



# City Council Agenda

**Tuesday, November 26, 2024**

**Tom Davies Square**

**Mayor Paul Lefebvre, Chair**

4:00 p.m. Closed Session, Committee Room C-12 / Electronic Participation

6:00 p.m. Open Session, Council Chamber / Electronic Participation

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1. **Call to Order**
2. **Roll Call**
3. **Closed Session**

Resolution to move to Closed Session to deal with one Personal Matters (Identifiable Individual(s)) item regarding a performance review and one Personal Matters (Identifiable Individual(s)) / Solicitor-Client Privilege item regarding municipal staff in accordance with the Municipal Act, 2001, par. 239(2)(b) and (f).
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 CAO Recruitment Committee**
  - 10.1 **November 7, 2024**

Council will consider, by way of one resolution, CAO Recruitment Committee resolutions, which will be posted online following the meeting. Any questions regarding the resolutions should be directed to Mayor Lefebvre, Chair, CAO Recruitment Committee.
11. **Matters Arising from Planning Committee**
  - 11.1 **November 13, 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.
  - 11.2 **November 25, 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 November 14, 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.

**12.2 November 19, 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. Matters Arising from Operations Committee**

**13.1 November 18, 2024**

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

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

**14.1 November 18, 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.

**15. Matters Arising from Hearing Committee**

**15.1 November 20, 2024**

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

**16. 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.

## 16.1 Adoption of Minutes

- |        |  |    |
|--------|--|----|
| 16.1.1 | Planning Committee Minutes of October 7, 2024                    | 17 |
| 16.1.2 | City Council Minutes of October 8, 2024                          | 25 |
| 16.1.3 | Operations Committee Minutes of October 15, 2024                 | 36 |
| 16.1.4 | Finance and Administration Committee Meeting of October 16, 2024 | 39 |

## 17. Presentations

### 17.1 Cultural Hub Project and the Greater Sudbury Event Centre Project

This presentation will provide an update on both the Cultural Hub Project and the Greater Sudbury Event Centre Project.

## 18. Managers' Reports

### 18.1 Housing-Enabling Water Systems Fund (HEWSF) 46

This report provides a recommendation to enter into a Transfer Payment Agreement with the province for infrastructure funding to fund the Lively-Walden Wastewater Infrastructure Upgrades project through the Province's Housing-Enabling Water Systems Fund (HEWSF).

### 18.2 College Street Underpass Rehabilitation 49

This report provides a recommendation regarding the design alternatives for the College Street Underpass Rehabilitation and summarizes efforts to secure funding for the project.

## 19. 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:**

### 19.1 By-laws 2024-189 to 2024-195Z 2024-189

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of November 26, 2024.

#### 2024-190

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

Finance and Administration Committee Resolutions #FA2024-29 & #FA2024-

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.

**2024-191**

A By-law of the City of Greater Sudbury to Amend By-law 2019-16 being a By-law of the City of Greater Sudbury to Adopt a Code of Conduct for Members of Council and Local Boards and Complaint Protocol

City Council Resolution #CC2024-233.

**2024-192P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No. 137 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2024-154

This amending by-law removes the requirement for a public hearing for plans of subdivision in accordance with the changes to the *Planning Act* through Bill 23, the *More Homes Built Faster Act, 2022*.

**2024-193Z**

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

Planning Committee Resolution #PL2020-33

This by-law rezones the subject lands from “R2-2”, Low Density Residential Two to “R2-2(54)”, Low Density Residential Two Special in order to recognize an existing multiple dwelling containing four residential dwelling units – Claudette Therrien, 1240 Paquette Street, Sudbury.

**2024-194Z**

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 #PL2024-75

This by-law rezones the subject lands from “RU”, Rural and “SLS”, Seasonal Limited Service to “RU”, Rural to permit an existing seasonal dwelling to be converted to a permanent dwelling, and permit the development of a new secondary dwelling unit – Alistair & Michelle Ross, 931 B Red Deer Lake Road, Wahnapiatae.

## 2024-195Z

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 #PL2024-152

This by-law rezones the subject lands from “RU”, Rural, to “RU(105)” Rural Special in order to permit a mining-related light industrial use in the form of an engineering and fabrication shop, accessory office, and accessory outdoor storage and repair area – 1840222 Ontario Limited, 0 Municipal Road 35, Chelmsford.

## 20. Members' Motions

### 20.1 Request for Amendment to Procedure By-law to have Matters Arising from Committees Included in Adoption of Consent Agenda

As presented by Councillor Cormier:

WHEREAS City Council wishes to ensure time spent during its City Council meetings is used efficiently;

AND WHEREAS a substantial amount of meeting time is required to address Matters Arising from Committees for each Council Committee independently;

AND WHEREAS Matters Arising from Committees could be approved by way of one resolution through the Consent Agenda and members would still be able to pull any matters from Committee for separate debate and vote;

THEREFORE BE IT RESOLVED that staff be directed to present a by-law amending the Procedure By-law to have Matters Arising from Committees included in the adoption of the Consent Agenda.

### 20.2 Request for College Street Underpass

As presented by Mayor Lefebvre:

WHEREAS the College Street Underpass is integral to the local and National CPKC rail and road transportation network, and local businesses contribute significantly to local, provincial and National GDP, and access to the rail network allows these businesses to compete on a global scale;

AND WHEREAS the City of Greater Sudbury has less ability to generate municipal taxes or recover costs from the resources developed in our Country, and since a substantive amount of resource production occurs in below grade facilities that can not be taxed, and since federal and provincial tax transfers do not accurately reflect the burden to municipal tax payers;

AND WHEREAS the provincial government and federal government recognized the importance of the College Street Underpass, and the financial

challenges for the City of Greater Sudbury to construct the original structure, by contributing 25% each to the original construction in 1949;

AND WHEREAS the City of Greater Sudbury has a disproportionate number of railway crossings per capita relative to comparator municipalities, and a significant percentage of the City's municipal taxes go to capital upgrades and annual maintenance of existing railway crossings not owned by the Municipality;

AND WHEREAS efficient Grade-separated crossings (bridges and under passes) can significantly reduce green house gases caused by vehicle delays crossing at-grade crossings; and since creation of cycling lanes and other modes of active transportation promote more active life styles, promote the use of public transportation, reduce green house gases and promote community well being;

AND WHEREAS enhancing the College Street Underpass and enhancing access to the future Ste Anne's Road extension promotes reduction of traffic on Elm Street, which will enhance economic development opportunities in the downtown, reduces traffic and improves safety on the level rail crossing, and contributes to a reduction in Green House Gases;

AND WHEREAS the implementation of this project clearly aligns with a number of policy objectives of the federal and provincial government, namely:

1. Promoting convenient and efficient movement of raw minerals and resources to global markets via robust and cost-effective transportation networks;
2. Promoting improvements to transportation networks that lead to reductions in green house gases;
3. Promoting improvements to transportation networks that lead to healthier communities;
4. Promoting improvements to transportation networks that lead to revitalization and growth of community central business districts including facilitating opportunities for multi-use residential / retail commercial opportunities.

THEREFORE BE IT RESOLVED that staff be directed to seek funding opportunities from senior levels of government, and provide a report to Council prior to issuing a tender for construction on the outcomes of efforts to obtain financial assistance;

AND FURTHER BE IT RESOLVED that the Mayor advocate to the Premier of Ontario, the Prime Minister of Canada, local MP's and local MPP's and applicable Ministers to request financial support for this project and highlight

how this project will contribute to the successful implementation of federal and provincial policy objectives.

21. **Addendum**
22. **Civic Petitions**
23. **Question Period**
24. **Adjournment**



le mardi 26 novembre 2024

Place Tom Davies

Maire Paul Lefebvre, Président

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

18 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 passer à une séance à huis clos pour délibérer sur une question de renseignements privés (personnes qui peuvent être identifiées) concernant une évaluation du rendement et une question de renseignements privés (personnes qui peuvent être identifiées) / privilège avocat-client concernant le personnel municipal, conformément à la Loi de 2001 sur les municipalités, alinéas 239 (2) b) et f).

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. **Matters Arising from CAO Recruitment Committee**

10.1 **le 7 novembre 2024**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions du Comité de recrutement du administrateur en chef qui seront affichées après la réunion. Toute question concernant ces résolutions devrait être adressée au Maire Lefebvre, président du Comité spécial des services de développement prêts pour l'avenir.

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

11.1 **le 13 novembre 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.

11.2 **le 25 novembre 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 14 novembre 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.

### **12.2 le 19 novembre 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. Questions découlant de la réunion du comité des opérations**

### **13.1 le 18 novembre 2024**

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

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

### **14.1 le 18 novembre 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.

## **15. Questions découlant de la réunion du comité d'audition**

### **15.1 le 20 novembre 2024**

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

## **16. 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.

## **16.1 Adoption du procès verbaux**

<b>16.1.1</b>	<b>Procès Verbal du 7 octobre 2024 Comité des opérations</b>	<b>17</b>
<b>16.1.2</b>	<b>Procès Verbal du 8 octobre 2024 Conseil municipal</b>	<b>25</b>
<b>16.1.3</b>	<b>Procès Verbal du 15 octobre 2024 Comité des opérations</b>	<b>36</b>
<b>16.1.4</b>	<b>Procès Verbal du 16 octobre 2024 Comité des finances et de l'administration</b>	<b>39</b>

## **17. Présentations**

- 17.1 Projets du Carrefour culturel et du Centre d'événements du Grand Sudbury**  
La présentation fera le point sur les projets du Centre culturel et du Centre d'événements du Grand Sudbury.

