

# CITY COUNCIL AGENDA

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City Council Meeting  
**Tuesday, January 26, 2021**  
Tom Davies Square - Council Chamber / Electronic Participation

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**MAYOR BRIAN BIGGER, CHAIR**

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4:00 p.m. CLOSED SESSION, COMMITTEE ROOM C-12 / ELECTRONIC PARTICIPATION

6:00 p.m. OPEN SESSION, COUNCIL CHAMBER / ELECTRONIC PARTICIPATION

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## **ROLL CALL**

Resolution to move to Closed Session to deal with one (1) Litigation or Potential Litigation / Solicitor-Client Privilege item regarding a construction project in accordance with the *Municipal Act, 2001, s. 239(2) (e) and (f)*.

**(RESOLUTION PREPARED)**

## **RECESS**

## **MOMENT OF SILENT REFLECTION**

## **ROLL CALL**

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

### **COMMUNITY DELEGATIONS**

St. Joseph's Foundation of Sudbury

**(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)**

- Jo-Anne Palkovits, President and CEO, St. Joseph's Health Centre
- Celia Teale, Co-Chair, Caring Beyond - St. Joseph's Villa Capital Campaign
- Michael DiBrina, Co-Chair, Caring Beyond - St. Joseph's Villa Capital Campaign

(St. Joseph's Foundation of Sudbury was invited by Mayor Bigger. This presentation provides information regarding the St. Joseph's Foundation of Sudbury Caring Beyond Fundraiser.)

### **MATTERS ARISING FROM THE CLOSED SESSION**

Deputy Mayor Sizer will rise and report on any matters discussed during the Closed Session. Council will then consider any resolution emanating from the Closed Session.

### **MATTERS ARISING FROM PLANNING COMMITTEE**

#### **January 11, 2021**

Council will consider, by way of one resolution, resolutions PL2021-02 to PL2021-07 and PL2021-09 to PL2021-15, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2563&lang=en>. Any questions regarding the resolutions should be directed to Councillor Kirwan, Chair, Planning Committee.

## **REGULAR AGENDA**

### **MANAGERS' REPORTS**

R-1. Report dated January 12, 2021 from the General Manager of Growth and Infrastructure regarding Tender Proposal for Hot In-Place Recycled Asphalt Pilot Project.

**11 - 14**

**(RESOLUTION PREPARED)**

(This report provides a recommendation regarding the re-tendering of Contract ENG2-38 Asphalt Resurfacing - Hot In-Place Recycling Pilot Project.)

- R-2. COVID-19 Response Update  
**(FOR INFORMATION ONLY) (REPORT TO FOLLOW)**  
 (This report provides an update on service changes and community response to the COVID-19 pandemic.)
- R-3. Report dated December 9, 2020 from the Chief Administrative Officer regarding GSDC Funding for Cambrian Battery Electric Vehicle Laboratory Project. **15 - 21**  
**(RESOLUTION PREPARED)**  
 (This report provides a recommendation regarding funding in the amount of \$250,000 approved by the GSDC Board for the Cambrian Battery-Electric Vehicle Laboratory (BEVL) project, in alignment with the Operating Agreement for contributions exceeding \$250,000.)
- R-4. Report dated January 5, 2021 from the General Manager of Corporate Services regarding Resignation - Planning Committee. **22 - 23**  
**(RESOLUTION PREPARED)**  
 (This report outlines the procedure for the election by Council of Committee Members to the Planning Committee.)

## **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:**

- 2021-07 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of January 26th, 2021
- 2021-08 A By-law of the City of Greater Sudbury to Exempt Certain Lands from Part Lot Control Pursuant to Section 50(5) of the Planning Act, in Respect of Lands Described as PIN 73347-1876(LT), Block 1, Plan 53M-1437  
 Planning Committee Resolution #PL2020-98  
 (This by-law exempts the subject lands from the part lot control provisions of the Planning Act, R.S.O. 1990 in order to facilitate the creation of 12 freehold urban residential dwelling lots having frontage onto a private condominium road - Bayside Sudbury Corporation, Bayside Estates Subdivision – Phase 2, Azilda.)
- 2021-09P A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No. 110 to the Official Plan for the City of Greater Sudbury  
 Planning Committee Resolution #PL2021-04  
 (This by-law authorizes a site-specific exception from Section 4.2.3(3) in order to permit a maximum net residential density of 144 dwelling units per hectare whereas a maximum net residential density of 60 dwelling units per hectare is permitted in the Town Centre land use designation.)

- 2021-10Z 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 #PL2020-05
- (This by-law rezones the subject lands in order to facilitate the development of a new two-storey multiple dwelling containing four residential dwelling units in addition to the existing two-storey multiple dwelling containing five residential dwelling units - C. Enfield Inc. - 17-19 Main Street East, Chelmsford.)
- 2021-11Z 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 #PL20201-03
- (This by-law rezones the subject lands in order to facilitate the development of a multiple dwelling containing a total of 38 residential dwelling units along with institutional, office, and personal service shop uses on the main floor - 1930167 Ontario Ltd. - 0 Pearl Street, Sudbury.)
- 2021-12Z 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 #PL2020-108
- (This by-law rezones the subject lands, firstly, by rezoning a middle portion of the lands to permit one single-detached dwelling , secondly, by rezoning a southerly portion of the lands in order to facilitate the development of eight single-detached dwellings by way of a plan of subdivision to the west of St. Isidore Street, thirdly, a further southerly portion of the lands are rezoned in order to permit medium density residential uses which would be accessed from Municipal Road #80, and fourthly, by rezoning a northerly portion of the land in order to facilitate a lot consolidation with a rural lot to the north which has frontage on Gravel Drive - Normand & Ronald Thibert - 6040 Municipal Road #80, Hanmer.)
- 2021-13Z 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 Recommendation #PL2020-165
- (This By-law includes various housekeeping amendments to the City of Greater Sudbury Zoning By-law 2010-100Z with respect to residential uses in the C5 Zone and current commercial parking standards.)

## **MEMBERS' MOTIONS**

## **ADDENDUM**



## **CIVIC PETITIONS**

## **QUESTION PERIOD**

## **ADJOURNMENT**

# CONSEIL MUNICIPAL ORDRE DU JOUR

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Réunion du Conseil municipal

**26 janvier 2021**

Place Tom Davies - Salle Du Conseil / participation électronique

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**MAIRE BRIAN BIGGER, PRÉSIDENT(E)**

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16 h SÉANCE A HUIS CLOS, SALLE DE RÉUNION C-12 / PARTICIPATION ÉLECTRONIQUE

18 h SÉANCE PUBLIQUE, SALLE DU CONSEIL / PARTICIPATION ÉLECTRONIQUE

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).

## **APPEL NOMINAL**

Résolution de séance à huis clos pour délibérer sur une (1) question de litige ou de litige possible ou de secret professionnel de l'avocat concernant un projet de construction conformément à l'art. 239(2) e) et f) de la Loi de 2001 *sur les municipalités*.

**(RÉSOLUTION PRÉPARÉE)**

## **SUSPENSION DE LA SÉANCE**

## **MOMENT DE SILENCE**

## **APPEL NOMINAL**

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

## **DÉLÉGATION COMMUNAUTAIRES**

Fondation St-Joseph de Sudbury

### **(PRÉSENTATION ÉLECTRONIQUE) (A TITRE D'INFORMATION)**

- Jo-Anne Palkovits, présidente et directrice générale, Centre de santé St-Joseph
- Celia Teale, coprésidente, Au-delà des soins – campagne de financement de la Villa St-Joseph
- Michael DiBrina, coprésident, Au-delà des soins – campagne de financement de la Villa St-Joseph

(La Fondation St-Joseph de Sudbury a été invitée par le maire Bigger. Cette présentation donne des renseignements concernant la campagne de financement Au-delà des soins de la Villa St-Joseph.)

## **QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS**

Maire adjoint Sizer rapportera toutes questions traitées pendant la séance à huis clos. Le Conseil examinera ensuite les résolutions.

## **QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DE LA PLANIFICATION**

**11 janvier, 2021**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2021-02 à PL2021-07 et PL2021-09 à PL2021-15, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2563&lang=en>. Toute question concernant ces résolutions devrait être adressée au Conseiller Kirwan, président du Comité de la planification.

