



# City Council Agenda

**Tuesday, July 9, 2024**

**Tom Davies Square**

**Mayor Paul Lefebvre, Chair**

1:00 p.m. Closed Session, Committee Room C-12 / Electronic Participation

2:00 p.m. Open Session, Council Chamber / Electronic Participation

City of Greater Sudbury Council and Committee meetings are accessible and generally held in the Council Chamber at Tom Davies Square unless otherwise stated on the agenda. Some meetings are broadcast on Eastlink at Eastlink's discretion. With the exception of closed meetings held in accordance with the *Municipal Act, 2001*, meetings are open to the public for attendance in-person. Where possible, meetings are livestreamed and the recordings are saved for public viewing on the City's website at: <https://www.greatersudbury.ca/agendas>.

Please be advised that if you make a presentation, speak or appear at the meeting venue during a meeting, you, your comments and/or your presentation may be recorded and broadcast.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

Your information is collected for the purpose of informed decision-making and transparency of City Council decision-making under various municipal statutes and by-laws and in accordance with the Municipal Act, 2001, Planning Act, Municipal Freedom of Information and Protection of Privacy Act and the City of Greater Sudbury's Procedure By-law.

For more information regarding accessibility, recording your personal information or live-streaming, please contact Clerk's Services by calling 3-1-1 or emailing [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca).

1. **Call to Order**

2. **Roll Call**

3. **Closed Session**

Resolution to move to Closed Session to deal with one Position, Plan or Instruction to be Applied to Negotiations item regarding the transfer of Part III prosecutions under the Provincial Offences Act, one Personal Matters (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding Community Safety Department and one Labour Relations or Employee Negotiations Matters item regarding negotiations with CUPE 4705 Housing Unit in accordance with the *Municipal Act, 2001*, par. 239(2)(b), (d) and (k).

4. **Recess**

5. **Open Session**

6. **Moment of Silent Reflection**

7. **Roll Call**

8. **Declarations of Pecuniary Interest and the General Nature Thereof**

9. **Matters Arising from the Closed Session**

At this point in the meeting, the Chair of the Closed Session, will rise and report. Council will then consider any resolution(s) emanating from the Closed Session.

10. **Matters Arising from Community and Emergency Services Committee**

10.1 **July 8, 2024**

Council will consider, by way of one resolution, Community and Emergency Services Committee resolutions, which will be posted online following the meeting. Any questions regarding the resolutions should be directed to Councillor Lapierre, Chair, Community and Emergency Services Committee.

11. **Matters Arising from Planning Committee**

11.1 **July 8, 2024**

Council will consider, by way of one resolution, Planning Committee resolutions, which will be posted online following the meeting. Any questions regarding the resolutions should be directed to Councillor Cormier, Chair, Planning Committee.

12. **Matters Arising from Finance and Administration Committee**

12.1 **July 9, 2024**

Council will consider, by way of one resolution, Finance and Administration

Committee resolutions, which will be posted online following the meeting. Any questions regarding the resolutions should be directed to Councillor McIntosh, Chair, Finance and Administration Committee.

### **13. 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.

#### **13.1 Adoption of Minutes**

<b>13.1.1</b>	<b>City Council Minutes of April 16, 2024</b>	<b>13</b>
<b>13.1.2</b>	<b>City Council Minutes of April 30, 2024</b>	<b>29</b>
<b>13.1.3</b>	<b>Operations Committee Minutes of May 21, 2024</b>	<b>42</b>
<b>13.1.4</b>	<b>Community and Emergency Services Committee Minutes of May 21, 2024</b>	<b>47</b>
<b>13.1.5</b>	<b>Finance and Administration Committee Meeting Minutes of May 22, 2024</b>	<b>51</b>
<b>13.1.6</b>	<b>Planning Committee Minutes of May 27, 2024</b>	<b>56</b>
<b>13.1.7</b>	<b>Special City Council Minutes of May 28, 2024</b>	<b>68</b>

### **14. Managers' Reports**

<b>14.1</b>	<b>Greater Sudbury Event Centre Project</b>	<b>70</b>
-------------	---	-----------

This report provides an update on the status of the Event Centre project and a recommendation to advance the project.

### **15. By-laws**

Draft by-laws are available for viewing a week prior to the meeting on the agenda.

Approved by-laws are available on the City's website:

<https://www.greatersudbury.ca/city-hall/by-laws/> after passage.

**The following by-laws will be read and passed:**

<b>15.1</b>	<b>By-laws 2024-113 to 2024-123</b>	
	<b>2024-113</b>	

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Special Meeting of June 25, 2024 and its Regular Meeting of July 9, 2024

**2024-114**

A By-law of the City of Greater Sudbury to Amend By-law 2017-22 being a By-law of the City of Greater Sudbury By-law to Regulate the Keeping of Animals, Responsible Pet Ownership and the Registration of Dogs and Cats

Operations Committee Resolution #2024-12

**2024-115**

A By-law of the City of Greater Sudbury to Amend By-law 2024-28 being a By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury

Operations Committee Resolution #2024-12

**2024-116**

A By-law of the City of Greater Sudbury to Amend By-law 2021-111 being By-law of the City of Greater Sudbury to Regulate the Erection of Signs and Advertising Devices

City Council Resolution #2024-132

This by-law implements matters that, since the enactment of Sign By-law 2021-111, have been identified which require the need for “housekeeping” amendments which assist in the interpretation and application of the by-law, and other minor changes.

**2024-117**

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

This by-law removes certain delegated authority to reflect changes in reporting lines for Libraries and Citizen Service Centres.

**2024-118**

A By-law of the City of Greater Sudbury to Authorize an Agreement with Nickel District Conservation Authority for Provision of Non-Mandatory Programs and Services

Refer to Report under “Correspondence for Information Only”, City Council Agenda of March 19, 2024.

This by-law repeals an earlier by-law to encompass both Category 2 and Category 3 non-mandatory services.

**2024-119**

A By-law of the City of Greater Sudbury to Authorize Tourism Event Support Grants for the Year 2023

Refer to Report under Correspondence for Information Only

**2024-120**

A By-Law of the City of Greater Sudbury to Authorize Grants Under the Strategic Core Areas Community Improvement Plan

Planning Committee Resolution #PL2024-63

This By-law authorizes certain grants under the Strategic Core Areas Community Improvement Plan and authorizes the General Manager of Growth and Infrastructure to sign the grant agreements with the recipient of the grants.

**2024-121Z**

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 #PL2023-64

This by-law rezones the subject lands to “C3(28)”, Limited General Commercial to permit candle manufacturing to a maximum gross floor area of 50 metres squared and a commercial kitchen, being a food processing plant, to a maximum gross floor area of 15 metres squared - Joyful Home Inc., 240 Regional Road 24, Lively.

**2024-122Z**

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 #PL2023-163

This by-law rezones the subject lands to facilitate the creation of one additional business industrial lot and realigns the zoning to coincide with the proposed lot line between the two properties and provides for a minimum lot frontage of 10 m for the lot proposed to be retained - 1929874 Ontario Inc., 440 Falconbridge Road, Sudbury.

**2024-123**

A By-law of the City of Greater Sudbury to Amend By-law 2010-1 being a By-law of the City of Greater Sudbury to Regulate Traffic and Parking on Roads in the City of Greater Sudbury

This by-law adds six more Community Safety Zone locations.

**16. Members' Motions**

**17. Correspondence for Information Only**

**17.1 2023 Tourism Event Support Grant**

76

This report provides information to supplement the By-law coming forward to authorize grants disbursed through the 2023 Greater Sudbury Tourism Event Support program. It outlines the disbursement of funds from January to December 2023 as well as the economic impact of these events.

**18. Addendum**

**19. Civic Petitions**

**20. Question Period**

**21. Adjournment**

le mardi 9 juillet 2024

Place Tom Davies

Maire Paul Lefebvre, Président

13 h 00 Séance à huis clos, Salle de réunion C-12 / participation électronique

14 h 00 Séance publique, Salle du Conseil / participation électronique

Les réunions du Conseil et des comités de la Ville du Grand Sudbury sont accessibles. Elles ont généralement lieu dans la Salle du Conseil de la Place Tom Davies, à moins d'avis contraire dans l'ordre du jour. Certaines d'entre elles sont diffusées par Eastlink, à sa discrétion. Sauf les réunions à huis clos, qui se déroulent conformément à la *Loi de 2001 sur les municipalités*, les réunions sont ouvertes au public qui peut y assister en personne. Si possible, elles sont diffusées en continu en direct et le public peut en visionner les enregistrements sur le site web de la Ville au <https://www.grandsudbury.ca/ordresdujour>.

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).

**1. Ouverture**

**2. Appel nominal**

**3. Séance à huis clos**

Résolution de séance à huis clos pour délibérer sur une question concernant une position, un plan ou une instruction devant être observé lors de négociations ayant trait au transfert des poursuites en vertu de la partie III de la Loi sur les infractions provinciales, une question de renseignements privés (personnes qui peuvent être identifiées) / relations de travail ou de négociations avec les employés concernant le Service de la sécurité communautaire et une question de relations de travail ou de négociations avec les employés concernant des négociations avec Section 4705 du SCFP : unité des services de logement, conformément à la Loi de 2001 sur les municipalités, alinéas 239 (2) b), d) et k).

**4. Suspension de la séance**

**5. Séance publique**

**6. Moment de silence**

**7. Appel nominal**

**8. Déclaration d'intérêts pécuniaires et leur nature générales**

**9. Questions découlant de la séance à huis clos**

À ce point de la réunion, la présidente ou le président de la séance à huis clos fera un compte rendu. Le Conseil municipal considérera alors toute résolution émanant de la séance à huis clos.

**10. Questions découlant de la réunion du comité des services communautaires et d'urgence**

**10.1 le 8 juin 2024**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions du Comité des services communautaires et d'urgence qui seront affichées après la réunion. Toute question concernant ces résolutions devrait être adressée au Conseiller Lapierre, président du Comité des services communautaires et d'urgence.

**11. Questions découlant de la réunion du comité de la planification**

**11.1 le 8 juin 2024**

Le conseil municipal étudiera, par voie d'une résolution, les résolutions du Comité de planification qui seront affichées après la réunion. Toute question concernant ces résolutions devrait être adressée au Conseiller Cormier,



président du Comité de la planification.

## **12. Questions découlant de la réunion du comité des finances et de l'administration**

### **12.1 le 9 juin 2024**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions du Comité des finances et de l'administration qui seront affichées après la réunion. Toute question concernant ces résolutions devrait être adressée au Conseillère McIntosh, présidente du Comité des des finances et de l'administration.

## **13. Ordre 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.

### **13.1 Adoption du procès verbaux**

<b>13.1.1</b>	<b>Procès Verbal du 16 avril 2024 Conseil municipal</b>	<b>13</b>
<b>13.1.2</b>	<b>Procès Verbal du 30 avril 2024 Conseil municipal</b>	<b>29</b>
<b>13.1.3</b>	<b>Procès Verbal du 21 mai 2024 Comité des opérations</b>	<b>42</b>
<b>13.1.4</b>	<b>Procès Verbal du 21 mai 2024 Comité des services communautaires et d'urgence</b>	<b>47</b>
<b>13.1.5</b>	<b>Procès Verbal du 22 mai 2024 Comité des finances et de l'administration</b>	<b>51</b>
<b>13.1.6</b>	<b>Procès Verbal du 27 mai 2024 Comité de planification</b>	<b>56</b>
<b>13.1.7</b>	<b>Procès Verbal du 28 mai 2024 Réunion extraordinaire du Conseil municipal</b>	<b>68</b>

## **14. Rapports des gestionnaires**

<b>14.1</b>	<b>Nouvelles du projet du Centre d'événements du Grand Sudbury</b>	<b>70</b>
-------------	--	-----------

Ce rapport fait le point sur l'état du projet du Centre d'événements et formule des recommandations pour le faire progresser.

## **15. Règlements**

La version provisoire des règlements municipaux sera disponible pour consultation une semaine avant la réunion prévue à l'ordre du jour. Après leur adoption, les règlements approuvés sont affichés sur le site de la municipalité au <https://www.grandsudbury.ca/hotel-de-ville/reglements-municipaux/>.