## **18. Rapports des gestionnaires**

- 18.1 Fonds pour les réseaux d'eau visant la construction de logements (FRECL)** **46**  
Dans ce rapport, on recommande de conclure une entente de paiement de transfert avec la province pour le financement de l'infrastructure afin de financer le projet d'amélioration de l'infrastructure des eaux usées de Lively-Walden par l'entremise du Fonds pour les réseaux d'eau visant la construction de logements (FRECL) de la province.
- 18.2 Remise en état du passage inférieur de la rue College** **49**  
Dans ce rapport, on formule une recommandation concernant des solutions de rechange en matière de conception pour la remise en état du passage inférieur de la rue College et on résume les efforts visant à obtenir le financement pour le projet.

## **19. 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:**

## **19.1 Règlements 2024-189 à 2024-195Z**

### **2024-189**

Un règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 26 novembre 2024.

### **2024-190**

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

Résolution numéros FA2024-29 et FA2024-30 du Comité des finances et de l'administration

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.

### **2024-191**

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2019-16, étant un règlement de Ville du Grand Sudbury afin d'adopter un code de conduite à l'intention des membres du Conseil municipal et des conseils locaux ainsi qu'un protocole concernant les plaintes

Résolution numéro CC2024-233 du Conseil municipal.

### **2024-192P**

Un règlement de la Ville du Grand Sudbury adoptant la modification no 137 du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2024-154 du Comité de planification

Ce règlement municipal modificatif enlever l'exigence d'une assemblée publique pour les plans de lotissement, conformément aux changements apportés à la *Loi sur l'aménagement du territoire* par l'entremise de la *Loi de 2022 visant à accélérer la construction de plus de logements* (loi 23).

### **2024-193Z**

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 PL2020-33 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « R2-2 », zone résidentielle 2 à faible densité, à « R2-2(54) », zone résidentielle 2 à faible densité (spécial), afin de reconnaître un immeuble résidentiel existant de 4 logements. - Claudette Therrien, 1240, rue Paquette, Sudbury.

#### **2024-194Z**

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 PL2024-75 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « RU », zone rurale, et de « SLS », service saisonnier limité, à « RU », zone rurale, afin de permettre la reconversion d'un logement saisonnier en logement permanent ainsi que l'aménagement d'un nouveau logement secondaire.- Alistair et Michelle Ross, 931 B, chemin Red Deer Lake, Wahnapiatae.

#### **2024-195Z**

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 PL2024-152 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « RU », zone rurale, à « RU(105) », zone rurale (spécial), afin de permettre une utilisation d'industrie légère liée à l'exploitation minière, soit un atelier et une usine de fabrication, un bureau accessoire ainsi qu'une aire d'entreposage et de réparation accessoire à l'extérieur. - 1840222 Ontario Limited, 0, route municipale 35, Chelmsford.

## **20. Motions des membres**

### **20.1 Demande de modification du Règlement de procédure pour que les questions découlant des comités fassent partie de l'adoption des résolutions en bloc** Tel que présenté par le conseiller Cormier :

ATTENDU QUE le Conseil veut s'assurer que ses réunions se déroulent efficacement.

ATTENDU QU'UNE grande proportion du temps de réunion est nécessaire pour se pencher séparément sur les questions découlant des comités pour chaque comité du Conseil.

ATTENDU QUE les questions découlant des comités pourraient être approuvées au moyen d'une résolution dans le cadre des résolutions en blocs

et que les membres pourraient toujours prendre des questions des comités pour en débattre et voter séparément à ce sujet.

PAR CONSÉQUENT, IL EST RÉSOLU QUE l'on enjoigne au personnel de présenter un règlement modifiant le Règlement de procédure pour que les questions découlant des comités fassent partie de l'adoption des résolutions en bloc.

## **20.2 Demande concernant le passage inférieur de la rue College**

Tel que présenté par le maire Lefebvre :

ATTENDU QUE le passage inférieur de la rue College fait partie intégrante du réseau de transport ferroviaire et routier local et national du CPKC, que les entreprises locales contribuent grandement au PIB local, provincial et national, et que le réseau ferroviaire leur permet de concurrencer à l'échelle mondiale.

ATTENDU QUE la Ville du Grand Sudbury est moins en mesure de générer des impôts municipaux ou de recouvrer les coûts des ressources développées au pays, qu'une part importante de la production des ressources a lieu dans des installations au-dessous du niveau du sol ne pouvant être imposées et que les transferts fiscaux des gouvernements fédéral et provincial ne reflètent pas exactement le fardeau pour les contribuables municipaux.

ATTENDU QUE les gouvernements provincial et fédéral reconnaissent l'importance du passage inférieur de la rue College et les défis financiers pour la Ville du Grand Sudbury liés à la construction de la structure originale, chacun d'eux y ayant contribué à 25 % en 1949.

ATTENDU QUE la Ville du Grand Sudbury compte un nombre disproportionné de passages à niveau par personne relativement aux municipalités de comparaison et qu'un pourcentage important des impôts municipaux y sert à la modernisation des immobilisations et à l'entretien annuel des passages à niveau existants qui n'appartiennent pas à la municipalité.

ATTENDU QUE des passages à niveau séparés efficaces (ponts et passages inférieurs) peuvent grandement réduire les gaz à effet de serre qui sont causés par les retards des véhicules traversant aux passages à niveau et puisque l'aménagement de voies cyclables et d'autres modes de transport actif encourage les modes de vie plus actifs, l'utilisation des transports en commun, la diminution des gaz à effet de serre et favorise le bien-être communautaire.

ATTENDU QUE l'amélioration du passage inférieur de la rue College et de l'accès au futur prolongement du chemin Ste Anne favorise la réduction de la circulation sur la rue Elm, ce qui accentuera les possibilités de développement économique au centre-ville, réduit la circulation, améliore la sécurité au

passage à niveau et contribue à la réduction des gaz à effet de serre.

ATTENDU QUE la mise en oeuvre du projet concorde clairement avec des objectifs en matière de politiques des gouvernements fédéral et provincial, à savoir :

1. promouvoir le mouvement pratique et efficace des minéraux bruts et des ressources brutes vers les marchés mondiaux grâce à des réseaux de transport solides et efficaces;
2. favoriser des améliorations aux réseaux de transport menant à des réductions des gaz à effet de serre;
3. favoriser des améliorations aux réseaux de transport menant à des communautés plus en santé;
4. favoriser des améliorations aux réseaux de transport menant à revitalisation et à la croissance des quartiers des affaires de la communauté, y compris en facilitant des possibilités d'aménagements polyvalentes de nature résidentielle ainsi qu'à des fins commerciales et de vente au détail.

PAR CONSÉQUENT, IL EST RÉSOLU QUE l'on enjoigne au personnel de chercher des possibilités de financement auprès des ordres de gouvernement supérieurs et présenter un compte rendu au Conseil avant de lancer un appel d'offres pour la construction, qui traitera des résultats des efforts déployés pour obtenir de l'aide financière.

IL EST ÉGALEMENT RÉSOLU QUE le maire plaide auprès du premier ministre de l'Ontario, du premier ministre du Canada, des députés fédéraux et provinciaux locaux ainsi qu'auprès des ministres afin de demander une aide financière pour le projet et de mettre en lumière la contribution du projet à la mise en œuvre fructueuse des objectifs en matière de politiques des gouvernements fédéral et provincial.

21. **Addenda**
22. **Pétitions civiques**
23. **Période de questions**
24. **Levée de la séance**



# Minutes

## For the Planning Committee Meeting

October 7, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Lapierre, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
City Officials	Councillor Sizer, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Sarah Moore, Legislative Compliance Coordinator , Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### Councillor Cormier, In the Chair

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**1. Call to Order**

The meeting commenced at 11:18 a.m.

**2. Roll Call**

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

**3. \*Closed Session**

The following resolutions was presented:

**PL2024-142**

Moved By Councillor Lapierre  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury moves to Closed Session to deal with three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Highway 17 West, Whitefish, the second regarding Alexander Street, Garson, the third regarding Mathew Street, Sudbury, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on St. Charles St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

**CARRIED**

At 11:19 a.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 11:50 a.m., the Planning Committee recessed.

**5. Open Session**

At 1:01 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.

Rules of Procedure

Councillor Leduc moved that the order of the agenda be altered to deal with Item 8.2 before Item 8.1.

**CARRIED BY TWO-THIRDS**

**8. Public Hearings**

**8.2 281 Falconbridge Road, Sudbury**

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

Kevin Jarus and Vanessa Smith, Tulloch Engineering, the agents were present.

Wendy Kaufman, Senior Planner, outlined the report.

Rules of Procedure

Councillor Cormier moved to allow Councillor Sizer to take part in the discussion and debate regarding all Items on the agenda.

**CARRIED**

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 following concerned area resident provided comments to the Committee members:

Victor Bardogia.

The chair asked whether there was anyone who wished to speak in favor 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:

**PL2024-143**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 7055579 Canada Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional, to "C2(S)", General Commercial Special, on lands described as PIN 73573-0201, Parcel 35323, Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled "281 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:

- i. The only permitted uses shall be a hotel or shared housing use contained within the existing building;
- ii. That the location and height of the existing building be permitted; and
- iii. That Shared Housing on a lot abutting Falconbridge Road be permitted

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

**CARRIED (5 to 0)**

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

Councillor Leduc departed at 1:38 p.m.