## **Ordre du jour régulier**

## **RAPPORTS DES GESTIONNAIRES**

- |   |                       |
|---|-----------------------|
| <p>R-1. Rapport directeur général, Croissance et Infrastructure, daté du 12 janvier 2021 portant sur Proposition d'appel d'offres pour le projet pilote d'asphalte recyclé sur place à chaud.<br/> <b>(RÉSOLUTION PRÉPARÉE)</b><br/>         (Ce rapport fait une recommandation pour faire un nouvel appel d'offres pour le contrat ENG2-38 resurfage d'asphalte - projet pilote d'asphalte recyclé sur place à chaud.)</p>  | <p><b>11 - 14</b></p> |
| <p>R-2. Compte rendu de l'intervention en matière de COVID-19<br/> <b>(A TITRE D'INFORMATION) (LE RAPPORT SUIVRA)</b><br/>         (Ce rapport donne des renseignements concernant des changements en matière de services et l'intervention communautaire quant à la pandémie de COVID-19.)</p>   |                       |
| <p>R-3. Rapport Administrateur en chef, daté du 09 décembre 2020 portant sur Financement de la SDGS pour le projet de laboratoire pour véhicules électriques à batterie du Cambrian College.<br/> <b>(RÉSOLUTION PRÉPARÉE)</b><br/>         (Ce rapport fait une recommandation concernant une subvention de 250 000 \$ approuvée par le Conseil d'administration de la SDGS pour le projet de laboratoire pour véhicules électriques à batterie du Cambrian College (BEVL), en harmonie avec l'accord de mise en œuvre pour des contributions dépassant 250 000 \$.)</p> | <p><b>15 - 21</b></p> |
| <p>R-4. Rapport Directeur général des Services corporatifs, daté du 05 janvier 2021 portant sur Démission - Comité de planification.<br/> <b>(RÉSOLUTION PRÉPARÉE)</b><br/>         (Ce rapport décrit la procédure à suivre pour l'élection par le Conseil municipal de membres du Comité de planification.)</p>   | <p><b>22 - 23</b></p> |

## **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 :**

- |         |   |
|---------|---|
| 2021-07 | Règlement de la Ville du Grand Sudbury confirmant les délibérations du Conseil municipal lors de sa réunion tenue le 26 janvier 2021  |
| 2021-08 | Règlement de la Ville du Grand Sudbury visant à exempter certaines terres de la réglementation relative aux parties de lots de terrain conformément à l'article 50(5) de la Loi sur l'aménagement du territoire, concernant des terres décrites comme étant la parcelle numéro 73347-1876(LT), bloc 1, plan 53M-1437<br><br>Résolution no PL2020-98 du Comité de planification<br><br>(Ce règlement municipal exempte les terres en question des dispositions de réglementation relative aux parties de lots de terrain de la Loi sur l'aménagement du territoire, L.R.O. 1990, afin de faciliter la création de 12 terrains d'habitation |

résidentiels urbains francs donnant sur un chemin privé d'immeuble en copropriété - Bayside Sudbury Corporation, lotissement Bayside Estates – phase 2, à Azilda.)

2021-09P Règlement de la Ville du Grand Sudbury adoptant la modification no 110 du Plan officiel de la Ville du Grand Sudbury

Résolution no PL2021-04 du Comité de planification

(Ce règlement municipal autorise une exception propre à l'emplacement de l'article 4.2.3(3) afin de permettre une densité résidentielle nette maximale de 144 logements par hectare alors qu'une densité résidentielle nette maximale de 60 logements par hectare est permise dans la désignation d'utilisation du sol au centre-ville.)

2021-10Z 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 no PL2020-05 du Comité de planification

(Ce règlement municipal rezone les terres en question afin de faciliter l'aménagement d'un nouvel immeuble résidentiel à deux étages comptant quatre logements résidentiels en plus de l'immeuble résidentiel existant à deux étages comptant cinq logements résidentiels - C. Enfield Inc. - 17-19, rue Main E., à Chelmsford.)

2021-11Z 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 no PL20201-03 du Comité de planification

(Ce règlement municipal rezone les terres en question afin de faciliter l'aménagement d'un immeuble résidentiel comptant en tout 38 logements résidentiels en plus des utilisations institutionnelles, de bureau et de services personnels au rez-de-chaussée - 1930167 Ontario Ltd. – 0, rue Pearl, à Sudbury.)

2021-12Z 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 no PL2020-108 du Comité de planification

(Ce règlement municipal rezone les terres en question, premièrement, concernant la partie du milieu des terres pour permettre une maison unifamiliale; deuxièmement, concernant une partie sud des terres afin de faciliter l'aménagement de huit maisons unifamiliales par l'entremise d'un plan de lotissement à l'ouest de la rue St. Isidore; troisièmement, concernant une autre partie sud des terres afin de permettre des utilisations résidentielles de densité moyenne auxquelles on accéderait en passant par la route municipale 80; et quatrièmement, concernant une partie nord des terres afin de faciliter la fusion d'un lot avec un lot rural au nord dont la façade donne sur la promenade Gravel - Normand et Ronald Thibert - 6040, route municipale 80, à Hanmer.)

2021-13Z    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

Recommandation no PL2020-165 du Comité de planification

(Ce règlement municipal comprend diverses modifications d'ordre administratif  
du règlement de zonage 2010-100Z de la Ville du Grand Sudbury quant aux  
utilisations résidentielles dans la zone C5 et les normes actuelles en matière de  
stationnement des véhicules commerciaux.)

## **MOTIONS DES MEMBRES**

## **ADDENDA**

## **PÉTITIONS CIVIQUES**

## **PÉRIODE DE QUESTIONS**

## **LEVÉE DE LA SÉANCE**

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	Tuesday, Jan 12, 2021
Type:	Managers' Reports

## Request for Decision

### Tender Proposal for Hot In-Place Recycled Asphalt Pilot Project

#### Resolution

THAT the City of Greater Sudbury authorizes staff to proceed with the tendering of the Hot In-Place Recycled Asphalt Pilot Project as outlined in the report entitled "Tender Proposal for Hot In-Place Recycled Asphalt Pilot Project", from the General Manager of Growth & Infrastructure, presented at the City Council meeting on January 26, 2021.

#### Relationship to the Strategic Plan / Health Impact Assessment

The work indicated in this report is supported by "Demonstrate Innovation and Cost-Effective Service Delivery" within "Asset Management and Service Excellence".

#### Report Summary

Further to Council Resolution CC2020-225 carried in the meeting dated September 8, 2020 staff has prepared a revised tender for the Hot In-place Asphalt Recycling (HIR) pilot project. This report describes the tender, including HIR work extents on MR35, the Kingsway and Radar Road.

#### Financial Implications

Funding provided for the HIR Pilot Project includes \$700,000 from additional Federal Gas Tax (Council Resolution CC2019-189 from June 11, 2019) and \$811,000 funding from the 2020 budget deliberations (Finance and Administration Committee Resolution FA2019-120). There is approximately \$1.39 million of funding remaining for this tender. The reduced scope outlined within the report will be funded from the remaining budget.

#### Signed By

##### **Report Prepared By**

Stephen Holmes  
Roads Engineer  
*Digitally Signed Jan 12, 21*

##### **Division Review**

David Shelsted  
Director of Infrastructure Capital  
Planning Services  
*Digitally Signed Jan 12, 21*

##### **Financial Implications**

Steve Facey  
Manager of Financial Planning &  
Budgeting  
*Digitally Signed Jan 12, 21*

##### **Recommended by the Department**

Tony Cecutti  
General Manager of Growth and  
Infrastructure  
*Digitally Signed Jan 12, 21*

##### **Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Jan 13, 21*

# Tender Proposal for Hot In-Place Recycling Pilot Project

## Background

At the Council meeting of September 8, 2020, Council passed a resolution to issue a new tender for the Hot In-Place Asphalt Recycling (HIR) Pilot Project in 2021. The reasons that the 2020 HIR Pilot Project was cancelled included concerns with the amount of ancillary work included (culvert and curb replacements, structure adjustments), the tight schedule provided to complete the work, and that the contract was over budget. The revised tender will reduce the amount of ancillary work to approximately 1% of the estimated total contract value, reduce the overall scope of the work, and be tendered earlier in the year. Staff has reviewed the previously proposed road sections in preparing the revised tender.

