposing to build a facility that would house livestock, there is a required calculation to ensure that there are no compatibility issues. The prohibition of housing livestock was included to cement that there would be no compatibility issues.

Applicant or Agent's Response to Committee Questions:

In response to questions from the Committee, Mr. Kivistik stated that the property in question has been in the Belanger family for over 100 years and has been used agriculturally during that time. He stated that Mr. Belanger uses the property to grow products; therefore, he requires a barn. He stated that the property had been zoned rural until 2010, when the city rezoned it to Future Development in anticipation of urban development, based on the Official Plan. He explained that under the Future Development label, only one (1) single family home is permitted on the property. He stated that the rural use of the land has been eliminated under the zoning Future Development. He further stated that numerous lands around this property, as well as in the rest of Azilda, were rezoned Future Development in excess to actual need and in excess of provincial policy statements. Mr. Kivistik requested that the lands be rezoned to Future Development Special in order for Mr. Belanger to build a barn. He also requested that the application fee for the rezoning be refunded because it was the City who chose to rezone the area.

Mr. Kivistik stated that as far as he is aware, when the City passes a comprehensive zoning by-law, individual property owners do not get notification of a change in zoning. He stated that it is only through a general notification, a newspaper, or meetings that a property owner would become aware of a change in zoning.

Mr. Kivistik stated that Mr. Belanger had asked him why he could not build a barn after a barn had been recently built on a neighbouring property, prior to the zoning change. He said it was only recently that the applicant became aware of the zoning change. He also stated that no farming is allowed on the property under its current zoning. He stated that the activities that are occurring now would be considered non-conforming and illegal. He said that, however, such activities had been permitted previously.

Mr. Kivistik stated that he requested that staff revisit the Official Plan and to bring it into compliance, which would remove the zoning of Future Development from the property. He stated that it would have been more expensive to file an application for an Official Plan amendment, and that it would be more difficult to deal with one as well, as opposed to a zoning application.

Mr. Belanger stated that if it simplified things, then he would want the area to be zoned rural.

Public Comments:

Chris Labine, concerned resident, requested clarification regarding the location of the barn on the property. Mr. Labine was concerned about the barn obstructing the view on his property, which is to the west of the applicant's property.

Applicant or Agent's Closing Remarks:

Mr. Belanger stated that the barn will be located on the north end of his property.

The Chair asked whether there was anyone else 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:

PL2019-124 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Luc Belanger to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "FD", Future Development to "FD(S)", Future Development Special on those lands described as PIN 73347-1782, Parcel 31537, Parts 1 & 2, Plan 53R-17311, Part 4, Plan 53R-19508, Lot 7, Concession 2, Township of Rayside, as outlined in the report entitled "Luc Belanger", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019, and that the amending zoning by-law include the following site-specific provisions:

- i. In addition to the uses permitted in the FD zone, a barn with a maximum gross floor area of 465m<sup>2</sup> (5000ft<sup>2</sup>) shall be permitted as a main building;
- ii. That the housing of livestock shall not be permitted; and
- iii. The minimum setback from all lot lines shall be 10 metres.

**YEAS:** Councillors McCausland, Kirwan, Sizer, Cormier  
**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**

The following resolution was presented:

PL2019-125 Kirwan/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.  
**CARRIED**

The following are the Consent Agenda items:

### **Routine Management Reports**

C-1      **Vesting of Failed Tax Sale Properties**

Report dated September 16, 2019 from the General Manager of Corporate Services regarding Vesting of Failed Tax Sale Properties.

PL2019-126 McCausland/Kirwan: THAT the City of Greater Sudbury authorizes the vesting of ten vacant properties legally described as: (1) PIN 73507-0360(LT); (2) PIN 73369-0096(LT); (3) PIN 73369-0222(LT); (4) PIN 02130-0038(LT); (5) PIN 73369-0098(LT); (6) PIN 73560-0212(LT); (7) PIN 73481-0474(LT); (8) PIN 73469-0151(LT); (9) PIN 02136-0144(LT); and (10) PIN 73349-1361(LT);

AND THAT the outstanding taxes, penalties, interest and tax sale fees be written off as uncollectible as of the date of registration of the respective Notices of Vesting;

AND THAT a By-law be prepared authorizing the vesting and tax write-off as provided, as outlined in the report entitled "Vesting of Failed Tax Sale Properties", from the General Manager of Corporate Services, presented at the Planning Committee meeting on October 7, 2019.

**CARRIED**

C-2      **2487893 Ontario Limited - Application to extend draft plan of subdivision approval (Countryside Subdivision, Sudbury)**

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding 2487893 Ontario Limited - Application to extend draft plan of subdivision approval (Countryside Subdivision, Sudbury).

PL2019-127 Kirwan/McCausland: 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 Remainder of Parcel 25851 S.E.S. in Lots 5 & 6, Concession 5, Township of Broder, City of Greater Sudbury, File 780 6/88016, as outlined in the report entitled "2487893 Ontario Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019, as follows:

a) By replacing the references to "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" in Conditions #9, 30 and 40.

b) By replacing the references to "Nickel District Conservation Authority" with "Conservation Sudbury" in Conditions #30 and 31.

c) By adding the following to Condition #9:

"Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes."

d) By adding the following to Conditions #9 and 10:

"A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."

e) By adding the following to Condition #13:

“A sound attenuation caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

f) By amending the draft plan lapsing date in Condition #28 to December 23, 2022.

g) By adding the following to Condition #30:

“A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

h) By adding the following to Condition #31:

“The Siltation Control Plan must show the location and types of sediment and erosion control measures to be implemented. The siltation controls shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.”

i) By deleting Condition #38.

j) By adding the following as Condition #41:

“The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, sidewalks, storm sewers and related appurtenances.”

k) By adding the following as Condition #42:

“Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.”

l) By adding the following as Condition #43:

“The owner/applicant shall provide Master Servicing Plans for both the sanitary and storm sewer as well as watermain as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”

**CARRIED**

C-3

1840388 Ontario Inc. - Application to extend draft plan of subdivision approval (Nature's Haven Subdivision, St. Michel Street, Hanmer)

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding 1840388 Ontario Inc. - Application to extend draft plan of subdivision approval (Nature's Haven Subdivision, St. Michel Street, Hanmer).

PL2019-128 McCausland/Kirwan: 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 PINs 73508-1251, 73508-1231 and part of PIN 73508-1217, Part of Parcel 1230 S.E.S., in Lot 11, Concession 3, Township of Capreol, City of Greater Sudbury, File



780-7/07001, as outlined in the report entitled “1840388 Ontario Inc.”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019, as follows:

a) By amending the draft plan lapsing date in Condition #11 to December 10, 2022.

b) By replacing the references to “General Manager of Infrastructure Services” with “General Manager of Growth and Infrastructure” in Conditions #9 and 31.

c) By adding the following to Condition #16:

“A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

d) By replacing Condition #17 with the following:

“The owner/applicant is to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner/applicant.”

e) By adding the following to Condition #18:

“A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

f) By replacing the reference to “Nickel District Conservation Authority” with “Conservation Sudbury” in Condition #24.

g) By adding the following as Condition #32:

“The owner/applicant shall provide Master Servicing Plans for both the sanitary and storm sewer as well as watermain as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”

h) By adding the following as Condition #33:

“The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.”

i) By adding the following as Condition #34:

“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.”

**CARRIED**

## **Managers' Reports**

### **R-1      Update on Downtown Sudbury Community Improvement Plan 2019 Intake Period**

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding Update on Downtown Sudbury Community Improvement Plan 2019 Intake Period.

The following resolution was presented:

PL2019-129 Kirwan/McCausland: THAT the City of Greater Sudbury directs staff to prepare a business case for eight (8) eligible and complete applications received under the Downtown Sudbury Community Improvement Plan as part of the 2020 Budget, as outlined in the report entitled "Update on Downtown Sudbury Community Improvement Plan - 2019 Intake", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019;

AND THAT the City of Greater Sudbury directs staff to return in Q1 of 2020 with an update report on the implementation of the Downtown Sudbury Community Improvement Plan.

**CARRIED**

### **R-2      Town Centre Community Improvement Plan and Main Street Revitalization Initiative Update**

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding Town Centre Community Improvement Plan and Main Street Revitalization Initiative Update.