**8.1 3692 Highway 144, Chelmsford**

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

Kevin Jarus and Aaron Ariganello, Tulloch Engineering, the agents were present.

Bailey Chabot, Senior Planner, outlined the report.

Aaron Ariganello, agent for 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:

**PL2024-144**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Devla Properties Inc., Chemy Holdings Inc., Northern Home Builders and Renovators Inc., and 7055579 Canada Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “C2”, General Commercial and “R3(74), Medium Density Residential Special to “C2(S)”, General Commercial Special on lands described as:

1. PIN 73349-1207, Part Lot 1, Parcel 15796, Concession 3, Township of Balfour (3692 Highway 144, Chelmsford); and
2. 360 square metres southwest portion of PINs 73349-0828 & 73349-1238, Parcel 20990 and 15433 SEC SES, Survey Plan SR-2980 Part (s) 1, Lot Part 1, Concession 3, Township of Balfour (3702 Highway 144, Chelmsford);
3. 130 square metres east portion of PIN 73349-2167, Survey Plan 53R-21466 Part(s) 3, Lot Part 1, Concession 3, Township of Balfour (0 Highway 144, Chelmsford); and,
4. 475 square metres west portion of PIN 73349-2165, Survey Plan 53R-21322 Part(s) 1, 2, and 3, Lot Part 1, Concession 3, Township of Balfour (0 Highway 144, Chelmsford)

As outlined in the report entitled “3692 Highway 144, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

1. That the amending by-law include the following site-specific provisions:
  - a. A minimum lot frontage of 19.0 metres be permitted;
  - b. A minimum two-way drive aisle of 3.5 metres be permitted; and,

- c. A planting strip not be required for the northerly and westerly property lines when the subject lands contain only residential uses.
2. That the certificates for Consent Applications B0043/2024, B0044/2024, and B0045/2024 be issued and registered on title to the satisfaction of the Director of Planning Services.
3. That the conditional approval expires October 8, 2026.

YEAS: (4): Councillor Fortin, Councillor Lapierre, Councillor Cormier, and Councillor Landry-Altman

Absent (1): Councillor Leduc

**CARRIED (4 to 0)**

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

**8.3 870 Auger Street, Sudbury**

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

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

Wendy Kaufman, 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 following concerned area residents provided comments to the Committee members:

Gerard St-Denis, Nathan Boivin, Dariusz Sorbiau, Luc Laverdier and Peter Nault.

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

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

The following resolution was presented:

**PL2024-145**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Devla Properties Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R3-1(29)” Medium Density Residential Special to “R3(S)”, Medium Density Residential Special, on lands described as PIN 73570-0144, Parcel 23846, Block B, Plan M-518, Lot 11, Concession 5, Township of Neelon, as outlined in the report entitled “870 Auger Avenue, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
  - i. A maximum of 74 dwelling units shall be permitted; and
  - ii. A minimum court depth of 10.0 m shall be permitted where both walls contain balconies or windows into a habitable room, where 15.0 m is required.
  
2. That an “H”, (Holding) symbol be applied to the zoning limiting the number of dwelling units to be permitted to 20, until municipal sanitary sewer services are available or will be available, to the satisfaction of the Director of Planning Services.

YEAS: (4): Councillor Fortin, Councillor Lapierre, Councillor Cormier, and Councillor Landry-Altmann

Absent (1): Councillor Leduc

**CARRIED (4 to 0)**

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

At 3:00 p.m., Committee recessed.

At 3:13 p.m., Committee reconvened.

**9. Community Delegations**

**9.1 Conservation Sudbury**

Carl Jorgensen, General Manager of Conservation Sudbury provided an electronic presentation regarding the delegated responsibilities of Conservation Authorities.

**10. 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 three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Highway 17 West, Whitefish, the second regarding Alexander Street, Garson, the third regarding Mathew Street, Sudbury, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on St. Charles St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c). Four recommendations emanated from the meeting.

The following resolution was presented:

**PL2024-146**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the purchase of 237 St. Charles Street, Sudbury, legally described as PIN 02131-0044(LT), part of Lot 396, Plan 18SB, City of Greater Sudbury, and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition be funded from the Lift Station Capital project account.

**CARRIED**

The following resolution was presented:

**PL2024-147**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of vacant land on Highway 17 West, Whitefish, legally described as PIN 73382-0149(LT), Lot 15, Plan M425, except Part 1 on Plan 53R-16392, Township of Denison, City of Greater Sudbury and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund-General.

**CARRIED**

The following resolution was presented:

**PL2024-148**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of unopened Alexander Street, Garson, legally described as part of PIN 73492-0409(LT), Alexander Street, Plan M-167, Township of Garson, City of Greater Sudbury and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund-General.

**CARRIED**

The following resolution was presented:

**PL2024-149**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the purchase of 43 Mathew Street, Sudbury, legally described as PIN 02132-0145(LT), part of Lots 58 and 59, Plan M-103, City of Greater Sudbury, demolition and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financing Reserve Fund-General.

**DEFEATED**

**11. Members' Motions**

No Motions were presented.

**12. Addendum**

No Addendum was presented.

**13. Civic Petitions**

No Petitions were submitted.

**14. Question Period**

No Questions were asked.

**15. Adjournment**

Councillor Lapierre moved to adjourn the meeting. Time: 3:38 p.m.

**CARRIED**



# Minutes

## For the City Council Meeting

October 8, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altman, Mayor Lefebvre
Absent	Councillor Sizer, Councillor Leduc
City Officials	Ed Archer, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Tony Cecutti, General Manager of Growth and Infrastructure, Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Acting Interim General Manager of Community Development , Meredith Armstrong, Director of Economic Development, Jeff Pafford, Director of Leisure Services, Kelly Brooks, Director of Communications and Community Engagement, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

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

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#### 1. Call to Order

The meeting commenced at 4:00 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:

##### **CC2024-225**

Moved By Councillor Lapierre

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury moves to Closed Session to deal with one Security of Municipal Property item regarding the City's information technology systems and data and one Litigation or Potential Litigation / Solicitor-Client Privilege item regarding property assessment appeals, in accordance with the *Municipal Act, 2001*, par. 239(2)(a), (e) and (f).

**CARRIED**

At 4:03 p.m., Council moved into Closed Session.

**4. Recess**

At 5:31 p.m., Council recessed.

**5. Open Session**

At 6:30 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.

**10. Matters Arising from Planning Committee**

**10.1 October 7, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of October 7, 2024.

The resolutions for the October 7, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

**CC2024-226**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-142 to PL2024-149 from the meeting of October 7, 2024.

**CARRIED**

**11. Consent Agenda**

The following resolution was presented:

**CC2024-227**

Moved By Councillor Brabant  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda item 11.1.1.

**CARRIED**

The following are the Consent Agenda items:

**11.1 Adoption of Minutes**

**11.1.1 Planning Committee Minutes of September 4, 2024**

**CC2024-228**

Moved By Councillor Brabant  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of September 4, 2024.

**CARRIED**

**9. 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 Security of Municipal Property item regarding the City's information technology systems and data and one Litigation or Potential Litigation / Solicitor-Client Privilege item regarding property assessment appeals, in accordance with the *Municipal Act, 2001*, par. 239(2)(a), (e) and (f). No direction or recommendation emanated from the meeting.

**12. Presentations**

**12.1 Aquatic Service and Facility Review Final Report**

Steve Langlois, Principal Planner, Monteith Brown Planning Consultants provided an electronic presentation regarding the second and final phase of the Aquatic Service and Facility Review, consisting of a detailed facility needs assessment, strategic directions relating to indoor pools, supervised waterfronts and splash pads, and an implementation plan.

The following resolution was presented:

**CC2024-229**

Moved By Councillor Lapierre  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves the Aquatic Service and Facility Review as the foundation for guiding future decisions relating to aquatic infrastructure, programs and operations as detailed in the report "Aquatic Service and Facility Review Final Report" from the General

Manager of Community Development presented at the City Council meeting of October 8, 2024.

**CARRIED**

The following resolution was presented:

**CC2024-230**

Moved By Councillor Fortin

Seconded By Councillor Signoretti

WHEREAS the City of Greater Sudbury has approved the Aquatic Service and Facility Review as the foundation for guiding future decisions relating to aquatic infrastructure;

AND WHEREAS the Aquatic Service and Facility Review recommends that Lionel E. Lalonde Centre therapeutic pool be re-evaluated as the benefits of the project are limited;

AND WHEREAS the Aquatic Service and Facility Review indicates that a multi-tank aquatic centre in the area of the proposed therapeutic pool would maximize accessibility to all Greater Sudbury residents is preferred;

AND WHEREAS the Aquatic Service and Facility Review includes a strategic direction for the City to prepare feasibility studies to develop two new or expanded aquatic centres over time;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to commence with a feasibility study for the development of a new aquatic centre in 2025, which includes a 25-meter pool with separate warm water tank to be located in the vicinity of the proposed Lionel E. Lalonde Centre therapeutic pool project;

AND THAT capital funding previously allocated to the therapeutic pool project be used for the feasibility study.