In 2019, through a Council resolution, a total of \$1,511,000 was designated to be used for a Hot In-Place Recycling Project. Staff used project funds to retain a Geotechnical Consultant with experience in HIR to assist in determining suitable road sections, perform asphalt material testing, and provide recommendations for roads to be treated and provide specifications for tender documents. The remaining budget available for construction is approximately \$1,390,000.

## Analysis

The pilot project tender document issued in July 2020 included requirements for ancillary work including culvert replacement, curb replacements and structure adjustments as typically included in contracts. The proposed road sections indicated in the 2020 tender document are indicated in the following table. HIR work limits within the road sections were dependent on HIR unit prices.

Road	From	To
MR 35	Clarabelle Road	Big Nickel Road (MR 34)
Kingsway	Falconbridge Road	800m East of Third Avenue
Radar Road (MR 85)	Skead Road	Pine Ridge Street
Bancroft Drive	Kingsway	Bellevue Avenue

Staff reviewed these road sections to determine where ancillary work items could be removed from the contract while minimizing risk.

MR35: The limits proposed for this section of road will require only rumble strip ancillary work. This road section is recommended for the 2021 tender.

Kingsway: The curb within this road section is generally in acceptable condition. Ancillary work will be limited to structure adjustments. This road section is recommended for the 2021 tender.



Radar Road: Ancillary work on this section of road included a culvert replacement, which can be excluded from this tender and the culvert replaced following HIR. This road section is recommended for the 2021 tender.

Bancroft Drive: The curb is generally in poor condition and structure adjustments will be required to reset some structures for the new road surface on this section of road. Inclusion of this section in the tender could place the HIR schedule at risk due to the reliance of completion of a separate curb and structure contract, and require some duplication of work. This may prevent completion of the HIR work during the most desirable months. This road section is not recommended to be included in the 2021 tender.

The road sections recommended to be included in the 2021 tender are indicated in the following table.

Road	From	To
MR 35	Clarabelle Road	Big Nickel Road (MR 34)
Kingsway	Falconbridge Road	800m East of Third Avenue
Radar Road (MR 85)	Skead Road	Pine Ridge Street

The final extents of the HIR work within the limits noted above will be determined by staff based upon the receipt of tendered unit prices. The amount of ancillary work has been reduced to approximately 1% of the estimated contract cost.

## Conclusion

The proposed road sections in the 2021 revised tender for the Hot In-Place Recycling Pilot Project include the Kingsway, MR35 and Radar within the limits indicated in the table above. When the tender is awarded, the limits of the HIR within the proposed road sections will be identified to maximize the use of the remaining project budget of approximately \$1,390,000.

## Resources Cited

City Council Meeting, July 7, 2020, Hot in Place Asphalt Recycling Pilot Project, Accessed online:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=13&id=1473>

City Council Meeting, July 7, 2020, Hot in Place Asphalt Recycling Pilot Project Presentation, Accessed online:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=30687.pdf>

Operations Committee Meeting, October 21, 2019, Hot In-Place Recycling Asphalt Pilot Project, Accessed online:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=1346>

Operations Committee Meeting, October 21, 2019, Hot In-Place Recycling Asphalt Pilot Project Presentation, Accessed online:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=27808.pdf>

City Council Meeting, June 11, 2019, Federal Gas Tax Additional Funding, Accessed online:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1324&itemid=17075&lang=en>

## Request for Decision

### GSDC Funding for Cambrian Battery Electric Vehicle Laboratory Project

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	Wednesday, Dec 09, 2020
Type:	Managers' Reports

### Resolution

WHEREAS the Operating Agreement executed between the City of Greater Sudbury Community Development Corporation (CGSCDC) and the City of Greater Sudbury state that all funding commitments in excess of \$250,000 are to be jointly approved;

AND WHEREAS the CGSCDC has approved funding in the amount of \$250,000 for the development of Cambrian College's Battery Electric Vehicle Laboratory, as outlined in the report entitled "GSDC Funding for Cambrian College Battery Electric Vehicle Laboratory Project", from the Director of Economic Development, presented at the City Council meeting of January 26, 2021;

THEREFORE BE IT RESOLVED that upon recommendation by the City of Greater Sudbury Community Development Corporation, the City of Greater Sudbury hereby authorizes an investment of \$250,000 from the City's grant to the CGSCDC to support the renovation, expansion and purchase of technical equipment for the Battery Electric Vehicle Laboratory at Cambrian College, under the terms and conditions outlined in CGSCDC Board Resolution 2020-082 dated November 10, 2020.

#### Signed By

##### **Report Prepared By**

Scott Rennie  
Business Development Officer  
*Digitally Signed Dec 9, 20*

##### **Division Review**

Meredith Armstrong  
Acting Director of Economic  
Development  
*Digitally Signed Dec 9, 20*

##### **Financial Implications**

Steve Facey  
Manager of Financial Planning &  
Budgeting  
*Digitally Signed Dec 10, 20*

##### **Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Jan 13, 21*

### Relationship to the Strategic Plan / Health Impact Assessment

The proposed project aligns with the City's objectives related to Business Attraction, Development and Retention as well as Economic Capacity and Investment Readiness. It also supports the City of Greater Sudbury's Community Energy and Emissions Plan (CEEP) and Council's vision to be net carbon neutral by 2050.

The project also advances four objectives within the Economic Development Strategic Plan *From the Ground Up* including: to be a global leader in mining supply and services; a robust entrepreneur ecosystem; one of the most integrated education and innovation ecosystems in Ontario; and a highly skilled and creative workforce.

## **Report Summary**

Cambrian College has been approved by the City of Greater Sudbury Community Development Corporation (operating as GSDC) to provide funding support for the development of a battery electric vehicle laboratory that includes the renovation and expansion of existing space as well as the purchase of specialized equipment.

The following report is to ratify the commitment, as per the agreed terms of partnership between the GSDC and City Council, that all funding commitments in excess of \$250,000 are to be jointly approved.

The funding and proposed plan represents a unique opportunity for the Cambrian Centre for Smart Mining to create a battery electric research and training facility unique in Canada. It will attract and retain vehicle technology companies and professionals who require specialized equipment for product development and commercialization in the battery electric space.

## **Financial Implications**

If approved, the \$250,000 will be funded from the City of Greater Sudbury's grant to the CGSCDC through its Community Economic Development (CED) Funding program, subject to the conditions identified in CGSCDC Board Resolution 2020-082 and the terms outlined in the funding agreement between the recipient and the CGSCDC.

# **Request for Council Approval for CGSCDC Funding: Cambrian College Battery Electric Vehicle Laboratory**

Report Date: December 9, 2020

Council Meeting Date: January 12, 2021

## **Summary**

In alignment with the Operating Agreement between the City of Greater Sudbury and the City of Greater Sudbury Community Development Corporation (operating as the Greater Sudbury Development Corporation, or GSDC), any funding commitments that exceed \$250,000 are to be brought to Council for approval.

This report is seeking Council's endorsement and authorization for funding totaling \$250,000 from the GSDC's Community Economic Development (CED) program, to be provided to Cambrian College for the development of the Battery Electric Vehicle Laboratory. Once approved, and conditional upon confirmation of other funding sources, this funding will be disbursed over two years.

The GSDC funding will support construction, renovation costs, and the purchase and installation of specialized research infrastructure and equipment necessary to advance this project.

The development of the Battery Electric Vehicle Laboratory at Cambrian College is particularly significant given current trends in the mining industry as battery electric vehicles are replacing diesel-powered equipment with increasing frequency. This emerging opportunity brings with it an array of important new challenges and prospects, and Greater Sudbury is well positioned to develop its competitive advantages in this growing sector. The Battery Electric Vehicle Laboratory is a key component of this effort.

## **Background**

On October 30, 2020, Cambrian College presented to the Community Economic Development (CED) Committee of the Greater Sudbury Development Corporation (GSDC) seeking one-time funding support of \$250,000 less the requisite 10% hold back.