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

### **15.1 Règlements 2024-113 à 2024-123 2024-113**

Un règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion extraordinaire tenue le 25 juin 2024, ainsi que de sa réunion ordinaire tenue le 9 juillet 2024

#### **2024-114**

Un règlement de la Ville du Grand Sudbury modifiant le règlement 2017-22 étant un règlement de la Ville du Grand Sudbury visant à régler la garde des animaux, la propriété responsable des animaux et l'enregistrement des chiens et des chats

Résolution numéro OP2024-12 du Comité des opérations

#### **2024-115**

Un règlement de la Ville du Grand Sudbury modifie le règlement municipal 2024-28 étant un règlement établissant divers frais d'utilisation pour certains services fournis par la Ville du Grand Sudbury.

Résolution numéro OP2024-12 du Comité des opérations

#### **2024-116**

Un règlement de la Ville du Grand Sudbury modifiant le règlement 2021-111 étant le règlement de la Ville du Grand Sudbury régissant l'installation d'enseignes et de dispositifs publicitaires

Résolution numéro CC2024-132 du Conseil municipal

Ce règlement municipal met en oeuvre des éléments déterminés qui, depuis l'adoption du Règlement municipal sur les enseignes 2021-111, nécessitent des modifications d'ordre administratif pour aider à l'interprétation et à l'application du règlement municipal, ainsi que d'autres changements mineurs.

#### **2024-117**

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal

2017-5 étant un règlement de la Ville du Grand Sudbury visant la délégation de l'autorité à divers représentants de la Ville

Ce règlement municipal élimine certaines délégations de pouvoirs afin de refléter les changements de liens hiérarchiques pour les bibliothèques et les centres de services aux citoyens.

#### **2024-118**

Un règlement de la Ville du Grand Sudbury visant à autoriser une entente avec l'Office de protection de la nature du district de Nickel pour la prestation de programmes et de services non obligatoires

Consulter le rapport sous Correspondance à titre de renseignement, l'ordre du jour du conseil municipal du 19 mars 2023

Ce règlement municipal abroge un règlement précédent pour englober les services non obligatoires des catégories 2 et 3.

#### **2024-119**

Un règlement de la Ville du Grand Sudbury autorisant des subventions visant à soutenir les activités touristiques pour l'année 2023

Consultez le rapport sous Correspondances à titre de renseignements seulement

#### **2024-120**

Règlement de la Ville du Grand Sudbury autorisant des subventions dans le cadre du Plan d'améliorations communautaires des zones stratégiques de développement

Résolution numéro PL2024-63 du Comité de planification

Ce règlement municipal autorise des subventions dans le cadre du Plan d'améliorations communautaires des zones stratégiques de développement et autorise le directeur général de la Croissance et de l'Infrastructure à signer des accords de subventions avec les bénéficiaires des subventions.

#### **2024-121Z**

Un 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 numéro PL2023-64 du Comité de planification

Ce règlement municipal change le zonage des terrains visés à « C3(28) », zone commerciale générale limitée, afin de permettre la fabrication de

chandelles sur une surface de plancher hors oeuvre brute maximale de 50 m2, ainsi qu'une cuisine commerciale, soit une usine de transformation alimentaire, sur une surface de plancher hors oeuvre brute maximale de 15 m2 – Joyful Home Inc., 240, route régionale 24, Lively

#### **2024-122Z**

Un 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 numéro PL2023-163 du Comité de planification

Ce règlement municipal change le zonage des terrains visés afin de faciliter la création d'un lot commercial industriel additionnel et il modifie le zonage afin qu'il concorde avec la ligne de lot proposée entre les 2 propriétés. Il prévoit aussi une façade de lot minimale de 10 m pour le lot proposé à conserver. – 1929874 Ontario Inc., 440, chemin Falconbridge, Sudbury

#### **2024-123**

Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-1, étant un règlement de la Ville du Grand Sudbury régissant la circulation et le stationnement sur les routes dans la Ville du Grand Sudbury

Ce règlement ajoute six autres zones de sécurité communautaire.

### **16. Motions des membres**

### **17. Correspondance à titre de renseignements seulement**

#### **17.1 Subvention 2023 d'appui aux événements touristiques**

76

Dans ce rapport, on fournit des renseignements pour compléter le règlement municipal présenté afin d'autoriser les subventions versées par l'entremise du programme d'appui 2023 aux événements touristiques du Grand Sudbury. On y indique les fonds versés de janvier à décembre 2023 ainsi que les retombées économiques de ces activités.

### **18. Addenda**

### **19. Pétitions civiques**

### **20. Période de questions**

### **21. Levée de la séance**

# **Minutes**

## **For the City Council Meeting**

April 16, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Mayor Lefebvre
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, Joseph Nicholls, General Manager of Community Safety, Marie Litalien, Director of Communications & Community Engagements, Meredith Armstrong, Director of Economic Development, Kelly Gravelle, Deputy City Solicitor, Jeff Pafford, Director of Leisure Services, Ron Foster, Auditor General, Liisa Lenz, Manager of Financial Planning and Budget, Eleethea Savage, Senior Project Manager Facilities/Large Capital, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### **His Worship Mayor Paul Lefebvre, In the Chair**

---

**1. Call to Order**

The meeting commenced at 4:34 p.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

**CC2024-64**

Moved By Mayor Lefebvre

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Security of Municipal Property / Education and Training item regarding security protocols during Council and Committee meetings in accordance with the Municipal Act, 2001, par. 239(2)(a) and sub. 239(3.1).

**CARRIED**

At 4:37 p.m., Council moved into Closed Session.

**4. Recess**

At 5:01 p.m., Council recessed.

**5. Open Session**

At 6:00 p.m., Council commenced the Open Session.

**6. Moment of Silent Reflection**

Those present at the meeting observed a moment of silent reflection.

**7. Roll Call**

A roll call was conducted.

**8. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**9. Matters Arising from the Closed Session**

Deputy Mayor Sizer, Chair of the Closed Session, reported that Council met in Closed Session to deal with one (1) Security of Municipal Property / Education and Training item regarding security protocols during Council and Committee meetings in accordance with the Municipal Act, 2001, par. 239(2)(a) and sub. 239(3.1). No direction or recommendation emanated from the meeting.

**10. Matters Arising from Operations Committee**

**10.1 March 25, 2024**

Councillor Signoretti, as Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of March 25, 2024.

The resolutions for the March 25, 2024 Operations Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-65**

Moved By Councillor Signoretti  
Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Operations Committee resolutions OP2024-01 to OP2024-07 from the meeting of March 25, 2024.

**CARRIED**

**11. Matters Arising from Community and Emergency Services Committee**

**11.1 March 25, 2024**

Councillor Lapierre, as Chair of the Community and Emergency Services Committee, reported on the matters arising from the Community and Emergency Services Committee meeting of March 25, 2024.

The resolutions for the March 25, 2024 Community and Emergency Services Committee meeting can be found at:

<https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-66**

Moved By Councillor Lapierre  
Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2024-06 to CES2024-07 from the meeting of March 25, 2024.

**CARRIED**

**12. Matters Arising from Audit Committee**

**12.1 March 26, 2024**

Councillor McIntosh, as Chair of the Audit Committee, reported on the matters arising from the Audit Committee meeting of March 26, 2024.

The resolutions for the March 26, 2024 Audit Committee Meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-67**

Moved By Councillor McIntosh  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury approves Audit Committee resolution AC2024-01 from the meeting of March 26, 2024.

**CARRIED**

**13. Matters Arising from Finance and Administration Committee**

**13.1 March 26, 2024**

Councillor McIntosh, as Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of March 26, 2024.

The resolutions for the March 26, 2024 Finance and Administration Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-68**

Moved By Councillor McIntosh  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury approves the Finance and Administration Committee resolutions FA2024-01 to FA2024-09 from the meeting of March 26, 2024.

**CARRIED**

**14. Matters Arising from Planning Committee**

**14.1 April 15, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of April 15, 2024.

The resolutions for the April 15, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

**CC2024-69**

Moved By Councillor Cormier  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-52 to PL2024-67 from the meeting of April 15, 2024.

**CARRIED**

**15. Consent Agenda**

The following resolution was presented:



**CC2024-70**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Consent Agenda items 15.1.1 to 15.1.4.

**CARRIED**

The following are the Consent Agenda items:

**15.1 Adoption of Minutes**

**15.1.1 City Council Minutes of January 16, 2024**

**CC2024-71**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury adopts City Council meeting minutes of January 16, 2024.

**CARRIED**

**15.1.2 City Council Minutes of January 30, 2024**

**CC2024-72**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury adopts City Council meeting minutes of January 30, 2024.

**CARRIED**

**15.1.3 City Council Minutes of February 13, 2024**

**CC2024-73**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury adopts City Council meeting minutes of February 13, 2024.

**CARRIED**

**15.1.4 Planning Committee Minutes of February 26, 2024**

**CC2024-74**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of February 26, 2024.

**CARRIED**

**16. Presentations**

**16.1 Event Centre Renewal and New Build Review**

Murray Beynon of BBB Architects provided an electronic presentation regarding the Event Centre Renewal and New Build Review.

The following resolution was provided:

**CC2024-75**

Moved By Councillor Signoretti

Seconded By Councillor Sizer

THAT the City of Greater Sudbury selects the New Build Option as outlined in the report entitled "Downtown Event Centre Update Report", from the Chief Administrative Officer, presented to City Council on April 16<sup>th</sup>, 2024, with the following parameters:

- a. The new event centre shall include 5,800 fixed seats;
- b. The total budget shall be \$200 million that includes:
  - i. Cost estimates described in BBB's Report and described in previous reports referenced in this report;
  - ii. Enhanced accessibility features;
  - iii. Enhanced environmental sustainability features that support the Community Energy and Emissions Plan;
- c. The new event centre shall be constructed in the south district of the downtown core;

Rules of Procedure

Councillor Signoretti moved to amend the resolution.

The following amendment was presented:

**CC2024-75-A1**

Moved By Councillor Signoretti

Seconded By Councillor Fortin

That the resolution be amended by including the words "up to" before the words "\$200 million" in paragraph b.

**CARRIED**

Rules of Procedure

Councillor Leduc presented the following motion:

**CC2024-76**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altman

WHEREAS the issue of a new Event Centre and its location has been an ongoing and controversial question for the City of Greater Sudbury Council and the community;

AND WHEREAS the matter of an Event Centre has been debated on a number of occasions over the last several years and involves spending significant tax dollars in the amount of more than \$225,000,000.00 that would be supported by the tax levy;

THEREFORE BE IT RESOLVED that the Event Centre Renewal and New Build Review report be deferred until staff have completed a public consultation by way of town hall meetings throughout the community.

A recorded vote was held:

YEAS: (1): Councillor Leduc

NAYS: (12): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altman, and Mayor Lefebvre

**DEFEATED (1 to 12)**

The following resolution as amended was presented:

**CC2024-75**

Moved By Councillor Signoretti

Seconded By Councillor Sizer

As Amended:

THAT the City of Greater Sudbury selects the New Build Option as outlined in the report entitled "Downtown Event Centre Update Report", from the Chief Administrative Officer, presented to City Council on April 16<sup>th</sup>, 2024, with the following parameters:

1. The new event centre shall include 5,800 fixed seats;
2. The total budget shall be up to \$200 million that includes:

- i. Cost estimates described in BBB's Report and described in previous reports referenced in this report;
  - ii. Enhanced accessibility features;
  - iii. Enhanced environmental sustainability features that support the Community Energy and Emissions Plan;
3. The new event centre shall be constructed in the south district of the downtown core.

A recorded vote was held:

YEAS: (13): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, and Mayor Lefebvre

**CARRIED (13 to 0)**

At 8:33 p.m., Council recessed.

At 8:40 p.m., Council reconvened.

Rules of Procedure

Mayor Lefebvre moved to defer the following resolution to a future City Council meeting until a Project Manager is hired.

THAT the Mayor and Chief Administrative Officer, together, be delegated authority to negotiate, execute and subsequently amend or extend any agreements, including, without limitation, agreements for professional and consulting services and for non-competitive purchases, including instruments, assurances and any other documents as may be necessary to complete the Downtown Event Centre and South District Redevelopment, with reporting to Council on a quarterly basis.