**CARRIED**

The following resolution was presented:

**CC2024-231**

Moved By Mayor Lefebvre

Seconded By Councillor Lapierre

WHEREAS the City of Greater Sudbury has approved the Aquatic Service and Facility Review as the foundation for guiding future decisions relating to aquatic infrastructure, programs and operations;

AND WHEREAS the Aquatic Service and Facility Review recognizes that the Jenő Tihanyi Pool is an important contributor to the community's

overall aquatic network and is the only 50-metre pool in the the near north region of Ontario serving a population of more than 2.2 million persons;

AND WHEREAS the Aquatic Service and Facility Review includes a strategic direction for the City to encourage Laurentian University to begin planning for the major revitalization or replacement of the Jenő Tihanyi Pool within the 25-year horizon of the review;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to work with Laurentian University on the development of a business plan for the re-opening of the Jenő Tihanyi Pool which explores potential operating models and capital and operating cost-sharing options;

AND THAT staff provide an update to the Community & Emergency Services Committee by June 2025.

**CARRIED**

At 7:37 p.m., Council recessed.

At 7:45 p.m., Council reconvened.

## **12.2 Downtown Event Centre Update – October 8, 2024**

Tony Cecutti, General Manager of Growth and Infrastructure, provided an electronic presentation regarding update on the event centre in Greater Sudbury's downtown South District.

## **13. By-laws**

The following resolution was presented:

### **CC2024-232**

Moved By Councillor Lapierre

Seconded By Councillor Benoit

THAT the City of Greater Sudbury read and pass By-law 2024-155 to By-law 2024-164 and By-Law 2024-166 to By-law 2024-170Z.

**CARRIED**

### **13.1 By-laws 2024-155 to 2024-170Z**

#### **2024-155**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of October 8, 2024

#### **2024-156**

A By-law of the City of Greater Sudbury to Establish Retention Periods for Municipal Records

Refer to Report under Correspondence for Information Only

**2024-157**

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 #CC2024-201 and #CC2024-202

This amending by-law appoints Councillors to fill recent vacancies on the Board of Health for Public Health Sudbury & Districts and the Greater Sudbury Public Library Board.

**2024-158**

A By-law of the City of Greater Sudbury to Amend By-law 2023-04 being a By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels

Community and Emergency Services Committee Resolution #CES2024-30

This by-law authorizes the creation of the Youth Advisory Panel, and establishes the Terms of Reference.

**2024-159**

A By-law of the City of Greater Sudbury to Authorize the Purchase of 307 Cedar Street/362 Brady Street, Sudbury Described as PIN 73584-0167(LT), Lot 33, Plan 2SB from Association des Jeunes de la Rue

City Council Resolution #CC2024-205

This by-law authorizes the purchase of the property for use as an emergency shelter/transitional housing for individuals experiencing homelessness.

**2024-160**

A By-law of the City of Greater Sudbury to Authorize a Lease Agreement with Meals on Wheels (Sudbury) for Space in Minnow Lake Place Located at 1127 Bancroft Drive, Sudbury

Planning Committee Resolution #PL2024-137

**2024-161**

A By-law of the City of Greater Sudbury to Close Unopened Damaris Crescent, Sudbury, Described as PIN 73587-0396(LT), Damaris Crescent, Plan M-133, City of Greater Sudbury

Planning Committee Resolution #PL2024-23

This by-law closes up an unopened road to make the lands available for transfer.

**2024-162**

A By-law of the City of Greater Sudbury to Authorize the Transfer by Way of Grant of Closed Damaris Crescent, Sudbury, Described as PIN 73587-0396(LT), Damaris Crescent, Plan M-133, City of Greater Sudbury to Science North

Planning Committee Resolution #PL2024-138

**2024-163**

A By-law of the City of Greater Sudbury to Close Unopened Road Allowances on Deemed Plan of Subdivision 53M-1146, Gladu Street, James Street, Laura Street, Roger Street, Hanmer

Planning Committee Resolution #PL2024-99

This by-law closes up unopened road allowances to make the lands available for sale.

**2024-164**

A By-law of the City of Greater Sudbury to Authorize the Sale of the Closed Road Allowances, and Certain Blocks and Lots on Deemed Plan of Subdivision 53M-1146, Hanmer to 1000564075 Ontario Corporation

Planning Committee Resolution #PL2024-139

**2024-165**

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 in the City of Greater Sudbury

Operations Committee Resolutions #OP2023-15, #OP2024-04 and #OP2024-10

This amending by-law adds six more Community Safety Zone locations and implements the changes approved by the Operations Committee.

**2024-166**

A By-law of the City of Greater Sudbury to Amend By-law 2010-220 being a By-law of the City of Greater Sudbury to Continue Parts of the City of Greater Sudbury as a Site Plan Control Area

Planning Committee Resolution #PL2024-91

This by-law amends the Site Plan Control By-law to reflect recent changes to the Planning Act.

**2024-167Z**

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 #PL2024-10

This by-law rezones the subject lands to “R3(99)”, Medium Density Residential Special and “OSC”, Open Space Conservation to permit a medium density residential development with a maximum of 200 dwelling units, comprising a mix of semi-detached dwellings, row dwellings and street townhouse dwellings - 1000252971 Ontario Limited, 0 Dominion Drive, Hanmer.

**2024-168Z**

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 #PL2024-12

This by-law rezones the subject lands from RU, Rural to M5 Extractive Industrial and from RU Rural to H63M5, Holding Extractive Industrial, in order to permit a pit and quarry use on the subject lands. The use of the lands subject to the Holding symbol are restricted to those uses legally existing on the date of the enactment of this amending by-law, until a by-law is passed to lift the H Symbol. The conditions of lifting the H symbol are a noise assessment and a stage 2 archaeological assessment to the satisfaction of the Director of Planning Services - Bradley John Rintala, Municipal Road 4, Whitefish.

**2024-169Z**

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 #PL2024-17

This by-law rezones the subject lands which comprise approximately 175 m<sup>2</sup> that are to be transferred from the property known as 3070 Martin Road and are to be added to the abutting property known as 2574 Peter Street - Myriam Bals, 3070 Martin Road, Sudbury.

**2024-170Z**

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 #PL2023-54



This by-law rezones the subject lands to “R3(100)”, Medium Density Residential Special and “R3(101)”, Medium Density Residential Special to permit the development of up to seven row dwelling units - Bravo Construction Limited, 2131 Bancroft Drive Hanmer.

#### **14. Members' Motions**

##### **14.1 Request to Amend the Code of Conduct and Complaint Protocol**

The following alternate resolution was presented:

###### **CC2024-233**

Moved By Councillor Parent

Seconded By Councillor Labbée

Alternate Resolution:

WHEREAS By-law 2019-16, being a by-law of the City of Greater Sudbury to Adopt a Code of Conduct for Members of Council and Local Boards and Complaint Protocol was enacted to ensure that the Members of Council and members of Local Boards share a common basis of acceptable conduct in the individual conduct of their Official Duties and to establish a Complaint Protocol;

AND WHEREAS since its inception, many complaints have been received and considered by the City of Greater Sudbury Integrity Commissioner;

AND WHEREAS many of the complaints received from persons who want to remain anonymous have been unsubstantiated, and still come at a cost to Greater Sudbury taxpayers as the Integrity Commissioner must evaluate each complaint received;

AND WHEREAS Greater Sudbury Council wishes to minimize the number of frivolous, vexatious, or unsubstantiated complaints;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that staff present a by-law for Council’s consideration which would amend By-law 2019-16 as follows:

1) That paragraph 21(1)(b) be amended to add the words “and shall provide suitable proof of identification” at the end so that it will read:

“(b) a Complaint must be signed and dated by the Complainant who shall be an identifiable individual (Complaints may not be submitted by any group, organization, or corporation) and who shall provide suitable proof of identification;”

2) That paragraph 21(2)(b) be amended to add the words “and shall provide suitable proof of identification” at the end so that it will read:

“(b) an Application must be signed and dated by the Applicant who shall be an identifiable individual (An Application may not be submitted by any

group, organization or corporation);”

3) That subparagraphs 21(1)(c)ii) and 21(2)(c)ii) be amended to read “a supporting affidavit setting out any evidence in support of the allegation;”

4) That Section 21.(7) be amended to delete the words “A Complainant or an Applicant may request that their Complaint or Application remain anonymous and, if approved by the Integrity Commissioner, their name will not be released” to read as follows:

“(7) If the Integrity Commissioner has decided to commence an investigation (except where otherwise required by the Public Inquiries Act, 2009, if applicable), the Integrity Commissioner shall provide a copy of the Complaint or Application and supporting evidence to the Member whose conduct is in question with a request for a written response to be provided within ten (10) days. The Integrity Commissioner may provide the response from the Member to the Complainant/Applicant with a request for a written reply also within ten (10) days. A Complainant or an Applicant may request that their Complaint or Application remain anonymous, only in extenuating circumstances will the Integrity Commissioner grant anonymity to a complainant and in such circumstances the name of the complainant will not be released.”

5) That paragraph 21(10)(a) be amended to read as follows:

“(10)a) issue a report to Council on the findings of the investigation and, where there is a finding of contravention, the report shall contain a copy of the original complaint, the detailed findings and any recommended sanctions or any settlement; and”

6) That subsection 21(14) be amended to read as follows:

“(14) The Integrity Commissioner must complete the investigation and provide any required report to Council within 90 days of the Complaint or Application being filed. If additional time will be required to complete the investigation and report, the Integrity Commissioner shall report to Council explaining the delay, and where possible advising of the projected completion date.”