This funding will support a \$2.8 million project comprising the renovation, expansion and equipment purchase for a proposed battery electric vehicle laboratory (BEVL) at Cambrian College. The GSDC funding will leverage Cambrian's own internal funding sources as well as requested support from the Ontario Research Fund and the Canada Foundation for Innovation.

Following the CED Committee's endorsement of Cambrian's request, at the regular meeting of the GSDC Board of Directors on November 10, 2020, the GSDC Board passed Motion 2020-080 supporting the project unanimously. This funding is conditional on Cambrian receiving approval of contributions from the other funding sources and includes a provision that the City of Greater Sudbury's contribution be recognized on all communication materials including a specific media event onsite.

As per the agreed terms of partnership, any funding amounts in excess of \$250,000 require the joint approval of both the GSDC and City Council.

### **Project Outline**

This project represents an opportunity for Cambrian College to create a research facility unlike any other in Canada. It will provide a unique opportunity for Greater Sudbury to attract and retain, vehicle technology companies and professionals who require specialized equipment for product development and commercialization in the battery electric vehicle space.

In 2019, Cambrian was awarded a Technology Access Centre (TAC), a specialized research hub, by the Natural Sciences and Engineering Research Council of Canada (NSERC).

Cambrian's TAC is known as the Centre for Smart Mining (CSM) and is just one of just two Technology Centres focused on mining out of all 60 TACs in Canada.

Working out of Cambrian's Applied Research arm, known as Cambrian R&D, the mandate for the Centre for Smart Mining is to assist companies in the mining sector adopt, develop, and demystify new technologies by accessing specialized equipment and expert personnel at the college. The establishment of Cambrian's Centre for Smart Mining is the culmination of years of experience in mining research with private sector partners and a demonstration of Cambrian's proven track record in applied research.

In order to stay ahead of these technological trends occurring in the mining sector, Cambrian College is seeking to provide the most up-to-date research and development services to its partners. Mines are swapping diesel-powered equipment for battery electric vehicles at an ever-increasing rate and this trend brings with it a host of technological challenges and technical barriers that need to be addressed.

Thus Cambrian R&D and the Centre for Smart Mining have proposed the creation of the Battery Electric Vehicle Lab (BEVL).

By facilitating access to new equipment and research techniques related to battery electric vehicles and equipment in the mining sphere, Cambrian College will accelerate this important trend in the industry and better prepare partners to replace diesel and adopt clean technologies that will benefit the Canadian economy and the health and safety of underground mining workers.

The GSDC funding will support construction, renovation costs, and the purchase and installation of specialized research infrastructure and equipment necessary to advance this project. The funding request of \$250,000 from the GSDC is entirely for capital and capital development for the BEVL and is not operational in nature. As Cambrian will realize revenue from training and the use of the BEVL, the new facility will support the development of additional revenue streams to support their operations.

Previously, the GSDC approved Cambrian College for \$20,000 in 2009 towards the Sustainable Energy Centre (now the Glencore Centre for Innovation) which helped make the now \$6M facility a reality. The GSDC also provided funding support of \$25,000 in 2015 to Cambrian College to study how microbes can break down mine tailings. The successful completion of this project has paved the way towards a current scoping analysis of a proposed Centre for Mine Waste Biotechnology being conducted by Laurentian University, a project also supported by the GSDC through a \$60,000 contribution.

### **Economic Impact**

The project will create three permanent positions including two lab technicians as well as a potential creation of a BEV Industrial Research Chair position with further support requested

from either NOHFC and/or NSERC. The BEV Research Chair will become the research lead for all activities at the BEVL.

During the renovation and construction phase of the project, it is estimated that six temporary jobs will be created between March 2021 and March 2022. Long-term, the creation of the BEVL will result in a variety of contract positions for students working on specific projects within the lab. The project anticipates the creation of dozens of in the first five years of operation given the BEVL's ability to attract students from a variety of backgrounds including electrical engineering, mechatronics, heavy duty technician, welding, machining, Internet of Things (IoT), data analytics and more.

In addition to the employment benefits and project leverage already noted, the BEVL will support long-term revenue streams for Cambrian's Centre for Smart Mining as clients will contribute to use the facilities. These in turn have the ability to leverage additional research dollars that will support operations and possible contract employment at the facility.

Beyond employment and leverage, the BEVL will have a long-term economic benefit for the City of Greater Sudbury. This includes:

- Supporting a global market of 'off-highway' or non-commercial vehicle electric equipment that is expected to grow to \$17.5 billion by 2025. This comes with significant demand for research and innovation related to BEVs ramping up from both mining companies and the mining supply and services sector.
- Promoting the adoption of BEV innovation to the mining sector and highlighting Greater Sudbury as a leader internationally in this space (in turn supporting efforts to create a globally recognized BEV Mining Hub locally).
- Supporting the necessary BEV skills development and address the current gap of qualified BEV technicians that is already a concern for many companies in mining or supporting the mining industry.
- Creating a new focus for investment attraction as companies will consider locating to Greater Sudbury given access to the BEVL (and in turn giving staff another selling point to attract investment to the City).

Finally, there is significant potential for added economic benefits given the rapid shift to BEV technology in other sectors including, for example, the City's desire to adopt battery electric buses. Of course, the project supports Council's vision of achieving net carbon neutrality by 2050 and will serve to highlight Sudbury's rapidly developing green economy.

## **Project Financing**

<b>Partner</b>	<b>Total Funding</b>
<b>Cambrian College (Cash)</b>	\$385,461
<b>Cambrian College (In Kind)</b>	\$27,812
Ontario Research Fund (ORF)	\$1,000,000
Canada Foundation for Innovation (CFI)	\$1,000,000
<b>Vendor In-Kind Contribution</b> <i>Battery emulator and powertrain test bench</i>	\$163,964
<b>GSDC CED Funding</b>	\$250,000
<b>Total</b>	<b>\$2,827,237</b>

## **Conclusion**

Cambrian College, and specifically Cambrian R&D which includes the Center for Smart Mining, has demonstrated their capacity to deliver on previous GSDC funded projects with long-term legacy outcomes. Similarly, the capital invested in this project will result in long-term, sustainable revenue for the college and the project will cement Greater Sudbury's status as a battery electric hub for the mining industry and beyond.

The BEVL will also serve to transform the local workforce by up-skilling students going into heavy industry who can be introduced to the cutting-edge equipment and trends that are driving the battery industry.

The total cost of the project is \$2,827,237 and the amount of \$250,000 requested from the GSDC represents 8.8% of the total project budget.

On November 10, 2020, the GSDC Board of Directors approved the requested funding of \$250,000 based on a completed due diligence review of the project completed with Economic Development staff support and the subsequent recommendation of the Community Economic Development Committee. A copy of the resolution passed at this meeting is attached.





CITY OF GREATER SUDBURY COMMUNITY DEVELOPMENT CORPORATION  
GSDC Regular Board Meeting of November 10, 2020  
Motion 2020 - 082

Moved by: \_\_\_\_\_Jeff Portelance\_\_\_\_\_

Seconded by: \_\_\_\_\_Mike Ladyk\_\_\_\_\_

WHEREAS the *From The Ground Up* Community Economic Development Strategic Plan identifies Greater Sudbury becoming a global leader in mining supply and services industry; advancing one of the most integrated education and innovation ecosystems in Ontario; fostering a robust entrepreneurship ecosystems, and creating a highly skilled and creative workforce as four stated goals for achieving a vision of 10,000 new jobs by 2025; and,

WHEREAS the proposed development of a Battery Electrical Vehicle Laboratory (BEVL) at Cambrian College's Centre for Smart Mining will assist in creating three permanent positions and long-term research employment for students, as well as advancing Greater Sudbury's aspirations to be a Global leader for BEV technology in mining; and,

WHEREAS the proposed BEVL provides a clear link with the City of Greater Sudbury's vision "to be a world-class centre of excellence showcasing our expertise in mining and environmental stewardship";

THEREFORE BE IT RESOLVED THAT the Greater Sudbury Development Corporation Board of Directors support Cambrian College with funding in the amount of \$250,000, to be disbursed in contributions of \$125,000 per year in 2021 and 2022 from the Economic Development Fund, conditional on Cambrian College receiving all other funding as stated in the proposal; and,

THAT the funding is also conditional pending approval of City Council whereby CED funding amounts in excess of \$250,000 require the approval of the GSDC board and the authorization of Council; and,

THAT a 10% holdback of \$25,000 be enforced on the Year Two funding pending the successful completion of the BEVL and final report delivery; and,

FINALLY that the Resourceful City logo and recognition of the GSDC's contribution to the project be included in any websites, marketing collateral and/or communications regarding the project as well as visible recognition within the physical space of the BEVL when completed.