AND THAT a by-law be presented to formalize the decisions and authorities delegated herein.

**DEFERRED**

Rules of procedure.

Councillor Landry-Altman moved to defer Resolution 3 and 4 until such time as the report on homelessness is presented to the May 14, 2024 City Council meeting.

**DEFEATED**

Mayor Lefebvre moved that the meeting proceed past the hour of 9:00 p.m.

**CARRIED UNANIMOUSLY**

The following resolution was presented:

**CC2024-77**

Moved By Councillor Parent

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury approves the Downtown Event Centre financing plan as outlined in the report entitled "Downtown Event Centre Update Report," from the Chief Administrative Officer, presented at the City Council meeting on April 16<sup>th</sup>, 2024.

Rules of Procedure

Councillor Parent moved to amend the resolution.

The following amendment was presented:

**CC2024-77-A1**

Moved By Councillor Parent

Seconded By Councillor Signoretti

THAT the resolution be amended to include the following:

Subject to:

THAT funding sources for the borrowed funds include the following;

1. Results of the core service review update and enterprise management plan update;
2. Use of alternate revenue sources, such as the municipal accommodation tax;
3. Use of a portion of the special capital levy, as required;

All of which shall be to manage financial implications that would otherwise require future increases to the tax levy.

**CARRIED**

Rules of Procedure

Mayor Lefebvre moved to waive reading of the resolution.

**CARRIED**

The following resolution as amended was presented:

**CC2024-77**

Moved By Councillor Parent

Seconded By Councillor Signoretti

As Amended;

THAT the City of Greater Sudbury approves the Downtown Event Centre financing plan as outlined in the report entitled “Downtown Event Centre Update Report,” from the Chief Administrative Officer, presented at the City Council meeting on April 16th, 2024.

Subject to:

THAT funding sources for the borrowed funds include the following;

1. Results of the core service review update and enterprise management plan update;
2. Use of alternate revenue sources, such as the municipal accommodation tax;
3. Use of a portion of the special capital levy, as required;

All of which shall be to manage financial implications that would otherwise require future increases to the tax levy.

**CARRIED**

The following resolution was presented:

**CC2024-78**

Moved By Councillor Lapierre

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury delegates authority to the General Manager of Corporate Services to secure new debt of up to \$135 million, in addition to funds previously borrowed, to support Event Centre financing requirements.

**CARRIED**

## **17. Managers' Reports**

### **17.1 Appointment – Committees of Council and Boards**

Nominations were held to appoint members of the Hearing Committee.

The following members accepted their nomination: Councillor Brabant

The following members declined their nomination: Councillor Benoit

There being no further nominations, nominations were closed and the following resolution was presented:

**CC2024-79**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury appoints Councillor Brabant to the Hearing Committee for the term ending November 14, 2026, as outlined in the report entitled, "Appointment – Committees of Council and Boards" from the General Manager of Corporate Services, presented at the City Council meeting on April 16, 2024.

**CARRIED**

Nominations were held to appoint members of the Operations Committee.

The following members accepted their nomination: Councillor Brabant

There being no further nominations, nominations were closed and the following resolution was presented:

**CC2024-80**

Moved By Councillor Leduc  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury appoints Councillor Brabant to the Operations Committee for the term ending November 14, 2026, as outlined in the report entitled, "Appointment – Committees of Council and Boards" from the General Manager of Corporate Services, presented at the City Council meeting on April 16, 2024.

**CARRIED**

Nominations were held to appoint members to the Board of Health for Public Health Sudbury and Districts.

The following members accepted their nomination: Councillors Fortin, Cormier and Benoit

There being no further nominations, nominations were closed, and a simultaneous recorded vote was held as follows:

Mayor Lefebvre: Councillor Benoit  
Councillor Signoretti: Councillor Fortin  
Councillor Benoit: Councillor Benoit  
Councillor Brabant: Councillor Benoit  
Councillor Fortin: Councillor Fortin  
Councillor Parent: Councillor Fortin  
Councillor Lapierre: Councillor Cormier  
Councillor Labbée: Councillor Fortin  
Councillor Sizer: Councillor Cormier  
Councillor McIntosh: Councillor Cormier

Councillor Cormier: Councillor Cormier  
Councillor Leduc: Councillor Cormier  
Councillor Landry-Altmann: Councillor Cormier

As a majority vote was not reached, a second simultaneous vote was held. Councillor Benoit received the least number of votes and was therefore excluded from the second vote:

Mayor Lefebvre: Councillor Fortin  
Councillor Signoretti: Councillor Fortin  
Councillor Benoit: Councillor Fortin  
Councillor Brabant: Councillor Fortin  
Councillor Fortin: Councillor Fortin  
Councillor Parent: Councillor Fortin  
Councillor Lapierre: Councillor Cormier  
Councillor Labbée: Councillor Fortin  
Councillor Sizer: Councillor Cormier  
Councillor McIntosh: Councillor Cormier  
Councillor Cormier: Councillor Cormier  
Councillor Leduc: Councillor Cormier  
Councillor Landry-Altmann: Councillor Fortin

As majority vote of Members present was received, the following resolution was presented:

**CC2024-81**

Moved By Councillor Leduc

Seconded By Councillor Benoit

THAT the City of Greater Sudbury appoints Councillor Fortin to the Board of Health for Public Health Sudbury and Districts for the term ending November 14, 2026, or until their successor is appointed as outlined in the report entitled, "Appointment – Committees of Council and Boards" from the General Manager of Corporate Services, presented at the City Council meeting on April 16, 2024.

**CARRIED**

Nominations were held to appoint members to Sudbury Airport Community Development Corporation Board.

The following members accepted their nomination: Councillor Benoit

The following members declined their nomination: Councillor Signoretti

There being no further nominations, nominations were closed and the following resolution was presented:



**CC2024-82**

Moved By Councillor Cormier  
Seconded By Councillor Labbée

THAT the City of Greater Sudbury appoints Councillor Benoit to the Sudbury Airport Community Development Corporation Board for the term ending November 14, 2026, or until their successor is appointed as outlined in the report entitled, "Appointment – Committees of Council and Boards" from the General Manager of Corporate Services, presented at the City Council meeting on April 16, 2024.

**CARRIED**

Rules of Procedure

Mayor Lefebvre moved that the meeting proceed past the hour of 10:00 p.m.

**CARRIED UNANIMOUSLY**

**18. By-laws**

The following resolution was presented:

**CC2024-83**

Moved By Councillor Signoretti  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury read and pass By-law 2024-55 to By-law 2024-67Z.

**CARRIED**

**18.1 By-laws 2024-55 to 2024-67Z**

The following are the by-laws:

**2024-55**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Regular Meeting of April 16, 2024

**2024-56**

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.

**2024-57**

A By-law of the City of Greater Sudbury to Amend By-law 2010-246F being a By-law of the City of Greater Sudbury to Adopt an Investment Policy

City Council Resolution #CC2024-52

This by-law amends the Investment Policy to increase the limit of long term investment to \$250 million.

**2024-58**

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants to Various Non-Profit Community Organizations in the Leisure Services Sector

This by-law authorizes payment of the 2024 annual grants authorized as part of the budget process. Grants are generally used by recipients towards operating costs and costs to deliver special events and programs.

**2024-59**

A By-law of the City of Greater Sudbury to Authorize Certain Grants Under the Lake Stewardship Grant Program

Refer to Report under Correspondence for Information Only

This by-law authorizes the payment of grants to the successful applicants to the Lake Stewardship Grant Program for the year 2024.

**2024-60**

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolution #CES2024-07

This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.

**2024-61**

A By-Law of the City of Greater Sudbury to Authorize Grants Under the Strategic Core Areas Community Improvement Plan

Planning Committee Resolution #PL2024-51

This by-law authorizes certain grants under the Strategic Core Areas Community Improvement Plan and authorizes the General Manager of Growth and Infrastructure to sign the grant agreements with the recipient of the grants.

**2024-62**

A By-law of the City of Greater Sudbury to Authorize the Purchase of Vacant Land West of Dell Street, Sudbury Described as PIN 02245-0355(LT), Part Lot 17, Plan M-7B, Township of McKim from Loris Cecchetto Construction Limited

Planning Committee Resolution #PL2024-45

This by-law authorizes the acquisition of vacant land west of Dell Street, Sudbury for the Junction Creek Reconstruction and Reprofiling Project and to protect the encroaching municipal infrastructure.

### **2024-63**

A By-law of the City of Greater Sudbury to Authorize the Sale of an Easement over Land on Ramsey Lake Road, Sudbury, Described as Part PIN 73592-0141(LT) being Parts 4-6, Plan 53R-20429, and Part of PIN 73592-0280(LT), being Part 18, Plan 53R-20429, Township of McKim to Third Amen Holdings Inc.

Planning Committee Resolution PL2024-46

This by-law authorizes the sale of a non-exclusive Easement in the nature of a right-of-way in perpetuity to provide access to and for the benefit of PIN 73592-0232(LT), being 745 Kirkwood Drive, Sudbury.

### **2024-64**

A By-law of the City of Greater Sudbury to Authorize the Sale of a Hydro Line Easement over Land Described as Part PIN 73506-0263(LT) being Parcel 20299 SES, Part Lot 3, Concession 4 Hanmer as in LT118512 to Hydro One Network Inc.

Planning Committee Resolution PL2023-09

This by-law authorizes the sale of the City's private primary hydro line and an easement over that location to Hydro One Networks Inc.

### **2024-65**

A By-law of the City of Greater Sudbury to Change the Name of Part of Sanitary Landfill Road to Northern Road

Planning Committee Resolution #PL2024-36

This by-law renames Sanitary Landfill Road to Northern Road to better reflect the mixed nature of the road. The new name is consistent with the Street Naming and Numbering Policy. This by-law replaces By-law 2024-47 to correct a typographical error.

### **2024-66**

A By-Law of the City of Greater Sudbury to Authorize a Dedicated Gas Tax Letter Agreement with Her Majesty the Queen in Right of the Province

of Ontario as Represented by the Minister of Transportation for the Province of Ontario for Funding under the Dedicated Gas Tax Funds for the Public Transportation Program

This by-law authorizes a letter agreement to set out the terms and conditions for the use of dedicated gas tax funds by municipalities for public transportation.

**2024-67Z**

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 #PL2023-119

This by-law rezones the subject lands in order to permit a third unit within the existing building and to provide exceptions to the zone standards related to the location of the existing building, yard setbacks, eave encroachments, parking location and planting strip requirements - Kyle Tarlton and Andree-Michele D'Aoust-Messier, 519-521 Byng Street, Sudbury.

**19. Members' Motions**

No Motions were presented.

**20. Correspondence for Information Only**

**20.1 Lake Stewardship Grant Program - 2024**

For Information Only.

**21. Addendum**

No Addendum was presented.

**22. Civic Petitions**

Councillor Benoit submitted a petition to the City Clerk which will be forwarded to the General Manager of Community development. The petition is regarding Request for Expedited Playground Replacement.

**23. Question Period**

No Questions were asked.

**24. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 10:06 p.m.

**CARRIED**

# Minutes

## For the City Council Meeting

April 30, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Mayor Lefebvre
City Officials	Ed Archer, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Renee Brownlee, Director of Environmental Services, Steve Jacques, General Manager of Community Development, Joseph Nicholls, General Manager of Community Safety, Marie Litalien, Director of Communications & Community Engagements, Meredith Armstrong, Director of Economic Development, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Eric Labelle, City Solicitor and Clerk, Christine Hodgins, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### His Worship Mayor Paul Lefebvre, In the Chair

---

**1. Call to Order**

The meeting commenced at 3:30 p.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

Moved By Mayor Lefebvre  
Seconded By Councillor Signoretti

THAT the City of Greater Sudbury moves to Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review in accordance with the Municipal Act, 2001, par. 239(2)(b).

Rules of Procedure

Councillor Lapierre presented the following amendment:

**CC2024-84-A1**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the resolution be amended to add the following:

And one Personal matters (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding the Community Safety Department in accordance with the *Municipal act,2001*, paragraphs 239(2)(b) and (d).