AND BE IT FURTHER RESOLVED THAT that the clerk is directed to conduct a review of the city’s Code of Conduct for Members of Council and provide a report of suggested revisions in May of 2025.

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

Absent (2): Councillor Sizer, and Councillor Leduc

**CARRIED (11 to 0)**

**15. Correspondence for Information Only**

**15.1 Record Retention By-law**

For Information Only.

**15.2 Property Assessment Appeals and Assessment Base Management**

For Information Only.

**16. Addendum**

No Addendum was presented.

**17. Civic Petitions**

No Petitions were submitted.

**18. Question Period**

No Questions were asked.

**19. Adjournment**

Councillor Cormier moved to adjourn the meeting. Time: 8:43 p.m.

**CARRIED**

# **Minutes**

## **For the Operations Committee Meeting**

October 15, 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, Joe Rocca, Director of Linear Infrastructure, Renee Brownlee, Director of Environmental Services, Robyn White, Manager of Solid Waste Support Services, Nataly Wissell, Manager of Collection and Recycling, Tony De Silva, Roads Operations Engineer, Sarah Moore, Deputy City Clerk, Rory Whitehouse, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### **Councillor Signoretti, In the Chair**

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**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. Presentations**

**4.1 Waste Collection - 2024 Participation Study**

Robyn White and Nataly Wissell, from Environmental Services provided an electronic presentation regarding the 2024 Waste Collection Participation Study.

**5. Managers' Reports**

**5.1 Ash Tree Removal and New Tree Replanting Project**

The following resolution was presented:

**OP2024-22**

Moved By Councillor Sizer

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs staff to present a report in the first quarter of 2025 that provides an update on the removal of ash trees in the community and the anticipated schedule for replanting, as outlined in the report entitled "Ash Tree Removal and New Tree Replanting Project", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting of October 15, 2024.

**CARRIED**

**6. Referred & Deferred Matters**

**6.1 2024 Gateway Speed Limit Pilot Project Update**

At 2:45 p.m. Committee recessed.

At 2:51 p.m. Committee reconvened.

The following alternate resolution was presented:

**OP2024-23**

Moved By Councillor Parent

Seconded By Councillor Sizer

Alternate Resolution:

THAT the City of Greater Sudbury directs staff to consult with each Ward Councillor to determine if any minor amendments to the Gateway Speed Limits are required;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-law 2010-1 in the City of Greater Sudbury to implement the recommended minor amendments;

FURTHER THAT the City of Greater Sudbury extends the Gateway Speed Limit Pilot Project until 2025 as outlined in the report entitled "2024 Gateway Speed Limit Pilot Project Update", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on September 9, 2024.

**CARRIED**

**6.2 Active Transportation Winter Maintenance Plan 2024**

The following alternate resolution was presented:

**OP2024-24**

Moved By Councillor Fortin

Seconded By Councillor Brabant

Alternate Resolution:

THAT the walkway that connects Magnolia Boulevard to Inglewood Court be added to the active transportation network that will be maintained during the upcoming winter season;

AND THAT the City of Greater Sudbury approved the winter maintenance plan for the active transportation network as outlined in the report entitled “Active Transportation Winter Maintenance Plan 2024” from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting of September 9, 2024.

**CARRIED**

**7. Members' Motions**

No Motions were presented.

**8. Correspondence for Information Only**

**8.1 WWW Linear Infrastructure Performance Review 2024**

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 Parent moved to adjourn the meeting. Time: 3:00 p.m.

**CARRIED**

# Minutes

## For the Finance and Administration Committee Meeting

October 16, 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, Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Interim General Manager of Community Development , Joanne Kelly, Director of Human Resources and Organizational Development, Kelly Brooks, Director of Communications and Community Engagement, Meredith Armstrong, Director of Economic Development, Kris Longston, Director of Planning Services, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Liisa Lenz, Manager of Financial Planning and Budgeting, Ed Landry, Senior Planner, Dawn Noel de Tilly, Chief of Staff, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### Councillor McIntosh, In the Chair

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#### 1. Call to Order

The meeting commenced at 4:00 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:

**FA2024-28**

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)) / Labour Relations or Employee Negotiations item regarding a performance review and senior management roles in accordance with the *Municipal Act, 2001*, par. 239(2)(b) and (d).

**CARRIED**

At 4:02 p.m., the Finance and Administration Committee moved into Closed Session.

**4. Recess**

At 5:50 p.m., the Finance and Administration Committee recessed.

**5. Open Session**

At 6:30 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)) / Labour Relations or Employee Negotiations item regarding a performance review and senior management roles in accordance with the *Municipal Act, 2001*, par. 239(2)(b) and (d). No direction or recommendation emanated from the meeting.

**9. Presentations**

**9.1 \*Staffing Levels Report**

Councillor Landry-Altman arrived at 6:35 p.m.

Kevin Fowke, General Manager of Corporate Services, provided an electronic presentation regarding requested information related to staffing levels.

**9.2 2024 CAO Performance Objectives and Third Quarter Performance**



Ed Archer, Chief Administrative Officer provided an electronic presentation regarding the status of CAO performance objectives and corporate performance to September 30, 2024 for information only.

## 10. Managers' Reports

### 10.1 Strategic Core Areas Community Improvement Plan Application – 7 Pine Street

The following resolution was presented:

#### **FA2024-29**

Moved By Councillor Cormier

Seconded By Councillor Sizer

THAT The City of Greater Sudbury approves the application for 7 Pine Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement;

AND THAT the grant request costs of \$324,260 be funded from the Tax Rate Stabilization Reserve – Uncommitted, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 7 Pine Street”, from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee meeting of October 16, 2024.

Rules of Procedure

Councillor Fortin moved to amend the resolution.

At 7:55 p.m., Council recessed.

At 8:04 p.m., Council reconvened.

The following amendment was presented:

#### **FA2024-29-A1**

Moved By Councillor Fortin

Seconded By Councillor Parent

THAT the resolution be amended to change “the Tax Rate Stabilization Reserve – Uncommitted” to “the CIP fund”

YEAS: (4): Councillor Fortin, Councillor Parent, Councillor Labbee, and Councillor Landry-Altmann

NAYS: (8): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Lapierre, Councillor Sizer, Councillor McIntosh, Councillor Cormier, and Mayor Lefebvre

ABSENT: (1): Councillor Leduc

**DEFEATED (4 to 8)**

Rules of Procedure

Councillor Lapierre moved to amend the resolution.

The following amendment was presented:

**FA2024-29-A2**

Moved By Councillor Lapierre

Seconded By Councillor Signoretti

THAT the resolution be amended to include the following paragraph at the end of the resolution:

"AND THAT staff bring back a notification to council prior to the final payout of the CIP grant with suggestion(s), if available, for an alternate funding source to support the payment or an indication that the funding source approved in the original resolution continues to be appropriate."

**CARRIED**

Rules of Procedure

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

**CARRIED**

The following main resolution as amended was presented:

**FA2024-29**

Moved By Councillor Cormier

Seconded By Councillor Sizer

As Amended:

THAT The City of Greater Sudbury approves the application for 7 Pine Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement;

AND THAT the grant request costs of \$324,260 be funded from the Tax Rate Stabilization Reserve – Uncommitted, as outlined in the report entitled "Strategic Core Areas Community Improvement Plan Application – 7 Pine Street", from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee meeting of October 16, 2024;

AND THAT staff bring back a notification to council prior to the final payout of the CIP grant with suggestion(s), if available, for an alternate funding source to support the payment or an indication that the funding source approved in the original resolution continues to be appropriate.

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

ABSENT: (1): Councillor Leduc

**CARRIED (12 to 0)**

**10.2 Strategic Core Areas Community Improvement Plan Application – 30 Cedar Street**

The following resolution was presented:

**FA2024-30**

Moved By Mayor Lefebvre

Seconded By Councillor Cormier

THAT The City of Greater Sudbury approves the Application for 30 Cedar Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement;

AND THAT the grant request costs of \$1,717,500 be funded from the Tax Rate Stabilization Reserve - Uncommitted, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 30 Cedar Street”, from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee Meeting of October 16, 2024.

Rules of Procedure

Mayor Lefebvre moved to amend the resolution.

The following amendment was presented:

**FA2024-30-A1**

Moved By Mayor Lefebvre

Seconded By Councillor Cormier

THAT the resolution be amended to include the following wording at the end of the resolution as follows:

AND THAT the Agreement include clauses making the grant payment subject to the following conditions:

1. That occupancy be granted for the entire 83-unit residential component of the project to the satisfaction of the Chief Building Official;
2. That a demolition permit for the “St.-Joseph’s Hospital” property at 641 Paris St. has been completed to the satisfaction of the Chief Building Official.

AND THAT staff bring back a notification to council prior to the final payout of the CIP grant with suggestion(s), if available, for an alternate funding source to support the payment or an indication that the funding source approved in the original resolution continues to be appropriate.

