

Minutes

For the Planning Committee Meeting held Monday, March 8, 2021

Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	12:16 PM
Adjournment:	3:06 PM

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Lapierre, Leduc
City Officials	Kevin Fowke, General Manager of Corporate Services; Shawn Turner, Director of Assets and Fleet Services; Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2021-49 Lapierre/Leduc: THAT the City of Greater Sudbury moves into Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:</p> <ul style="list-style-type: none">• Sale of Property - Edward Avenue, Coniston• Sale of Lane - Martindale Road, Sudbury <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c).</p> <p>CARRIED</p> <p>At 12:17 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:32 p.m. the Planning Committee recessed.
Reconvene	At 1:03 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Lapierre, Leduc, Landry-Altmann [A 1:12 p.m.]
City Officials	Kris Longston, Acting Director of Planning Services; Manager, Community and Strategic Planning; Alex Singbush, Manager of Development Approvals; Guido Mazza, Director of Building Services / Chief Building Official; Robert Webb, Supervisor of Development Engineering; Ed Landry, Senior Planner of Community and Strategic Planning; Wendy Kaufman, Senior Planner; Brendan Adair, Manager of Corporate Security and By-law Services; Steve Facey, Manager of Financial Planning and Budgeting; Nathan Melin, Deputy Fire Chief; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Corinne Poulin, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

1 0 Nelson Street, 422 & 426 Elgin Street, Sudbury

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

Report dated February 16, 2021 from the General Manager of Growth and Infrastructure regarding 0 Nelson Street, 422 & 426 Elgin Street, Sudbury.

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

Wendy Kaufman, Senior Planner, outlined the report.

Councillor Landry-Altmann arrived at 1:12 p.m. In accordance with the City's procedure by-law, as Councillor Landry-Altmann arrived after the public hearing commenced, she did not take part in the vote on any recommendation or motion for Public Hearing No. 1.

The agent for the applicant responded to questions from the Committee members.

The Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2021-50 McCausland/Lapierre: THAT the City of Greater Sudbury approves the application

by 1988067 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from “R3-1(6)”, Medium Density Residential Special and “R3.D130”, Medium Density Residential, to “C2(89)”, General Commercial Special on those lands described PIN 73584-0861 & 73584-0864, Lot 92, Plan 12-SB, Inst #109452 & #112906, Lot 5, Concession 3, Township of McKim, as outlined in the report entitled “0 Nelson, 422 and 426 Elgin Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 8, 2021, subject to the following conditions:

1. That prior to the enactment of the amending by-law, the owner shall enter into a Site Plan Control Agreement with the City for 0 Nelson Street. The Site Plan Control Agreement will include a minimum 1.5 m opaque fence along the south and west property lines.
2. That prior to enactment of the amending by-law, that the owner comply with the Order to Comply and Order to Remedy Unsafe Building for 422-426 Elgin Street, to the satisfaction of the Chief Building Official.
3. Conditional approval shall lapse on March 23, 2023 unless Condition 2 and 3 above have been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Lapierre, Leduc, Kirwan
CARRIED

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

Matters Arising from the Closed Session

Councillor McCausland reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL2021-51 Leduc/McCausland: THAT the City of Greater Sudbury authorize the sale of vacant land on Edward Avenue, Coniston, legally described as PIN 73560-1312(LT), Part 2 on Plan 53R- 21252, City of Greater Sudbury;

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 be credited to the Capital Financing Reserve Fund – General.

CARRIED

PL2021-52 Lapierre/Leduc: THAT the City of Greater Sudbury authorize the sale of part of Martindale Lane east of Martindale Road, Sudbury, legally described as part of PIN 73589-0032(LT), Lane on Plan M145, City of Greater Sudbury;

AND THAT by-laws be presented authorizing the sales and the execution of the documents required to complete the real estate transactions;

AND THAT the net proceeds of the sales be credited to the Capital Financing Reserve Fund –

General.
CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2021-53 Landry-Altmann/Lapierre: 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 **Municipal Road 80, Val Therese - Declaration of Surplus Vacant Land**

Report dated February 8, 2021 from the General Manager of Corporate Services regarding Municipal Road 80, Val Therese - Declaration of Surplus Vacant Land.

PL2021-54 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury declares surplus to the City's needs vacant land south of Municipal Road 80, Val Therese, legally described as part of PIN 73504-0328(LT), being Part 5 on Plan 53R-15580 and part of PIN 73504-2250(LT), being Part 3 on Plan 53R-15580, part of Lot 6 Concession 2, Township of Hanmer, as outlined in the report entitled "Municipal Road 80, Val Therese - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on March 8, 2021;

AND THAT the vacant land be offered for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174.

CARRIED

C-2 **Pilon Crescent, Chelmsford - Declaration of Surplus Vacant Land**

Report dated February 8, 2021 from the General Manager of Corporate Services regarding Pilon Crescent, Chelmsford - Declaration of Surplus Vacant Land.

PL2021-55 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Pilon Crescent, Chelmsford, legally described as PIN 73350-0379(LT), being part of Lot 10, Concession 2, Township of Balfour, as outlined in the report entitled "Pilon Crescent, Chelmsford - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on March 8, 2021;

AND THAT the vacant land be offered for sale to the abutting owner to the north, pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174.

CARRIED

Silver Hills Subdivision, Sudbury

Report dated February 16, 2021 from the General Manager of Growth and Infrastructure regarding Silver Hills Subdivision, Sudbury.

PL2021-56 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft plan approval for a plan of subdivision on those lands described as PIN 73580-0576 in Lot 1, Concession 4, Township of McKim, City of Greater Sudbury, File 780-6/11004, as outlined in the report entitled "Silver Hills Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 8, 2021, upon payment of the City's processing fee in the amount of \$3,273.75 as follows:

a) By amending the lapsing date in Condition #9 to March 27, 2024;

b) By adding the following to Condition #19:

"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."

c) By adding the following to Condition #21:

"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."

d) By replacing "siltation control plan" with "sediment and erosion control plan" in Condition #24;

e) That Conditions #30 through #34 related to blasting be consolidated into one Condition #30;

f) That Conditions #35 through #37 related to Canada Post requirements be consolidated into one Condition #35;

g) By revising Condition #38 by replacing "eco-grass, white birch and white pine" with "site-appropriate, native plant species."

h) By adding the following as Condition #47:

"That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development."

i) By adding the following as Condition #48:

"The owner shall submit a stormwater management report to the satisfaction of Conservation Sudbury (Nickel District Conservation Authority)."

j) That the references to "General Manager of Infrastructure Services" be replaced with "General Manager of Growth and Infrastructure."

k) That the references to "Director of Planning" be replaced with "Director of Planning Services."

CARRIED

Managers' Reports

R-1 Heritage Impact Assessment Guidelines

Report dated February 10, 2021 from the General Manager of Growth and Infrastructure regarding Heritage Impact Assessment Guidelines.

The following resolution was presented:

PL2021-57 Landry-Altmann/McCausland: THAT The City of Greater Sudbury directs staff to consult with the Municipal Heritage Advisory Panel, the Development Liaison Advisory Panel, and other stakeholders on the attached draft Heritage Impact Assessment Guidelines and return no later than the end of Q2, 2021 with recommended guidelines, as outlined in the report entitled "Heritage Impact Assessment Guidelines", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 8, 2021.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Lapierre, Leduc, Landry-Altmann, Kirwan
CARRIED

Referred and Deferred Matters

R-2 Accessory Guest Room Accommodation Review

Report dated February 18, 2021 from the General Manager of Growth and Infrastructure regarding Accessory Guest Room Accommodation Review.

The following resolution was presented:

PL2021-58 Leduc/Landry-Altmann: THAT the City of Greater Sudbury directs staff to prepare a draft Residential Licensing By-law for Council's consideration no later than the end of Q3, 2021;

AND THAT the City of Greater Sudbury directs staff to prepare business case for the Residential Licensing By-law for Council's consideration as part of the 2022 Budget, as outlined in the report entitled "Accessory Guest Room Accommodation Review", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 8, 2021.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors Lapierre, Landry-Altmann

NAYS: Councillors McCausland, Leduc, Kirwan
DEFEATED

Members' Motions

No Motions were submitted.

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=2572&lang=en> to view the questions asked.

Adjournment

PL2021-59 Lapierre/McCausland: THAT this meeting does now adjourn. Time: 3:06 p.m.

CARRIED

Brigitte Sobush, Manager of Clerk's
Services/Deputy City Clerk