**CARRIED**

The resolution as amended was presented:

**CC2024-84**

Moved By Mayor Lefebvre

Seconded By Councillor Signoretti

As amended:

THAT the City of Greater Sudbury moves to Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review in accordance with the Municipal Act, 2001, par. 239(2)(b).

And one Personal matters (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding the Community Safety Department in accordance with the *Municipal act,2001*, paragraphs 239(2)(b) and (d).

**CARRIED**

At 3:33 p.m., Council moved into Closed Session.

**5. Open Session**

At 6:00 p.m., Council commenced the Open Session.

**6. Moment of Silent Reflection**

Those present at the meeting observed a moment of silent reflection.

**7. Roll Call**

A roll call was conducted.

**8. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

Rules of Procedure

Mayor Lefebvre moved that the order of the agenda be altered to deal with 20.4 before 9.1.

**CARRIED BY TWO-THIRDS**

**20. Members' Motions**

**20.4 Request for Reconsideration of Resolution CC2024-75**

Councillor Leduc submitted a petition to the City Clerk which will be forwarded to the General Manager of Corporate Services. The petition is regarding a request to halt excessive spending on a New Arena in Sudbury.

At 6:16 p.m., Committed recessed.

At 6:22 p.m., Committed reconvened.

**CC2024-85**

Moved By Councillor Leduc

Seconded By Councillor Sizer

WHEREAS at its meeting of April 16th, 2024, City Council passed resolution CC2024-75 selecting a New Build Option for an Event Centre in the south district of the downtown core;

AND WHEREAS residents of the City of Greater Sudbury should be provided with an opportunity to decide whether or not to build a new Event Centre;

THEREFORE BE IT RESOLVED THAT Resolution CC2024-75 be reconsidered.

YEAS: (1): Councillor Leduc

NAYS: (12): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altmann, and Mayor Lefebvre

**DEFEATED (1 to 12)**

**9. Community Delegations**

**9.1 Mayor's Task Force on 30x30**

Franco Mariotti, Working Group Chair, provided an electronic presentation regarding an update on the work of the task force.

## 20. Members' Motions

### 20.1 Effective Conservation and Management of 30% of lands and waters by 2030

The following resolution was presented:

#### **CC2024-86**

Moved By Mayor Lefebvre

Seconded By Councillor Cormier

WHEREAS the City of Greater Sudbury has received international acclaim for more than five decades of restoration and greening efforts;

AND WHEREAS natural spaces provide valuable ecological, cultural, recreational and economic benefits to all of society;

AND WHEREAS sustainable land management practices that effectively conserve biodiversity can occur alongside a number of recreational, scientific, and commercial activities;

AND WHEREAS long-term protection of ecosystem services is essential for mitigating and adapting to the impacts of climate change;

AND WHEREAS the Kunming-Montreal Global Biodiversity Framework (GBF), adopted in 2022 by the United Nations Convention on Biological Diversity, includes a global target for the effective conservation and management of at least 30% of the world's lands, inland waters, coastal areas and oceans by 2030 ("30x30");

AND WHEREAS preliminary exploration by community experts convened by the Mayor's Task Force on 30x30 has confirmed the feasibility and identified benefits of pursuing such a conservation goal locally;

NOW THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury work toward the conservation of 30% of our lands and lakes, by identifying appropriate green spaces, waterways, and restored lands within our municipality to be considered for inclusion in the Canadian Protected and Conserved Areas Database (CPCAD);

And therefore be it further resolved that the Mayor's Task Force on 30x30:

1. Prepare a preliminary list no later than the third quarter of 2024 of recommended existing greenspace sites that are suitable first candidates to be assessed for the CPCAD this year;
2. Plan and deliver community engagement related to the 30x30 goal, and consultation on the sites identified in 1.);
3. Engage with local Indigenous communities, the provincial government, and private landowners to identify potential sites for assessment for the CPCAD in 2025 and 2026;



4. Identify marketing and promotion opportunities to promote Greater Sudbury as an ecologically healthy place to live, work, play, and visit;
5. Provide biannual updates to Council outlining progress, especially the rate of protected spaces across the municipality, until the end of this term of Council.

YEAS: (13): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, and Mayor Lefebvre

**CARRIED (13 to 0)**

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

Deputy Mayor Landry-Altman, Chair of the Closed Session, reported that Council met in Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review in accordance with the Municipal Act, 2001, par. 239(2)(b).

And one Personal matters (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding the Community Safety Department in accordance with the Municipal act, 2001, paragraphs 239(2)(b) and (d).

## **11. Matters Arising from Operations Committee**

### **11.1 April 22, 2024**

Councillor Parent, as Vice-Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of April 22, 2024.

The resolutions for the April 22, 2024 Operations Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented.

#### **CC2024-87**

Moved By Councillor Parent

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury approves Operations Committee resolution OP2024-08 from the meeting of April 22, 2024.

**CARRIED**

## **12. Matters Arising from Community and Emergency Services Committee**

### **12.1 April 22, 2024**

Councillor Lapierre, as Chair of the Community and Emergency Services Committee, reported on the matters arising from the Community and Emergency Services Committee meeting of April 22, 2024

The resolutions for the April 22, 2024 Community and Emergency Services Committee meeting can be found at:

<https://www.greatersudbury.ca/agendas>

Councillor Leduc requested that Community and Emergency Services Committee resolution CES2024-12 be pulled and dealt with separately.

The following resolution was presented.

**CC2024-88**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2024-08 to CES2024-11 and resolution CES2024-13 from the meeting of April 22, 2024.

**CARRIED**

The following resolution was presented:

**CC2024-89**

WHEREAS part the 2024/2025 budget included a capital project for the repurposing of ski hill lift equipment to be installed at the Lively Ski Hill;

AND WHEREAS funding for Lively Ski Hill chalet improvements were previously included in the 2023 capital budget;

AND WHEREAS the City of Greater Sudbury Core Services Review (2020) suggests ski hills are a unique and discretionary services offered by the City of Greater Sudbury;

- THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to suspend all capital work on these projects, other than essential health and safety items, and present a report by August 2024 to the Community and Emergency Services Committee providing information on the following:
- further details on the Lively Ski Hill capital projects including updated project estimates;
- alternatives to continuing with the projects as originally contemplated;
- utilization and operating costs of City of Greater Sudbury operated ski hills;

- recommended utilization targets for ski hills.

#### Rules of Procedure

Councillor Leduc requested that the following friendly amendment be considered: that the resolution be amended to prevent the suspension of capital work.

Councillor Lapierre, as mover, did not agree with the amendment.

#### Rules of Procedure

Councillor Fortin requested that the following friendly amendment be considered: that August be replaced with July

Councillor Lapierre, as mover, agreed with the amendment.

The following resolution as amended was presented:

#### **CC2024-89**

Moved By Councillor Lapierre

Seconded By Councillor McIntosh

WHEREAS part the 2024/2025 budget included a capital project for the repurposing of ski hill lift equipment to be installed at the Lively Ski Hill;

AND WHEREAS funding for Lively Ski Hill chalet improvements were previously included in the 2023 capital budget;

AND WHEREAS the City of Greater Sudbury Core Services Review (2020) suggests ski hills are a unique and discretionary services offered by the City of Greater Sudbury;

- THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to suspend all capital work on these projects, other than essential health and safety items, and present a report by July 2024 to the Community and Emergency Services Committee providing information on the following:
  - further details on the Lively Ski Hill capital projects including updated project estimates;
  - alternatives to continuing with the projects as originally contemplated;
  - utilization and operating costs of City of Greater Sudbury operated ski hills;
  - recommended utilization targets for ski hills.

#### **CARRIED**

### **13. Matters Arising from Nominating Committee**

**13.1 April 23, 2024**

The following resolution was presented:

**CC2024-90**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Nominating Committee resolutions NCR2024-01 to NCR2024-02 from the meeting of April 23, 2024.

**CARRIED**

**14. Matters Arising from Finance and Administration Committee**

**14.1 April 23, 2024**

Councillor McIntosh, as Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of April 23, 2024.

The resolutions for the April 23, 2024 Finance and Administration Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

Councillor Leduc departed at 7:35 p.m.

Councillor Lapierre departed at 7:35 p.m.

The following resolution was presented:

**CC2024-91**

Moved By Councillor McIntosh

Seconded By Councillor Cormier

THAT the City of Greater Sudbury approves the Finance and Administration Committee resolutions FA2024-10 to FA2024-12 from the meeting of April 23, 2024.

**CARRIED**

**15. Matters Arising from Planning Committee**

**15.1 April 29, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of April 29, 2024.

The resolutions for the April 29, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-92**

Moved By Councillor Cormier  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-68 to PL2024-70 from the meeting of April 29, 2024.

**CARRIED**

Councillor Leduc arrived at 7:37 p.m.

**16. Matters Arising from Audit Committee**

**16.1 April 30, 2024**

Councillor Cormier, as Vice-Chair of the Audit Committee, reported on the matters arising from the Audit Committee meeting of April 30, 2024.

The resolutions for the April 30, 2024 Audit Committee Meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-93**

Moved By Councillor Cormier  
Seconded By Councillor McIntosh

THAT the City of Greater Sudbury approves Audit Committee resolution AC2024-02 from the meeting of April 30, 2024.

**CARRIED**

**17. Consent Agenda**

The following are the Consent Agenda items:

**CC2024-94**

Moved By Councillor Brabant  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda items 17.1.1 to 17.2.1.

**CARRIED**

**17.1 Adoption of Minutes**

**17.1.1 Planning Committee Minutes of March 18, 2024**

**CC2024-95**

Moved By Councillor Brabant  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of March 18, 2024.

**CARRIED**

**17.2 Routine Management Reports**

**17.2.1 2024 Provincial Offences Write Off**

**CC2024-96**

Moved By Councillor Brabant  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves the write off of \$148,176.67 of Provincial Offences Fines that have been deemed to be uncollectible as outlined in the report entitled, "2024 Provincial Offences Write Off", from the General Manager of Corporate Services, presented at the City Council meeting on April 30, 2024.

**CARRIED**

**18. Presentations**

At 7:38 p.m., Council recessed.

At 7:48 p.m., Council reconvened.

**18.1 Cultural Hub Project Update**

Nicholas Zinger, Senior Project Manager, provided an electronic presentation regarding the Cultural Hub Project Update.

The following resolution was presented:

**CC2024-97**

Moved By Councillor Signoretti  
Seconded By Councillor Fortin

That City Council resolution CC2024-22 be reconsidered.

YEAS: (11): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, and Mayor Lefebvre

NAYS: (2): Councillor Leduc, and Councillor Landry-Altman

**CARRIED (11 to 2)**

The following resolution was presented:

**CC2024-98**

Moved By Councillor Signoretti

Seconded By Councillor Labbé

That the \$10 million preliminary estimate of a budget requirement to incorporate ramp access for all floors of the Cultural Hub at Tom Davies Square be deemed sufficient for Council's purpose and that no further work pursuant to resolution CC2024-22 be taken as the project's design work continues.

YEAS: (11): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, and Mayor Lefebvre

NAYS: (2): Councillor Leduc, and Councillor Landry-Altman

**CARRIED (11 to 2)**

Councillor Labbé called a point of order regarding the time being past 9 p.m..

Rules of Procedure

Mayor Lefebvre move that the meeting proceed past the hour of 9:00 p.m.

**DEFEATED**

**19. By-laws**

*By-laws are to be addressed prior to the automatic adjournment.*

The following resolution was presented:

**CC2024-99**

Moved By Councillor Brabant

Seconded By Councillor Fortin

THAT the City of Greater Sudbury read and pass By-law 2024-68 to By-law 2024-76.

**CARRIED**

**19.1 By-laws 2024-68 to 2024-76**

The Following are the by-laws:

**2024-68**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Regular Meeting of April 30, 2024

**2024-69**

A By-law of the City of Greater Sudbury to Amend By-law 2008-174 being a By-law of the City of Greater Sudbury Governing Procedures for the Acquisition and Sale of Land

This by-law makes some small housekeeping changes, including correcting references to the City Solicitor and Clerk and correcting some numbering issues.