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

NAYS: (1): Councillor Labbee

ABSENT: (1): Councillor Leduc

**CARRIED (11 to 1)**

Rules of Procedure

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

**CARRIED**

The following main resolution as amended was presented:

**FA2024-30**

Moved By Mayor Lefebvre

Seconded By Councillor Cormier

As Amended:

THAT The City of Greater Sudbury approves the Application for 30 Cedar Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement;

AND THAT the grant request costs of \$1,717,500 be funded from the Tax Rate Stabilization Reserve - Uncommitted, as outlined in the report entitled "Strategic Core Areas Community Improvement Plan Application – 30 Cedar Street", from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee Meeting of October 16, 2024;

AND THAT the Agreement include clauses making the grant payment subject to the following conditions:

1. That occupancy be granted for the entire 83-unit residential component of the project to the satisfaction of the Chief Building Official;
2. That a demolition permit for the "St.-Joseph's Hospital" property at 641 Paris St. has been completed to the satisfaction of the Chief Building Official.

AND THAT staff bring back a notification to council prior to the final payout of the CIP grant with suggestion(s), if available, for an alternate funding source to support the payment or an indication that the funding source approved in the original resolution continues to be appropriate.

YEAS: (9): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Lapierre, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altmann, and Mayor Lefebvre

NAYS: (3): Councillor Fortin, Councillor Parent, and Councillor Labbee

ABSENT: (1): Councillor Leduc

**CARRIED (9 to 3)**

**11. Members' Motions**

No Motions were presented.

**12. Correspondence for Information Only**

**12.1 2024 Second Quarter Statement of Council Expenses**

For Information Only.

**12.2 Housing-Enabling Core Servicing Fund**

For Information Only.

**13. Addendum**

No Addendum was presented.

**14. Civic Petitions**

No Petitions were submitted.

**15. Question Period**

No Questions were asked.

**16. Adjournment**

Councillor McIntosh moved to adjourn the meeting. Time: 9:17 p.m.

## Housing-Enabling Water Systems Fund (HEWSF)

Presented To:	City Council
Meeting Date:	November 26, 2024
Type:	Managers' Reports
Prepared by:	Akli Ben-Anteur Infrastructure Capital Planning
Recommended by:	General Manager of Growth and Infrastructure

### Report Summary

This report provides a recommendation to enter into a Transfer Payment Agreement with the province for infrastructure funding to fund the Lively-Walden Wastewater Infrastructure Upgrades project through the Province’s Housing-Enabling Water Systems Fund (HEWSF).

### Resolution

THAT the City of Greater Sudbury approve the Walden Wastewater Infrastructure Upgrades project to proceed as identified in this report with funding to be reallocated from other project delays along with a draw from the Capital Financing Reserve Fund – Wastewater and/or Wastewater Holding Reserve and will be identified in the 2025 Budget Update report;

AND THAT the City of Greater Sudbury authorizes the General Manager of Growth and Infrastructure to execute on behalf of the City of Greater Sudbury a Transfer Payment Agreement with His Majesty the King in right of the Province of Ontario as represented by the Minister of Infrastructure, as outlined in the report entitled “Housing-Enabling Water Systems Fund”, from the General Manager of Growth and Infrastructure presented at the City Council meeting on November 26, 2024, and to execute any necessary amendments to the Agreement, reports arising from the Agreement and to sign such other documents and take such steps as may be required to implement and administer the Agreement.

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

Securing provincial funding to improve wastewater infrastructure in Lively and Walden is in alignment with City’s Strategic Plan including “Maximize Value of Relationships with Provincial and Federal Governments to Support Community Infrastructure Goals; “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”.

The Housing-Enabling Water Systems Fund would assist in upgrading wastewater infrastructure that will allow additional housing and development in the community within the existing Lively and Walden Settlement Areas which aligns with the CEEP goal of building compact, complete communities.

## Financial Implications

This report outlines total project costs of \$70M to upgrade the Lively-Walden Wastewater system, with 50% to be covered by the Housing-Enabling Water System Fund.

Staff are finalizing a Water/Wastewater Long Term Financial Plan which will be presented to Council in Q1 2025. It will identify significant capital requirements for both water and wastewater infrastructure. At the same time work is underway on \$84.6M of wastewater capital work in the current four-year capital plan which covers 2024 – 2027.

Of the 50% City share of the total project costs, \$13.8M has been allocated in the 2024-2028 capital budget. The additional funding required of \$21.2M is presented as an amendment in the 2025 Annual Budget Update Report with funding to be determined. Staff will bring back a report to committee identifying options for funding sources once the Water/Wastewater Long-Term Financial Plan has been presented.

## Background

As outlined in the March 26, 2024, report entitled the “Housing-Enabling Water Systems Fund (HEWSF)” to Finance and Administration Committee, the HEWSF fund is a \$200M Provincial Fund that help municipalities engage in water, wastewater and stormwater infrastructure upgrades and expansions to unlock more housing opportunities and spur economic growth. The specific objectives of the Fund are to enable growth and housing opportunities, increase access to potable water and increase treatment/management of wastewater and stormwater.

The City has made an application and successfully obtained funding for the Lively Walden Sanitary Sewer Upgrades Project. Based on the funding formula the City will receive a maximum of 73% or up to a maximum of \$34.975M. Municipalities are required to contribute a minimum of 27% of the eligible project costs, including any amount that exceeds the maximum provincial contribution of \$34.795M.

The Lively-Walden Wastewater System Upgrades is a multi-phase project that requires upgrades to linear infrastructure and wastewater facilities. These upgrades are needed to increase sanitary sewer capacity in Lively/Walden, where development is currently limited due to lack of capacity.

The project phases proposed in the HEWSF application include:

Phase	Construction Schedule	Estimated Cost
2 – Detailed Design and Construction of Anderson LS upgrades and Force main	Detailed Design and Construction 2025-2027 (subject to funding)	\$3M
3 – Detailed Design and Construction of Jacob LS Phase 2 Upgrades	Design Complete 2024, Construction 2025 - 2026	\$5.5M
4 – Linear Collection System Upgrades Downstream of Lively WWTP	Detailed Design 2024-2025, Construction 2025-2026	\$8.4M
5 – Detailed Design and Construction of Walden WWTP Phase 1	Detailed Design 2025-2026, Phased Construction Phase 1 2026-2027 (subject to funding)	\$50M
6 – Decommissioning of Lively WWTP	Construction 2026-2027	\$3M
Total		\$70M

Based on the project estimated cost as shown in the above table and based on the HEWSF funding formula the municipality will receive up to a maximum of \$34.975M of funding to upgrade Lively/Walden Wastewater Infrastructure and the remaining \$34.975M will be covered by the City.

For the City to receive funding, the project should start no later than September 30, 2024, with a project completion date no later than March 31, 2027. The start data can include pre-construction soft costs (i.e., design, planning, engineering, project management, etc.

A Council resolution supporting the application and by-law authorizing the execution of an agreement is required by the Province prior to entering into a Transfer Payment Agreement. The Transfer Payment Agreement will expire on March 31, 2028.

Payments would be made based on achieving 3 milestones:

Milestone 1: 25% of the Maximum Funds upon execution of the Agreement

Milestone 2: Up to 60% of the Maximum Funds upon construction contract award documents and progress report

Milestone 3: Release of final (up to) 15% of the Maximum Funds upon final reporting and compliance audit

### **Project Impact**

Once completed, the project will resolve the capacity issues within the wastewater system and would enable the development of 585 residential units that are in the pre-consultation, site plan and draft approved stages and approximately 3,300 future units on lands designated for residential development within the Lively-Walden Settlement Boundary.

In addition, the upgrades to the Lively- Walden Wastewater System would enable future industrial development in the area such as Fielding Road Strategic Employment Area which forms part of the City's Employment Land Strategy. Additional funding would be required to support the extension of servicing to this area.

This project will also strengthen our relationship with the Atikameksheng Anishnawbek First Nation and allow for partnership as it will provide an opportunity to connect their business park when the opportunity arises since they are already connected to Walden Wastewater Treatment Plant.

### **Conclusion**

Based on the successful approval from the province to fund up to \$35M, staff believe that the provincial funding is a unique opportunity to complete the Lively-Walden Sanitary Sewer Upgrades project that will enable additional housing and development in the community.

### **Resources Cited**

Housing-Enabling Water Systems Fund

<https://www.ontario.ca/page/housing-enabling-water-systems-fund>

Housing Enabling Water Systems Fund Report to Finance and Administration Committee dated March 26, 2024

<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=52811>



## College Street Underpass Rehabilitation

Presented To:	City Council
Meeting Date:	November 26, 2024
Type:	Managers' Reports
Prepared by:	Stephen Holmes Engineering Services
Recommended by:	General Manager of Growth and Infrastructure

## Report Summary

This report provides a recommendation regarding the design alternatives for the College Street Underpass Rehabilitation and summarizes efforts to secure funding for the project.

## Resolution

THAT the City of Greater Sudbury approves Option A: Full Bridge Rehabilitation with Roundabout and Active Transportation Improvements, subject to pursuing funding from senior levels of government, and that the project is not issued for tender until August 1, 2025, as outlined in the report entitled “College Street Underpass Rehabilitation” from the General Manager of Growth & Infrastructure, presented at the City Council meeting on November 26, 2024.

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

Rehabilitating the College Street Underpass is in line with Council's Strategic Plan Goal Area of Asset Management and Service Excellence by effectively optimizing and extending the useful service life of the City's oldest bridge, which is a critical component of both the national railway route and local transportation network.