\_\_\_\_\_  
A. Lacroix  
Chair of the Meeting

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	Tuesday, Jan 05, 2021
Type:	Managers' Reports

## Request for Decision

### Resignation - Planning Committee

#### Resolution

THAT the City of Greater Sudbury appoints Councillors:  
\_\_\_\_\_ and \_\_\_\_\_ to the Planning  
Committee for the term ending November 14, 2022 as outlined in  
the report entitled "Resignation - Planning Committee" from the  
General Manager of Corporate Services presented at the City  
Council meeting on January 26, 2021.

#### Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

#### Report Summary

This report outlines the procedure for the election by Council of  
Committee Members to the Planning Committee.

#### Financial Implications

There are no financial implications associated with this report.

#### Signed By

**Report Prepared By**

Brigitte Sobush  
Manager, Clerk's Services/Deputy City  
Clerk  
*Digitally Signed Jan 5, 21*

**Division Review**

Eric Labelle  
City Solicitor and Clerk  
*Digitally Signed Jan 7, 21*

**Financial Implications**

Steve Facey  
Manager of Financial Planning &  
Budgeting  
*Digitally Signed Jan 7, 21*

**Recommended by the Department**

Kevin Fowke  
General Manager of Corporate  
Services  
*Digitally Signed Jan 7, 21*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Jan 7, 21*

## **Background**

Councillor Cormier has resigned from the Planning Committee effective January 4, 2021.

Additionally, Councillor Sizer has advised that he too wishes to resign from the Planning Committee; however, he will continue to sit on the committee until a replacement has been appointed.

In accordance with By-law 2019-51, regarding Committees of Council and Advisory Panels, the membership of the Planning Committee is “five (5) Members of Council”. At this time, there is a requirement to replace Councillors Cormier and Sizer as their resignation will reduce the number of Councillors on the Planning Committee to three (3) members.

## **Selection**

The selection of these positions is to be conducted in accordance with the City of Greater Sudbury’s Procedure By-law 2019-50. Council’s procedure requires that in the event more candidates are nominated for the required position(s), those position(s) will be chosen by a simultaneous recorded vote. Once the candidates have been selected for the positions, a resolution will be introduced confirming the appointment of the successful candidates.

It is always in order for a Member of Council to nominate themselves and to vote for themselves.

Once the successful candidates have been selected, a recommendation will be introduced.

## **Resources Cited**

City of Greater Sudbury Procedure By-law 2019-50: <https://www.greatersudbury.ca/city-hall/by-laws/>

City of Greater Sudbury Procedure By-law 2019-51: <https://www.greatersudbury.ca/city-hall/by-laws/>

## Request for Decision

### Confirming By-law

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-07

### Resolution

For Information Only

Signed By

No signatures or approvals were recorded for this report.

## **By-law 2021-07**

### **A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of January 26<sup>th</sup>, 2021**

**Whereas** Section 5 of the *Municipal Act, 2001*, S.O. 2001, Chapter 25, as amended, requires a municipal Council to exercise its powers by By-law except where otherwise provided;

**And Whereas** in many cases, action which is taken or authorized to be taken by Council or by a Committee of Council does not lend itself to an individual By-law;

**And Whereas** Council of the City of Greater Sudbury deems it desirable to confirm certain proceedings of Council;

#### **Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. The actions of Council at its regular meeting of January 26<sup>th</sup>, 2021 with respect to each motion, resolution and other action passed and taken by Council at the said meeting, are hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by By-law.
2. Where no individual By-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by Council in the above-mentioned minutes, this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by Council.
3. The Mayor of Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and, except where otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the corporate seal of the City to all such documents.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-08

## Request for Decision

### By-law for Exemption of Part Lot Control - Bayside Estates Phase 2

#### Resolution

For Information Only

Signed By

No signatures or approvals were recorded for this report.

**By-law 2021-08**

**A By-law of the City of Greater Sudbury to Exempt Certain Lands  
from Part Lot Control Pursuant to Section 50(5) of the *Planning Act*,  
in Respect of Lands Described as Block 1, Plan 53M-1437**

**Whereas** pursuant to subsection 50(7) of the *Planning Act*, Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**And Whereas** Council wishes to approve an application for an exemption from part lot control, pursuant to subsection 50(7) of the *Planning Act*, on the lands described below.

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. The provisions of Section 50(5) of the *Planning Act*, R.S.O. 1990, shall not apply to those lands described as Block 1 on Plan 53M-1437, in Lot 6, Concession 1, Township of Rayside.
2. This by-law shall take effect upon registration in the appropriate Land Registry Office as required under Section 50(7.3) of the *Planning Act*, R.S.O. 1990.
3. This by-law shall expire on January 26, 2023 as provided for under Section 50(7.3) of the *Planning Act*, R.S.O. 1990

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





## Request for Decision

### Official Plan Amendment No. 110

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-09P

### Resolution

For Information Only

Signed By

No signatures or approvals were  
recorded for this report.

**By-law 2021-09P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 110 to  
the Official Plan for the City of Greater Sudbury**

**Whereas** the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

**And Whereas** Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 110 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. Amendment No. 110 to the Official Plan for the City of Greater Sudbury attached hereto as Schedule "A" is hereby adopted.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**AMENDMENT NUMBER 110  
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

**Components of the Amendment:** Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, which consists of the following map entitled Schedule "A", constitutes Amendment #110 to the City of Greater Sudbury Official Plan.

**PART A – THE PREAMBLE**

**Purpose of the Amendment:** The proposed amendment seeks a site-specific exception from Section 4.2.3(3) in order to permit a maximum net residential density of 144 dwelling units per hectare whereas a maximum net residential density of 60 dwelling units per hectare is permitted in the Town Centre land use designation.

**Location:** PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour

**Basis:** Applications for Official Plan Amendment (File # 701-5/20-4) and Zoning By-law Amendment (File # 751-5/20-4) have been submitted for consideration by Planning Committee and Council in order to permit the development of a multiple dwelling having four dwelling units in addition to the existing multiple dwelling having five dwelling units thereby generating a maximum net residential density of 144 dwelling units per hectare whereas a maximum net residential density of 60 dwelling units per hectare is permitted in the Town Centre land use designation.

**PART B – THE AMENDMENT**

1) By adding to Part 22, Site Specific Policies the following Section:

21.106	Notwithstanding anything to the contrary on those lands described as PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, a maximum net residential density of 144 dwelling units per hectare shall be permitted.
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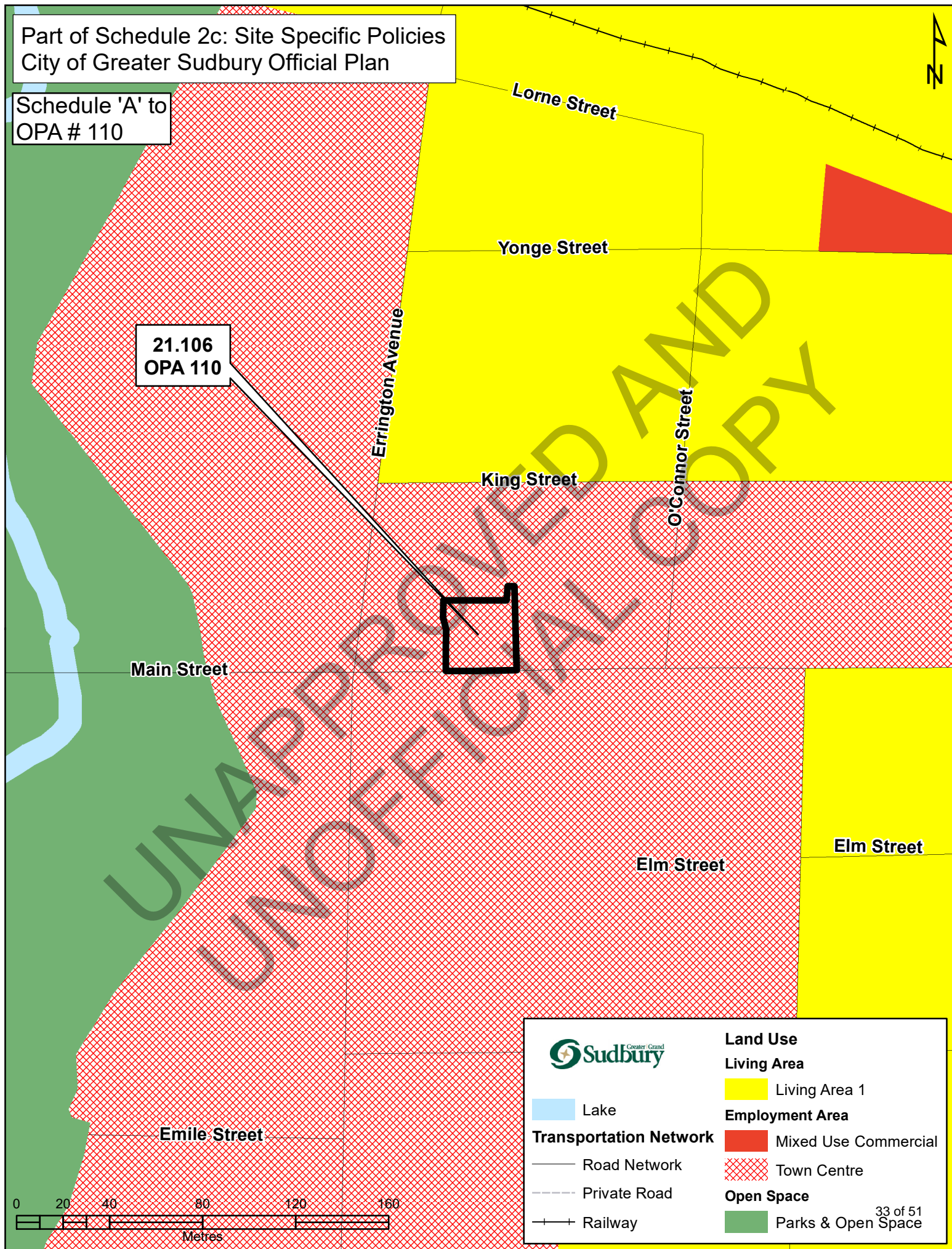
- 2) Schedule 2c Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site specific policy 21.106 on PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, City of Greater Sudbury as shown on Schedule "A" attached to this amendment.

UNAPPROVED AND  
UNOFFICIAL COPY

Part of Schedule 2c: Site Specific Policies  
City of Greater Sudbury Official Plan

Schedule 'A' to  
OPA # 110

21.106  
OPA 110



**Land Use**

**Living Area**

Living Area 1

**Employment Area**

Mixed Use Commercial

Town Centre

**Open Space**

Parks & Open Space

**Transportation Network**

Road Network

Private Road

Railway

Lake



## Request for Decision

**Rezoning by-law - C. Enfield Inc. - 17-19 Main St.  
E. Chelmsford**

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-10Z

### Resolution

For Information Only

Signed By

No signatures or approvals were  
recorded for this report.

## By-law 2021-10Z

### 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

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "C6(1)", Downtown Commercial Special to "C6(3)", Downtown Commercial Special.

- (2) Property Description: PIN 73351-0385(LT)  
Parcel 27303  
Part of Block A & Part of Lot 14, Plan M-4  
Part of Lot 2, Concession 4  
Township of Balfour, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 2, Subsection (6):

- (c) **C6(3) (TWO MULTIPLE DWELLINGS HAVING FOUR AND FIVE DWELLING UNITS)**  
**Balfour Township Map 3**

Notwithstanding any other provision hereof to the contrary, within any area designated C6(3) on the *Zone Maps*, all provisions of this By-law applicable to C6 Zone shall apply subject to the following modifications:

- (i) That the only permitted *uses* of the lands be two *multiple dwellings* having a total of nine residential *dwelling units* along with permitted *accessory uses*;
- (ii) That the location of the existing *multiple dwelling* on the easterly portion of the lands shall be permitted;
- (iii) That a minimum of six *parking spaces* be provided;
- (iv) That a *parking area* be permitted to be located within 0 metres of a *public road*;
- (v) That a minimum *court* of 12 metres be provided between the opposing walls two *multiple dwellings*;
- (vi) That no *planting strip* be required along the *rear lot line* from a point measuring 8.9 metres from the easterly extent of the *rear lot line*; and,
- (vii) That a privacy *fence* having a minimum *height* of 1.5 metres be required along the *rear lot line* where no *planting strip* is provided.



3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

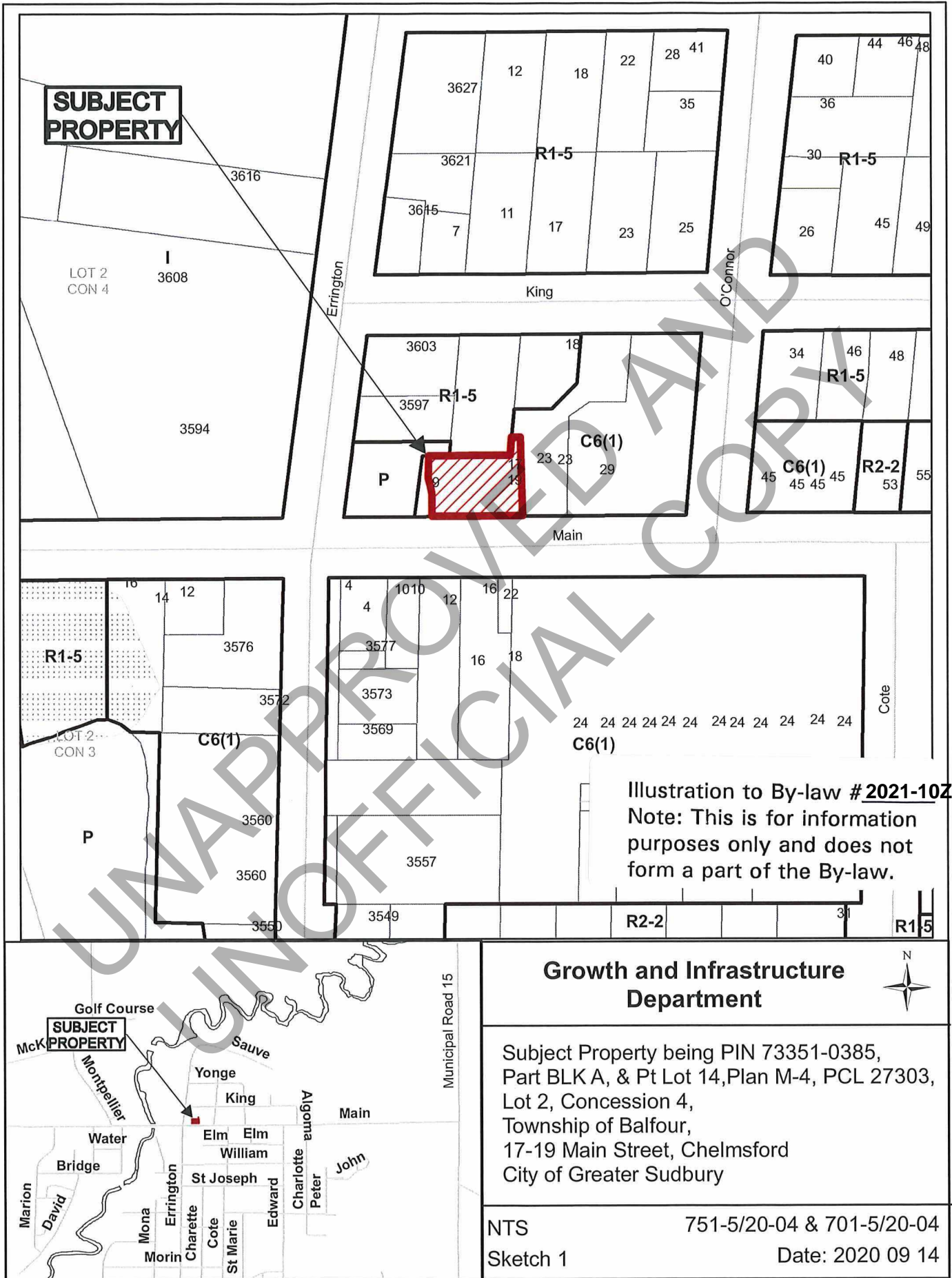
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## Request for Decision

**Rezoning by-law - 1930167 Ontario Ltd. - 0 Pearl  
St. Sudbury**

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-11Z

### Resolution

For Information Only

Signed By

No signatures or approvals were  
recorded for this report.