**2024-70**

A By-law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Central Business District Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Downtown Sudbury Board of Management for the Year 2024

Refer to Report under Correspondence for Information Only

This by-law implements the levy necessary to support the approved Business Improvement Area's budget.

**2024-71**

A By-law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Flour Mill Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Board of Management of the Flour Mill Improvement Area for the Year 2024

Refer to Report under Correspondence for Information Only

This by-law implements the levy necessary to support the approved Business Improvement Area's budget.

**2024-72**

A By-law of the City of Greater Sudbury to Adopt the Provincial Tools for 2024 Property Tax Policy

This by-law adopts tools in accordance with the report presented at the Finance and Administration Committee meeting of April 23, 2024.

**2024-73**

A By-law of the City of Greater Sudbury to Establish 'Clawback' Percentages for the 2024 Taxation Year for the Commercial and Industrial Property Tax Classes

This by-law establishes clawback percentages in accordance with the report presented at the Finance and Administration Committee meeting of April 23, 2024.



## **2024-74**

A By-law of the City of Greater Sudbury to Levy the Rates of Taxation for City Purposes and Set Due Dates for the Year 2024

This by-law sets out the 2024 municipal tax rates for the City of Greater Sudbury establishing due dates for final instalments in accordance with the report presented at the Finance and Administration Committee meeting of April 23, 2024.

## **2024-75**

A By-law of the City of Greater Sudbury to Set Tax Ratios for the Year 2024

This by-law establishes tax ratios in accordance with the report presented at the Finance and Administration Committee meeting of April 23, 2024.

## **2024-76**

A By-law of the City of Greater Sudbury to Amend By-law 2023-02 being a By-Law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations

City Council Resolutions #CC2024-81 and #CC2024-82

This amending by-law appoints Councillors to fill recent vacancies to the Board of Directors of City owned corporations.

Automatic Adjournment at 9:05 p.m.

The following items were not addressed at the meeting and were deferred to the next regularly scheduled meeting:

### **20. Members' Motions**

#### **20.2 Request for Reconsideration of Resolution CC2023-238**

#### **20.3 Request for Amendments to By-laws to Change Council and Committee Meeting Times**

### **21. Correspondence for Information Only**

#### **21.1 2024 Tax Rates – Business Improvement Areas**

#### **21.2 2024 Tax Rates**

#### **21.3 2024 Q1 Report of Council and Committee Meeting Attendance**

### **22. Addendum**

### **23. Civic Petitions**

### **24. Question Period**

### **25. Adjournment**

# Minutes

## For the Operations Committee Meeting

May 21, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Sizer, Councillor Leduc, Councillor Landry-Altman
City Officials	Tony Cecutti, General Manager of Growth and Infrastructure, David Shelsted, Director of Engineering Services, Joe Rocca, Director of Infrastructure Capital Planning, Renee Brownlee, Director of Environmental Services, Melissa Laalo, Manager of By-Law and Animal Care and Control, LyAnne Chenier, Active Transportation Coordinator, Danielle Derochie, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### Councillor Signoretti, In the Chair

---

**1. Call to Order**

The meeting commenced at 2:00 p.m.

**2. Roll Call**

A roll call was conducted.

**3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**4. Consent Agenda**

The following resolution was presented:

**OP2024-09**

Moved By Councillor Parent  
Seconded By Councillor Sizer

THAT the City of Greater Sudbury approves Consent Agenda item 4.1.1.

**CARRIED**

#### **4.1 Routine Management Reports**

The following are the Consent Agenda items:

##### **4.1.1 On-Street Parking Restrictions – Maki Avenue**

###### **OP2024-10**

Moved By Councillor Parent  
Seconded By Councillor Sizer

THAT the City of Greater Sudbury prohibit parking at all times of the day on both sides of Maki Avenue, from 350 meters east of Paris Street to 480 meters east of Paris Street, as outlined in the report titled “Parking Restrictions – Maki Avenue, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on May 21, 2024.

AND 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.

**CARRIED**

#### **5. Presentations**

##### **5.1 2024 Capital Construction Update**

David Shelsted, Director of Engineering Services, provided an electronic presentation regarding a 2024 Capital Construction Update.

##### **5.2 Solid Waste Management Master Plan - Phase 3 - Pre Consultation**

Betsy Varghese of Dillon Consulting provided an electronic presentation regarding the Solid Waste Management Master Plan - Phase 3 - Pre Consultation.

#### **6. Managers' Reports**

##### **6.1 Landfill and Small Vehicle Transfer Station Operating Contract Term**

The following resolution was presented:

###### **OP2024-11**

Moved By Councillor Fortin  
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury authorize Staff to issue a competitive procurement for the next landfill operating contract, which allows for a contract term of seven (7) years with three (3) additional one (1) year extension options as outlined in the report entitled “Landfill and Small Vehicle Transfer Station Operating Contract Term” from the General

Manager of Growth and Infrastructure, presented to the Operations Committee on May 21, 2024.

**CARRIED**

**6.2 Review of the Animal Control Bylaw Related to Dog Attacks**

The following resolution was presented:

**OP2024-12**

Moved By Councillor Parent  
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the recommended changes to the bylaw as outlined in the report entitled “Review of the Animal Control Bylaw Related to Dog Attacks” from the General Manager of Corporate Services, presented at the Operations Committee meeting on May 21, 2024;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend the Animal Care and Control Bylaw 2017-22 to implement the recommended changes including amending the User Fee Bylaw.

**CARRIED**

The following resolution was presented:

**OP2024-13**

Moved By Councillor Parent  
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury directs staff to apply to the Office of the Regional Senior Justice, Ontario Court of Justice, to increase the Animal Control Bylaw set fines as outlined in the report entitled “Review of the Animal Control Bylaw Related to Dog Attacks” from the General Manager of Corporate Services, presented at the Operations Committee meeting on May 21, 2024.

**CARRIED**

The following resolution was presented:

**OP2024-14**

Moved By Councillor Parent  
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury directs staff to prepare a business case for the implementation of an annual proactive responsible pet ownership communication strategy and public education campaign as outlined in the

report entitled “Review of the Animal Control Bylaw Related to Dog Attacks” from the General Manager of Corporate Services, presented at the Operations Committee meeting on May 21, 2024.

**CARRIED**

The following resolution was presented:

**OP2024-15**

Moved By Councillor Parent

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury authorizes staff to petition the Government of Ontario regarding amending the Dog Owners’ Liability Act (DOLA) to provide an expeditious process to hear DOLA proceedings, as well as an explicit mechanism for municipalities to recover costs incurred when an animal is held pursuant to a warrantor interim control order under DOLA as outlined in the report entitled “Review of the Animal Control Bylaw Related to Dog Attacks” from the General Manager of Corporate Services, presented at the Operations Committee meeting on May 21, 2024.

**CARRIED**

**7. Members' Motions**

No Motions were presented.

**8. Correspondence for Information Only**

**8.1 Road Safety Review – Intersection of Paul Street, Laurier Street West, and Hollybrook Crescent**

For Information Only.

**8.2 Winter Control Update – February 2024**

For Information Only.

**8.3 Transportation Demand Management Community Grant Program 2024 Update**

For Information Only.

**9. Addendum**

No Addendum was presented.

**10. Civic Petitions**

No Petitions were submitted.

**11. Question Period**

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

**12. Adjournment**

Councillor Signoretti moved to adjourn the meeting. Time 3:59 p.m.

**CARRIED**

# Minutes

## For the Community and Emergency Services Committee Meeting

May 21, 2024  
Tom Davies Square

Present (Mayor and Councillors) Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh

City Officials Steve Jacques, General Manager of Community Development, Joseph Nicholls, General Manager of Community Safety, Aaron Archibald, Director of Long Term Care Services, Tyler Campbell, Director of Children and Social Services, Danielle Derochie, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### Councillor Lapierre, In the Chair

---

**1. Call to Order**

The meeting commenced at 4:30 p.m.

**2. Roll Call**

A roll call was conducted.

**3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**4. Consent Agenda**

The following resolution was presented:

**CES2024-14**

Moved By Councillor Sizer

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury approves Consent Agenda item 4.1.1.

**CARRIED**

**4.1 Routine Management Reports**

The following is the Consent Agenda item:

#### **4.1.1 Healthy Community Initiative Fund Applications – May 21, 2024**

##### **CES2024-15**

Moved By Councillor Sizer

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled “Healthy Community Initiative Fund Applications – May 21, 2024”, from the General Manager of Community Development, presented at the Community and Emergency Services Committee meeting on May 21, 2024;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the grants recommended in the report.

**CARRIED**

#### **5. Presentations**

Councillor Labbé arrived at 4:39 p.m.

##### **5.1 Community Paramedicine Program Update – May 2024**

Julie Ward, Commander, Community Paramedicine and Allison Hicks, Clinical Services Supervisor, provided an electronic presentation regarding Community Paramedicine Program Update.

#### **6. Managers' Reports**

##### **6.1 Early Learning and Child Care Directed Growth and Expansion Plan**

The following resolution was presented:

##### **CES2024-16**

Moved By Councillor Sizer

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury approves Children Services to draw funds up to \$2,500,000 from the Children Services Obligatory Reserve Fund to offset any budgetary constraints for the Capital Projects identified in the growth and expansion plan, as outlined in the report entitled “Early Learning and Child Care Directed Growth and Expansion Plan” from the General Manager of Community Development presented at the Community Emergency Services Committee meeting on May 21, 2024.

**CARRIED**

#### **7. Members' Motions**



**7.1 Request for Report - Multipurpose Space at Gerry McCrory Countryside Sports Complex**

The following resolution was presented:

**CES2024-17**

Moved By Councillor McIntosh

Seconded By Councillor Sizer

WHEREAS 5,000 square feet of additional programming space, intended to house the Greater Sudbury Sports Hall of Fame, was included as part of the construction of a second ice pad at the Gerry McCrory Countryside Sports Complex in 2010;

AND WHEREAS the Greater Sudbury Sports Hall of Fame committee confirmed in November 2017 that they will not be developing the space;

AND WHEREAS the City has issued two separate requests for expressions of interest to develop and operate the space with the City receiving no submissions;

AND WHEREAS capital investments for the space are required for occupancy and to facilitate community programming, support tournament and event hosting and other potential uses;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a report to the Community and Emergency Services Committee prior to the 2025 budget review discussions, which will include a proposal to develop the space to facilitate community use, tournament and event hosting and other sporting functions and also includes estimated costs and identifies potential partners and funding sources.

**CARRIED**

**7.2 Request for Council Approval for Funding of New Programs, Agreements or Extensions for Homelessness Services**

The following motion was withdrawn by Councillor Fortin:

WHEREAS Resolution Number CC2023-239 was passed unanimously by the City of Greater Sudbury on September 26 directing staff to draft a strategy that will provide a road map to end homelessness in the City of Greater Sudbury by 2030;

AND WHEREAS as part of its ongoing efforts to assist the unhoused and reduce homelessness the City of Greater Sudbury, the GSDC, and the downtown BIA have developed financial and operating partnerships with outside groups;

AND WHEREAS existing and future operating programs should be measured by their overall effectiveness towards achieving the goal to end homelessness by 2030;

THEREFORE BE IT RESOLVED that notwithstanding Schedule A of by-law 2017-5 Respecting the Delegation of Authority to Various Employees of the City, direction from Council, with the exception of any emergency or unforeseen exceptional circumstances, is required for any new programs or partnership agreements regarding homelessness services and/or any extensions, changes or amendments to any existing agreements or programs, beyond their current terms or approved budget, including government grant funding and surpluses within existing programs

AND BE IT FURTHER RESOLVED that a report to Council will be prepared prior to any new program or any extensions, changes or amendments to any existing agreements or programs beyond their current terms or approved budget, including government grant funding and surpluses within existing programs for homelessness providing details on how the new or existing program will meet the goal of ending homelessness by 2030.

**8. Addendum**

No Addendum was presented.

**9. Civic Petitions**

No Petitions was presented.

**10. Question Period**

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

**11. Adjournment**

Councillor Lapierre moved to adjourn the meeting. Time: 5:11 p.m.

**CARRIED**

# Minutes

## For the Finance and Administration Committee Meeting

May 22, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altmann, Mayor Lefebvre
Absent	Councillor Leduc
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, Joseph Nicholls, General Manager of Community Safety, Marie Litalien, Director of Communications & Community Engagements, Meredith Armstrong, Director of Economic Development, Renee Higgins, Director of Data Analytics and change, Ron Foster, Auditor General, Liisa Lenz, Manager of Financial Planning and Budgeting, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### Councillor McIntosh, In the Chair

---

**1. Call to Order**

The meeting commenced at 4:02 p.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

**FA2024-13**

Moved By Councillor McIntosh

Seconded By Councillor Cormier

THAT the City of Greater Sudbury moves to Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review in accordance with the Municipal Act, 2001, par. 239(2)(b).

**CARRIED**

At 4:05 p.m., the Finance and Administration Committee moved into Closed Session.

**4. Recess**

At 5:33 p.m., the Finance and Administration Committee recessed.

**5. Open Session**

At 6:11 p.m., the Finance and Administration Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

**7. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**8. Matters Arising from the Closed Session**

Councillor Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review in accordance with the Municipal Act, 2001, par. 239(2)(b). One direction emanated from the meeting.

Rules of Procedure

Councillor McIntosh moved that the order of the agenda be altered to deal with Item 10.5 after Item 10.3

**CARRIED BY TWO-THIRDS**

**9. Presentations**

**9.1 2024 CAO Performance Objectives and First Quarter Performance**

Ed Archer, Chief Administrative Officer, provided an electronic presentation regarding 2024 CAO Performance Objectives and First Quarter Performance, for information only.

**10. Managers' Reports**

**10.1 Development Charges By-Law**

The following resolution was presented:

**FA2024-14**

Moved By Councillor McIntosh  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury determines that no further public meeting is required pursuant to Section 12 of the Development Charges Act, 1997 as outlined in the report entitled "Development Charges By-Law", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on May 22, 2024.

**CARRIED**

**10.2 2025 Budget Overview and Schedule**

The following resolution was presented:

**FA2024-15**

Moved By Councillor McIntosh  
Seconded By Councillor Signoretti

THAT Staff be directed to schedule budget deliberations for the Finance and Administration Committee during the daytime commencing at 9:30 a.m. on December 2nd (and December 3rd and 4th, if required).

Rules of Procedure

Councillor McIntosh moved to amend the resolution.

The following amendment was presented:

**FA2024-15-A1**

Moved By Councillor McIntosh  
Seconded By Councillor Lapierre

THAT the resolution be amended to change the time from 9:30 a.m. to 1:00 p.m.

**CARRIED**

Rules of Procedure

Councillor McIntosh moved to waive reading of the resolution as amended.

**CARRIED**

The following main resolution as amended was presented:

**FA2024-15**

Moved By Councillor McIntosh  
Seconded By Councillor Signoretti

THAT Staff be directed to schedule budget deliberations for the Finance and Administration Committee during the daytime commencing at 1:00 p.m. on December 2nd (and December 3rd and 4th, if required).

**CARRIED**

The following resolution was presented:

**FA2024-16**

Moved By Councillor McIntosh

Seconded By Councillor Sizer

THAT Staff present any service enhancements, changes in services, or new service proposals as Business Cases for consideration by the Finance and Administration Committee, subject to the following conditions;

- a. All business cases must be approved by resolution of the Finance and Administration Committee to be incorporated into the 2025 Annual Budget Update Report; and
- b. Any business case with a value of \$100,000 or less be incorporated into the base budget where the Executive Leadership Team supports the change, with a summary of such changes disclosed to the Finance and Administration Committee in the 2025 Annual Budget Update Report.

**CARRIED**

The following resolution was presented:

**FA2024-17**

Moved By Mayor Lefebvre

Seconded By Councillor McIntosh

That staff be directed to include as part of the planned September update, staff present potential service and budget adjustments that reduce the anticipated 2025 tax levy change to no more than 4.9% over 2024 taxation levels, inclusive of the second year of the four-year 1.5% capital levy approved in 2024.

**CARRIED**

**10.3 Absenteeism Report 2019 to 2023**

For Information Only.

Councillor Lapierre departed at 7:29 p.m.

**10.5 Historical Overtime Review**

For Information Only.

**10.4 Core Services Review Update Q2 2024**

For Information Only.

Councillor Cormier departed at 7:47 p.m.

**11. Members' Motions**

No Motions were presented.

**12. Addendum**

No Addendum was presented.

**13. Civic Petitions**

Councillor Landry-Altman submitted a petition to the Deputy City Clerk which will be forwarded to the General Manager of Community Development. The petition is regarding a request to relocate the Sudbury Transitional Care Center.

Councillor Benoit submitted a petition to the Deputy City Clerk which will be forwarded to the General Manager of Corporate Services. The petition is regarding a request for implementation of By-Laws for short-term rentals.

**14. Question Period**

No Questions were asked.

**15. Adjournment**

Councillor McIntosh moved to adjourn the meeting. Time: 7:50 p.m.

**CARRIED**

**Minutes**  
**For the Planning Committee Meeting**

May 27, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
City Officials	Steve Jacques, General Manager of Community Development, Kris Longston, Director of Planning Services, Ed Landry, Senior Planner, Community & Strategic Planning, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

**Councillor Cormier, In the Chair**

---

**1. Call to Order**

The meeting commenced at 11:30 a.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

**PL2024-71**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury moves to Closed Session to deal with two Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Frood Road, Sudbury and the second regarding First Avenue, Levack, in accordance with the Municipal Act, 2001, par. 239(2)(c).

**CARRIED**

At 11:31 a.m., the Planning Committee moved into Closed Session.

**4. Recess**



At 12:11 p.m., the Planning Committee recessed.

**5. Open Session**

At 1:00 p.m., the Planning Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

**7. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**8. Public Hearings**

**8.1 3027 Vern Drive, Blezard Valley Extension**

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

Alain Chouinard, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

The applicant provided comments.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

The following resolution was presented:

**PL2024-72**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Alain & Sandra Chouinard to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73500-0054, Parcel 49368, Plan 53R-12854 Part 2, Part Lot 12, Concession 6, Township of Blezard, as outlined in the report entitled "3027 Vern Drive, Blezard Valley", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altman

**CARRIED (5 to 0)**

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

## **8.2 5030 Dupuis Drive, Hanmer**

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

Stephanie Poirier, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

The following resolution was presented:

### **PL2024-73**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Mildred Dupuis to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73510-0251, Part Lot 6, Concession 4, Township of Capreol, as outlined in the report entitled "5030 Dupuis Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

### **CARRIED (5 to 0)**

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

## **8.3 620 Pine Street, Sudbury**

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

Paul Pelland and Brett Dillman, the agents were present.

Stephanie Poirier, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

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

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

### **CARRIED**

The following resolution was presented:

#### **PL2024-74**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Sudbury Home Buyers Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R2-2”, Low Density Residential Two to “R3(S)”, Medium Density Residential Special, on lands described as PIN 02179-0541, Parcel 19359, Being Lot 29 on Plan M112, Lot 7, Concession 4, Township of McKim, as outlined in the report entitled “620 Pine Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27th, 2024, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the following conditions be completed:
  - a. The owner shall have applied for a building permit and submitted plans which include landscaping and fencing to the satisfaction of the Chief Building Official.
2. That the amending zoning by-law include the following site-specific provisions:
  - a. Permit a minimum lot frontage of 15.24 m where 18 m is required;
  - b. Permit a minimum front yard setback of 4.51 m where 6 m is required;
  - c. Permit a minimum of 5 parking spaces, where 6 parking spaces are re-quired for four dwelling units; and
  - d. Permit a minimum planting strip width of 1.2 m with 1.5 m tall opaque fence along the interior and rear lot lines, whereas a 1.8 m wide planting strip is required with a 1.5 tall opaque fence abutting “R1” or “R2” properties

3. That conditional approval shall lapse on May 27th, 2026 unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**8.4 931 B Red Deer Lake Road, Wahnapiatae**

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

Alistair Ross and Michelle Ross, the applicants were present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The applicant provided comments.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2024-75**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Alistair and Michele Ross to amend Zoning By law 2010 100Z by changing the zoning classification on the subject lands from "RU", Rural and "SLS" Seasonal Limited Service to "RU", Rural on those lands described as PIN 73480-0338, Parcel 33112, Parts 4-6, Plan 53R-19699, Part 1, Plan SR-16888 & Part 1, Plan SR2044, Lot 3, Concession 4, Township of Cleland, as outlined in the report entitled "931 B Red Deer Lake Road, Wahnapiatae", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of May 27, 2024, subject to the following:

1. That prior to the enactment of the amending by-law:
  - a. the owner shall have applied for a building permit and submitted plans for the conversion of the seasonal dwelling to a permanent dwelling to the satisfaction of the Chief Building Official, and
  - b. the owner shall have obtained any approvals required from the Sudbury and District Health Unit for the septic system as part of the conversion of the existing seasonal dwelling to a permanent dwelling.
  
2. That conditional approval shall lapse on May 28, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**8.5 Short-Term Rental Zoning By-Law Amendment**

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

Ed Landry, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

The following resolution was presented:

**PL2024-76**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the amendment to the Zoning By-law to introduce the definition and associated permissions of a "Short-Term Rental", as outlined in the report entitled "Short-Term Rental Zoning By-law Amendment, from the General Manager, Growth and

Infrastructure, presented at the May 27, 2024 Planning Committee Meeting.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**9. Matters Arising from the Closed Session**

Councillor Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Froot Road, Sudbury and the second regarding First Avenue, Levack, in accordance with the Municipal Act, 2001, par. 239(2)(c). One item was deferred and one recommendation emanated from the meeting.

The following resolution was presented:

**PL2024-77**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize a License Confirming and Amending Agreement with Bell Media Inc., for the continued use of the site and tower located at 699 Froot Road, Sudbury, for a further term of seven years;

AND THAT the annual licensing fee be funded from Financial – Support Services annual budget;

AND THAT the appropriate by-law be prepared to authorize the execution of the License Confirming and Amending Agreement.

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2024-78**

Moved By Councillor Leduc  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.4.

**CARRIED**

The following are the Consent agenda items:

## **10.1 Routine Management Reports**

### **10.1.1 Dominion Drive, Val Caron – Declaration of Surplus Land**

#### **PL2024-79**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Dominion Drive, Val Caron, legally described as PIN 73504-2731(LT), being Block 28, Plan 53M-1330, part of Lot 6, Concession 1, Township of Hanmer;

AND THAT the land be offered for sale to the abutting landowner to the west pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Dominion Drive, Val Caron – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 2024.

**CARRIED**

### **10.1.2 Jeanne D'Arc/Dugas Street Subdivision, Val Therese**

#### **PL2024-80**

Moved By Councillor Leduc

Seconded By Councillor Fortin

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 described as PIN 73504-2823, Parcel 22436 'A' SES, Lot 6, Concession 2, Township of Hanmer, File 780-7/08001, in the report entitled "Jeanne D'Arc/Dugas Street Subdivision, Val Therese", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024 as follows:

1. By replacing Condition #11 with the following:

"11. This draft approval shall lapse on June 23, 2027."

2. By replacing Condition #35 with the following:

"35. The applicant must demonstrate, to the satisfaction of Conservation Sudbury how the development will continue to convey stormwater from upstream properties currently reporting to the site, including an overland flow route for the regulatory storm event, without increasing the risk of flooding to upstream or adjacent properties."

**CARRIED**

**10.1.3 Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land**

**PL2024-81**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs the northerly portion of 3400 Highway 144, Chelmsford, legally described as part of PIN 73349-1173(LT), part of Lot 2, Concession 3, Township of Balfour;

AND THAT the procedures outlined in Property By-law 2008-174 be dispensed with in order to facilitate the sale of the land directly to a non-profit housing provider, as outlined in the report entitled "Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 2024.

**CARRIED**

**10.1.4 Whitson Lake Subdivision, Val Caron Extension**

**PL2024-82**

Moved By Councillor Leduc

Seconded By Councillor Fortin

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 described as Part of Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard, File # 780-7/98-002, in the report entitled "Whitson Lake Subdivision, Val Caron Extension" from the General Manager of Growth and Infrastructure, presented at the meeting of May 27th, 2024, as follows:

1. By adding subsection f) as follows to condition #11

"f) Lots containing wetland features must comply with Conservation Sudbury's wetland guidelines and approval by the Nickel District Conservation Authority is required prior to any development taking place.

2. By deleting Condition #21 and replacing it with the following:

"21. That this draft approval shall lapse on June 16th, 2025."

3. By adding the following to the end of Condition #38:



“That the geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19.”

4. By deleting Condition #41 and replacing it with the following:

“#41. That the applicant/owner prepare a development plan that includes the limit of the regulatory flood elevation of 292 metres above sea level and the mapped wetland boundaries and is consistent with the required lot grading/drainage plan. Development (as defined by the Conservation Authorities Act) must occur outside of the regulatory floodplain and the mapped wetlands. This includes placement or removal of fill, lot grading, and the erection of buildings or structures.”

5. By adding the following new condition:

“#42. That wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping) to the satisfaction of the Conservation Authority. The wetlands must be mapped within the location of the proposed subdivision and within 30 m of the proposed subdivision. All mapping must include the wetland boundary and area of potential interference shown at 12 m and 30 m from the wetland boundary. Development must comply with Conservation Sudbury’s wetland guidelines. included that requires the owner to prepare and submit a development plan that includes the limit of the regulatory flood elevation of 292 m (958.01 ft) and is consistent with the required lot grading/drainage plan.”

**CARRIED**

## **11. Managers' Reports**

### **11.1 Affordable Housing Land Banking Strategy Phase 2 Update**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2024-83**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs staff to initiate Planning Act processes to rezone the following City owned lands to Medium Density

Residential (R3-1), as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0573, being Part 1 on Plan 53R-20646 and 73578-0574(LT), being Parts 2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale;

AND THAT the City of Greater Sudbury directs staff to initiate the required process to declare the following City owned properties surplus and added to the City’s Affordable Housing Land Bank, as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0574(LT), being Parts 1, 2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale.

**CARRIED**

**12. Members' Motions**

No Motions were presented.

**13. Correspondence for Information Only**

**13.1 Bill 185 - Cutting Red Tape to Build More Homes Act, and New Proposed Provincial Policy Statement, 2024**

For Information Only.

**14. Addendum**

No Addendum was presented.

**15. Civic Petitions**

No Petitions were submitted.

**16. Question Period**

No Questions were asked.

**17. Adjournment**

Councillor Cormier moved to adjourn the meeting. Time: 2:16 p.m.

**CARRIED**

# Minutes

## For the Special City Council Meeting

May 28, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Mayor Lefebvre
Absent	Councillor Landry-Altmann
City Officials	Kevin Fowke, General Manager of Corporate Services, Danielle Derochie, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### His Worship Mayor Paul Lefebvre, In the Chair

---

**1. Call to Order**

The meeting commenced at 3:16 p.m.

**2. Moment of Silent Reflection**

Those present at the meeting observed a moment of silent reflection.

**3. Roll Call**

A roll call was conducted.

**4. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**5. Resolution to Temporarily Suspend the Rules of Procedure**

The following resolution was presented:

**SCC2024-02**

Moved By Councillor Signoretti  
Seconded By Councillor Brabant

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 portion of the

Special City Council meeting of May 28, 2024 that relates to those matters on the Greater Sudbury Utilities Inc. portion of the agenda.

**CARRIED BY TWO-THIRDS MAJORITY**

**6. Greater Sudbury Utilities Inc. Annual General Meeting**

Mark Signoretti, Board Chair, presided over the Greater Sudbury Utilities Inc. Annual General Meeting.

**7. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 3:53 p.m.

**CARRIED**

## Greater Sudbury Event Centre Project

Presented To:	City Council
Meeting Date:	July 9, 2024
Type:	Managers' Reports
Prepared by:	Tony Cecutti Growth and Infrastructure
Recommended by:	Chief Administrative Officer

## Report Summary

This report provides an update on the status of the Event Centre project and a recommendation to advance the project.

## Resolution

THAT the City of Greater Sudbury authorizes the award of a contract to KKR Advisors Ltd. on a single source basis, with an upset limit of \$200,000, to support event centre project development including assistance with potential locations for the Event Centre within the South District that will maximize adjacent economic development opportunities, negotiate facility use agreements using its unique market knowledge, and market solicitations required to procure a venue operator, all in a form satisfactory to the City Solicitor, as presented at the Council meeting on July 9, 2024.

## Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report responds to several elements of the 2019-2027 Strategic Plan including:

### Objective 2.0 Economic Capacity and Investment Readiness

- 2.1 Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship,
- 2.4 Revitalize Greater Sudbury's Downtown and Town Centres with Public Investments that Support Private Investment
- 2.8 Invest in Transformative Facilities, Spaces and Infrastructure that Support Economic Activity

### Objective 3.0 Climate Change

- 3.2 Develop and strengthen strategies and policies to mitigate and/or adapt to the impacts of climate change,
- 3.3 Build climate resiliency into existing programs

### Objective 5.0 Create a Healthier and More Vibrant Community

- 5.2 Invest in Infrastructure to Support Community Recreation with Focus on Quality of Life
- 5.6 Align Initiatives with the Goal of Community Vibrancy

## Financial Implications

If approved, the single source contract with KKR Advisors Ltd. will be funded from the Event Centre Project Capital Budget.

## Background

In 2016, Mr. Ron Bidulka was the Managing Director at a consulting firm that was successful through a competitive process to complete the Feasibility and Business Case Assessment for the Greater Sudbury Event Centre (Contract GSD16-223). This report was accepted by Council on March 7, 2017 (CC2017-62). At the same Council meeting Mr. Bidulka was authorized to evaluate and recommend a site to serve as a location for the new Event Centre, to complete a Request for Proposals for an Event Centre Operator, and to negotiate a “term sheet” of key lease terms with the Sudbury Wolves (CC2017-63 and CC2017-64). All of this work was successfully completed on time and on budget.

Mr. Bidulka is the Managing Partner with KKR Advisors Ltd. KKR Advisors’ is a tactical consulting firm providing real property development advisory services with a focus on sports, recreation, and entertainment facility development, financial and negotiation advisory services. Clients have included:

- The Harbour Station Commission and the City of Saint John, NB (successfully negotiated a venue management agreement with OVG360 for TD Station; the City of Saint John’s 6,300 seat sports and entertainment venue).
- City of Brantford (successfully negotiated a term sheet and facility lease and license agreement with the Hamilton Bulldogs to relocate the team to the City of Brantford).
- a high profile Eastern Canadian sports complex / stadium (provided advisory support relating to their negotiations with a prospective professional sports team tenant, with a prospective food and beverage concessionaire, and on the development of a corporate / building sponsorship strategy).

Mr. Bidulka is a seasoned, experienced advisor on the development and financial structuring of sports, recreation and entertainment venues in Canada. Throughout his more than 25 years, Mr. Bidulka has advised on the development, financing, tenancy arrangements and operating arrangements of more than \$7.0 billion in new, planned and proposed sports, recreation and entertainment facilities, including:

- 23 Canadian Hockey League arenas (3 QMJHL, 16 OHL, 4 WHL).
- 2 American Hockey League arenas.
- 3 National Hockey League arenas.
- 1 US ECHL arena.
- 4 CFL Stadiums.
- 3 MSL Stadiums.
- 6 Convention, Conference, Trade Show and Meeting Facilities.
- 8 Canadian University sports facilities.
- 10 National and International Sporting Events.
- 20+ municipal / community recreation facilities.

In addition, Mr. Bidulka has successfully advised on the development, sale, acquisition, valuation, financial assessment and structuring of more than \$45 billion in real property transactions and development projects. Mr. Bidulka’s expertise spans a range of development projects and facilities, including land, mixed-use projects, residential projects, land value capture opportunities, office, retail, hotels, and seniors’ residences.

## Site Assessment and Adjacent Economic Development Opportunities

It is recommended to retain KKR Advisors’ to undertake the Event Centre site assessment and explore adjacent economic development opportunities in the South District. KKR Advisors’ will use their unique market knowledge to identify potential locations for the Event Centre, considering both property dimensions

and potential adjacent economic development opportunities. This includes market soundings with local and other real estate developers and investors to discuss prospective economic development opportunities associated with the Event Centre.

If approved, KKR Advisors' will begin this work in July 2024. They will gather the background information and engage in discussions with developers prior to the award of the Detailed Design of the Event Centre to an Architectural Firm. The Architect will be on board to contribute to the ultimate layout of the development of the South District. KKR Advisors' will ensure that the proposed development layout maximizes the economic development potential of the adjacent land while considering the needs of the Event Centre. This approach has the benefit of advancing the development of the South District during the procurement process for the Architect.

The scope of work will also include:

- Prepare a desktop traffic study considering parking, existing traffic conditions, and access and egress from events.
- Prepare a desktop geotechnical review of all previous reports to identify any potential concerns for future economic opportunities (environmental, or poor soil). Recommendations could be made for additional geotechnical work to resolve unknowns to minimize the risk for potential developer.
- Prepare options related to associated uses / developments which could be targeted for surrounding properties as well as a potential process to advance these associated uses / development opportunities.
- Liaise with City Staff and prepare illustrative projections of potential development revenues (from land sales and development fees) and property taxes (both new and incremental) generated from properties located in the vicinity of the Event Centre.

### **Term Sheet and Request for Proposal for a Venue Operator**

The City and Mr. Bidulka previously negotiated Term Sheets with the Sudbury Wolves and the Sudbury Five with the aim of securing a new lease with the teams as part of the team's commitment to a new building. The Term Sheets outline the key terms of the lease agreement being the amount of rent the team will pay in the new building, how various revenue streams will be shared between the stakeholders, including, but not limited to, revenue from sources such as advertising, food and beverage. A detailed lease agreement follows the Term Sheets.

The Term Sheets are required before a Request for Proposals (RFP) can be issued for a Venue Operator. The Term Sheets will provide potential Venue Operators with an understanding of the financial arrangements with the Teams so proposals can be compared.

Following the successful negotiations of the Term sheet, it is proposed to issue an RFP for a Venue Operator. This will allow selection of a Venue Operator at an early enough stage in the process to provide input into the final design of the Event Centre. A Venue Operator RFP was previously issued for the Event Centre, with Mr. Bidulka responsible for preparing the documents and assisting with the evaluation process. This Venue Operator RFP will be updated for the new location, and site amenities, with a Venue Operator identified in December 2024. The negotiations of a final agreement with the Venue Operator will follow.

The rationale for retaining a third-party (private) operator was included as part of the 2017 Event Centre Feasibility and Business Case Assessment, and summarized as follows:

- **Gaining access to the entertainment and event promotion / agent industry.** Most municipalities that have constructed new facilities which offered a greater ability (compared to the building they replaced) to stage concerts and special events have private operators. Given the capital outlay which these municipalities made, a strategic decision was made to retain a private venue operator with the experience, insight, knowledge and access to the entertainment industry.
- **Revenue maximization.** In retaining private operators, it was felt that these private companies would be better able to negotiate more lucrative deals with promoters, sponsors, suite holders, club seat holders, other rights holders, food and beverage providers, and with the lead hockey tenant. In



addition, it was felt that a private entity would be able to drive higher revenues within the venue, including enhanced revenues through improved event ticket sales, higher concession sales, etc.

- **Management efficiencies and cost containment.** A private operator has a greater ability to implement strategies and protocols to streamline decision making (for example, in contract negotiation). In addition, experienced operator firms generally have business and information systems specifically designed for the facility operator industry and have a network of facilities that can benefit from such areas as bulk purchasing.
- **Marketing / branding.** Similar to the comments forwarded above relating to access to the entertainment / event industry, it was felt that private facility operators are able to more effectively brand and market a venue. In this manner, best practices and emerging trends gleaned from other venues managed by them are able to be quickly implemented (as opposed to potentially taking longer to reach municipal staff through their more informal information sharing networks).
- **Pre-opening services and support.** One of the key benefits provided by private facility operators would occur during the planning, designing, testing and commissioning of a new venue. Given that most municipal staff may never have been involved in such a process previously, the private operator firm would be able to draw upon their experiences from opening other facilities.

## Next Steps

1. Engage KKR Advisor's to undertake the Event Centre site assessment and explore adjacent economic development opportunities in the South District. (July 2024 – January 2025)
2. Develop, issue, evaluate and award the Greater Sudbury Event Centre Architectural Services RFP and award lead firm. (June 2024 – September 2024)
3. Engage KKR Advisor's to assist with negotiating Term Sheets with the Sudbury Wolves and the Sudbury Five with the aim of securing a new lease with the teams as part of the team's commitment to a new building. (July 2024 – August 2024)

Following the successful negotiation of the Term Sheets, develop, issue, and evaluate Request for Proposal for Venue Operator. (July 2024 – November 2024).

Refer to Appendix A Arena Event Centre Schedule for a Gantt chart of the ongoing concurrent activities.

## Conclusion

The City has committed and invested in the redevelopment of the Downtown South District. This redevelopment requires a business approach to maximize the economic development of the adjacent lands while considering the needs of the Event Centre. KKR Advisors' has the unique market knowledge and background to undertake this work, while advancing other Event Centre initiatives during the procurement of the Architect.

The Purchasing Bylaw allows the single sourcing of assignments where there is a business case made to establish that the purchase is in the best interest of the City (exemption clause *TCAQ Article 9.14/CFTA Article 513: 1. (c) for additional deliveries by the original supplier of goods or services not included in the initial procurement, if a change in the supplier for such additional good or service (ii) would cause significant inconvenience or substantial duplication of costs for the procuring entity*). KKR Advisors' has previously successfully completed the same or similar assignments for the City on time and on budget. The upset limit for the work proposed is \$200,000.

## Resources Cited

1. City Council April 16<sup>th</sup>, 2024: ([City Council Meeting - April 16, 2024 \(escribemeetings.com\)](#))
  - a. Event Centre Renewal and New Build Review ([Event Centre Renewal and New Build Review \(escribemeetings.com\)](#))
  - b. Appendix A: A2S Final Report - SCA Structural Condition Assessment ([repXX \(escribemeetings.com\)](#))
  - c. Appendix B: SCA Renewal and New Build Review Report ([filestream.ashx \(escribemeetings.com\)](#))
  - d. Appendix C: KKR Advisors' Final Report ([PowerPoint Presentation \(escribemeetings.com\)](#))
  
2. City Council September 26<sup>th</sup>, 2023: ([City Council Meeting - September 26, 2023 \(escribemeetings.com\)](#)), [Greater Sudbury Event Centre Update and Future Direction \(escribemeetings.com\)](#)
  - a. Appendix A: [Sudbury Community Arena Condition Update and Event Centre Options \(escribemeetings.com\)](#)
  - b. Appendix B: Supporting Information ( [filestream.ashx \(escribemeetings.com\)](#))
  - c. Appendix C: 2022-06-10 Avenir Centre Economic Impact Summary ([pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=51028](#))
  
3. City Council July 11<sup>th</sup>, 2023: [City Council Meeting - July 11, 2023 \(escribemeetings.com\)](#)
  - a. [Sudbury Community Arena Condition Update and Event Centre Options \(escribemeetings.com\)](#));
  - b. [Appendix A Updated Detailed Assessment of Sudbury Community Arena.docx \(escribemeetings.com\)](#)
  
4. [City Council August 9<sup>th</sup>, 2022: Greater Sudbury Event Centre Project Update \(escribemeetings.com\)](#)
  
5. City Council March 7<sup>th</sup>, 2017: ([City Council Meeting - March 07, 2017 \(escribemeetings.com\)](#))
  - a. Full Report ([filestream.ashx \(escribemeetings.com\)](#))
  - b. Staff Report ([filestream.ashx \(escribemeetings.com\)](#))
  - c. Appendix A Sudbury Events Centre Feb 21\_2027 ([filestream.ashx \(escribemeetings.com\)](#))



## 2023 Tourism Event Support Grant

Presented To:	Finance and Administration Committee
Meeting Date:	July 9, 2024
Type:	Correspondence for Information Only
Prepared by:	Meredith Armstrong Economic Development
Recommended by:	Chief Administrative Officer

### Report Summary

This report provides information to supplement the By-law coming forward to authorize grants disbursed through the 2023 Greater Sudbury Tourism Event Support program. It outlines the disbursement of funds from January to December 2023 as well as the economic impact of these events.

### Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report relates to the City’s objectives under Economic Capacity and Investment Readiness as well as Community Vibrancy in the Strategic Plan 2019-2027. The conferences, meetings, conventions, special events, and sport tourism activities described here are an important part of Greater Sudbury’s tourism economy.

### Financial Implications

The annual budget for the Tourism Event Support grant is \$120,000. Funding is provided by the City of Greater Sudbury.

Between January - December 2023, the City supported 62 events through the City of Greater Sudbury Event Support Program with a combined contribution of \$120,637 as well as in-kind contributions such as marketing collateral. This program is coordinated by the Tourism & Culture section within Economic Development. Based on the information provided by the event organizers, these events attracted an estimated 18,600 non-local participants, delegates, and spectators to Greater Sudbury, resulting in local spending of approximately \$8.3 million.

This estimate reflects the total number of non-local participants, delegates, and spectators, reported by applicants to the Tourism Event Support Program, multiplied by the spending average (per person per overnight visit) reported by the Ontario Ministry of Tourism, Culture and Sport Tourism Profile for Census Metropolitan Area (CMA) 580 (Greater Sudbury) in 2019. This is the most recent available data.

This estimate reflects the total number of non-local participants, delegates, and spectators, reported by applicants to the Tourism Event Support Program, multiplied by the spending average (per person per overnight visit) reported by the Ontario Ministry of Tourism, Culture and Sport Tourism Profile for Census Metropolitan Area (CMA) 580 (Greater Sudbury) in 2019. This is the most recent available data.

## **Background**

In the 2002 Budget, CGS Council established the Tourism Event Support funding to assist event organizers staging events using city owned facilities and city services. This fund, along with the Tourism Event Support Policy, provides a framework for support that recognizes the importance of events to this city, while ensuring that our limited resources are focused on maximizing the impact of these types of events on our economy and growing our profile in external markets.

Support for events can be either direct (cash contribution or sponsorship) or indirect (staff time, promotional material, meeting rooms, and other assistance), and is provided to eligible organizations that demonstrate the value of their event to the city in terms of potential economic impact, profile, size and scope of the event. Successful applicants include local art groups, sporting associations, national and international industry associations, colleges, universities, Indigenous community groups, and other organizations that host relevant events within Sudbury.

This direct support helps to raise the city's profile while assisting organizers, particularly non-profits, with the very real costs of staging their activities. In addition, indirect support, including staff time, promotional material, meeting rooms, and other assistance, can assist organizers and help defray costs. Indirect support is provided using available resources as part of our routine service approach to event and meeting organizers to assist them in hosting events in Greater Sudbury.

## **Program Review**

The Tourism Event Support program is undergoing a review and update, the first since its inception. Results are anticipated near the end of 2024 for implementation in 2025. The objective is to ensure the program reflects current priorities and objectives. The work includes a staff review of existing policies and procedures and targeted engagement with tourism industry stakeholders, cultural groups and event organizers, members of the Special Event Advisory Team and other City staff.

Staff are also analyzing the criteria and requirements of the Tourism Development Fund to ensure that the updated policies for the Tourism Event Support program are closely aligned, including review of eligibility criteria, adjustments to the application process, the evaluation criteria and reporting requirements.

A report describing results of this work will be presented to Council in Q4 2024. Communication updates will be implemented on the website and digital communications will be shared across tourism and City of Greater Sudbury digital channels.

### **Table 1: Tourism Event Support Program Activity**

Event	Funding Provided	Purpose
Northern Ontario Farm Association Conference	\$1000	Onstage broadcast of RealAG podcast costs
Tournoi des Etoiles Hockey Tournament	\$1000	Arena rental
Walden Cross Country Run Event	\$800	Equipment rentals
Big Nickel Hockey Tournament	\$7000	Arena rental
Snowflake Challenge Tournament	\$2000	Arena rental
West end Bruins Hockey Tournament	\$1000	Arena Rental
Nickel District Kennel Club	\$800	Arena rental
Junction North Film Festival	\$1000	Marketing/Acquiring a variety of movies
Nyama Nyama Pat's Barbershop	\$700	Marketing/promotion
Copper Cliff Hockey Association Tournament	\$3500	Equipment
Nickel City Hockey Association Tournament	\$1500	Arena rental
Federation of Ontario Naturalists Conference	\$2500	Conference rental
Ken Creasey Hockey Tournament	\$1000	Arena rental
Sudbury Silver Stick Hockey Tournament	\$8000	Arena rental
Lasalle 60 <sup>th</sup> Anniversary Reunion	\$1250	Conference rental
Storytellers of Canada Conference	\$1500	Marketing/Promotion
Japan Festival Sudbury	\$800	Offset costs of festival
Northern Ontario Golf Championship	\$1000	Golf course rental
Le Galerie du Nouvel-Ontario	\$750	Marketing/promotion
Sudbury Classic Cruisers Club	\$1500	Event rentals
Great North Winter Classic Tournament	\$1500	Indoor soccer bubble rental
Crosscut 5 year anniversary celebration	\$1000	Marketing/promotion
Sudbury Graphic Con	\$1000	Marketing/promotion
Fierte Sudbury Pride	\$1000	Equipment rentals
Kivi park Summer Fest	\$750	Equipment rentals
Gem and Mineral Show	\$1000	Equipment rentals/promotion
Sudbury Downtown Independent Cinema	\$500	Marketing/promotion
The Best of Olympic Style Boxing event	\$800	Rental space costs
Jazz Sudbury	\$1000	Marketing/promotion
Downtown Sudbury – Winter Market	\$3000	Equipment Rentals
We Live Up Here – Urban Arts	\$1500	Marketing/equipment
Crosscut Distillery – Summer celebration	\$1000	Event rentals
Sudbury Indie Creature Kon	\$1000	Marketing/promotion
Pickelball tournament	\$1350	Marketing/promotion
Walden Mountain Bike Club – O-Cup Event	\$1000	Equipment rental
Levack Canada Day Celebrations	\$500	Canada Day celebration expansion

Federation Nationale Des Conseils Conference	\$2500	Rental space at the Holiday Inn
RAC U16/U18 Development, Combine & Prospects Camp	\$800	Arena Rental
Project X Wrestling	\$1600	Bring in larger name wrestlers
Sudbury Ribfest	\$4000	Marketing/promotion
Mountbatten Alumni Association Conference	\$750	Rental space
Sudbury Regional Competitive Soccer Tournament	\$1000	Indoor bubble rental
Apex Race	\$800	Off duty police officers
Chelmsford Valley District Reunion	\$700	Marketing/promotion/equipment rental
Big Nickel Hockey Tournament	\$7000	Arena rental
Northern Heart and Home – In Full Bloom Event	\$1000	Rental space costs
Cinefest Sudbury	\$10000	Marketing/promotion
Sudbury ROCKS!! Marathon	\$1500	Venue costs
Project X Wrestling	\$800	Bring in larger name wrestlers
Dead by Daylight Live Tag Halloween Event	\$2500	Purchase of extra lighting
Canada Day Celebrations – Cabin Media	\$1200	Parking lot rental
Easter Seals Dancing with the Stars	\$1000	Venue rentals
Sudbury Indie Creature KON	\$1000	Marketing/promotion
Sudbury Silver Stick Hockey Tournament	\$8000	Arena rental
Greater Sudbury Ringette Tournament	\$2500	Arena Rental
Greater Sudbury Pickleball Tournament	\$1350	Court rentals
Kivi Park Community Event	\$800	Off duty Police Officers
YMCA Of Northeastern Ontario Conference	\$1000	Equipment rentals
Provincial North Bowlers Tournament	\$1300	Lane rentals
CP Holiday Train event	\$387	Hot Chocolate for guests
Spinner Productions 3 Inc.	\$10000	Production costs
Nickel City Hockey Tournament	\$1000	Arena rental