Transportation is the single largest source of emissions in Greater Sudbury, accounting for approximately 32% of total GHG emissions (CEEP 2021). Reducing the time that vehicles sit idling at traffic signals, by introducing a roundabout can lead to reduced local transportation-related emissions in the short-term. Emissions reductions would also be realized elsewhere in the network, such as at the Elm Street CPKA crossing, where queuing may be reduced. Further, providing more active transportation facilities and opportunities for residents to choose to bike or walk to their destinations would also reduce emissions in the community.

## Financial Implications

The College Street Underpass project was approved during 2024-2027 capital budget deliberations with a budget of \$25 million. This budget is funded by external debt, with repayments funded from the special capital levy.

Council deferred spending on this project until staff returned with a report with further details on the project for Council's consideration. The estimated total project cost of the recommended Option A: Full Bridge Rehabilitation with Roundabout and Active Transportation Improvements remains at \$25 million.

Should Council select another option, the following financial implications would apply:

Option B - \$13 million capital costs

Option C - \$9 million capital costs

Option D – To be determined.

If option B, C or D is approved, then the external debt of up to \$25 million could be redirected to another capital project with the debt payment of \$1.6 million continuing to be funded by the special capital levy.

If a cost sharing agreement or grant funding is secured, a portion of the debt could be redirected to another capital project.

## **Background**

During the 2024 Budget deliberations, resolution (FA2023-76-A1) was passed at the Finance & Administration Committee Meeting on December 19, 2023, that the College Street Underpass Rehabilitation project "be deferred pending a new or updated report be presented for Council's consideration in 2024 and that the money allocated for this project be held in reserves pending Council's further direction."

The College Street Underpass is the City of Greater Sudbury's oldest bridge, originally constructed in 1949 to accommodate vehicular traffic crossing under three Canadian Pacific Kansas City (CPKC) railway tracks. Given the age and condition of the structure, the low bridge clearance and lack of active transportation facilities, rehabilitation or replacement of the structure is recommended in the short-term and is currently proposed for construction in 2025, as part of the City's Capital Budget Program.

## **Bridge Inspections**

Ontario Regulation 104/97: Standards for Bridges outlines requirements for the structural integrity, safety, and condition of every bridge in Ontario to be determined through at least one inspection in every second calendar year under the direction of a professional engineer. The regular inspection of these structures ensures that they are maintained to a specific standard and are not posing an imminent risk to the public.

The last biennial bridge inspections in Greater Sudbury were completed in 2022 and included a visual assessment of the condition of the College Street Underpass (Figure 1). Comments included in that specific report indicated that the structure has restricted clearances, poor visibility, and is in poor condition. The recommended capital work from the 2022 inspection was to replace the bridge. As part of the proposed capital project to rehabilitate the bridge, a detailed structural review was completed to prepare contract documents for this work. The proposed options associated with this work are detailed below.

The College Street Underpass is also inspected following any incidents where it is subjected to vehicle impacts and spalling concrete has been observed. In 2018, scaling of loose concrete and the installation of wire mesh on the bridge soffit was completed to prevent concrete from falling onto the roadway and sidewalk.



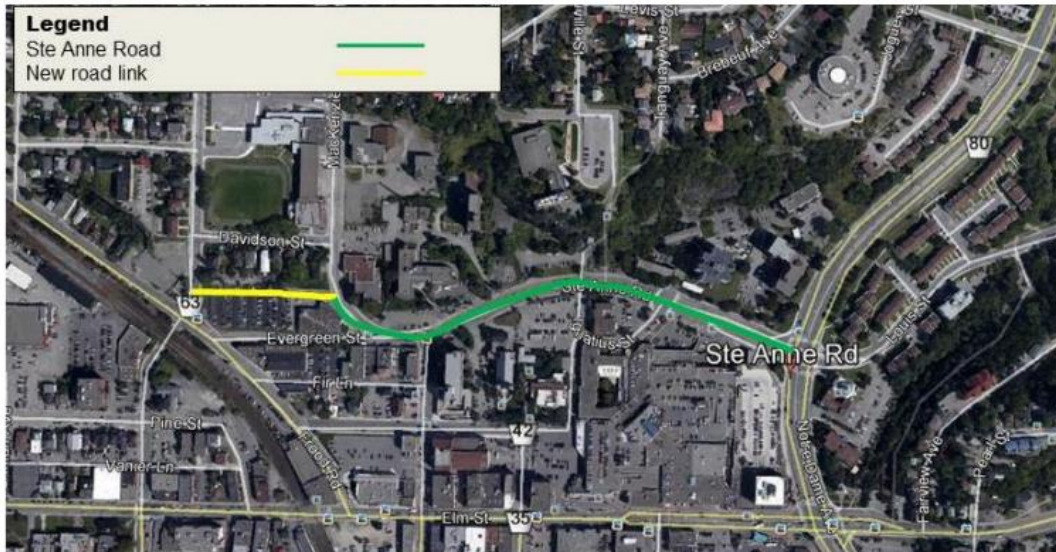
**Figure 1. College Street Underpass, looking southbound (from 2022 Inspection Report)**

### **Transportation Master Plan (2018)**

The College Street Underpass plays a critical role in the local area transportation network and cannot be examined in isolation, due to its proximity to the City's downtown area and other strategically important transportation links.

The Ste. Anne Road Extension is recommended as part of the 2031 Road Network presented in the approved Transportation Master Plan (2018). It is recommended that this link be constructed by 2031 to meet the growing transportation demand in the City's core, by providing a convenient by-pass of the central business district for vehicles not needing to access that area for a specific purpose. An extension of this road from its current terminus at the intersection of Mackenzie and Davidson Streets, underneath the railroad tracks via College Street, to connect to Pine Street, was also previously considered in the 1992 and 2005 Transportation Master Plans.

The existing underpass of the railroad tracks at College Street is shown in green, while the proposed new road link is shown in yellow on Figure 2. This extension has been planned to be coordinated with the rehabilitation of the College Street Underpass and requires the subsequent transformation of the signalized intersection of College Street and Froud Road to a five-point, single lane roundabout to accommodate the connection with the Ste. Anne Road Extension.



**Figure 2. Recommended Ste. Anne Road Extension (Transportation Master Plan 2018, p.161)**

### **Environmental Assessment: College Street Underpass and Ste. Anne Road Extension**

The City of Greater Sudbury through their consultant AECOM, is in the final stages of completing a Municipal Class Environmental Assessment (MCEA) Schedule C study to identify, evaluate and determine the best long-term rehabilitation or replacement alternatives for the College Street Underpass and the best alignment for the Ste. Anne Road Extension. A Schedule 'C' project typically includes the construction of new facilities or major expansions to existing facilities with significant environmental impacts, and for this project class, consultation with the public is mandatory.

The concurrent review and design of both the College Street Underpass and the Ste. Anne Road Extension projects will assist in ensuring the vertical and horizontal alignments of the two projects are compatible while also improving active transportation opportunities in the area. Three alternative solutions were presented and evaluated for each project and are presented within this report.

Through the MCEA process, the proposed solutions and alternative designs were reviewed with Canadian Pacific Kansas City (CPKC) railway, who stipulated that the City is required to maintain all three rail lines on the bridge open during any planned construction work on the underpass. The cost to construct a three-rail temporary detour, such that all lines can remain open during a potential reconstruction, was estimated to cost upwards of \$40 million (detour only). This constraint limited potential preferred alternatives for the project to revisit the rehabilitation of the existing structure which extends the useful life of the bridge for 25 years.

The Environmental Study Report (ESR) for these two projects was issued on June 24, 2024, with the question period ending July 24, 2024. Consultation with Provincial ministries is ongoing, and it is anticipated that the MCEA will be concluded shortly.

#### **Alternative Solutions Considered for College Street Underpass:**

The College Street Underpass is a two-span concrete slab with embedded steel girders bridge constructed in 1949 to accommodate three lanes of vehicular traffic crossing under the CPKC railroad tracks (two northbound, one southbound). Currently, there is a sidewalk on the west side of the structure and no other active transportation facilities.

In determining how best to improve and modernize the College Street Underpass in a cost-effective way that considers the future transportation needs of the community, several alternative design concepts were considered:

## Option A: Full Bridge Rehabilitation with Roundabout and Active Transportation Improvements

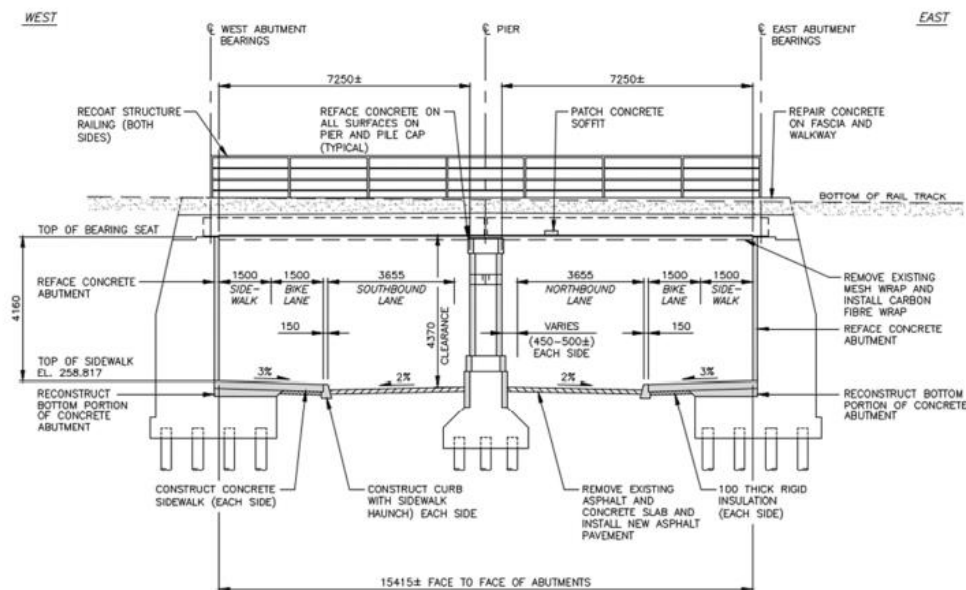
The recommended design option approved during 2024-2027 capital budget deliberations considers the rehabilitation of the College Street Underpass, while also introducing new active transportation within the existing right of way. This option would see the underpass rehabilitated, providing a safe structure, with an increased life cycle of approximately 25 to 30 years.

Here, the existing three-lane cross section would be reconfigured to accommodate one vehicular travel lane, along with space for sidewalks and cycling facilities, in both directions to provide a link to the existing and planned active transportation network (Figure 3). The addition of cycling infrastructure to the College Street Underpass, and to the section of College Street from Frood Road to Elm Street, would provide a safe and connected route between Elm Street and the West End, through the Donovan and Flour Mill neighbourhoods, to Notre Dame Avenue and the Paris-Notre Dame Bikeway. Installing cycling infrastructure on this 220-meter segment of College Street will require utility relocations, and the removal of historical streetcar tracks that remain embedded beneath the asphalt in the intersection of College Street and Pine Street. In addition, watermain, sanitary sewer and street lighting improvements are also included in this option.

The northbound left-turn lane from College Street onto Frood Road, will not be required with the installation of a single-lane roundabout at the intersection. Despite removal of the left-turn lane, the introduction of a roundabout would improve the Level of Service of the intersection, by enabling more efficient vehicle turning movements and unimpeded traffic flow. The proposed roundabout will be constructed to connect with the future Ste. Anne Road extension. To accommodate the construction of the proposed roundabout, adjacent property at the northeast and northwest corners of the intersection are required to be purchased and have been considered in project costs. Discussions with the affected property owner have been ongoing in anticipation of this project.

The provision of the Ste Anne Road Extension provides a by-pass around the Downtown core, potentially reducing the vehicular traffic volume on Elm Street, and further enabling the City to deliver on other strategic priorities for the core. Additionally, removing vehicular volume from the Elm Street corridor may reduce the potential for serious instances to occur at the level CPKC crossing on Elm Street, to the west of Frood Road, where vehicles are regularly observed queuing over the tracks. Completing the Ste Anne Road Extension would also provide additional redundancy in the City's transportation network in the core in the event of any nearby road closures.

**Total estimated project cost: \$25 million**



**Figure 3. Recommended College Street Underpass Design**

## **Option B: Bridge Rehabilitation with Clearance Improvements Only**

This option includes the rehabilitation of the College Street Underpass structure, along with vehicle clearance improvements and some minor work to the intersection to ensure the alignment of the intersection continues to function.

Generally, this option would reduce the overall project cost for 2025 capital work, however it would introduce additional project costs in the future of approximately \$1 million in re-work that would be required to add active transportation facilities and transform the intersection into a roundabout in anticipation of a connection with the Ste. Anne Road Extension.

**Total estimated project cost: \$13 million**

## **Option C: Bridge Rehabilitation Only**

This option considers the rehabilitation of the College Street Underpass while retaining the existing cross section and vertical clearance on College Street. There are no new accommodations for active transportation or improvements to the College Street and Frood Road intersection included in this option.

This option would include rehabilitation of the underpass only, to provide a safe structure with an extended lifecycle of an estimated 25 to 30 years. Improvements to the intersection or existing roadway, including how best to connect to the planned Ste Anne Road Extension are not considered.

**Total estimated project cost: \$9 million**

## **Option D: Defer Bridge Rehabilitation Project for up to 5 Years**

Deferral of the project would result in increased annual maintenance costs of the bridge structure and would likely lead to higher rehabilitation construction costs in the future, or depending on the level of deterioration, could lead to the requirement for a complete replacement of the bridge structure. Historically, capital budget increases have not kept pace with inflation and therefore in the future, this project would likely require a larger proportion of the capital budget than if the project is delivered as part of the 2025 Capital Program.

As the concrete structure continues to deteriorate through spalling and delamination over the short term, localized removal of loose concrete will be necessary to safeguard the public. This additional maintenance work would commence in 2025 and be completed twice annually.

In addition, the City would need to retain a consultant to conduct detailed inspections of the bridge structure biannually, to review performance, structural integrity, and overall condition of the bridge. These inspections would identify any areas of potential distress and movement, which would inform maintenance practices. This also could potentially prompt further preventative measures to ensure public safety. Additional measures that may be recommended because of the biannual inspections potentially include:

- Additional, or supplemental steel wire mesh on concrete surfaces.
- Temporary shoring of walls or structure for areas of structural distress.
- Installation of movement monitoring devices.
- Reduced service levels such as reduction of vehicle lanes, reduction of lane widths, closing the sidewalk or potentially also closing the road to vehicular traffic altogether.

Should the rehabilitation of the College Street Underpass structure be deferred, it is recommended that funding be provided for replacement of the existing sidewalk rail system.

## Summary of Options:

	A	B	C	D
Bridge structure rehabilitation	●	●	●	
Vertical clearance improvements	●	●		
Utility relocations (\$ required in advance of project tender)	●	●		
Active transportation facilities	●			
Roundabout	●			
Watermain and sanitary sewer improvements	●			
Street lighting improvements	●			
Property acquisition	●			
<b>Total Estimated Project Cost</b>	<b>\$25 million</b>	<b>\$13 million</b>	<b>\$9 million</b>	<b>Variable</b>

## Rail Crossings in Greater Sudbury:

The City of Greater Sudbury has 78 level rail crossings, nine grade-separated vehicular crossings and seven additional pedestrian/cyclist-only, grade-separated crossings. The number of level crossings per capita is approximately double the average for comparable cities in Ontario. Over the last five years, the City has invested approximately \$2.3 million to rehabilitate 10 level crossings and further spends an additional \$250,000 annually in general maintenance of crossings throughout the community. CPKC flagging and engineering fees, as well as insurance requirements associated with overpass rehabilitation projects can also represent significant proportions of project budgets. An ongoing capital project to rehabilitate the Paris Street Bridge of Nations, requires approximately \$550,000 in CPKC engineering, flagging and insurance costs, which represents approximately 6.5% of the project construction cost alone.

The City is responding to an increasing number of inquiries from industrial businesses seeking property with rail access, demonstrating the importance of the maintaining the rail network within the community. Greater Sudbury plays a critical role north of the Greater Toronto Area when it comes to rail access for both inbound and outbound freight movements to support industrial and other growth. Both CPKC and CNR's class 1 main lines run through the city, and both connect to the Huron Central (HCR) and Ottawa Valley (OVR) railways within the city limits, running west and east respectively. Furthermore, local mining company, Vale owns and operates considerable rail infrastructure within the city and with various connections to the CNR, CPR, HCR and OVR lines.

## Potential Funding Opportunities:

The City of Greater Sudbury is actively seeking an opportunity to cost share the rehabilitation of the College Street Underpass, a critical link in both the local transportation and national CPKC rail networks. Engineering Services staff will continue to provide support to the Mayor's Office in advocacy efforts to secure funding from other levels of government for this project.

Of note, the original construction of the College Street Underpass in 1949, with a total project cost of just under \$400,000, was funded in part by both the Provincial (25%) and Federal (25%) governments, with the remainder of the project funded by the City (50%). The Canadian Pacific Railway Company declined to contribute financially to the project at the time citing that there would be no additional benefits to railway operations from the construction of the underpass at the existing (at the time) level crossing.

The project is directly in line with two of the Ontario Ministry of Infrastructure's nine priority investment areas, including Roads and Bridges and Northern Communities. The rehabilitation of the College Street Underpass in Northern Ontario's largest city and economic centre will continue to support the efficient movement of goods and people both within the community and on a broader scale, across the province and country.

Rehabilitating a critical link in Northern Ontario's network of transportation infrastructure also supports the realization of the vision of the Growth Plan for Northern Ontario by ensuring that the Greater Sudbury area continues to be a growing, vibrant, and highly productive region, with a diverse and globally competitive economy. Reliable access to national and international rail networks further provides Greater Sudbury with a competitive advantage that supports economic development strategies for existing and emerging priority economic sectors, including the minerals sector and mining supply and services.

## **Resources Cited**

1. City of Sudbury Minutes, Regular Meeting, March 7, 1949 (provided in PDF format from City Archives)
2. City of Sudbury Minutes, Regular Meeting, April 11, 1949 (provided in PDF format from City Archives)
3. City of Sudbury Minutes, Regular Meeting, January 30, 1951 (provided in PDF format from City Archives)
4. City of Sudbury Minutes, Special Meeting, October 10, 1951 (provided in PDF format from City Archives)
5. City of Sudbury Minutes, Regular Meeting, April 22, 1952 (provided in PDF format from City Archives)
6. Elm Street – On Street Parking, report presented to the Operations Committee of the City of Greater Sudbury, April 2, 2013, accessed online: <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=18878>