## By-law 2021-11Z

### 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

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “C3(17)”, Limited General Commercial Special to an amended “C3(17)”, Limited General Commercial Special.

- (2) Property Description: PINs 02132-1282(LT), 02132-1284(LT) and 02132-0179(LT)  
Parts 2 & 4-18, Plan 53R-17879  
Part of Lot 5, Concession 4  
Township of McKim, City of Greater Sudbury

2. That Part 11, Section 2, Subsection (3), Paragraph (q) be deleted and replaced with the following:

- (q) **C3(17) (MULTIPLE DWELLING & INSTITUTIONAL, OFFICE & PERSONAL SERVICE SHOPS)**  
**McKim Township Maps Lot 5, Con 4; Lot 5, Con 3; Lot 4, Con 4;**  
**Lot 4, Con 3**

Notwithstanding any other provision hereof to the contrary, within any area designated C3(17) on the *Zone Maps*, all provisions of this By-law applicable to C3 Zone shall apply subject to the following modifications:

- (i) That the only permitted *uses* on the lands be a *multiple dwelling* containing a total of 38 residential *dwelling units* along with *institutional, office, and personal service shop uses* on the main floor;
- (ii) That *institutional, office, and personal service shop uses* on the main floor be limited to a maximum *gross floor area* of 575 square metres;
- (iii) That a minimum of 29 *parking spaces* including 6 *accessible parking spaces* be required;
- (iv) That a maximum *building height* of 16 metres and/or five-storeys be permitted;
- (v) That the *front lot line* be deemed to be situated along the Pearl Street *street line* from the westerly *interior side lot line* to Montebello Street;

(vi) That the *rear lot line* be deemed to be situated along the Fairview Avenue *street* line from the westerly *interior side lot line* for a length of 50 metres in a north-easterly direction; and

(vii) That minimum *front yard* and *corner side yard* setbacks of 0 metres be required.

3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

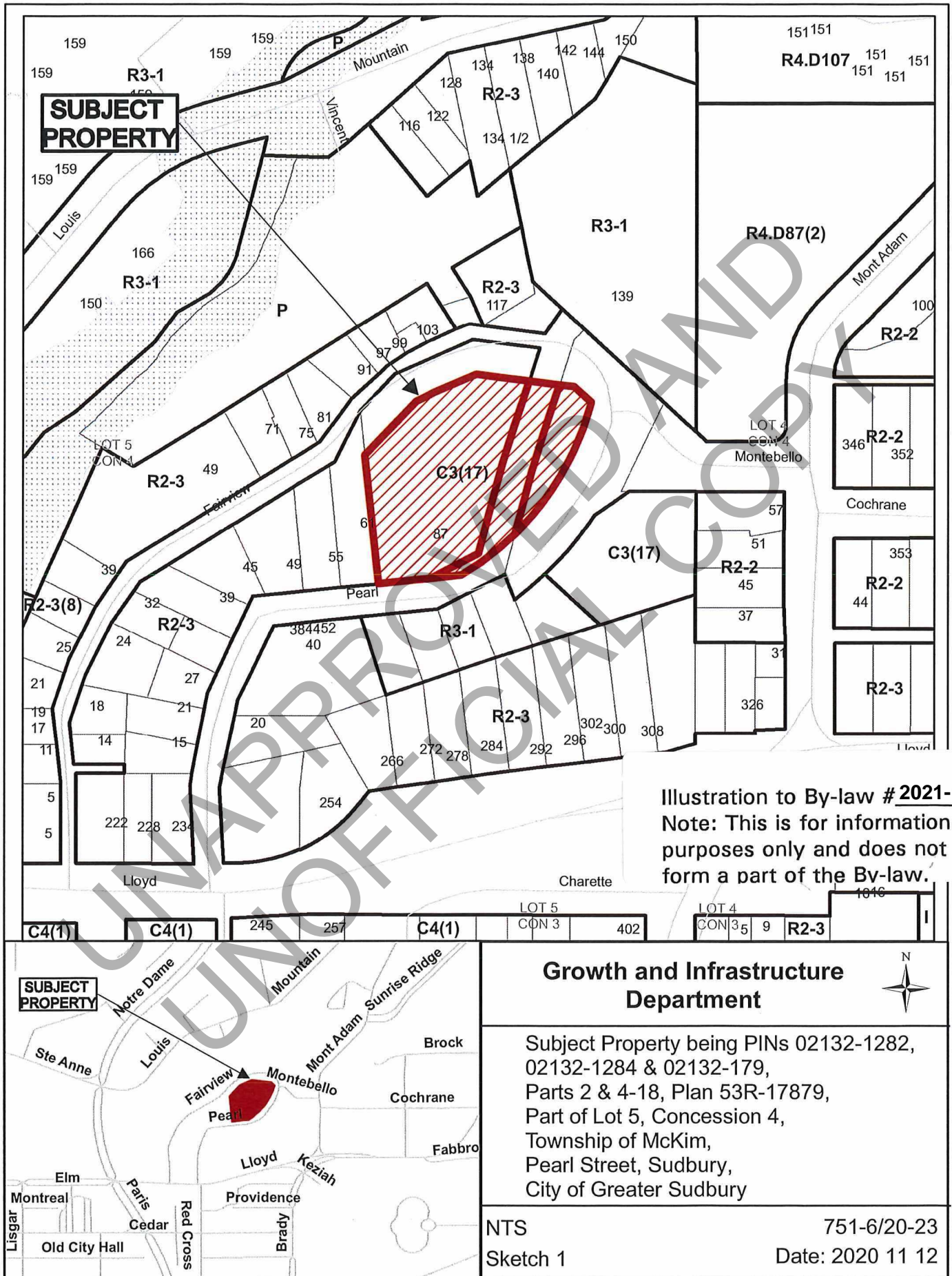
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





## Request for Decision

**Rezoning by-law - Thibert, Normand & Ronald -  
6040 MR#80 Hanmer**

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-12Z

### Resolution

For Information Only

Signed By

No signatures or approvals were  
recorded for this report.

## By-law 2021-12Z

### **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**

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "FD", Future Development to "RU", Rural.

- (2) Property Description: Part 2, Plan 53R-20539  
Part of Lot 1, Concession 3  
Township of Hanmer, City of Greater Sudbury;

- (3) All provisions of this by-law applicable to the "RU", Rural Zone shall apply.

2. -(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "FD", Future Development to "FD(6)", Future Development Special.

- (2) Property Description: Parts 1 to 3, Plan 53R-21413  
Part of Lot 1, Concession 3  
Township of Hanmer, City of Greater Sudbury

- (3) That the following paragraph be added to Part 11, Section 5, Subsection (8):

**(f) FD(6) (ONE SINGLE-DETACHED DWELLING & SITE PLAN CONTROL)  
Hanmer Township Maps 2, 10 & 11**

Notwithstanding any other provision hereof to the contrary, within any area designated FD(6) on the *Zone Maps*, all provisions of this By-law applicable to FD Zones shall apply subject to the following modifications:

- (i) That the only permitted use shall be *use shall be one single-detached dwelling*; and,  
(ii) That those lands zoned "FD(6)" are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, R.S.O. 1990, c. P.13.

3.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning



classification of the following legally described lands from “FD”, Future Development to “R1-5”, Low Density Residential One.

- (2) Property Description: Part 4, Plan 53R-21413  
Part of Lot 1, Concession 3  
Township of Hanmer, City of Greater Sudbury

(3) All provisions of this by-law applicable to the “R1-5”, Low Density Residential One Zone shall apply.

4.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “FD”, Future Development to “R3”, Medium Density Residential.