The following resolution was presented:

PL2019-130 McCausland/Kirwan: THAT the City of Greater Sudbury delegates approval authority for any remaining Main Street Revitalization Initiative Funds to the General Manager of Growth and Infrastructure, as outlined in the report entitled "Town Centre Community Improvement Plan and Main Street Revitalization Initiative Update", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019;

AND THAT the City of Greater Sudbury approves the application for 17-19 Main Street in Chelmsford in the amount of \$71,523 and directs staff to prepare a business case for \$25,344 which is the amount by which the application exceeds the remaining Town Centre CIP funds;

AND THAT the City of Greater Sudbury directs staff to return in Q1 of 2020 with an update report on the implementation of the Town Centre Community Improvement Plan.

**CARRIED**

### **R-3      Ghislain Bouchard & Chris Lamarche - Request to Amend Planning Committee Resolution PL2019-60, Zoning By-law Amendment Application # 751-6/19-1, 138-140 Albany Street, Sudbury**

Report dated September 16, 2019 from the General Manager of Growth and Infrastructure regarding Ghislain Bouchard & Chris Lamarche - Request to Amend Planning Committee Resolution PL2019-60, Zoning By-law Amendment Application # 751-6/19-1, 138-140 Albany Street, Sudbury.

*At 2:19 p.m., Councillor Leduc arrived.*

#### Rules of Procedure

With consensus of the Committee, Councillor Leduc spoke on this matter.

The following resolution was presented:

PL2019-131 Kirwan/McCausland: THAT the City of Greater Sudbury denies the request to amend City Council Resolution CC2019-177 which ratified Planning Committee Resolution PL2019-60 pertaining to Zoning By-law Amendment Application # 751-6/19-1, on those lands described as PIN 02128-0454, Lot 26, Plan M-539, Part 2, Plan 53R-16301, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Ghislain Bouchard & Chris Lamarche", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019.

#### Rules of Procedure

Councillor Kirwan presented the following amendment:

PL2019-131-A1 Kirwan/McCausland: THAT the City of Greater Sudbury amends the resolution to replace "denies" with "approves".

**CARRIED**

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following is the resolution as amended:

PL2019-131 Kirwan/McCausland: THAT the City of Greater Sudbury approves the request to amend City Council Resolution CC2019-177 which ratified Planning Committee Resolution PL2019-60 pertaining to Zoning By-law Amendment Application # 751-6/19-1, on those lands described as PIN 02128-0454, Lot 26, Plan M-539, Part 2, Plan 53R-16301, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Ghislain Bouchard & Chris Lamarche", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2019.

**CARRIED**

*At 2:48 p.m., Councillor Leduc departed.*

### **Members' Motions**

M-1 The following resolution was presented:

PL2019-132 McCausland/Kirwan: THAT the City of Greater Sudbury directs staff to review residential parking standards in Zoning By-law 2010-100Z to ensure that they are consistent with City Council's vision of a sustainable transportation system and report back to the Planning Committee with any recommended changes to the City's land use planning framework no later than Q4 2020.

**CARRIED**

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

Councillor Sizer submitted a petition to the Deputy City Clerk which will be forwarded to the General Manager of Growth and Infrastructure. The petition is requesting that the province allow municipalities to use a better grade of patching material for the roads, as well as to use better procedures and equipment.

### **Question Period**

No Questions were asked.

### **Adjournment**

McCausland/Kirwan: THAT this meeting does now adjourn. Time: 2:52 p.m.

**CARRIED**

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Christine Hodgins, Deputy City  
Clerk

## Minutes

### City Council Minutes of 10/8/19

Location:	Tom Davies Square - Council Chamber
Commencement:	4:04 PM
Adjournment:	9:02 PM

## His Worship, Mayor Brian Bigger, In the Chair

Present	Councillors Signoretti [A 4:32 p.m.], McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure [A 4:59 p.m.]; Steve Jacques, General Manager of Community Development [D 4:59 p.m., A 5:02 p.m.]; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services [A 5:02 p.m.]; Eric Labelle, City Solicitor and Clerk; Kelly Gravelle, Deputy City Solicitor; Aaron Archibald, Director of North East Centre of Excellence for Seniors Health [D 4:59 p.m.]; Joanne Kelly, Director of Human Resources and Organizational Development [D 4:59 p.m.]; Meredith Armstrong, Acting Director of Economic Development [D 4:59 p.m.]; Barbara Dubois, Director of Housing Operations [D 4:59 p.m.]; Dan Saumer, Manager of Maintenance Services, Greater Sudbury Housing Corporation [D 4:59 p.m.]; Liam McGill, Manager of Investment & Business Development [D 4:59 p.m.]; Meredith McNeil, Human Resources Business Partner [D 4:59 p.m.]; Maria Saari, Human Resources Business Partner [D 4:59 p.m.]; Gabrielle Servais, Human Resources Business Partner [D 4:59 p.m.]; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff
Closed Session	<p>The following resolution was presented:</p> <p>CC2019-289 Kirwan/Cormier: THAT the City of Greater Sudbury move to Closed Session to deal with one (1) Labour Relations or Employee Negotiations Matter regarding negotiations with CUPE and one addendum to deal with one (1) Information Supplied in Confidence Matter regarding the City of Greater Sudbury Community Development Corporation in accordance with the <i>Municipal Act</i>, 2001, s. 239(2)(d) and (i).</p>
Amendment	<p>The following amendment to the resolution was presented:</p> <p>CC2019-289-A1 Kirwan/Leduc: THAT the resolution be amended as follows:</p>

THAT the City of Greater Sudbury move to Closed Session to deal with one (1) Litigation or Potential Litigation / Solicitor-Client Privilege Matter regarding the Kingsway Entertainment District in accordance with the Municipal Act, 2001, s. 239(2)(e) and (f).

**CARRIED**

Resolution As  
Amended:

CC2019-289 Kirwan/Cormier: THAT the City of Greater Sudbury move to Closed Session to deal with one (1) Labour Relations or Employee Negotiations Matter regarding negotiations with CUPE and one addendum to deal with one (1) Information Supplied in Confidence Matter regarding the City of Greater Sudbury Community Development Corporation in accordance with the Municipal Act, 2001, s. 239(2)(d) and (i);

And one (1) Litigation or Potential Litigation / Solicitor-Client Privilege Matter regarding the Kingsway Entertainment District in accordance with the Municipal Act, 2001, s. 239(2)(e) and (f).

**CARRIED**

Council moved into closed session at 4:06 p.m.

Recess

At 5:35 p.m. Council recessed

Reconvene

At 6:03 p.m. Council commenced the Open Session in the Council Chamber

## **His Worship, Mayor Brian Bigger, In the Chair**

Present

Councillors Signoretti [D 8:53 p.m.], Vagnini [A 6:05 p.m., D 7:07 p.m., A 7:24 p.m., D 8:52 p.m.], Montpellier [D 7:03 p.m., A 7:24 p.m., D 8:54 p.m.] McCausland, Kirwan, Lapierre, Jakubo, Sizer [D 8:38 p.m., A 8:54 p.m.], McIntosh, Cormier, Leduc, Mayor Bigger

City Officials

Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Steve Jacques, General Manager of Community Development; Ian Wood, Executive Director of Strategic Initiatives; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff; Kelly Gravelle, Deputy City Solicitor; Marie Litalien, Acting Director of Communications & Community Engagements; Jason Ferrigan, Director of Planning Services; Jeff Pafford, Director of Leisure Services; Eric Labelle, City Solicitor and Clerk; Lisa Locken, Clerk's Services Assistant; Julie Lalonde, Clerk's Services Assistant

*At 6:05 p.m. Councillor Vagnini arrived.*

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

### **Matters Arising from the Closed Session**

Deputy Mayor Sizer, as Chair of the Closed Session, reported that Council met in Closed Session to deal one (1) Labour Relations or Employee Negotiations Matter regarding negotiations with CUPE and one addendum to deal with one (1) Information Supplied in Confidence Matter regarding the City of Greater Sudbury Community Development Corporation in accordance with the Municipal Act, 2001, s. 239(2)(d) and (i); And one (1) Litigation or Potential Litigation / Solicitor-Client Privilege Matter regarding the Kingsway Entertainment District in accordance with the Municipal Act, 2001 s. 239(e)and(f). No direction or resolutions emanated from this meeting.

### **Matters Arising from Audit Committee**

#### **September 17, 2019**

Councillor McIntosh, as Chair of the Audit Committee, reported on the matters arising from the Audit Committee meeting of September 17, 2019.

#### **Rules of Procedure**

Councillor Leduc requested that the report requested in AC2019-09 (Governance Audit of the Downtown Sudbury Business Improvement Area) be returned by the first quarter of 2020.

The following resolution was presented:

CC2019-290 Cormier/Kirwan: THAT the City of Greater Sudbury approves the Audit Committee resolutions AC2019-08 to AC2019-09 inclusive from the meeting of September 17, 2019.

**CARRIED**

The following are the Audit Committee resolutions:

#### **Performance Audit of Winter Maintenance Programs for Roads**

AC2019-08 Jakubo/Cormier: THAT the City of Greater Sudbury approves the recommendations as outlined in the report entitled "Performance Audit of Winter Maintenance Programs for Roads", from the Auditor General, presented at the Audit Committee meeting on September 17, 2019.

**CARRIED**

#### **Governance Audit of the Downtown Sudbury Business Improvement Area**

AC2019-09 Cormier/Jakubo: THAT the City of Greater Sudbury approves the

recommendations as outlined in the report entitled "Governance Audit of the Downtown Sudbury Business Improvement Area", from the Auditor General, presented at the Audit Committee meeting on September 17, 2019.

**CARRIED**

## **Matters Arising from Community Services Committee**

### **September 16, 2019**

Councillor Lapierre, as Chair of the Community Services Committee, reported on the matters arising from the Community Services Committee meeting of September 16, 2019.

#### **Rules of Procedure**

Councillor Jakubo requested that Community Services Committee resolution CS2019-17 be pulled and dealt with separately.

#### **Rules of Procedure**

Resolution CS2019-18 was dealt with separately as it was the subject of a tied vote at committee.

The following resolution was presented:

CC2019-291 Kirwan/Cormier: THAT the City of Greater Sudbury approves the Community Services Committee resolutions CS2019-15 to CS2019-16 inclusive from the meeting of September 16, 2019.

**CARRIED**

The following are the Community Services Committee resolutions:

#### **Kivi Park Update**

CS2019-15 McIntosh/Sizer : THAT the City of Greater Sudbury redirects funds received through Contract CDD17-287 (Purchase of Service Agreement for Sports Equipment Rental Operations) and approves an annual grant to Kivi Park in the amount of \$25,000 to support the operations of Kivi Park as outlined in the report entitled "Kivi Park Update" from the Interim General Manager of Community Development, presented at the Community Services Committee meeting on September 16, 2019;

AND THAT the City of Greater Sudbury directs staff to prepare a business case for consideration as part of the 2020 budget process for the City to provide a grant equivalent to the property tax liability associated with the privately owned lands of Kivi Park.

**CARRIED**

#### **New Sudbury and Uptown Sign Toppers**

CS2019-16 McIntosh/Sizer: THAT the City of Greater Sudbury approves the application for street sign toppers as outlined in the report entitled "New Sudbury and Uptown Sign Toppers" from the Interim General Manager of Community Development, presented at the Community Services Committee meeting on September 16, 2019.

**CARRIED**

*Resolution CS2019-18 was dealt with separately.*



### **Staff Direction for a Business Case to Enhance Holiday Lights (CS2019-18)**

The following resolution was presented:

CC2019-292 (CS2019-18) McIntosh/Sizer: THAT the City of Greater Sudbury directs staff to prepare a business case for the 2020 budget process to enhance all holiday lights that are in the "poor" category to "new" category, including other sources of funding outside the capital process:

AND THAT staff work with the General Manager of Growth & Infrastructure to include the installation of the holiday lights as part of the next street lighting contract procurement process.

**CARRIED**

*CS2019-17 was pulled for separate vote.*

### **Valley East Twin Pad Multipurpose Sports Complex (CS2019-17)**

The following resolution was presented:

CC2019-293 (CS2019-17) Sizer/Leduc: THAT the City of Greater Sudbury approves the recommended building program elements and site schematic Option B, as outlined in the report entitled "Valley East Twin Pad Multipurpose Sports Complex:", from the Interim General Manager of Community Development, presented at the Community Services Committee meeting on September 16, 2019.

#### **Rules of Procedure**

Councillor Jakubo requested a Simultaneous Written Recorded Vote.

**YEAS:** Councillors Signoretti, McCausland, Kirwan, Lapierre, Sizer, McIntosh, Cormier, Mayor Bigger

**NAYS:** Councillors Vagnini, Montpellier, Jakubo, Leduc

**CARRIED**

### **Matters Arising from Finance and Administration Committee**

#### **September 17, 2019**

Councillor Jakubo, as Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of September 17, 2019.

The following resolution was presented:

CC2019-294 Cormier/Kirwan: THAT the City of Greater Sudbury approves the Finance and Administration Committee resolutions FA2019-55 to FA2019-59 inclusive from the meeting of September 17, 2019.

**CARRIED**

The following are the Finance and Administration Committee resolutions:

#### **Amendment to the Delegation By-law for Non-Routine Services**

FA2019-55 Sizer/Bigger: THAT the City of Greater Sudbury approves the revision to the

Delegation By-Law, as outlined in the report entitled "Amendment to the Delegation By-Law for Non-Routine Services", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on September 17, 2019;

AND THAT an amendment to the Delegation By-Law be prepared.

**CARRIED**

#### **Healthy Community Initiative Fund Applications**

FA2019-56 Bigger/Signoretti: THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled "Healthy Community Initiative Fund Applications", from the Interim General Manager of Community Development, presented at the Finance and Administration Committee meeting on September 17, 2019;

AND THAT any necessary by-laws be prepared.

**CARRIED**

#### **Reallocation of OCIF Funding**

FA2019-57 Signoretti/Bigger: THAT OCIF funding in the amount of \$600,000 be reallocated from the two 2019 Capital Budget Programs of "Arterial Roads" as well as "Road and Water/Wastewater Improvements" towards Loose-Top Gravel Roads;

AND THAT \$600,000 be drawn from the Capital Financing Reserve Fund – General to replenish the OCIF funding reallocated from the capital programs of "Arterial Roads" as well as "Road and Water/Wastewater Improvements", as outlined in the report entitled "Reallocation of OCIF Funding", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on September 17, 2019.

**CARRIED**

#### **Employment Land Strategy Proposal**

FA2019-58 Signoretti/Bigger: THAT the City of Greater Sudbury directs staff to proceed with the development of an Employment Land Strategy, as set out in the report entitled "Employment Land Strategy Proposal" from the General Manager of Growth and Infrastructure, and that the required maximum funding of 250 thousand dollars be provided by the Greater Sudbury Development Corporation (GSDC) and any remaining required funds be provided by the tax rate stabilization reserve as presented at the Finance and Administration Committee meeting on September 17, 2019.

**CARRIED**

#### **Development Charges Deferred Payment Request - 400 Second Avenue, Sudbury**

FA2019-59 Bigger/Sizer: THAT the City of Greater Sudbury approves a Development Charges Deferral Payment Agreement under Section 27 of the Development Charges Act with 2166069 Ontario Inc for the proposed development at 400 Second Avenue in Sudbury with an instalment payment plan, the first instalment being due before issuance of a building permit with five annual instalments and interest to be charged on the outstanding balance of development charges owing at a 5% interest rate per annum, as outlined in the report entitled "Development Charges Deferred Payment Request - 400 Second Avenue, Sudbury", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on September 17, 2019;

AND THAT the Executive Director of Finance, Assets and Fleet be authorized to execute and approve the Development Charges Deferral Payment Agreement with 2166069 Ontario Inc;

AND THAT the Executive Director of Finance, Assets and Fleet be delegated authority relating to the Restriction on Transfer that would be registered on title, any postponement of mortgage, if required, or to remove from title before development charges are paid in full;

AND THAT the building permit will be issued in relation to the development charges once all conditions have been satisfied in terms of first annual payment, restriction on transfer registered on title, and a signed Development Charges Deferral Payment Agreement;

AND that the appropriate by-law be prepared.

**CARRIED**

## **Matters Arising from Operations Committee**

### **September 16, 2019**

Councillor McIntosh, as Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of September 16, 2019.

#### **Rules of Procedure**

Councillor McIntosh requested that Operations Committee resolution OP2019-18 be pulled and dealt with separately.

The following resolution was presented:

CC2019-295 Kirwan/Cormier: THAT the City of Greater Sudbury approves Operations Committee resolutions OP2019-16 to OP2019-17 inclusive from the meeting of September 16, 2019.

**CARRIED**

The following are the Operations Committee resolutions:

#### **All Way Stop Control - Brookfield Avenue at Tulane Avenue and Hudson Street, Sudbury**

OP2019-16 Leduc/Signoretti: THAT the City of Greater Sudbury controls the intersection of Brookfield Avenue at Tulane Avenue at Hudson Street with an All-way Stop;

AND THAT staff be directed to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes, as outlined in the report entitled "All Way Stop Control – Brookfield Avenue at Tulane Avenue and Hudson Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on September 16, 2019.

**CARRIED**

#### **Solid Waste Management Planning**

PL2019-17 Signoretti/Leduc: THAT the City of Greater Sudbury approves developing an updated Solid Waste Management Plan as outlined in the report entitled "Solid Waste Management Planning" from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on September 16, 2019.

**CARRIED**

*Resolution OP2019-18 was dealt with separately.*

**Staff direction regarding a pilot study for the implementation of gateway speed limits (OP2019-18)**

**Motion for Deferral**

Councillor McIntosh moved to defer this item to the City Council meeting of October 29, 2019.  
**DEFERRED**

**Matters Arising from the Planning Committee**

**September 23, 2019**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of September 23, 2019.

The following resolution was presented:

CC2019-296 Cormier/Kirwan: THAT the City of Greater Sudbury approves Planning Committee resolutions PL2019-115 to PL2019-121 inclusive from the meeting of September 23, 2019.

**CARRIED**

The following are the Planning Committee resolutions:

**K.S. Flinn Investments Inc. - Application for rezoning in order to permit a paint spray booth as an accessory use within an existing maintenance garage, 339 Harrison Drive, Sudbury**

PL2019-115 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by K.S. Flinn Investments Inc. to amend Zoning By law 2010-100Z by changing the zoning classification from "M1", Mixed Light Industrial/Service Commercial to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73475-0205, Part 1, Plan 53R-9523, Parcel 46093 S.E.S., in Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "K.S. Flinn Investments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

- a) In addition to the uses permitted in the M1 zone, one (1) paint spray booth within the existing maintenance garage shall also be permitted; and,
- b) The temporary parking or outdoor storage of vehicles for the purposes of display, hire or sale shall be permitted within the front yard, except that screening by opaque fencing shall not be required;
- c) That prior to the adoption of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official and the Director of Planning Services:
  - i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line;
  - ii) Remove the shipping containers and partially dismantled vehicles from the subject lands;

and,

iii) Provide a minimum five (5) metre-wide planting strip along the northerly lot line abutting Parts 7 and 8, Plan 53R-12172, excluding the area occupied by the existing fueling facility.

iv) Provide a minimum five (5) metre-wide planting strip along the southerly lot line.

d) Conditional approval shall lapse on October 8, 2021 unless Condition c) above has been met or an extension has been granted by Council.

**CARRIED**

**Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury – Application for Zoning By-law Amendment in order to permit two multiple dwellings having a total of 826 dwelling units, Brady Street, Lourdes Street, St. Raphael Street & Van Horne Street, Sudbury**

PL2019-116 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church and the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification on portions of the subject lands from “R4(4)”, High Density Residential Special, “R4(5)”, High Density Residential Special, “R2-2”, Low Density Residential Two, “R2-3”, Low Density Residential Two and “I”, Institutional to a revised “R4(5)”, High Density Residential Special Zone on those lands described as PINs 73583-0089, 73583-0097, 73583-0045, 73583-0609, 73583-0088, 73584-0210, Part of PINs 73583-0017, 73583-0076, 73583-0628, 73583-0604, 73583-0058, 73583-0043, 73583-0603, Lots 3 & 4, Concession 3, Township of McKim, as outlined in the report entitled “Kaymic Developments (Ontario) Inc., The Trustees of All Nations Church & City of Greater Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

b) The owner apply for and receive final approval on a Risk Management Plan as identified in Part IV of the Clean Water Act, 2006, to the satisfaction of the Director of Water/Wastewater and Compliance;

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a maximum of 826 residential dwelling units be permitted on the lands provided they are located within two multiple dwelling buildings;

c) That the existing “R4(4)” Zone be amended to include a minimum lot area per dwelling unit requirement of 60 square metres.

3. That conditional approval shall lapse on October 8, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

**CARRIED**

**Richard Fournier – Application for a temporary use by-law in order to permit outdoor vehicle storage, 294 Brenda Drive, Sudbury**

PL2019-117 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by Richard Fournier to amend Zoning Bylaw 2010-100Z in order to permit outdoor vehicle storage in accordance with Section 39 of the Planning Act for a temporary period of 36 months (three years) on those lands described as PIN 73475-1622, Parcel 26272, Part of Lot 6, Plan M-340, Lot 6, Concession 6, Township of Broder, as outlined in the report entitled "Richard Fournier" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019, subject to the following conditions:

1 That prior to the adoption of the amending by-law the owner shall address the following conditions:

- a. A 1,5m high opaque fence together with a 1,8m landscaped area protected by a barrier shall be constructed along the west boundary of the subject lands, to the satisfaction of the Director of Planning Services.
- b. A 3.0m planting strip including a continuous row of coniferous trees protected by a barrier shall be constructed along the south boundary of the subject lands, to the satisfaction of the Director of Planning Services.
- c. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands subject to the temporary use approval to enable the preparation of a temporary use by-law.

2. The following site-specific provisions be applied to the lands subject to the temporary use approval:

- a. In addition to the uses permitted in the R1-5 zone, outdoor vehicle storage shall be permitted;
- b. A 1.5m high opaque fence together with a 1.8m landscaped area protected by a barrier is required along the west boundary;
- c. A 3.0m planting strip including a continuous row of trees protected by a barrier is required along the south boundary; and
- d. Access will only be permitted by way of those lands known municipally as 2097 & 2091 Long Lake Road.

3. Conditional approval shall lapse on December 31, 2019 unless Condition 1 above has been met or an extension has been granted by Council.

4. The temporary use permission shall expire in 36 months (three years) from the date of passing.

CARRIED

**Mi Yuk Li - Application for rezoning in order to permit shared housing with a maximum of 12 guest rooms, 1305 Barry Downe Road, Sudbury**

PL2019-118 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by Mi Yuk Li to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R1- 5(Special)", Low Density Residential One Special on lands described as PIN 02119-0071, Lot 63, Plan M-217 in Lot 1, Concession 6, Township of McKim, as outlined in the report entitled "Mi Yuk Li" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 23, 2019.

**CARRIED**

**Staff Direction to prepare a report regarding Accessory Guest Room Rental Accommodation**

PL2019-119 Landry-Altmann/McCausland: THAT the City of Greater Sudbury directs staff to review the existing framework regarding accessory guest room rental accommodation consistent with City Council's goal of creating affordable and safe housing and report back to City Council on recommended improvements no later than Q4 2020.

**CARRIED**

**Sale of Vacant Land West of Suffolk Lane, Sudbury**

PL2019-120 McCausland/Sizer: THAT the City of Greater Sudbury authorize the sale of vacant land west of Suffolk Lane, Sudbury, legally described as PIN 02129-0368(LT), Township of McKim;

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

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

**CARRIED**

**Dalron Construction Limited - Request for extension of conditional approval of rezoning application File #751-6/15-17, Remington Road, Sudbury**

PL2019-121 Sizer/McCausland: 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 on September 23, 2019, for a period of one (1) year to September 30, 2020.

**CARRIED**

*Councillor Montpellier departed at 7:03 p.m.*

**Managers' Reports**

**R-1      Proposed Changes to the Provincial Policy Statement**

Report dated September 23, 2019 from the General Manager of Growth and Infrastructure regarding Proposed Changes to the Provincial Policy Statement.

The following resolution was presented:

CC2019-297 Kirwan/Comrier: THAT the City of Greater Sudbury endorses the report entitled "Proposed Changes to the Provincial Policy Statement" from the General Manager of Growth and Infrastructure, presented at the City Council Meeting on October 8, 2019 and forward the report to the Ministry of Municipal Affairs and Housing as the City's comments on the Provincial Policy Statement Review - Proposed Policies.

**CARRIED**

*Councillor Vagnini departed at 7:07 p.m.*

## Recess

At 7:08 p.m. Council recessed.

## Reconvene

At 7:21 p.m. Council reconvened.

*Councillor Montpellier returned at 7:24 p.m.*

### R-2 CGS Strategic Plan 2019-2027 Update

Report dated September 20, 2019 from the Chief Administrative Officer regarding CGS Strategic Plan 2019-2027 Update.

The following resolution was presented:

CC2019-298 Cormier/Kirwan: THAT the City of Greater Sudbury approves the updated 2019-2027 Strategic Plan as outlined in the report entitled "CGS Strategic Plan 2019-2027 Update", from the Chief Administrative Officer, presented at the City Council meeting on October 8, 2019.

### Rules of Procedure

Councillor McIntosh presented the following amendment:

CC2019-298-A1 McIntosh/Sizer: THAT paragraph 7.2.1. as follows:

7.2.1 Encourage the active engagement of formal and informal neighbourhood groups like Community Action Networks, playground associations and advisory panels, in opportunities for community development and supporting vibrancy in its broadest form.

**CARRIED**

The resolution as amended was presented:

CC2019-298 Cormier/Kirwan: THAT the City of Greater Sudbury approves the updated 2019-2027 Strategic Plan as outlined in the report entitled "CGS Strategic Plan 2019-2027 Update", from the Chief Administrative Officer, presented at the City Council meeting on October 8, 2019, subject to the inclusion of paragraph 7.2.1. as follows:

7.2.1 Encourage the active engagement of formal and informal neighbourhood groups like Community Action Networks, playground associations and advisory panels, in opportunities for community development and supporting vibrancy in its broadest form.

**CARRIED**

### Rules of Procedure

Councillor McCausland moved that the order of the agenda be altered to deal with R-4 at this time.

**CARRIED BY TWO-THIRDS MAJORITY**

*Councillor Vagnini arrived at 7:24 p.m.*



Investing in Canada Infrastructure Program: Community Culture and Recreation Stream

Report dated September 20, 2019 from the Chief Administrative Officer regarding Investing in Canada Infrastructure Program: Community Culture and Recreation Stream.

The following resolution was presented:

THAT the City of Greater Sudbury approves the submission of the Valley East Twin Pad Project and the Library Art Gallery Project in application to the Multi Purpose Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program;

AND THAT the City of Greater Sudbury approves the submission of the Neighbourhood Playground Field Houses and the Recreational Court Revitalization Project in application to the Rehabilitation and Renovation Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program, as outlined in the report entitled "Investing in Canada Infrastructure Program: Community Culture and Recreation Stream", from the Chief Administrative Officer, presented at the City Council meeting on October 8, 2019.

Rules of Procedure

With concurrence of Council, the resolution was split into four separate resolutions.

The following resolution was presented:

CC2019-299 McIntosh/Cormier: THAT the City of Greater Sudbury approves the submission of the Valley East Twin Pad Project in application to the Multi Purpose Category of the Community, Culture and Recreation Stream of Investing in Canada Infrastructure Program.

Rules of Procedure

Councillor Signoretti requested a Simultaneous Written Recorded Vote

**YEAS:** Councillors Signoretti, McCausland, Kirwan, Lapierre, Sizer, McIntosh, Cormier, Mayor Bigger

**NAYS:** Councillors Vagnini, Montpellier, Jakubo, Leduc

**CARRIED**

The following resolution was presented:

CC2019-300 Leduc/McIntosh: THAT the City of Greater Sudbury approves the submission of the Library Art Gallery Project in application to the Multi Purpose Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program.

Rules of Procedure

Councillor Cormier requested a Simultaneous Written Recorded Vote

**YEAS:** Councillors Signoretti, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger

**NAYS:** Councillor Vagnini

**CARRIED**

The following resolution was presented:

CC2019-301 Cormier/McIntosh: THAT the City of Greater Sudbury approves the submission of the Neighbourhood Playground Field Houses Project in application to the Rehabilitation and Renovation Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program.

Rules of Procedure

Councillor Cormier requested a Simultaneous Written Recorded Vote

**YEAS:** Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger

**CARRIED**

The following resolution was presented:

CC2019-302 McIntosh/Cormier: THAT the City of Greater Sudbury approves the submission of the Recreational Court Revitalization Project in application to the Rehabilitation and Renovation Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program.

Councillor Mayor Bigger requested a Simultaneous Written Recorded Vote

**YEAS:** Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger

**CARRIED**

The following resolution was presented:

CC2019-303 McCausland/Montpellier: THAT the City of Greater Sudbury approves the submission of the Azilda Therapeutic Pool in application to the Rehabilitation and Renovation Category of the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program.

Councillor Cormier requested a Simultaneous Written Recorded Vote

**YEAS:** Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Mayor Bigger

**CARRIED**

R-3 Ward Boundary and Governance Review

Report dated September 6, 2019 from the General Manager of Corporate Services regarding Ward Boundary and Governance Review.

For Information Only.

**Referred & Deferred Matters**

GSU Shareholder Declaration Recommendation

Report dated September 11, 2019 from the General Manager of Corporate Services regarding GSU Shareholder Declaration Recommendation.

The following resolution was presented:

THAT the City of Greater Sudbury directs the General Manager of Corporate Services to present a by-law adopting the revised shareholder declaration in Appendix C, with section 4.1.1. being in accordance with Option 2, as outlined in the report entitled "GSU Shareholder Declaration Recommendation", from the General Manager of Corporate Services, presented at the City Council meeting on September 24, 2019.

Option 2: That the Board be comprised of seven (7) individuals which shall include three (3) City directors and four (4) independent directors.

Rules of Procedure

Councillor Signoretti presented the following amendments:

CC2019-304-A1 Signoretti/Lapierre: Subject to the deletion of paragraph 3.2 of the Shareholder Declaration to be replaced by the following:

3.2 The Board and the board of directors of any Subsidiary is expected to observe substantially the same standards of corporate governance as may be established from time to time by any applicable regulatory or governmental authority in Canada for publicly traded corporations, in particular CSA National Policy 58-201 and National Instrument 52-110, with such modifications as may be necessary to reflect the fact that the Corporation and each Subsidiary is not a publicly traded corporation.

**CARRIED**

CC2019-304-A2 Lapierre/Signoretti: Subject to the deletion of paragraph 5.1.2 of the Shareholder Declaration to be replaced by the following:

5.1.2 Dividends - a policy relating to enhancing Shareholder value by generating a reasonable return consistent with a prudent financial and capitalization structure and maintaining just and reasonable rates, while providing for dividends to be paid to the Shareholder from the Corporation.

**CARRIED**

CC2019-304-A3 Signoretti/Lapierre: Subject to the inclusion of the following at the beginning of paragraph 8.2 of the Shareholder Declaration: "Subject to matters of privilege or other legislative or contractual disclosure limitations.

**CARRIED**

The resolution as amended was presented:

Rules of Procedure

With the concurrence of Council, the reading of the resolution was waived.

CC2019-304 Singoretti/Lapierre: THAT the City of Greater Sudbury directs the General Manager of Corporate Services to present a by-law adopting the revised shareholder declaration in Appendix C, with section 4.1.1. being in accordance with Option 2, as outlined in the report entitled "GSU Shareholder Declaration Recommendation", from the General

Manager of Corporate Services, presented at the City Council meeting on September 24, 2019.

(Option 2: That the Board be comprised of seven (7) individuals which shall include three (3) City directors and four (4) independent directors.)

Subject to the deletion of paragraph 3.2 of the Shareholder Declaration to be replaced by the following:

3.2 The Board and the board of directors of any Subsidiary is expected to observe substantially the same standards of corporate governance as may be established from time to time by any applicable regulatory or governmental authority in Canada for publicly traded corporations, in particular CSA National Policy 58-201 and National Instrument 52-110, with such modifications as may be necessary to reflect the fact that the Corporation and each Subsidiary is not a publicly traded corporation.

Subject to the deletion of paragraph 5.1.2 of the Shareholder Declaration to be replaced by the following:

5.1.2 Dividends - a policy relating to enhancing Shareholder value by generating a reasonable return consistent with a prudent financial and capitalization structure and maintaining just and reasonable rates, while providing for dividends to be paid to the Shareholder from the Corporation;

Subject to the inclusion of the following at the beginning of paragraph 8.2 of the Shareholder Declaration: "Subject to matters of privilege or other legislative or contractual disclosure limitations

**CARRIED**

*Councillor Sizer departed at 8:38 p.m.*

## **By-Laws**

The following resolution was presented:

CC2019-305 Cormier/Kirwan: THAT the City of Greater Sudbury read and pass By-law 2019-159 to and including By-law 2019-166Z.

**CARRIED**

The following are the By-laws:

2019-159 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of October 8th, 2019

2019-160 A By-law of the City of Greater Sudbury to Amend By-law 2017-5 being a By-law of the City of Greater Sudbury Respecting the Delegation of Authority to Various Employees of the City

Finance and Administration Committee #FA2019-55

(This by-law amends the Delegation By-law to authorize General Managers to negotiate terms and agreements for the provision of non-routine services on a cost recovery basis and minor housekeeping changes.)

- 2019-161 A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards  
Finance & Administration Committee Resolution #FA2019-56  
(This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.)
- 2019-162 A By-law of the City of Greater Sudbury to Authorize a Grant to the Clifford and Lily Fielding Charitable Foundation  
Community Service Committee Resolution #CS2019-15  
(A by-law to pay \$25,000 as a grant to the Clifford and Lily Fielding Charitable Foundation as a contribution towards the operating costs of Kivi Park and authorizes the Interim Director of Economic Development to execute a contribution agreement to set out the terms of the grants.)
- 2019-163 A By-law of the City of Greater Sudbury to Authorize a Development Charges Deferral Agreement with 2166069 Ontario Inc. Pertaining to Development at 400 Second Avenue, Sudbury  
Finance & Administration Committee Resolution #FA2019-59  
(This by-law authorizes a Development Charges Deferral Payment Agreement under Section 27 of the Development Charges Act and delegates authority to sign all documents necessary to effect same.)
- 2019-164 By-law of the City of Greater Sudbury to Amend By-law 2010-1 being a By-law to Regulate Traffic and Parking on Roads in the City of Greater Sudbury  
City Council Resolution #CC2019-16  
(This By-law amends the Traffic and Parking By-law to provide for changes to stops at intersections.)
- 2019-165Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2019-84  
(This by-law rezones the subject property to “RU(93)”, Rural Special and “R1-1”, Low Density Residential One in order to sever a residential lot containing an existing dwelling and to permit a reduced lot frontage for the rural remainder – Marc Bodson & Julie Bodson, 1830 Yorkshire Drive, Val Caron.)
- 2019-166Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2019-18  
(This by-law rezones the subject property to “R2-2(40)”, Low Density Residential Two Special in order to recognize an existing triplex dwelling – Maxime Rivard, 1124 Gordon Avenue, Sudbury.)
- 2019-167 By-law 2019-167 was pulled from the agenda.

### **Members' Motions**

M-1

**Roads Construction And Maintenance Review**

The following resolution was presented:

CC2019-306 Signoretti/Lapierre: WHEREAS rate payers in the City of Greater expect maximum benefit from the spending of their tax dollars on road infrastructure;

AND WHEREAS the City of Greater Sudbury wishes to earn rate payers' confidence in its delivery of quality road construction and maintenance standards and designs;

AND WHEREAS the City of Greater Sudbury Council wishes to conduct a review of the City's policies, procedures, standards, design specifications, and inspections as they apply to road construction, reconstruction and maintenance;

THEREFORE BE IT RESOLVED that a Working Group comprised of two Members of Council (to include Councillor Mark Signoretti and perhaps the Chair of the Operations Committee) together with key senior management and infrastructure department staff be established right away;

AND BE IT FURTHER RESOLVED THAT the Working Group be directed to prepare a report describing terms of reference that identifies service level expectations, assesses current legislation, corporate policies and best practices in relation to current road maintenance practices, all in contemplation of a business case to conduct the work as part of the 2020 budget;

AND BE IT FURTHER RESOLVED that the business case to be presented for Council's consideration during the 2020 budget deliberations include the option to engage the services of external experts to conduct the review, in consultation with the Working Group.

**DEFEATED**

*Councillor Sizer arrived at 8:54 p.m.*

M-2

**Downtown Sudbury Board of Management By-Law Amendment**

The motion was pulled by Councillor Leduc.

M-3

**Request for Review of Municipal Road 80 And Notre-Dame Avenue In Hanmer**

The following resolution was presented:

CC2019-307 Lapierre/Cormier: WHEREAS the Valley East area has grown significantly over the years, and as such, traffic flows and volumes have increased proportionately;

AND WHEREAS residents have concerns with accessing and crossing Municipal Road 80 due to the high traffic volumes;

AND WHEREAS several collisions have occurred at the intersection of Municipal Road 80 and Notre-Dame Avenue in Hanmer;

AND WHEREAS Notre Dame Avenue from Dominion Drive to Oscar Street has been approved to be rehabilitated in 2020 and is currently in the detailed design process;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to conduct a review of the Municipal Road 80 corridor from Desmarais Road to Notre Dame Avenue and the Notre Dame Avenue corridor from Municipal Road 80 to Côté Boulevard, to determine the

form of traffic control that would be appropriate at each intersection, as well as complete a safety review of the intersections of Notre Dame Avenue at Municipal Road 80 and Notre Dame Avenue at Côte Boulevard and integrate identified improvements into the road rehabilitation project, and bring forward a report to the Operations Committee for information in the second quarter of 2020 with results of the review.

**CARRIED**

### **Correspondence for Information Only**

I-1 Association of Municipalities of Ontario (AMO) Board Meeting August 17, 2019

Report dated September 24, 2019 from the Chief Administrative Officer regarding Association of Municipalities of Ontario (AMO) Board Meeting August 17, 2019.

For Information Only.

*Councillor Vagnini departed at 8:52 p.m.*

*Councillor Signoretti departed at 8:53 p.m.*

*Councillor Montpellier departed at 8:54 p.m.*

### **Addendum**

The following resolution was presented:

Kirwan/Leduc: THAT the City of Greater Sudbury deals with the items on the Addendum at this time.

**CARRIED BY TWO-THIRDS MAJORITY**

### **Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

### **By-laws**

The following resolution was presented:

CC2019-308 McCausland/Leduc: THAT the City of Greater Sudbury read and pass By-law 2019-168.

**CARRIED**

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

Leduc/McCausland: THAT this meeting does now adjourn. Time 9:02 p.m.

**CARRIED**

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Mayor Brian Bigger, Chair

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Eric Labelle, City Solicitor and Clerk



## Minutes

### Operations Committee Minutes of 10/21/19

Location:	Tom Davies Square - Council Chamber
Commencement:	2:00 PM
Adjournment:	4:20 PM

## Councillor McIntosh, In the Chair

Present	Councillors Signoretti, McCausland, Kirwan, McIntosh, Leduc  Councillors Vagnini [A 3:02 p.m.], Montpellier [A 3:01 p.m., D 3:54 p.m.], Sizer [A 3:07 p.m.], Mayor Bigger [A 2:46 p.m., D 3:14 p.m.]
City Officials	Tony Cecutti, General Manager of Growth and Infrastructure; David Shelsted, Director of Infrastructure Capital Planning; Randy Halverson, Director of Linear and Infrastructure Services; Joe Rocca, Traffic and Asset Management Supervisor; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator; Julie Lalonde, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

### Recess

At 2:04 p.m., the Committee recessed.

### Reconvene

At 2:21 p.m., the Committee reconvened.

## Presentations

### 1 Hot In-Place Recycling Asphalt Pilot Project

David Shelsted, Director of Infrastructure Capital Planning Services, provided an electronic presentation regarding the Hot In-Place Recycling Asphalt Pilot Project for information only.

*At 2:46 p.m., Mayor Bigger arrived.*

### Rules of Procedure

With consensus of the Committee, Mayor Bigger spoke at the meeting.

*At 3:01 p.m., Councillor Montpellier arrived.*

#### Rules of Procedure

With consensus of the Committee, Councillor Montpellier spoke at the meeting.

*At 3:02 p.m., Councillor Vagnini arrived.*

With consensus of the Committee, Councillor Vagnini spoke at the meeting

*At 3:07 p.m., Councillor Sizer arrived.*

#### Rules of Procedure

With consensus of the Committee, Councillor Sizer spoke at the meeting.

*At 3:14 p.m., Mayor Bigger departed.*

### **Managers' Reports**

#### R-1 Annual Active Transportation Winter Maintenance Plan

Report dated October 7, 2019 from the General Manager of Growth and Infrastructure regarding Annual Active Transportation Winter Maintenance Plan.

#### Recess

At 3:45 p.m., the Committee recessed.

#### Reconvene

At 3:51 p.m., the Committee reconvened.

The following resolution was presented:

OP2019-19 Leduc/Kirwan: THAT the City of Greater Sudbury approves the winter maintenance plan for the Active Transportation Network as outlined in the report entitled "Annual Active Transportation Winter Maintenance Plan", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting of October 21, 2019.

#### Rules of Procedure

Councillor McCausland presented the following amendment:

OP2019-19-A1 McCausland/Signoretti: THAT the City of Greater Sudbury amends the resolution to insert the following wording after "Annual Active Transportation Winter Maintenance Plan":

"amended to add Thompson Street between McNeill Blvd and White Ave to the list of deletions for sidewalk winter maintenance,"

**CARRIED**

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following is the resolution as amended:

OP2019-19 Leduc/Kirwan: THAT the City of Greater Sudbury approves the winter maintenance plan for the Active Transportation Network as outlined in the report entitled “Annual Active Transportation Winter Maintenance Plan”, amended to add Thompson Street between McNeill Blvd and White Ave to the list of deletions for sidewalk winter maintenance, from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting of October 21, 2019.

**CARRIED**

R-2 Parking Restrictions - Prete Street and Connaught Avenue

Report dated September 30, 2019 from the General Manager of Growth and Infrastructure regarding Parking Restrictions - Prete Street and Connaught Avenue.

The following resolution was presented:

OP2019-20 Kirwan/Leduc: THAT the City of Greater Sudbury prohibits parking at all times of the day on both sides of Prete Street from Benny Street to Connaught Avenue and at all times of the day on both sides of Connaught Avenue from Prete Street to Kincora Court;

AND THAT staff be directed to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes as outlined in the report entitled “Parking Restrictions - Prete Street and Connaught Avenue” from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on October 21, 2019.

**CARRIED**

R-3 Parking Restrictions - Morgan Road, Chelmsford

Report dated September 27, 2019 from the General Manager of Growth and Infrastructure regarding Parking Restrictions - Morgan Road, Chelmsford.

The following resolution was presented:

OP2019-21 Kirwan/Leduc: THAT the City of Greater Sudbury prohibits parking on the north side of Morgan Road from 100 metres east of Nickel Offset Road to 500 metres east of Nickel Offset Road;

AND THAT staff be directed to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes, as outlined in the report entitled “Parking Restrictions – Morgan Road, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on October 21, 2019.

**CARRIED**

*At 3:54 p.m., Councillor Montpellier departed.*

R-4 Maley Drive Traffic and Parking By-law Updates

Report dated October 8, 2019 from the General Manager of Growth and Infrastructure regarding Maley Drive Traffic and Parking By-law Updates.

The following resolution was presented:

OP2019-22 Leduc/Kirwan: THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes as

outlined in the report entitled “Maley Drive Traffic and Parking By-law Updates” from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on October 21, 2019.

**CARRIED**

Recess

At 4:11 p.m., the Committee recessed.

Reconvene

At 4:16 p.m., the Committee reconvened.

Rules of Procedure

OP2019-23 Leduc/Kirwan: THAT the City of Greater Sudbury temporarily suspends the rules of procedure of the City of Greater Sudbury Procedure By-law 2019-50 for the Operations Committee meeting of October 21, 2019 to sit past the hour of 4:15 p.m.

**CARRIED BY TWO-THIRDS MAJORITY**

The following resolution was presented:

OP2019-24 Leduc/Signoretti: THAT the City of Greater Sudbury directs staff to prepare a report for information regarding the removal of the truck route designation from LaSalle Boulevard by the third quarter of 2020.

**CARRIED**

The following resolution was presented:

OP2019-25 Signoretti/Leduc: THAT the City of Greater Sudbury directs staff to prepare a report to explore the opportunity to close a section of Maley Drive to enable active transportation opportunities.

**CARRIED**

R-5 Overnight Parking Restrictions

Report dated October 7, 2019 from the General Manager of Growth and Infrastructure regarding Overnight Parking Restrictions.

For Information Only.

**Members' Motions**

No Motions were presented.

**Correspondence for Information Only**

I-1 Contracting In Initiatives

Report dated October 8, 2019 from the General Manager of Growth and Infrastructure regarding Contracting In Initiatives.

For Information Only.

**Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

Leduc/Kirwan: THAT this meeting does now adjourn. Time: 4:20 p.m.

**CARRIED**

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Danielle Wicklander, Deputy City  
Clerk

## Minutes

### Finance and Administration Committee Minutes of 10/22/19

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Location:	Tom Davies Square - Council Chamber
Commencement:	4:08 PM
Adjournment:	5:30 PM

## Councillor Jakubo, In the Chair

Present	Councillors Signoretti, Vagnini [A 4:24 p.m.], Montpellier, McCausland, Kirwan, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Joseph Nicholls, Interim General Manager of Community Safety; Ron Foster, Auditor General; Kelly Gravelle, Deputy City Solicitor; Marie Litalien, Acting Director of Communications & Community Engagement; Melissa Zanette, Chief of Staff; Shawn Turner, Director of Assets and Fleet; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; 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.

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

The following resolution was presented:

FA2019-60 Montpellier/Landry-Altmann: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

**CARRIED**

The following is the Consent Agenda item:

### **Routine Management Reports**

C-1      Healthy Community Initiative Fund Applications

Report dated September 26, 2019 from the General Manager of Community Development regarding Healthy Community Initiative Fund Applications.

FA2019-61 Landry-Altmann/Montpellier: THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled "Healthy Community Initiative Fund Applications", from the General Manager of Community Development, presented at the Finance and Administration Committee meeting on October 22, 2019;

AND THAT any necessary by-laws be prepared.

**CARRIED**

*Councillor Vagnini arrived at 4:24 p.m.*

### **Referred & Deferred Matters**

R-1      Sudbury and District Energy Corporation (SDEC) Agreement

Report dated October 9, 2019 from the General Manager of Corporate Services regarding Sudbury and District Energy Corporation (SDEC) Agreement.

The following resolution was presented:

FA2019-62 Montpellier/Landry-Altmann: THAT the City of Greater Sudbury directs staff to enter into a sole source agreement with the Sudbury and District Energy Corporation (SDEC), as they are the only company that has the infrastructure in place to meet the requirements of the City, for the provision of heating and cooling at Tom Davies Square and to negotiate rates for a period of 20 years, as outlined in the report entitled "Sudbury and District Energy Corporation (SDEC) Agreement", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on October 22, 2019.

Motion for Deferral

Councillor Signoretti moved to defer this item in order for staff to complete an analysis regarding the possible purchase of SDEC.

Rules of Procedure

Councillor Vagnini requested a Simultaneous Written Recorded Vote.

**YEAS:** Councillors Signoretti, Vagnini, Montpellier, McCausland

**NAYS:** Councillors Kirwan, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

**DEFEATED**

The following resolution was presented:

FA2019-62 Montpellier/Landry-Altmann: THAT the City of Greater Sudbury directs staff to

enter into a sole source agreement with the Sudbury and District Energy Corporation (SDEC), as they are the only company that has the infrastructure in place to meet the requirements of the City, for the provision of heating and cooling at Tom Davies Square and to negotiate rates for a period of 20 years, as outlined in the report entitled "Sudbury and District Energy Corporation (SDEC) Agreement", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on October 22, 2019.

#### Rules of Procedure

Councillor Vagnini requested a Simultaneous Written Recorded Vote.

**YEAS:** Councillors Kirwan, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

**NAYS:** Councillors Signoretti, Vagnini, Montpellier, McCausland

**CARRIED**

The following resolution was presented:

FA2019-63 Signoretti/McCausland: THAT the City of Greater Sudbury directs staff to undertake an analysis regarding the possible purchase of Tormont Energy including availing itself of the expertise of GSU to return once the analysis is complete.

#### Rules of Procedure

Councillor Cormier presented a friendly amendment to replace "Tormont Energy" with "SDEC". The friendly amendment was accepted by Councillor Signoretti.

The following resolution with the inclusion of the friendly amendment was presented.

FA2019-63 Signoretti/Montpellier: THAT the City of Greater Sudbury directs staff to undertake an analysis regarding the possible purchase of SDEC including availing itself of the expertise of GSU to return once the analysis is completed.

#### Rules of Procedure

Councillor Signoretti requested a Simultaneous Written Recorded Vote.

**YEAS:** Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Jakubo, Cormier, Leduc, Landry-Altmann

**NAYS:** Councillors Sizer, McIntosh, Mayor Bigger

**CARRIED**

### **Members' Motion**

#### **M-1      Request For Business Case For Junction Creek Waterway Park Trail**

The following resolution was presented:

FA2019-64 Landry-Altmann/Montpellier: WHEREAS the Junction Creek Waterway Park (JCWP), established in 1991, is Greater Sudbury's unique non-motorized trail system that connects the urban community;

AND WHEREAS the JCWP serves as a path to promote active living, healthy lifestyle and is a gateway to the natural environment, a corridor for civic engagement, and as a route toward



economic growth;

AND WHEREAS the 2.2 km section of the JCWP which connects the Downtown to the Flour Mill is used extensively at all times of day, and its users would benefit from the installation of lighting to further promote its safe and extended use;

AND WHEREAS Council for the City of Greater Sudbury supports that “protecting and expanding the existing pedestrian and bicycle network in the City is essential to creating quality of place” and will encourage people to choose active transportation over driving, thereby reducing our carbon footprint and traffic congestion;

AND WHEREAS municipalities across Ontario are implementing initiatives to encourage active transportation as a viable alternative to private automobile for short-distance trips and as a method of promoting a more active and healthy lifestyle;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to prepare a business case to install lighting along the 2.2 km section of the JCWP trail from the Downtown to the Flour Mill for Council’s consideration during the 2020 budget deliberations.

**CARRIED**

### **Correspondence for Information Only**

I-1      2019 Capital Budget Variance Report - July

Report dated October 7, 2019 from the General Manager of Corporate Services regarding 2019 Capital Budget Variance Report - July.

For Information Only.

I-2      2019 Operating Budget Variance Report - August

Report dated October 4, 2019 from the General Manager of Corporate Services regarding 2019 Operating Budget Variance Report - August.

For Information Only.

I-3      Asset Management Status Report

Report dated October 8, 2019 from the General Manager of Corporate Services regarding Asset Management Status Report.

For Information Only.

I-4      Update on Station Revitalization Project

Report dated October 4, 2019 from the Interim General Manager of Community Safety regarding Update on Station Revitalization Project.

For Information Only.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

**Question Period**

No Questions were asked.

**Adjournment**

Montpellier/Landry-Altmann: THAT this meeting does now adjourn. Time: 5:30 p.m.

**CARRIED**

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Christine Hodgins, Deputy City  
Clerk

## Minutes

### Emergency Services Committee Minutes of 10/23/19

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Location:	Tom Davies Square - Council Chamber
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Commencement:	4:10 PM
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Adjournment:	6:37 PM
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## Councillor Montpellier, In the Chair

Present Councillors Signoretti, Vagnini, Montpellier, Lapierre, Leduc

City Officials Joseph Nicholls, Interim General Manager of Community Safety; Brian Morrison, Assistant Deputy Chief; Melissa Roney, Acting Deputy Chief of Emergency Services; Jesse Oshell, Acting Deputy Fire Chief; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator; Julie Lalonde, Clerk's Services Assistant

### DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

### Presentations

1 Paramedic Services - Emergency Department Diversion for Mental Health and Addictions Patients

Report dated October 8, 2019 from the Interim General Manager of Community Safety regarding Paramedic Services - Emergency Department Diversion for Mental Health and Addictions Patients.

Melissa Roney, Acting Deputy Chief of Emergency Services, and Dr. Jason Prpic, Medical Director, HSNCP, provided an electronic presentation regarding Paramedic Services - Emergency Department Diversion for Mental Health and Addictions Patients for information only.

2 Paramedic Services - Implementation of a Sepsis Alert Protocol

Report dated October 8, 2019 from the Interim General Manager of Community Safety regarding Paramedic Services - Implementation of a Sepsis Alert Protocol.

Melissa Roney, Acting Deputy Chief of Emergency Services, and Dr. Jason Prpic, Medical

Director, HSNPCPC, provided an electronic presentation regarding Paramedic Services - Implementation of a Sepsis Alert Protocol for information only.

3 Fire Services - Motor Vehicle Collision Response Protocols

Report dated October 8, 2019 from the Interim General Manager of Community Safety regarding Fire Services - Motor Vehicle Collision Response Protocols.

Jesse Oshell, Acting Deputy Fire Chief, provided an electronic presentation regarding Fire Services - Motor Vehicle Collision Response Protocols for information only.

### **Managers' Reports**

R-1 Transfer of National Emergency Strategic Stockpile

Report dated October 9, 2019 from the Interim General Manager of Community Safety regarding Transfer of National Emergency Strategic Stockpile.

The following resolution was presented:

ES2019-06 Signoretti/Leduc: THAT the City of Greater Sudbury grants the Interim General Manager of Community Safety authority to sign an agreement accepting equipment currently owned by the Public Health Agency of Canada as outlined in the report entitled "Transfer of National Emergency Strategic Stockpile", from the Interim General Manager of Community Safety, presented at the Emergency Services Committee meeting on October 23, 2019.

**CARRIED**

### **Members' Motions**

No Motions were presented.

### **Correspondence for Information Only**

I-1 Emergency Management Update Report

Report dated October 9, 2019 from the Interim General Manager of Community Safety regarding Emergency Management Update Report.

For Information Only.

I-2 Fire Services Update Report

Report dated October 9, 2019 from the Interim General Manager of Community Safety regarding Fire Services Update Report.

For Information Only.

The following resolution was presented:

ES2019-07 Vagnini/Signoretti: THAT the City of Greater Sudbury directs staff to prepare a presentation for information regarding firefighter training program to return to the Emergency Services Committee's next meeting.

**CARRIED**

I-3 Paramedic Services Update Report

Report dated October 9, 2019 from the Interim General Manager of Community Safety regarding Paramedic Services Update Report.

For Information Only.

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were submitted.

**Question Period**

Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=1378&lang=en>,  
to view the questions asked.

**Adjournment**

Leduc/Lapierre: THAT this meeting does now adjourn. Time: 6:37 p.m.

**CARRIED**

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Christine Hodgins, Deputy City  
Clerk

## Minutes

### Hearing Committee Minutes of 10/23/19

Location:	Tom Davies Square - Council Chamber
Commencement:	6:43 PM
Adjournment:	6:52 PM

## Councillor Signoretti, In the Chair

Present Councillors Signoretti, Vagnini, Lapierre, Cormier, Leduc

City Officials Kelly Gravelle, Deputy City Solicitor; Kyla Bell, Manager of Taxation; Danielle Wicklander, Legislative Compliance Coordinator; Christine Hodgins, Legislative Compliance Coordinator; Julie Lalonde, Clerk's Services Assistant

### DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

### Public Hearings

- 1 Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001

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

Report dated September 8, 2017 from the General Manager of Corporate Services regarding Tax Adjustments Under Sections 357 and 358 of the Municipal Act.

Kyla Bell, Manager of Taxation, outlined the report.

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 Hearing Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

HC2019-07 Leduc/Cormier: THAT taxes totalling approximately \$12,795.01 be adjusted under Sections 357 and 358 of the Municipal Act, 2001, of which the City's (municipal) portion is estimated to be \$10,580.57, as outlined in the report entitled "Cancellation, Reduction or

Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001," from the General Manager of Corporate Services, presented at the Hearing Committee on October 23, 2019;

AND THAT the associated interest be cancelled in proportion to the tax adjustments;

AND THAT the Manager of Taxation be directed to adjust the Collector's Roll accordingly;

AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**YEAS:** Councillors Signoretti, Vagnini, Lapierre, Cormier, Leduc  
**CARRIED**

### **Members' Motions**

No Motions were presented.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

Leduc/Cormier: THAT this meeting does now adjourn. Time: 6:52 p.m.  
**CARRIED**

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Christine Hodgins, Deputy City  
Clerk

## For Information Only

### 2020 Interim Tax Billing

Presented To:	City Council
Presented:	Tuesday, Nov 26, 2019
Report Date	Wednesday, Oct 30, 2019
Type:	By-Laws
By-Law:	2019-195

### Resolution

For Information Only

### Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

### Report Summary

This report deals with the 2020 interim tax levy and instalment due dates.

### Financial Implications

There are no financial implications associated with this report.

#### Signed By

**Report Prepared By**

Kyla Bell  
Manager of Taxation  
*Digitally Signed Oct 30, 19*

**Division Review**

Ed Stankiewicz  
Executive Director of Finance, Assets  
and Fleet  
*Digitally Signed Oct 30, 19*

**Financial Implications**

Liisa Lenz  
Coordinator of Budgets  
*Digitally Signed Nov 4, 19*

**Recommended by the Department**

Kevin Fowke  
General Manager of Corporate  
Services  
*Digitally Signed Nov 4, 19*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Nov 6, 19*



## Background

Section 317 (1) of the Municipal Act provides the authority for an interim tax levy prior to the adoption of the final estimates. For 2020, the interim tax levy dates have been established as February 11<sup>th</sup> and March 11<sup>th</sup>, 2020. This by-law is a standard by-law placed before Council at the end of each year that represents the interim tax levy for following year (2020).

The City will levy interim tax amounts with notional tax rates to complement the phased-in 2020 current value assessments, the estimated municipal tax levy and the estimated education tax rate. This authority is found in Section 317(9) of the Municipal Act which reads as follows:

**Adjustments to interim levy - If the council of a municipality is of the opinion that the taxes levied under subsection (1) on a property are too high or too low in relation to its estimate of the total taxes that will be levied on the property, the council may adjust the taxes on the property under subsection (1) to the extent it considers appropriate.**

It is recommended that the 2020 interim levy by-law be passed.