- (2) Property Description: Parts 5 to 10, Plan 53R-21413  
Part of Lot 1, Concession 3  
Township of Hanmer, City of Greater Sudbury

(3) All provisions of this by-law applicable applicable to the “R3”, Medium Density Residential Zone shall apply.

5. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

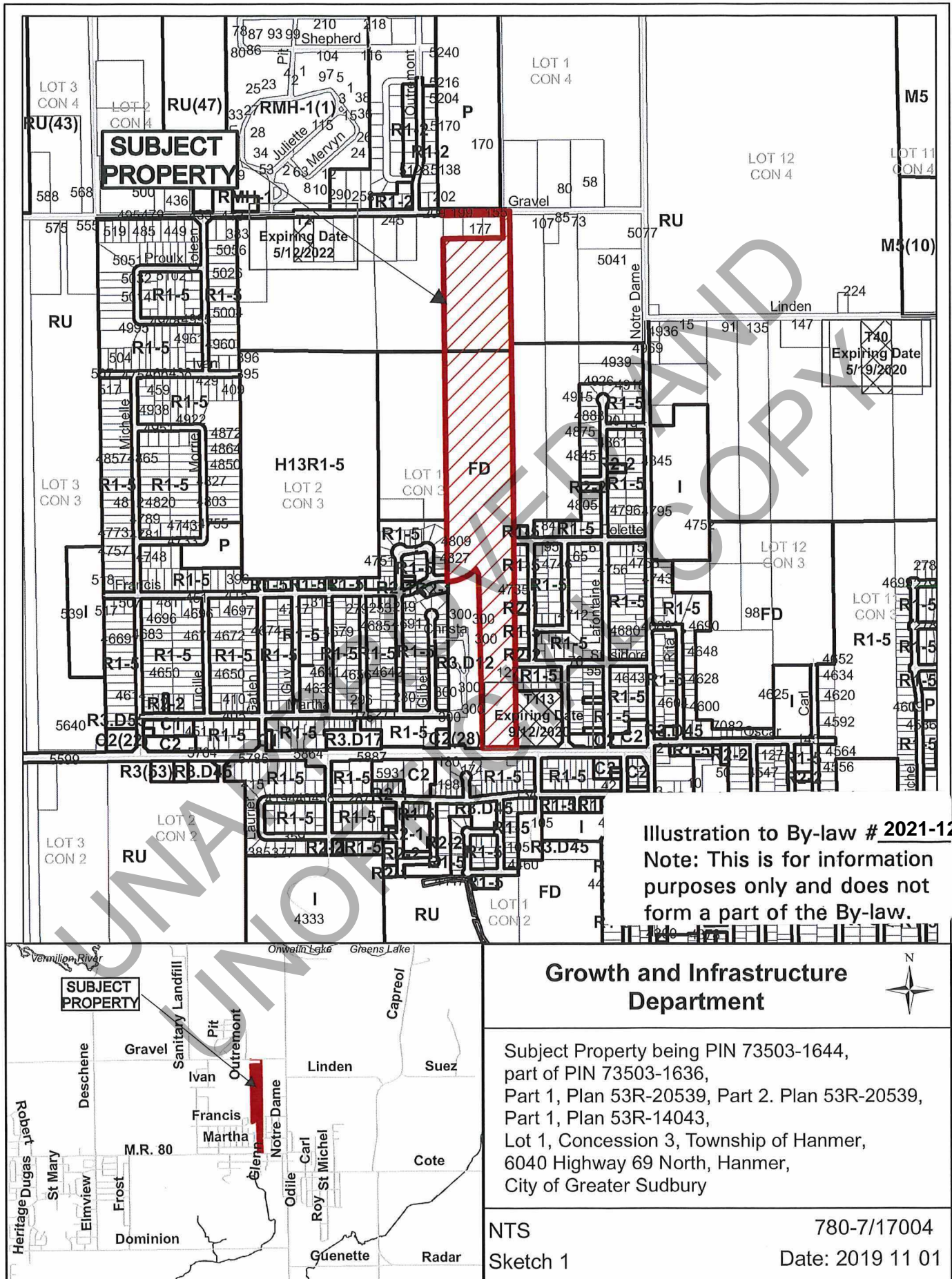
6. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

UNAPPROVED AND  
UNOFFICIAL COPY



## Request for Decision

### Rezoning by-law - Housekeeping C5 Zone and commercial parking standards

Presented To:	City Council
Presented:	Tuesday, Jan 26, 2021
Report Date	XX-XX-XXXX
Type:	By-Laws
By-Law:	2021-13Z

### Resolution

For Information Only

Signed By

No signatures or approvals were recorded for this report.

## By-law 2021-13Z

### 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

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby further amended in Part 5, PARKING AND LOADING PROVISIONS, Section 5.3, NON-RESIDENTIAL PARKING REQUIREMENTS, TABLE 5.4: Non-Residential Parking Requirements, by:

- (a) deleting and replacing “*Convenience Store - 1/20m<sup>2</sup> net floor area*” with “*Convenience Store - 1/33 m<sup>2</sup> net floor area*”;
- (b) deleting and replacing “*Personal Service Shop - 1/20m<sup>2</sup> net floor area*” with “*Personal Service Shop - 1/33 m<sup>2</sup> net floor area*”;
- (c) deleting and replacing “*Restaurant - 1/10m<sup>2</sup> net floor area or 1/3 persons seating capacity, whichever is greater*” with “*Restaurant - 1/12.5 m<sup>2</sup> net floor area*”;
- (d) deleting and replacing “*Retail Store - 1/20m<sup>2</sup> net floor area*” with “*Retail Store - 1/33 m<sup>2</sup> net floor area*”; and
- (e) deleting and replacing “*Shopping Centre - 1/20m<sup>2</sup> net floor area*” with “*Shopping Centre - 1/25 m<sup>2</sup> net floor area*”.

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby further amended, in Part 5, PARKING AND LOADING PROVISIONS, Section 5.3 NON-RESIDENTIAL PARKING REQUIREMENTS, by adding the following provisions and note after Table 5.4: Non-Residential Parking Requirements as follows:

“5.3.1 Notwithstanding Table 5.4, where a *commercial use* is permitted and the *lot* is directly *abutting* GOVA Routes, the number of *required parking spaces* associated with *commercial uses* are permitted to be reduced by 10% of the minimum *required parking spaces*.”

5.3.2 For a *commercial use*, where bicycle parking is provided in addition to the minimum bicycle parking requirements set out in Table 5.10, the number of *required parking spaces* may be reduced by up to 5 *parking spaces* on a 1:1 ratio, not to exceed a maximum of 20% of the minimum *required parking spaces*.

Note: provisions 5.3.1 and 5.3.2 may be used in combination.”

3. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby further amended in Part 7:

COMMERCIAL ZONES, Section 7.2, PERMITTED USES, TABLE 7.1, by:

- (a) adding “*Long Term Care Facility*” after “*Group Home Type 1*” in the Use column;
- (b) adding “*Retirement Home*” after “*Private Home Daycare*” in the Use column;
- (c) adding “*Multiple Dwelling*”, “*Long Term Care Facility*” and “*Retirement Home*” as permitted uses in the Shopping Centre Commercial (C5) Zone column by indicating with an “X” symbol; and
- (d) adding special provision “(19)” after the “X” symbol for the “*Multiple Dwelling*”, “*Long Term Care Facility*” and “*Retirement Home*” uses in the C5 Zone column.

4. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby further amended in Part 7:

COMMERCIAL ZONES, SPECIAL PROVISIONS FOR TABLES 7.1 AND 7.2, by adding special provision “19” as follows:

“19. Parking for “*Multiple Dwelling*”, “*Long Term Care Facility*” and “*Retirement Home*” in the C5 Zone will be calculated using the residential *parking requirements* as set out in Table 5.5 Residential Parking Requirements For All Zones Except the Downtown Commercial (C6) Zone.”

5. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby further amended in Part 7:

COMMERCIAL ZONES, Section 7.3, ZONE STANDARDS, TABLE 7.3, by adding a special provision to Table 7.3 as follows:

“7. (iii) Maximum ground *floor area* for *Multiple Dwelling*, *Long-Term Care Facility* and *Retirement Home* – 25% of the total ground *floor area* of the *structures* on the property.”

6. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

7. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of January, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk