



City Council Agenda

Tuesday, April 28, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda
Mayor Paul Lefebvre, Chair

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

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1. **Call to Order**
2. **Open Session**
3. **Moment of Silent Reflection**
4. **Land Acknowledgement**
5. **Roll Call**
6. **Declarations of Pecuniary Interest and the General Nature Thereof**
7. **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.

7.1 Matters Arising from Committees

- 7.1.1 **Matters Arising from Operations Committee of April 20, 2026**
- 7.1.2 **Matters Arising from Community and Emergency Services Committee of April 20, 2026**
- 7.1.3 **Matters Arising from Planning Committee of April 27, 2026**

7.2 Adoption of Minutes

- 7.2.1 **Planning Committee Meeting Minutes of March 9, 2026** 13
- 7.2.2 **Future-Ready Development Services Ad-Hoc Committee Minutes of March 10, 2026** 23
- 7.2.3 **City Council Meeting Minutes of March 10, 2026** 25

7.3 Routine Management Reports

- 7.3.1 **Appointment to the Greater Sudbury Public Library Board - April 2026** 36
This report provides a recommendation to appoint one new member to the

8. Managers' Reports

- 8.1 Greater Sudbury Community Improvement Plan Application – 65 Larch Street, Sudbury** 39
This report provides a recommendation on a Greater Sudbury Community Improvement Plan Application for the conversion of the top floors of 65 Larch Street into 44 residential dwelling units.
- 8.2 Extension of Services at Energy Court- Homelessness Response**
This report to follow will provide an update regarding the extension of services at Energy Court.
- 8.3 2026 Property Tax Policy and Other Property Tax Matters** 43
This report provides recommendations regarding tax policy choices and other property tax matters that will be used in determining final and supplementary/omitted tax bills for 2026 and the interim tax bills for 2027.
- 8.4 Non-Competitive Contract Award - On-Demand and Fixed Transportation Services** 54
This report provides a recommendation to approve a non-competitive contract award with Student Transportation of Canada Inc. o/a Leuschen Transportation and to implement a three-year service integration pilot that combines GOVA Zone and GOVA Plus operations.

9. Referred & Deferred Matters

- 9.1 O'Connor Sports Court Fundraising Update** 60
This report provides an update on the status of fundraising efforts of the O'Connor Sports Court community-led project. A business case for the required capital funding to complete the project was presented during 2026 budget deliberations which was deferred pending a report from staff.

10. 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:

- 10.1 By-law 2026-73 to 2026-82**
2026-73

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of April 28, 2026

2026-74

A By-law of the City of Greater Sudbury to Authorize a Dedicated Gas Tax Letter Agreement with His Majesty the King in Right of the Province of Ontario as Represented by the Minister of Transportation for the Province of Ontario for Funding under the Dedicated Gas Tax Funds for the Public Transportation Program

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

2026-75

A By-law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Central Business District Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Downtown Sudbury Board of Management for the Year 2026

Refer to Report under Correspondence for Information Only

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

2026-76

A By-law of the City of Greater Sudbury to Levy a Special Charge upon Properties in the Flour Mill Improvement Area Assessed for Commercial and Industrial Taxes to Provide for the Purposes of the Board of Management of the Flour Mill Improvement Area for the Year 2026

Refer to Report under Correspondence for Information Only

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

2026-77

A By-law of the City of Greater Sudbury to Provide an Enhanced Municipal Tax Deferral for Low-Income Older Adults and Low-Income Persons with Disabilities who are Owners of Real Property in the City of Greater Sudbury

City Council Resolution #CC2025-73

2026-78

A By-law of the City of Greater Sudbury to Authorize a Lease Agreement with Sudbury Better Beginnings Better Futures Association by Way of Grant for the Use and Occupation of the Fieldhouses Located at 140 St. George Street, Sudbury and 496 Froot Road, Sudbury

Planning Committee Resolution #PL2026-48

2026-79

A By-law of the City of Greater Sudbury to Authorize a Lease Agreement with Our Children, Our Future – Family Resources by Way of Grant for the Use and Occupation of the Fieldhouse Located at 1978 Lasalle Boulevard, Sudbury

Planning Committee Resolution #PL2026-49

2026-80

A By-law of the City of Greater Sudbury to Authorize an Agreement with The Go-Give Project to Deliver the Drop-In Program and Associated Supports at Energy Court

City Council Resolution #CC2026-70

This by-law authorizes an agreement with The Go-Give Project to operate the Energy Court drop-in centre for 8 hours a day during the month of May 2026.

2026-81

A By-law of the City of Greater Sudbury to Adopt the French Language Services Policy

City Council Resolution #CC2026-71

This by-law adopts a new French Language Services Policy.

2026-82

A By-law of the City of Greater Sudbury to Declare Certain Parcels of Land to be Part of the City Road System

This by-law is presented to Council from time to time. It provides for all the small “bits and pieces” of roadway that have been purchased or otherwise acquired by the City for road purposes to be formally declared as roads.

11. Members' Motions

12. Correspondence for Information Only

12.1 2025 Contract Award Report

This report provides information regarding all Contract Awards valued at \$250,000 or more for the procurement of Goods, Services, or Construction that were awarded between January 1, 2025 and December 31, 2025, and includes any amendments to previously reported Contract Awards.

65

12.2	2026 Q1 Report of Council and Committee Meeting Attendance	74
	This report provides information regarding Council member attendance at City Council and Committee meetings for the first quarter of 2026.	
12.3	2026 Tax Rates – Business Improvement Areas	87
	This report provides information regarding the establishment of the Flour Mill Business Improvement Area (BIA) and Downtown Sudbury BIA tax rates and levies for 2026.	
13.	Addendum	
14.	Civic Petitions	
15.	Question Period	
16.	Adjournment	

le mardi 28 avril 2026
Centre Lionel E. Lalonde
239, montée Principale, Azilda
Maire Paul Lefebvre, Président

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 au Centre Lionel E. Lalonde, 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.

1. **Ouverture**
2. **Séance publique**
3. **Moment de silence**
4. **Reconnaissance des terres**
5. **Appel nominal**
6. **Déclaration d'intérêts pécuniaires et leur nature générales**
7. **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.

7.1 Questions découlant de la réunion des comités

- 7.1.1 Questions découlant de la réunion du comité des opérations du 20 avril 2026
- 7.1.2 Questions découlant de la réunion du comité des services communautaires et d'urgence du 20 avril 2026
- 7.1.3 Questions découlant de la réunion du comité de la planification du 27 avril 2026

7.2 Adoption du procès verbaux

- | | | |
|-------|---|----|
| 7.2.1 | Procès Verbal du 9 mars 2026 Comité de planification | 13 |
| 7.2.2 | Procès Verbal du 10 mars 2026 du Comité spécial des services de développement prêts pour l'avenir | 23 |
| 7.2.3 | Procès Verbal du 10 mars 2026 Conseil municipal | 25 |

7.3 Rapports de gestion courants

7.3.1	Nomination au Conseil de la Bibliothèque publique du Grand Sudbury – avril 2026	36
	Dans ce rapport, on formule une recommandation concernant la nomination d'un membre au Conseil de la Bibliothèque publique du Grand Sudbury après une démission en décembre 2025.	
8. Rapports des gestionnaires		
8.1	Demande au titre du Plan d'améliorations communautaires du Grand Sudbury – 65, rue Larch, Sudbury	39
	Dans ce rapport, on formule une recommandation concernant la demande au titre du Plan d'améliorations communautaires du Grand Sudbury afin de reconverter les étages supérieurs du 65, rue Larch en 44 unités d'habitation.	
8.2	Prolongement des services à Energy Court – Plan de réponse à l'itinérance	
	Ce rapport fait le point sur le prolongement des services à Energy Court	
8.3	Politique 2026 en matière d'impôt foncier et autres questions fiscales	43
	Dans ce rapport, on formule des recommandations concernant les choix de politique en matière d'impôt foncier et autres questions fiscales qui serviront à déterminer les factures d'impôt finales, les factures d'impôts fonciers supplémentaires ou omises de 2026 ainsi que les factures d'impôt foncier provisoires de 2027.	
8.4	Attribution d'un contrat non concurrentiel – services de transport fixes et sur demande	54
	Dans ce rapport, on formule une recommandation visant à approuver l'attribution d'un contrat non concurrentiel à Student Transportation of Canada Inc. (Leuschen Transportation) et à mettre en oeuvre un projet pilote d'intégration des services de trois ans qui combine les opérations de Gova Zone et de Gova Plus.	
9. Questions renvoyées et questions reportées		
9.1	Nouvelles du financement pour le terrain de sport O'Connor	60
	Ce rapport fait le point sur l'état des efforts de financement pour le projet communautaire de terrain de sport O'Connor. Un dossier d'analyse concernant les subventions d'immobilisations nécessaires à la réalisation du projet a été présenté durant les délibérations budgétaires de 2026. Il a été reporté en attendant un rapport du personnel.	
10. 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:

10.1 Règlements 2026-73 à 2026-82

2026-73

Un règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 28 avril 2026

2026-74

Un règlement de la Ville du Grand Sudbury autorisant une entente sur les fonds réservés provenant de la taxe sur l'essence avec sa Majesté le Roi du chef de l'Ontario représentée par le Ministre des transports pour le financement provenant du fonds de la taxe sur l'essence pour le programme de transport en commun

Ce règlement municipal autorise une entente indique les conditions de l'utilisation des fonds réservés provenant de la taxe sur l'essence par les municipalités pour le transport en commun.

2026-75

Un règlement de la Ville du Grand Sudbury percevant des frais spéciaux sur les terrains dans le Secteur d'aménagement commercial central évalués pour l'impôt foncier commercial et industriel aux fins du Conseil de gestion du centre-ville de Sudbury pour l'exercice financier 2026

Consultez le rapport sous Correspondances à titre de renseignements seulement

Ce règlement municipal met en oeuvre l'impôt nécessaire pour appuyer le budget approuvé du secteur d'aménagement commercial.

2026-76

Un règlement de la Ville du Grand Sudbury percevant des frais spéciaux sur les terrains dans le Secteur d'aménagement commercial du Moulin à fleur évalués pour l'impôt foncier commercial et industriel aux fins du Conseil de gestion du Moulin à fleur pour l'exercice financier 2026

Consultez le rapport sous Correspondances à titre de renseignements seulement

Ce règlement municipal met en oeuvre l'impôt nécessaire pour appuyer le budget approuvé du secteur d'aménagement commercial.

2026-77

Un règlement de la Ville du Grand Sudbury visant à permettre le report rehaussé d'impôts municipaux pour les personnes âgées à faible revenu et les personnes à faible revenu atteintes d'une invalidité qui sont propriétaires

de biens immobiliers dans la municipalité

Résolution numéro CC2025-73 du Conseil municipal

2026-78

Un règlement municipal de la Ville du Grand Sudbury visant à autoriser un contrat de location avec l'Association Better Beginnings Better Futures Sudbury sous forme d'octroi pour l'utilisation et l'opération des salles de sport située au 140, rue St. George, à Sudbury et 496, rue Froid, à Sudbury

Résolution numéro PL2026-48 du Comité de planification

2026-79

Un règlement municipal de la Ville du Grand Sudbury visant à autoriser un contrat de location avec Nos enfants, nos avenir - ressources familiales sous forme d'octroi pour l'utilisation et l'opération de la salle de sport située au 1978, boulevard Lasalle, à Sudbury

Résolution numéro PL2026-49 du Comité de planification

2026-80

Un règlement municipal de la Ville du Grand Sudbury visant à autoriser un contrat avec le projet Go-Give offrira le programme de centre d'accueil et les soutiens connexes à Energy Court

Résolution numéro CC2026-70 du Conseil municipal

Ce règlement municipal autorise une entente avec le projet Go-Give pour faire fonctionner le centre d'accueil d'Energy Court 8 heures par jour en mai 2026.

2026-81

Un règlement municipal de la Ville du Grand Sudbury adoptant une politique sur les services en français

Résolution numéro CC2026-71 du Conseil municipal

Ce règlement municipal met en oeuvre un nouveau politique sur les services en français.

2026-82

Un règlement de la Ville du Grand Sudbury déclarant que certaines parcelles de terre font partie du réseau routier de la Ville

Ce règlement municipal est présenté au Conseil municipal de temps à autre. Il tient compte des petites sections de route qui ont été achetées ou acquises d'une autre façon par la Ville à des fins routières pour déclarer officiellement

qu'elles sont des routes.

11. **Motions des membres**
12. **Correspondence à titre de renseignements seulement**
 - 12.1 **Rapport sur l'attribution de contrats en 2025** 65

Dans ce rapport, on fournit des renseignements sur toutes les attributions de contrats de 250 000 \$ ou plus pour l'approvisionnement en biens, en services ou en travaux de construction qui ont été accordés du 1er janvier 2025 au 31 décembre 2025, ce qui comprend toute modification aux attributions de contrats présentées auparavant.
 - 12.2 **Rapport sur les présences aux réunions du Conseil et des comités (T1 2026)** 74

Dans ce rapport, on fournit des renseignements sur les présences des membres aux réunions du Conseil municipal et des comités durant le premier trimestre de 2026.
 - 12.3 **Taux d'imposition 2026 – secteurs d'aménagement commercial** 87

Ce rapport transmet des renseignements sur l'établissement des taux d'imposition et des impôts de 2026 du Secteur d'aménagement commercial du Moulin à fleur et du Secteur d'aménagement commercial du centre-ville de Sudbury.
13. **Addenda**
14. **Pétitions civiques**
15. **Période de questions**
16. **Levée de la séance**

Minutes
For the Planning Committee Meeting

March 9, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

Present (Mayor and Councillors) Councillor Lapierre, Councillor Fortin, Councillor Cormier,
Councillor Leduc, Councillor Landry-Altman

Councillor Brabant

City Officials Melissa Riou, Director of Planning Services, Alex Singbush,
Manager of Development Approvals, Robert Webb, Supervisor
of Development Engineering, Wendy Kaufman, Senior Planner,
Stephanie Poirier, Senior Planner, Bailey Chabot, Senior
Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy
City Clerk, Kathryn Karn, Clerk's Services Assistant, Bankie
Idowu, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 1:00 p.m.

2. Land Acknowledgement

The Chair presented a Land Acknowledgement.

3. Roll Call

A roll call was conducted.

4. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

5. Public Hearings

5.1 58 Jacobson Drive, Lively

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

Kristin Beites, the agent for the applicant and Anthony Rocca shareholder of Azzuri Development Inc. were present.

Wendy Kaufman, Senior Planner, outlined the report.

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

The agent responded to questions from the committee members.

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 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:

PL2026-30

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Azzurri Development Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural, to "C2(S)", General Commercial Special, on lands described as PIN 73375-0003, Parcel 10080, Lot 6, Concession 4, Township of Waters, as outlined in the report entitled "58 Jacobson Drive, Lively", from the General Manager of Planning & Growth, presented at the Planning Committee meeting on March 9, 2026, 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 maximum of 20 residential dwelling units with accessory medical office and/or personal service shop. Accessory use(s) shall have a maximum gross floor area of 300 square metres.;

(ii) That a minimum rear yard setback of 6.0 m be provided, where 7.5 m is required; and

(iii) That a minimum privacy yard depth of 6.0 m be provided for a row dwelling, where 7.5 m is required.

2. That an "H", (Holding) symbol be applied to the zoning to prohibit the uses noted in Condition #1 until the following conditions are satisfied:

(i) That sufficient sanitary sewer capacity is or will be available to accommodate the proposed development to the satisfaction of the General Manager of Community Infrastructure; and

(ii) A Record of Site Condition (RSC) has been filed in the Environmental Site Registry that indicates that the lands are suitable for the development of sensitive land uses, to the satisfaction of the Director of Planning Services.

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

CARRIED (5 to 0)

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

5.2 4888 Municipal Road 80, Hanmer

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

Andre Gauvin, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

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

The applicant provided comments.

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

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

The following resolution was presented:

PL2026-31

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Official Plan Amendment

THAT the City of Greater Sudbury denies the application by Andre and Natalie Gauvin to amend the City of Greater Sudbury Official Plan to establish a site-specific policy area to permit the creation of two rural residential lots with minimum lot frontages of 50 m, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "4888 Municipal Road 80", from the General

Manager of Planning and Growth, presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

The following resolution was presented:

PL2026-32

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury denies the application by Andre and Natalie Gauvin to change the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special to permit the creation of two rural residential lots with minimum lot frontages of 50 m, where 90 m is required, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "4888 Municipal Road 80", from the General Manager of Planning and Growth, presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

Councillor Lapierre asked for alternate resolutions.

The following alternate resolution was presented:

PL2026-33

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Andre and Natalie Gauvin to amend the City of Greater Sudbury Official Plan to establish a site-specific policy area to permit the creation of two rural residential lots with minimum lot frontages of 50 m, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer.

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

CARRIED (5 to 0)

The following alternate resolution was presented:

PL2026-34

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Andre and Natalie Gauvin to change the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special to permit the creation of two rural residential lots with minimum lot frontages of 50 m, where 90 m is required, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer.

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

CARRIED (5 to 0)

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

5.3 0 McKenzie Road, Chelmsford

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

Vanessa Smith and Kelly Major, Tulloch Engineering, agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

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

The agent for the applicant provided comments.

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

The following concerned area resident provided comments to the Committee members:

Aurel Gervais

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 to discuss and vote on the application.

The following resolution was presented:

PL2026-35

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury denies the application by Lisa Tarini to amend the City of Greater Sudbury Official Plan to permit the creation of three (3) new rural residential lots on McKenzie Road, Chelmsford, where three lots have already been created from the parent parcel since June 14, 2006 on lands described as PIN 73350-0596, Parts 1 & 2 on RP 53R18816, Lot 6, Concession 3, Township of Balfour as outlined in the report entitled "0 McKenzie Road, Chelmsford", from the General Manager of Planning and Growth presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

Councillor Fortin asked for an alternate resolution.

The following alternate resolution was presented:

PL2026-36

Moved By Councillor Fortin

Seconded By Councillor Leduc

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Lisa Tarini to amend the City of Greater Sudbury Official Plan to permit the creation of three (3) new rural residential lots on McKenzie Road, Chelmsford, where three lots have already been created from the parent parcel since June 14, 2006 on lands described as PIN 73350-0596, Parts 1 & 2 on RP 53R18816, Lot 6, Concession 3, Township of Balfour.

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

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.

6. Consent Agenda

The following resolution was presented:

PL2026-37

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves Consent Agenda items 6.1.1 to 6.1.4.

CARRIED

The following are the Consent Agenda items:

6.1 Routine Management Reports

6.1.1 Mariposa Subdivision, Sudbury

PL2026-38

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 10382, Lot 4, Concession 5, Township of Broder, File # 780-6/88019, in the report entitled "Mariposa Subdivision, Sudbury" from the General Manager of Planning and Growth, presented at the meeting of March 9, 2026, as follows:

1. By deleting Condition #16 and replacing it with the following: "16. That this draft approval shall lapse on June 6, 2027."
2. By deleting Condition #49 in its entirety and replacing it with an updated version of the standard stormwater management condition and its associated requirements, as requested by Engineering Services.
3. In Condition #12, by replacing instance of "General Manager of Growth and Infrastructure" with "General Manager of Planning & Growth".
4. In Condition #20, by replacing instance of "General Manager of Growth and Infrastructure" with "Director of Planning Services" and adding "and Conservation Sudbury" at the end of sentence number four.
5. In Conditions #17, #31, #32, #33, #34, #36, #45 and #48, by replacing all instances of "General Manager of Growth and Infrastructure" with "General Manager of Community Infrastructure".
6. In Condition #46, by replacing "Deleted" with the following: "Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources (MNR) with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services

that all requirements set out by MNR under the Endangered Species Act have been satisfied.”

7. That the following note be added to the ‘notes’ section of the draft plan conditions: “The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

CARRIED

6.1.2 Telecommunication Tower Proposal – 0 Barry Downe Road, Sudbury

PL2026-39

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury direct the City’s Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73602-0549, Part Lot 1, Concession 6, Township of McKim (0 Barry Downe Road, Sudbury).

CARRIED

6.1.3 Twin Lakes Subdivision, Sudbury

PL2026-40

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim, File # 780-6/03001, in the report entitled “Twin Lakes Subdivision, Sudbury” from the General Manager Planning and Growth, presented at the meeting of March 9, 2026, as follows:

1. By deleting Condition #20 and replacing it with the following:

“20. That this draft approval shall lapse on March 24, 2028.”

2. In Conditions #11, #12, by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Planning & Growth.”

3. In Conditions #17, #19, #21a), #27, #28, #29, #43, #45, #45f), #47, #49 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Community Infrastructure”.

4. That the following note be added to the ‘notes’ section of the draft plan conditions:

“The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

CARRIED

6.1.4 Willow Ridge Estates Subdivision, Sudbury

PL2026-41

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled “Willow Ridge Estates Subdivision, Sudbury”, from the General Manager of Planning & Growth, presented at the Planning Committee meeting on March 9, 2026 as follows:

1. In Conditions #12, 13, 29, and 33 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Planning & Growth”:

2. In Conditions #16, 26, 27, 28, 34, 45, 46, and 48 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Community Infrastructure”.

3. By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on April 23, 2028.”

4. By deleting Condition #41.

5. In Condition #48, by replacing the first sentence with the following:

That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under

Ontario Regulation 41/24 of the Conservation Authorities Act prior to the proposed works.

6. By adding a new Note #2:

“2. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

CARRIED

7. Members' Motions

No Motions were presented.

8. Addendum

No Addendum was presented.

9. Civic Petitions

No Petitions were submitted.

10. Question Period

No Questions were asked.

11. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 2:15 p.m

CARRIED

Minutes

For the Future-Ready Development Services Ad-Hoc Committee Meeting

March 10, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

Present (Mayor and Councillors)	Councillor Fortin, Councillor Parent, Councillor Cormier, Councillor Landry-Altman, Mayor Lefebvre
City Officials	Shari Lichterman, Chief Administrative Officer, Margaret Karpenko, Executive Director of Finance/Chief Financial Officer, Ken Stuebing, General Manager of Community Services, Kris Longston, General Manager of Planning and Growth, Meredith Armstrong, Director of Economic Development, Melissa Riou, Director of Planning Services, Guido Mazza, Director of Building Services/Chief Building Official, Denise Clement, Manager of Permits and Approvals Integration, Keith James, Project Manager (IT), Dawn Noel de Tilly, Chief of Staff, Rory Whitehouse, Deputy City Clerk, Kristen McKee, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Kathryn Karn, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

His Worship Mayor Paul Lefebvre, In the Chair

- 1. Call to Order**
The meeting commenced at 1:00 p.m.
- 2. Land Acknowledgement**
The Chair presented a Land Acknowledgement.
- 3. Roll Call**
A roll call was conducted.
- 4. Declarations of Pecuniary Interest and the General Nature Thereof**
None declared.
- 5. Presentations**
 - 5.1 Open Permits, Open Data**

Denise Clement, Manager of Permits and Approvals Integration, provided an electronic presentation regarding the latest developments on building permit information accessibility. For Information Only.

6. Referred & Deferred Matters

6.1 Pronto Implementation and AI Pilot Update

Keith James, Project Manager (IT), provided an electronic presentation regarding progress made on recommendations such as the Pronto rollout, including online payments and user-driven improvements, future expansion to other agencies, and progress and next steps for the submission plan quality AI pilot project. For Information Only.

Councillor Landry-Altman arrived at 1:30 p.m.

6.2 Future Ready Action Plan Update

Melissa Riou, Director of Planning Services, provided an electronic presentation regarding Q3 and Q4, 2025 progress on the City's Accelerating Growth and Development in Greater Sudbury - Call to Action Plan. For Information Only.

7. Members' Motions

No Motions were presented.

8. Addendum

No Addendum was presented.

9. Civic Petitions

No Petitions were submitted.

10. Question Period

No Questions were asked.

11. Adjournment

Councillor Fortin moved to adjourn the meeting. Time 2:02 p.m.

CARRIED

Minutes

For the City Council Meeting

March 10, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Mayor Lefebvre
Absent	Councillor Brabant
City Officials	Shari Lichterman, Chief Administrative Officer, Margaret Karpenko, Chief Financial Officer, Ken Stuebing, General Manager of Community Services, Kris Longston, General Manager of Planning and Growth, Antti Vilkkko, General Manager of Community Infrastructure, Joe Rocca, Director of Linear Infrastructure Services, Rob Rocca, Manager of Design Services, Nathan Melin, Deputy Fire Chief, Jennifer Babin-Fenske, Climate Change Co-ordinator, Kelly Gravelle, Deputy City Solicitor, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Kathryn Karn, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

His Worship Mayor Paul Lefebvre, In the Chair

- 1. Call to Order**
The meeting commenced at 6:00 p.m.
- 2. Moment of Silent Reflection**
Those present at the meeting observed a moment of silent reflection.
- 3. Land Acknowledgement**
The Chair presented a Land Acknowledgement.
- 4. Roll Call**
A roll call was conducted.
- 5. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

6. Community Delegations

6.1 Sudbury Airport Community Development Corporation Update

Giovanna Verrilli, Chief Executive Officer, Greater Sudbury Airport, provided an electronic presentation regarding an update on capital and strategic plans.

The following resolution was presented:

CC2026-53

Moved By Councillor McIntosh

Seconded By Councillor Parent

WHEREAS the Sudbury Airport Community Development Corporation (SACDC) owns and operates the Greater Sudbury Airport and as such is an economic driver for the City of Greater Sudbury, stimulating economic development in the City;

AND WHEREAS the City of Greater Sudbury is the sole shareholder in the SACDC;

AND WHEREAS Council for the City of Greater Sudbury has by by-law authorized a loan to the SACDC on the terms set out therein, and increased such amount from time to time, to provide funds for the SACDC to meet its current operating and capital requests in any budget year;

AND WHEREAS the Board of Directors of the SACDC has requested a change in the interest rate of the loan to the SACDC, an increase in the amount, and related changes to allow it to restructure its capital financing;

AND WHEREAS based on a review of the loan, the impact of proposed changes on the SACDC and the City, Council of the City of Greater Sudbury is prepared to authorize a change to the terms and amount of the loan to the SACDC, creating a separate capital and operational loan, and changing the interest rate, among other matters;

AND WHEREAS the proposed changes to the loan to the SACDC would include a short-term line of credit of up to six million (\$6,000,000.00) dollars for operating expenses and a long-term facility of up to twenty million (\$20,000,000.00) dollars for capital expenses;

AND WHEREAS the loans would be subject to specific requirements to be set out by by-law, which should also include annual reporting by the SACDC to Greater Sudbury Council at its annual general meeting;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that the SACDC shall provide to Council of the City of Greater Sudbury at its annual general meeting of the shareholder of the SACDC, particulars of the total amounts outstanding, repayment amounts of the Loans, and a 5

year capital forecast with amounts intended to be financed through the long-term facility.

CARRIED

7. Consent Agenda

The following resolution was presented:

CC2026-54

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda items 7.1.1 to 7.2.5.

CARRIED

The following are the Consent Agenda items:

7.1 Matters Arising from Committees

7.1.1 Matters Arising from Planning Committee of March 9, 2026

CC2026-55

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2026-30 to PL2026-41 from the meeting of March 9, 2026.

CARRIED

7.1.2 Matters Arising from Future-Ready Development Services Ad-Hoc Committee Meeting of March 10, 2026

No resolutions emanated from the Future-Ready Development Services Ad-Hoc Committee meeting of March 10, 2026.

7.2 Adoption of Minutes

7.2.1 Operations Committee Meeting Minutes of January 19, 2026

CC2026-56

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Operations Committee meeting minutes of January 19, 2026.

CARRIED

7.2.2 Community and Emergency Services Committee Meeting Minutes of January 19, 2026

CC2026-57

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Community and Emergency Services Committee meeting minutes of January 19, 2026.

CARRIED

7.2.3 Finance and Administration Committee Meeting Minutes of January 20, 2026

CC2026-58

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Finance and Administration Committee meeting minutes of January 20, 2026.

CARRIED

7.2.4 Planning Committee Meeting Minutes of January 26, 2026

CC2026-59

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of January 26, 2026.

CARRIED

7.2.5 City Council Meeting Minutes of January 27, 2026

CC2026-60

Moved By Councillor Cormier
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts City Council meeting minutes of January 27, 2026.

CARRIED

8. Presentations

8.1 Climate Action Annual Report 2024

Jennifer Babin-Fenske, Climate Change Co-ordinator, provided an electronic presentation regarding the progress made by the City of Greater Sudbury and community in implementing the City's climate action plans: the Community Energy and Emissions Plan (CEEP) and the Community Climate Change Adaptation Plan (CCCAP).

9. Managers' Reports

9.1 2026 Road Rehabilitation Plan

The following resolution was presented:

CC2026-61

Moved By Councillor Signoretti
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the Road Rehabilitation Strategy, including the 2026 road projects as outlined in the report entitled "2026 Road Rehabilitation Plan" from the General Manager of Community Infrastructure, presented at the City Council meeting on March 10, 2026;

AND THAT the amounts to be transferred as detailed in Appendix A of this report be approved.

CARRIED

10. By-laws

The following resolution was presented:

CC2026-62

Moved By Councillor Benoit
Seconded By Councillor Fortin

THAT the City of Greater Sudbury read and pass By-law 2026-31 to By-law 2026-50.

CARRIED

The following are the By-laws:

10.1 By-law 2026-31 to 2026-50

2026-31

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of March 10, 2026

2026-32

A By-Law of the City of Greater Sudbury to Authorize Various Matters Under the *Municipal Elections Act, 1996*, as Amended, for the 2026 Municipal and School Board Election

City Council Resolution #CC2026-48

This by-law sets out the method of vote to be used during the 2026 Municipal and School Board Elections, as well as the use of French language, and proxy voting.

2026-33

A By-law of the City of Greater Sudbury to Adopt a Use of Municipal Resources During an Election Campaign Period Policy

City Council Resolution #CC2026-48

This by-law adopts the policy for use of municipal resources by Candidates, Registered Third Parties and Political Parties during election campaign period and repeals and replaces the previous policy adopted under By-law 2022-62.

2026-34

A By-law of the City of Greater Sudbury to Repeal By-law 2015-217 being a By-law of the City of Greater Sudbury to Establish the Position and Duties of the Auditor General of the City of Greater Sudbury

City Council Resolution #CC2026-47

This repealing by-law results from the closure of the Office of the Auditor General.

2026-35

A By-law of the City of Greater Sudbury to Amend By-law 2019-50 being a By-law of the City of Greater Sudbury to Establish Procedures for the City of Greater Sudbury

City Council Resolution #CC2026-47

This amending by-law reflects changes resulting from the closure of the Office of the Auditor General.

2026-36

A By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels

City Council Resolution #CC2026-47

This by-law reflects changes resulting from the closure of the Office of the Auditor General and replaced the previous By-law 2023-04.

2026-37

A By-law of the City of Greater Sudbury to Amend Various By-laws to Reflect Changes Resulting from an Organizational Restructuring

This amending by-law reflects changes resulting from the recent reorganization, title changes and the closure of the Office of the Auditor General.

2026-38

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 #CC2026-39 and #CC2026-40

This amending by-law appoints Councillors to fill recent vacancies to the Board of Directors of Conservation Sudbury and the Greater Sudbury Community Development Corporation.

2026-39

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

City Council Resolution #CC2026-34

This by-law authorizes certain grants under the Greater Sudbury Community Improvement Plan and authorizes the General Manager of Planning and Growth to sign grant agreements with the recipient of the grants.

2026-40P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.151 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2026-03

This by-law authorizes a site-specific exception under Section 4.2.4 of the City's Official Plan in order to permit light industrial uses on the subject lands designated Regional Corridor – Silpaa Street Holdings Inc., 183 Silpaa Street, Sudbury.

2026-41Z

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 #PL2026-03

This amending by-law permits two light industrial uses with special provisions in addition to the uses permitted in the C2, General Commercial

zone and contains a holding provision – Silpaa Street Holdings Inc., 183 Silpaa Street, Sudbury.

2026-42P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.150 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2026-14

This by-law amends a site-specific application to change the land use designation from Parks & Open Space to Rural – Felix Lopes Jr. and Catherine and Richard Nolin, 2750 Dube Road, Sudbury.

2026-43Z

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 #PL2026-14

This amending by-law limits the number of rural residential waterfront lots to three severed and one retained, with special provisions, and requires approved site plan control agreements – Felix Lopes Jr. and Catherine and Richard Nolin, 2750 Dube Road, Sudbury.

2026-44P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.155 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2026-15

This by-law modernizes the City's Official Plan as well as enables commercial and industrial development – City-wide.

2026-45Z

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 #PL2026-16

This amending by-law modernizes the City's Zoning By-law as well as enables commercial and industrial development – City-wide.

2026-46P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.149 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2026-17

This by-law defines renewable energy generation and introduces policy directing the renewable energy generation as a land use – City-wide.

2026-47Z

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 #PL2026-17

This amending by-law defines and regulates renewable energy generation as a use – City-wide.

2026-48Z

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 #PL2026-02

This amending by-law adds accessory indoor and outdoor storage to permitted industrial uses elsewhere on-site with special provisions and a holding provision – JENNMAR Properties Canada Limited, 2291 Lasalle Boulevard, Sudbury.

2026-49Z

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 #PL2026-13

This amending by-law changes the zoning classification on the subject lands from the “R1-5”, Low Density Residential Zone, “R2-2”, Low Density Residential Two Zone, and “R3(67)”, Medium Density Residential Special Zone, to the “R3(113)”, Medium Density Residential Special Zone with site-specific provisions – Chelmsford Green Developments Inc., 0 Mainville Street, Chelmsford.

2026-50

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

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

11. Members' Motions

11.1 Protection for Municipal Public Works Workers and Contractors

Councillor Labbée departed at 8:02 p.m.

The following resolution was presented:

CC2026-63

Moved By Councillor McIntosh

Seconded By Councillor Signoretti

WHEREAS municipal public works employees and contracted service providers are responsible for maintaining critical infrastructure including roads, sidewalks, bridges, drainage systems, and winter maintenance operations that are essential to public safety and emergency response;

AND WHEREAS during significant weather events and emergencies, these workers act as frontline responders, ensuring routes remain open for ambulances, fire services, police, school transportation, and the travelling public;

AND WHEREAS municipalities across Ontario are reporting an increase in harassment, threats, intimidation, and dangerous interference from members of the public directed at municipal workers and subcontractors while they perform their duties;

AND WHEREAS these behaviours have included verbal abuse, threats of violence, obstruction of equipment, and actions that delay or disrupt winter maintenance and emergency response operations, placing workers and the broader public at risk;

AND WHEREAS interference with municipal operations during storms and emergencies jeopardizes service levels, delays critical response times, and creates significant occupational health and safety risks;

AND WHEREAS the Association of Ontario Road Supervisors (AORS) has formally called on the Province of Ontario to strengthen legislative protections, enforcement support, and consequences for those who threaten or obstruct municipal public works staff and contractors;

THEREFORE BE IT RESOLVED that the Council of the City of Greater Sudbury supports the calls to action advanced by the Association of Ontario Road Supervisors to improve protections for municipal public works workers and subcontractors;

AND BE IT FURTHER RESOLVED that the Province of Ontario be requested to introduce legislative and enforcement measures that:

- recognize municipal public works workers and contractors as essential service providers during declared significant weather events and emergencies;
- deter and penalize interference, threats, harassment, or obstruction of municipal operations; and
- provide clear direction and support to police services to proactively respond to these incidents;

AND BE IT FURTHER RESOLVED that a letter conveying Council's support for these measures be sent to:

- The Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing
- The Honourable Doug Ford, Premier of Ontario
- The Association of Ontario Road Supervisors

A recorded vote was held.

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

Absent (2): Councillor Brabant, and Councillor Labbé

CARRIED (11 to 0)

12. Correspondence for Information Only

12.1 2025 Volunteer Firefighter Recruitment

For Information Only.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

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

16. Adjournment

Councillor Lapierre moved to adjourn the meeting. Time: 8:14 p.m.

CARRIED

Appointment to the Greater Sudbury Public Library Board - April 2026

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Routine Management Reports
Prepared by:	Rory Whitehouse Clerk's Services
Recommended by:	Chief Administrative Officer

Report Summary

This report provides a recommendation to appoint one new member to the Greater Sudbury Public Library Board, following a resignation in December 2025.

Resolution

THAT the City of Greater Sudbury appoints Lois Mahon to the Greater Sudbury Public Library Board for the term ending November 14, 2026, or until their successor is appointed as outlined in the report entitled, "Appointment to the Greater Sudbury Public Library Board - April 2026" from the Chief Administrative Officer, presented at the City Council meeting on April 28, 2026.

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

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

At the December 18, 2025 Greater Sudbury Public Library Board meeting, Ashley Tomson resigned from their position leaving a vacancy that the Board requested be filled. The Board conducted a separate selections process in line with By-law 2019-50, and has provided Council with their preferred candidate as a result of that process. A memo from the Board to that effect is attached, and the preferred candidate has been included in the resolution for consideration.

Resources Cited

GSPL Board Memo – March 27, 2026

City of Greater Sudbury Procedural By-Law: <https://www.greatersudbury.ca/city-hall/by-laws/>



Date: March 27, 2026

To: City of Greater Sudbury Council

From: Brian Harding, CEO and Chief Librarian, on behalf of the Greater Sudbury Public Library Board

Subject: Greater Sudbury Library Board Vacancy

The Greater Sudbury Public Library Board received and accepted the resignation of Board member Ashley Tomson from the GSPL Board on December 18, 2025. This resignation creates a vacancy on the Board which leaves the current Board composition at eight (8) members: two (2) Council representatives (Councillor Eric Benoit and Councillor Deb McIntosh) and six (6) citizen members. The GSPL Board's Procedural and Constitutional Bylaw establishes a Board composition of nine (9) members.

The GSPL Board has re-evaluated applicants who previously applied to the Board through the City of Greater Sudbury's outside board recruitment process. Applicants were assessed according to the Board's evaluation of current board member experience and competencies. The Board's preferred candidate demonstrates a strong alignment with Board's identified needs and compliments the strengths of the current Board composition.

Recognizing Council's authority to appoint Library Board members under the Public Libraries Act (R.S.O. 1990, c. P.44), the Greater Sudbury Public Library Board recommends that Council appoint the Board's recommended candidate, Lois Mahon, to the Greater Sudbury Public Library Board.

Sincerely,

A handwritten signature in black ink, appearing to be "BH", written over a light blue horizontal line.

Brian Harding
CEO and Chief Librarian
For the Greater Sudbury Public Library Board

**GREATER SUDBURY
PUBLIC LIBRARY BOARD**

RESOLUTION

No. 2026-167

Date March 26, 2026

Moved By/ Deb McIntosh Proposée par

Seconded By/ Mandy-Lynn Lemere Appuyée par

THAT the Greater Sudbury Public Library approve Lois Mahon as the Board's preferred candidate for appointment to the Board and direct the CEO and Chief Librarian to communicate the Board's recommendation to City of Greater Sudbury Council through the Clerk.


CARRIED

Greater Sudbury Community Improvement Plan Application – 65 Larch Street, Sudbury

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Planning and Growth

Report Summary

This report provides a recommendation on a Greater Sudbury Community Improvement Plan Application for the conversion of the top floors of 65 Larch Street into 44 residential dwelling units.

Resolution

THAT the City of Greater Sudbury approves the Greater Sudbury Community Improvement Plan application at 65 Larch Street, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Greater Sudbury Community Improvement Plan Application – 65 Larch Street, Sudbury” from the General Manager of Planning and Growth, presented at the Council Meeting of April 28, 2026.

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

The City of Greater Sudbury, through Council’s Corporate Strategic Plan (2019-2027) directs staff to prioritize Economic Capacity and Investment Readiness. Objective 2.4 aims to “Revitalize Greater Sudbury’s Town Centres with Public Investment that Supports Private Investment.”

Providing incentives to develop and redevelop the city’s built-up cores is consistent with Goal 1 of the CEEP, which seeks to help sustain compact, complete communities.

Financial Implications

The total request for financial incentives is \$917,500. This project qualifies for the Housing Incentives available through the Greater Sudbury Community Improvement Plan (CIP) and will be funded through the Housing Accelerator Fund (HAF) with no impact on the tax levy. Total approved funding from the HAF to date for CIP related projects is \$1,324,220 of the \$2.5 million total allocation.

Background

The City received a Greater Sudbury Community Improvement Plan (GSCIP) application for lands at 65 Larch Street in Sudbury. The proposal is to renovate the upper floors of the existing 4-storey building to 44

dwelling units. (See Attachment A).

Housing Accelerator Program

The applicants are requesting \$880,000 under the Housing Accelerator program, based on a grant of \$20,000 per unit. This amount is greater than the maximums outlined in the program. However, section 3.3.3 of the CIP states that:

“the City may receive applications that exceed the maximum program amounts for the Housing Accelerator Program only. Such applications must include a minimum of ten dwelling units. The funds provided the City shall not exceed 50 per cent of the cost to construct budget prepared by a qualified professional and submitted as part of the application. In evaluating these requests, the City will consider its focus areas and housing targets outlined in the Housing Supply Strategy.”

The grant would represent less than 50% of the cost of development (estimated at \$5.4M). The proposal also aligns with the focus areas and housing targets of the Housing Supply Strategy, by adding needed housing in a targeted intensification area, supporting goals for compact, complete communities and responding to housing shortages and low vacancy rates in the urban core.

The Greater Sudbury CIP now has the Building Permit Fee Rebate program as a subset of the Housing Accelerator Program. The applicants are requesting the program maximum (\$30,000) under the Building Permit Fee Rebate.

Professional Grant Program

The applicants have requested the maximum grant amount of \$7,500 to assist with their market feasibility study. This is eligible under the program guidelines.

Community Improvement Plan Funding

Community Improvement Plans are how the City provides financial incentives for the development and redevelopment of properties to meet Council's goals regarding revitalization, brownfield redevelopment, affordable housing, etc.

CIP funding is achieved by balancing a CIP Fund composed of four parts:

- 1) Annual allocation of \$250,000 which is placed in reserve for current and future CIP uses.
- 2) Repayment of CIP loans are contributed back to the program.
- 3) Any other funding source to be used for CIP purposes (e.g., the Housing Accelerator Fund).
- 4) Less funds committed to active CIP agreements.

These funds support approved CIP applications except for Tax Increment Equivalent Grants (TIEG) that are funded when the reassessment of property value occurs and the increase in taxation is payable. Since 2017, Council has contributed a total of \$5,400,760 for CIP programs.¹ To date, the City has issued approximately \$2M in grants and loans and has approximately \$2.8M in remaining commitments. The CIP fund currently has a balance of approximately \$1.25M.

Per the City's agreement with the Federal Government, the City has set aside \$2.5M from the Housing Accelerator Fund to top up the total CIP fund for housing projects. This proposal would meet the parameters

¹ In addition to the funding since 2017, Council transferred \$125K from the Financial Incentives for Downtown Renewal Pilot Program to the Town Centre CIP in 2012. The City also received \$162,487 from Provincial Mainstreet funding in 2018 which was also allocated to the Town Centre CIP. In late 2024, Council committed an additional \$2,041,760 for the residential projects at 7 Pine Street and 30 Cedar Street, Sudbury

set out by the agreement.

Recommendation

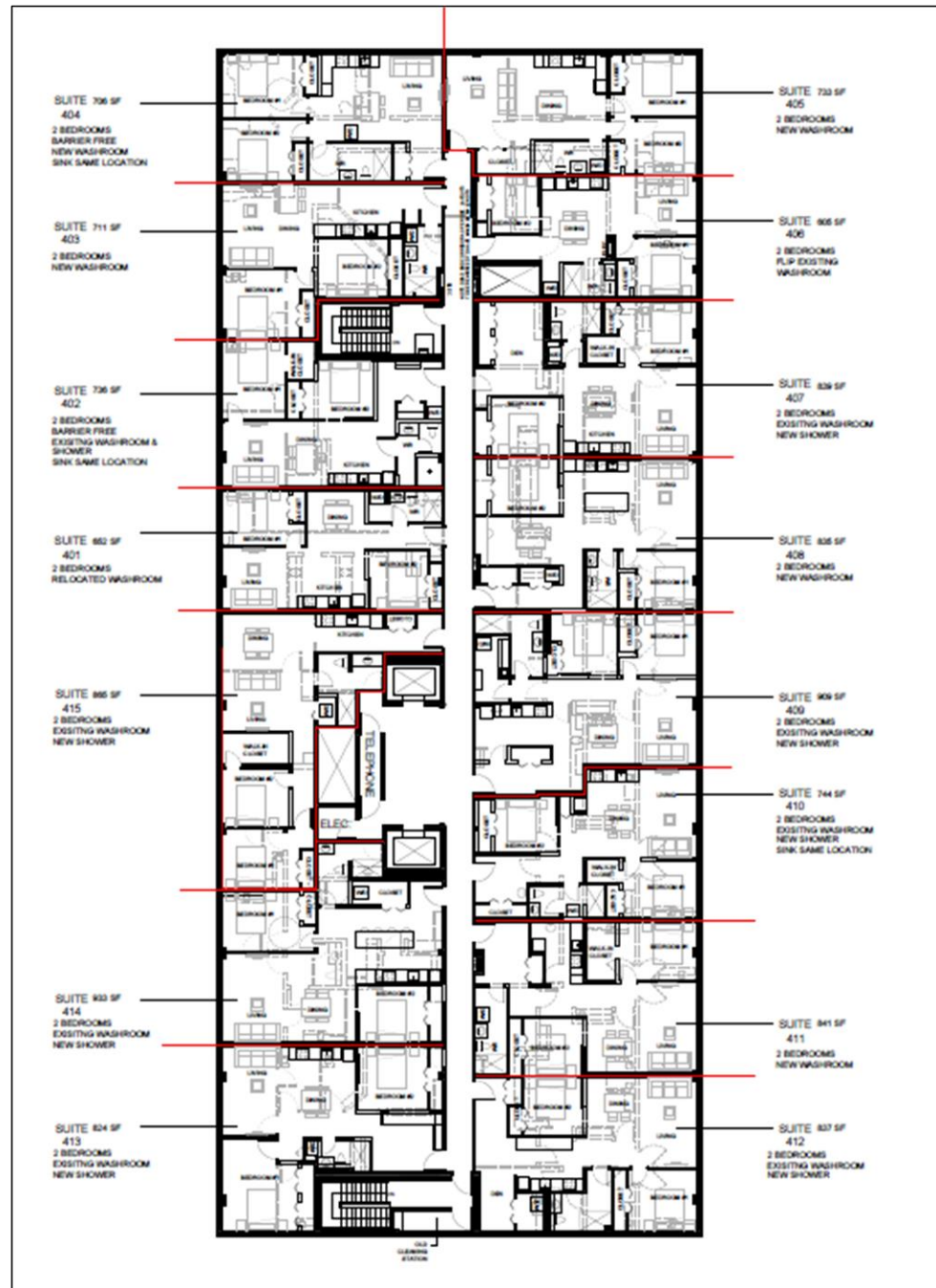
Staff recommends approval of the CIP application at 65 Larch Street with the following amounts:

Incentive Program	Amount Requested
Housing Accelerator Program	\$880,000
- Building Permit Fee Rebate Program	\$30,000
Professional Study Grant Program	\$7,500
TOTAL GRANT REQUEST	\$917,500
Total Work Estimates	\$5,400,000
Public : Private Ratio	1 : 4.89

Resources Cited

1. Greater Sudbury Community Improvement Plan
<https://www.greatersudbury.ca/sites/sudburyen/assets/GSCIP-REPORT-2025.pdf>

APPENDIX A – 65 Larch Proposal



DESIGN PROVIDED WITH CIP



IMAGE SOURCE: [HTTPS://WELLDIAGNOSTICS.CA/LOCATION/SUDBURY-LARCH-CARDIOLOGY/](https://wellldiagnostics.ca/location/sudbury-larch-cardiology/)

2026 Property Tax Policy and Other Property Tax Matters

Presented To: City Council

Meeting Date: April 28, 2026

Type: Managers' Reports

Prepared by: Kyla Bell
Taxation

Recommended by: Chief Financial Officer

Report Summary

This report provides recommendations regarding tax policy choices and other property tax matters that will be used in determining final and supplementary/omitted tax bills for 2026 and the interim tax bills for 2027.

Resolutions

THAT the City of Greater Sudbury direct staff to present by-laws to approve the 2026 tax rates as outlined in Appendix 'A' of this report entitled 2026 Property Tax Policy and Other Property Tax Matters from the Chief Financial Officer presented at the City Council meeting on April 28, 2026;

AND THAT the by-laws include property tax ratios as follows where the Residential class is set at 1.000000:

New Multi-Residential	1.000000
Multi-Residential	1.965000
Commercial	1.912000
Industrial	3.326534
Large Industrial	3.861378
Aggregate Extraction	2.758751
Pipeline	2.179489
Farm	0.200000
Managed Forest	0.250000

AND THAT the by-laws include the use of capping and clawback tools as follows:

- a) Implement a 10% tax increase cap
- b) Implement a minimum annual increase of 10% of current value assessment level taxes for capped properties
- c) Move capped and clawed back properties within \$500 of current value assessment taxes directly to Current Value Assessment taxes
- d) Eliminate industrial properties that were at Current Value Assessment in 2025 from the capping exercise
- e) Eliminate industrial properties that crossed between capping and clawback in 2026 from the capping exercise

AND THAT the by-laws include the clawback percentage of 1.64178% for industrial, as calculated by the Online Property Tax Analysis (OPTA) System;

AND THAT the by-laws include the following 2026 property tax due dates:

- a) 2026 final tax due dates of June 30, 2026, and July 31, 2026
- b) 2026 omitted and supplementary on the last working day of each month for assessments added to the tax roll before the 10th day of each month.

AND THAT the City of Greater Sudbury direct staff to present a by-law in December 2026 or January 2027 to approve the following 2027 property tax and due date provisions:

- a) 2027 interim property tax billing at 50 per cent of the 2026 adjusted/annualized taxes as permitted by legislation
- b) 2027 interim tax due date of February 26, 2027, and March 31, 2027.

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

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report. Council approved a budget for 2026 with a total municipal levy in the amount of \$395 million and the set of policy decisions which are addressed in this report determine the relative share of the net budget allocated to each property tax class.

Background

The purpose of this report is to establish the 2026 property tax ratios to determine final property tax bills.

There are two factors to be considered when establishing tax policy and tax rates:

- a) Determine the property tax ratios applicable for 2026 tax bills
- b) Determine the approach for managing tax capping and clawback provisions

Property tax ratios determine how property tax revenue requirements, established when Council approved the 2026 Budget, will be allocated among property classes. Determining property tax ratios enables the production and issuance of final tax bills.

The recommendations in this report are consistent with property tax policy decisions adopted in prior years and reflect the established method for Area Rating, which assigns specific taxation requirements to specified parts of the city based on different service levels approved by Council.

Calculation of Property Taxes

Rules governing property assessment values in Ontario are complex. However, the ultimate purpose of property assessment values is straightforward – to determine how the City's tax levy is allocated to each property class.

Provincial regulations require decisions regarding tax policy options to be made prior to issuing final property tax bills, even if existing tax ratios (status quo) are being maintained.

Property tax calculations are based on information provided by the Municipal Property Assessment Corporation (MPAC), under the authority of the Assessment Act and Municipal Act, 2001. MPAC is responsible for the classification and identification of property values for all individual properties in Ontario. Municipalities use MPAC data to assign property tax obligations to each property.

The City must establish tax rates through a by-law on an annual basis to raise the required revenue from property taxes planned in the budget. The municipal tax rates are based on assessed values, tax ratios and the annual tax-based operating budget. Tax rates are calculated as follows:

$$\text{Property Tax Rate} = \frac{\text{Property Tax Levy}}{\text{Weighted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

As described in the 2026 Budget approved by City Council, the City of Greater Sudbury will levy \$395 million in municipal property taxation.

Deciding Whether to Adjust Tax Ratios

Property tax policy differs from the annual budget process, although both the budget and the choices in this report affect the amount of tax payable by each tax class. It is useful to think of the budget process as determining the “size of the pie”; it establishes how much tax needs to be collected.

Property tax ratios, the subject of this report, determine “how the pie is sliced”. Property tax ratios are used to calculate the tax rates. The tax rates are then used to calculate the specific amounts each property owner pays. Unlike the budget process, property tax policy decisions do not change the amount of money the City receives through taxation.

In Greater Sudbury, the Industrial and Aggregate Extraction tax ratios are currently above the provincial threshold limit of 2.63. This means only 50% of the levy increase can be applied to industrial and aggregate extraction properties, resulting in approximately \$1,179,000 in budgeted tax revenue allocated to all other classes. The effect of such requirements is that some property tax classes could have a municipal tax increase that is marginally higher than the 3.9% (residential 4.2%) increase Council approved in December 2026. If Council wanted to move the Industrial and Aggregate tax ratio so that it was at the provincial threshold, this would further shift taxation requirements to other property tax classes of approximately \$6.4 million. This amount of taxation would be removed from the Industrial and Large Industrial classes and the burden put on all other classes. Staff do not recommend this change.

The recommended tax ratios in the chart below are based on the 2025 approved ratios adjusted only by the restricted amounts governed by regulation:

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Table 1: Proposed 2026 Tax Ratios

	2026 Proposed	2025 Approved
Residential	1.000000	1.000000
New Multi-Residential	1.000000	1.000000
Multi-Residential	1.965000	1.965000
Commercial	1.912000	1.912000
Industrial	3.326534	3.387738
Large Industrial	3.861378	3.932421
Aggregate Extraction	2.758751	2.809507
Pipelines	2.179489	2.179489
Farm	0.200000	0.200000
Managed Forest	0.250000	0.250000

If approved, the tax rates can be generated, and the billing process can proceed. See Appendix 'A' for Tax Rates.

Residential Property Tax Distribution

This next chart reflects the tax impact in the residential class (municipal and education) of the approved tax rates.

Table 2: Typical Property Tax Changes For Residential Properties

Tax Change	# Properties
0 - \$100	11,019
\$100 - \$200	30,591
> \$200	16,899
Total	58,509

There are 41,610 (71%) of the total 58,509 residential properties that will experience an increase of less than \$200 on their 2026 property tax bill. The average increase for all residential properties would be \$178, but this figure will vary depending on area of the City and the valuation of the dwelling.

Impact of Provincially Regulated Education Tax Rates

For 2026, the Ministry of Finance regulated the business class education tax rate at 0.88% consistent with 2025. Education tax rates for the residential and multi-residential classes remained at 0.153%.

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Table 3: Education Tax Rates

Education Tax Rates			
	2026	2025	% Change
Residential, Multi-Residential	0.153%	0.153%	0.0%
Commercial, Industrial, Pipeline	0.880%	0.880%	0.0%

Tax Change by Property Class

Council will recall the 2026 approved budget anticipated a 3.9% property tax increase to support planned service levels. It is important to remember the corporation’s planned taxation revenues will increase in accordance with the amounts determined in the 2026 Budget. Based on the property tax ratios recommended here, excluding the effects of area rating, the following tax changes for specific property types would be as follows:

Table 4: Tax Change by Property Class

	Residential	Commercial	Industrial
Municipal Tax Increase	4.2%	4.3%	0.7%

As this chart illustrates, the final tax impacts for other property classes resulting from the 50% levy cap in the Industrial class shifts taxation to the other classes and these classes experiencing a slightly higher increase than the anticipated 3.9%.

Area Rating

Area rating is a policy choice that municipalities can make to recognize that some municipal services are provided at different levels across a community. In Greater Sudbury, area rates exist for Fire and Transit Services.

The major variations in taxes levied in the four different service areas are predominately affected by the fire area rate. This changes taxes payable for a property depending on whether it is primarily served by career firefighters, a mix of career and volunteer firefighters (a “composite” service level), or primarily by volunteer firefighters.

This policy was incorporated into the calculation of recommended tax rates, inclusive of education. The following is the effective dollar impact for the residential class for a single family detached home defined as a detached three-bedroom single storey home with 1.5 bathrooms and a one car garage. The total area of the home is approximately 1,200 sq. ft. and the property is situated on a lot that is approximately 5,500 sq. ft. with a 2016 assessed value of \$230,000:

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Table 5: Representative Effects of Area Rating on 2026 Property Taxes

	Career / Urban	Composite/ Commuter	Volunteer/ Commuter	Volunteer
Municipal Portion – 2025	\$3,849	\$3,641	\$3,452	\$3,285
Education Portion - 2025	352	352	352	352
Total Taxation - 2025	\$4,201	\$3,993	\$3,804	\$3,637
Municipal Portion - 2026	\$4,035	\$3,767	\$3,571	\$3,448
Education Portion - 2026	352	352	352	352
Total Taxation - 2026	\$4,387	\$4,119	\$3,923	\$3,800
Dollar Change - Total Taxation	\$186	\$126	\$119	\$163
Percentage Change - Total Taxation	4.4%	3.2%	3.1%	4.5%

Tax Capping and Clawback Provisions

As a result of provincial legislation, there are limits to tax increases that can be applied to business properties. This is known as “tax capping”. Generally, this involves shifting the tax burden among properties within the affected property tax class. In the City of Greater Sudbury, this affects very few properties.

The clawback is a percentage that properties within a specific property class that are experiencing a tax decrease must forgo to support the properties within the same class that are experiencing an increase. In Greater Sudbury, this currently only affects Industrial properties.

Consistent with previous years’ Tax Policies, the following tools are being recommended for approval:

1. Implement a 10% tax increase cap – this means that properties in the industrial class, that were previously in the capping/clawback exercise, will continue to see property tax increases limited to 10% of the preceding year’s annualized taxes, plus a portion of the Council’s approved levy increase.
2. Implement a minimum annual increase of 10% of CVA level taxes for capped properties - this means that properties in the industrial class, that were previously in the capping/clawback exercise, will continue to see property tax increases limited to 10% of the preceding year’s CVA taxes, plus a portion of the Council’s approved levy increase.
3. Move capped and clawed back properties within \$500 of CVA taxes directly to CVA taxes.
4. Eliminate industrial properties that were at Current Value Assessment in 2025 from the capping exercise.
5. Eliminate industrial properties that crossed between capping and clawback in 2026 from the capping exercise.

The following table describes the effects of these changes. Overall, capping and clawback policies apply to 12 properties, while 371 properties will see their taxes reflect their full current value assessment.

Table 6: Impact of Proposed Capping and Clawback Policies

	Industrial
Clawback %	1.6419%
Clawback \$	\$253
Shortfall \$	\$247
# of Capped Properties	1
# of Clawback Decreasing Properties	1
# of CVA Tax Properties	364
Total # in Class	366

The use of all tax policy tools available is recommended to set the clawback percentage at 1.6419% for Industrial.

By approving these clawback percentages, it ensures that properties seeing a tax decrease will fund a portion of taxes payable by properties seeing a tax increase of more than 1.64%.

2026 Tax Rate and Due Dates

Tax rates have been developed based on the above recommendations and can be found in Appendix 'A'. The fire and transportation rates will be specific to the service area within the City. A general rate will apply to all properties. Schedule 'A' reflects the tax rates for all service areas by class based on the returned assessment roll and approved municipal levy of \$394,899,272.00.

The 2026 final due dates for all classes have been set for June 30, 2026, and July 31, 2026, and will remain consistent going forward with due dates on the last working day of June and July each year.

2026 Omitted and Supplementary Tax Billing and Due Dates

Sections 33 and 34 of the Assessment Act authorizes a local municipality, in any year, to enter omitted and supplementary assessments on to the tax roll and to levy and collect property taxes resulting from this additional assessment.

Omitted and supplementary assessments are generated by property additions or changes that increase current value assessment.

Due dates will be assigned to the last working day of each month starting with June through to December for items added to the roll before the 10th day of each month with most billings having two installment dues except for items added by the 10th day of December which will have one installment due date. This is consistent with previous years.

2027 Interim Tax Billing

Section 317 of the *Municipal Act, 2001*, provides the authority for municipalities to pass a By-law to levy interim taxes to meet financial obligations prior to the setting of the final tax rates.

Section 317(3) permits an interim tax levy of 50% of the total taxes for municipal and school purposes levied in the previous year. Any impact resulting from budgetary increases are applied on the final tax bill.

Section 317(9) provides municipalities authority to adjust the interim tax levy if, in the opinion of Council, the taxes levied on a property are too high or too low in relation to the estimated total taxes that will be levied on

the property.

There are numerous accounts that require adjustments to the interim levy. These adjustments result from:

New roll numbers:

New properties on the assessment roll for 2026. These properties had no assessed values for 2025 therefore it not adjusted, no interim tax bill would be issued and the total levy on the final tax bill would pose a financial hardship to taxpayers.

Severed/subdivide/split properties:

During 2025, the total assessment and tax levy was on the original roll number therefore, the 2026 interim bill would only apply to the original roll number. If not adjusted, this could result in an interim tax bill that is higher than permitted under the legislation and/or also higher than the total levy for the taxation year. Also, the new roll numbers may have no assessment or tax levy for 2025 which would result in no interim tax billing being issued and all the levy reported on the final tax bill.

Valuation Reductions:

Adjustments for are required for accounts have been granted a reduction in assessment between 2025 and 2026 to ensure that no more than the legislated 50% is levied on the interim tax bill.

Valuation Increases:

Where a property has experienced an increase in assessment between 2025 and 2026 that results from a physical or equity change in the property, if the interim tax bill is not adjusted the final tax bill could pose a financial hardship to the taxpayer.

Interim tax levy dates have been established as February 26th, 2027, and March 31st, 2027. The above due dates for the 2026 interim billing are comparable to interim billing due dates for previous years and will remain consistent going forward with due dates on the last working day of June and July each year.

Summary

The effect of the recommendations in this report produces a 4.2% increase in residential municipal property taxes for 2026 compared to 2025 levels, while Commercial and Industrial properties will pay relatively less due to the Business Education tax rate remaining consistent. Actual changes in taxes payable for each property will be determined by its assessed value, type of dwelling and its location within the City.

Approving these recommendations will result in timely production of final tax bills. Refer to Appendix "A" for Tax Rates and Appendix "B" for a property taxation comparison with other municipalities in Ontario, as reflected in the BMA Study.

This report also puts into place the due dates and practices for the billing of the 2026 omitted/supplementary tax billings and the 2027 interim tax billings.

Resources Cited

2025 Property Tax Policy – <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=56862>

[Assessment Act](#)

[Municipal Act, 2001](#)

2026 Tax Policy Report - Appendix 'A'

City of Greater Sudbury 2026 Final Tax Rates for all Municipal Purposes

(all figures in the form of %'s)

Property Description	General	Career	Fire Rate		Transportation Rate		Career/Urban Area	Composite/Commuter Area	Volunteer/Commuter Area	Volunteer Area
			Composite	Volunteer	Urban	Commuter				
Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	1.754170	1.637761	1.552568	1.499143
Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	3.446944	3.218201	3.050796	2.945816
Commercial Occupied	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	3.353973	3.131399	2.968510	2.866362
Commercial Excess Land	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	3.353973	3.131399	2.968510	2.866362
Commercial Vacant Land	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	3.353973	3.131399	2.968510	2.866362
Industrial Occupied	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.680284	5.293046	5.009648	4.831928
Industrial Excess Land	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.680284	5.293046	5.009648	4.831928
Industrial Vacant Land	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.680284	5.293046	5.009648	4.831928
Large Industrial Occupied	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	6.593567	6.144068	5.815106	5.608812
Large Industrial Excess Lan	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	6.593567	6.144068	5.815106	5.608812
Aggregate	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	4.710756	4.389613	4.154587	4.007200
Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	3.823194	3.569482	3.383804	3.267365
Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.350834	0.327553	0.310514	0.299829
Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.438543	0.409440	0.388142	0.374786

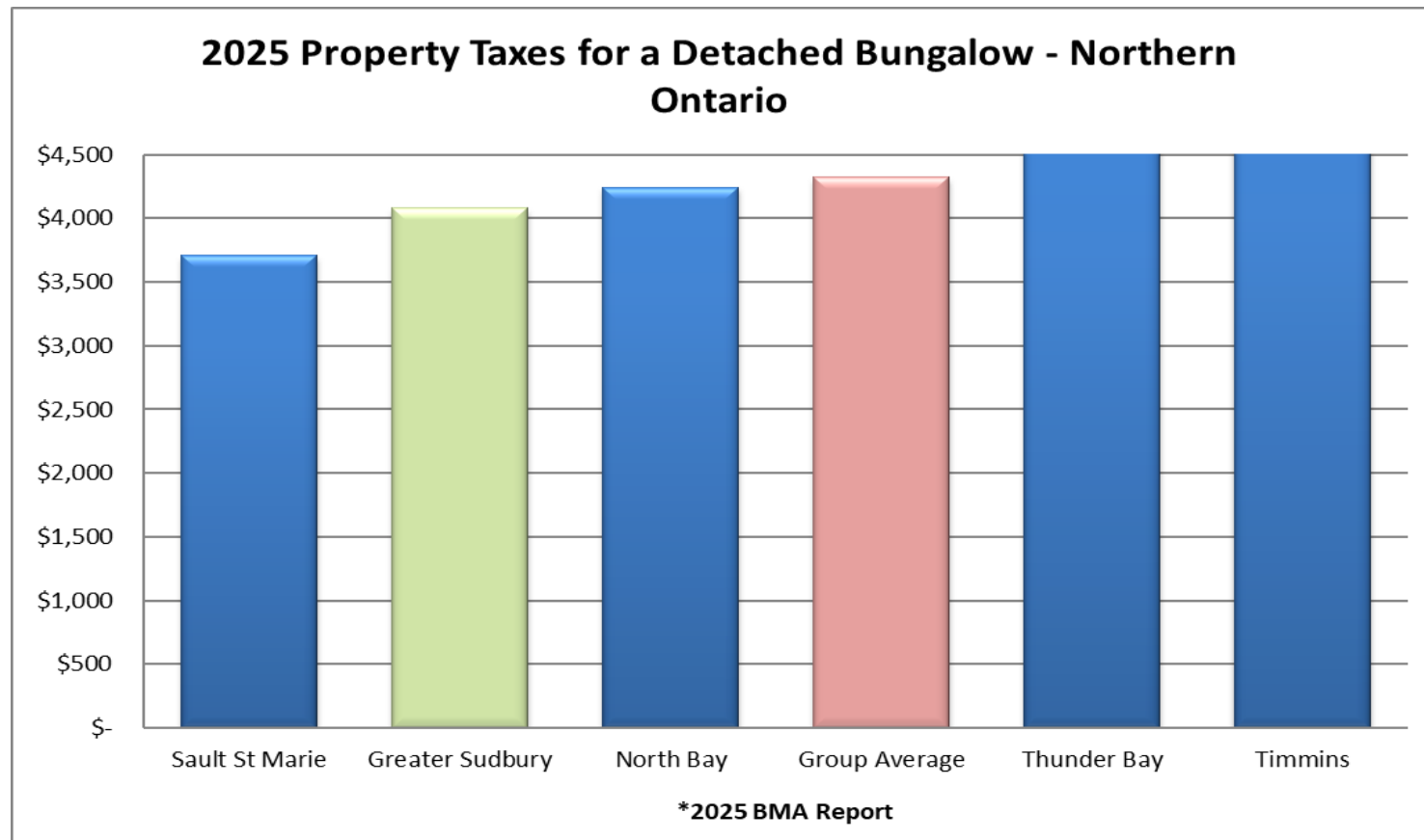
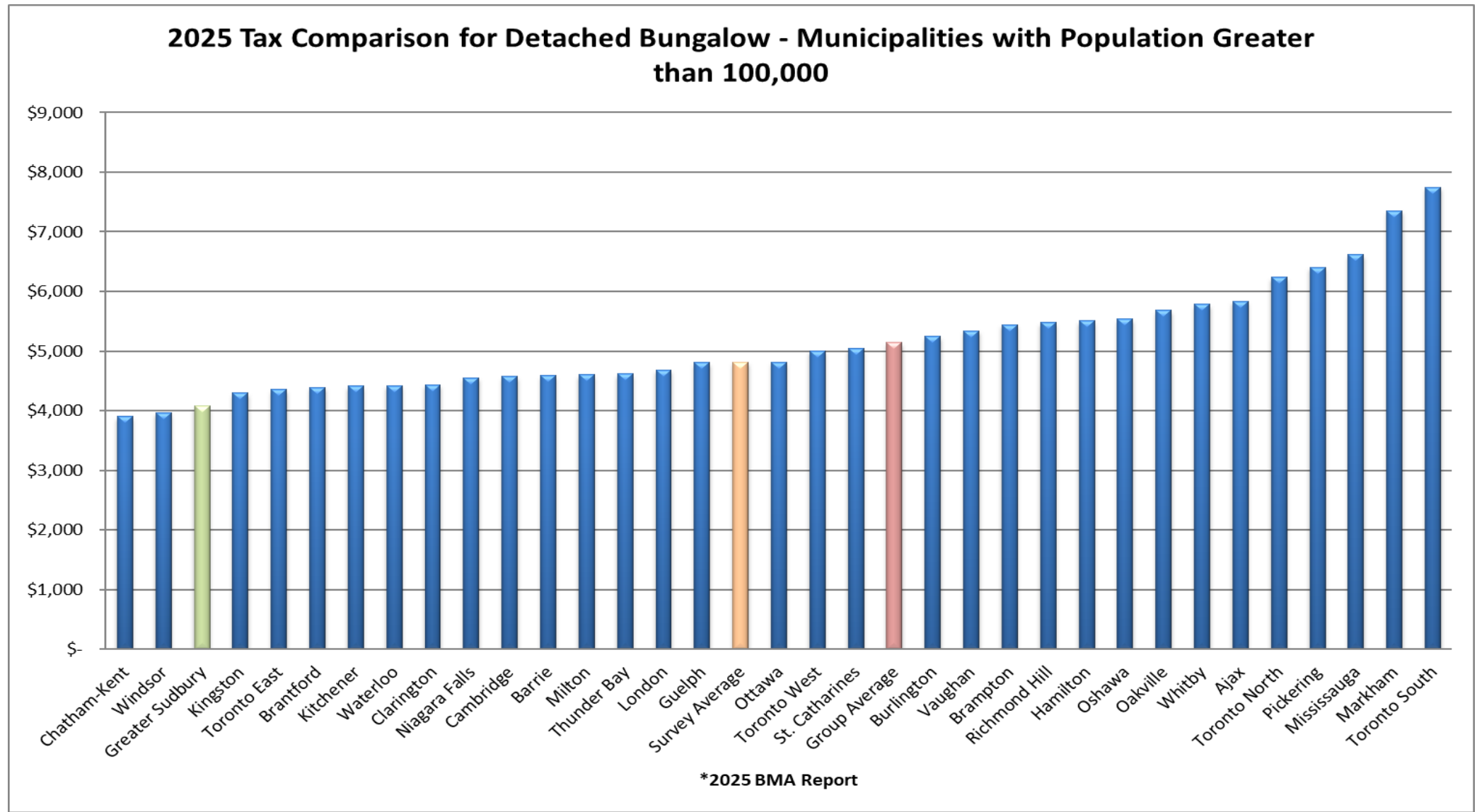
Fire Area Rate

- Career - this rate is applied to properties in the former City of Sudbury
- Composite - this rate is applied to the properties in the former City of Valley East
- Volunteer - this rate is applied to all other areas of the City of Greater Sudbury

Transportation Rate

- Urban - this rate applies to properties in the former City of Sudbury
- Commuter Rate - this rate applies to all other areas of the City of Greater Sudbury with the exception of the formerly Unorganized areas
- No Rate - applies to formerly Unorganized areas

Appendix 'B' - BMA Study



Non-Competitive Contract Award - On-Demand and Fixed Transportation Services

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Managers' Reports
Prepared by:	Brendan Adair Transit
Recommended by:	General Manager of Planning and Growth

Report Summary

This report provides a recommendation to approve a non-competitive contract award with Student Transportation of Canada Inc. o/a Leuschen Transportation and to implement a three-year service integration pilot that combines GOVA Zone and GOVA Plus operations.

Resolution

THAT the City of Greater Sudbury approve a non-competitive (single source) contract with Student Transportation of Canada Inc. o/a Leuschen Transportation for provision of on-demand and fixed transit services, as outlined in the report entitled "Non-Competitive Contract Award - On-Demand and Fixed Transportation Services" from the General Manager of Planning and Growth presented at the City Council meeting on April 28, 2026.

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

This report describes work recommended to implement the Transit Action Plan and continue efforts to expand ridership through innovative and responsive system improvements, which is an initiative identified in Council's Strategic Plan as one of the actions to support the Asset Management and Service Excellence objective and specifically goal 1.5 "Demonstrate Innovation and Cost Effective Service Delivery".

Within the Compact, Complete Communities Strategy Sector of the Community Energy & Emissions Plan, this report aligns with Goal 1, to achieve energy efficiency and emissions reductions. Further, within the Low-Carbon Transportation Strategy Sector, this report aligns with Goal 7, to enhance transit services to enhance transit mode share to 25% by 2050.

Financial Implications

There are no financial implications associated with the recommendation of this report.

The provision of contracted on-demand and fixed transportation services of GOVA Zone, and specialized transit of GOVA Plus is part of the Transit Services annual budget. The combined budgeted amount for 2026 for both services is \$5,105,895 (GOVA Zone- \$860,520, GOVA Plus- \$4,245,375).

Background

The Transit Action Plan (TAP) approved in 2019 directed staff to modernize the transit network and supporting services, including rebranding TransCab as GOVA Zone within the broader GOVA Transit family of services.

GOVA Zone has been delivered through contracted service providers for over two decades. Since 2021, all zones have been consolidated under a single contract (Contract CDD2149) with Student Transportation of Canada Inc. o/a Leuschen Transportation. This five year contract is set to expire on June 30, 2026.

Across nine zones and two fixed routes, GOVA Zone provides on-demand, last-mile connections linking lower-density and rural areas to the fixed-route network. In 2025, the service provided 24,966 passenger boardings, a 9.5% year-over-year increase, across 15,131 trips and 139,124 kilometres. The current rate is \$3.83 per kilometre, adjusted annually by CPI (Transportation), with a 2026 operating budget of \$860,520.

Figure 1. GOVA Zone Key Performance Indicators

GOVA Zone KPI - 2025				
GOVA Zone	Ridership	Trips	KMs	% of GOVA Zone
Zone A – Naughton	633	545	2079	6%
Zone B – Chelmsford/Levack	5478	2823	43253	28%
Zone C – Chelmsford/Valley	294	284	1094	1%
Zone D – Garson	3817	2505	15067	10%
Zone D – Hanmer	491	427	1828	1%
Zone E – Wahnapiatae	1999	1300	6718	4%
Zone F – Hwy 69 / Richard Lake	5368	3541	18305	13%
Zone G – Long Lake	1865	1589	2688	6%
Zone H – Southview	0	0	0	0%
Zone B – Fixed	4501	1113	44640	31%
Zone D – Fixed	520	1004	3453	2%
Total – On-Demand	19945	13014	91032	66%
Total – Fixed	5021	2117	48093	34%
Total - GOVA Zone Service	24966	15131	139124	100%

GOVA Plus specialized transit services are delivered by the same contractor as GOVA Zone under Contract CDD24-2. GOVA Plus provides shared, door-to-door or curb-to-curb transit for individuals whose disabilities prevent the use of conventional GOVA Transit. The current five-year contract expires on June 30, 2029.

The service operates within the same geographic area as the conventional network and supports approximately 3,011 registered clients. As shown in Figure 2, annual ridership has remained stable in recent years, averaging 104,979 trips over roughly 45,384 service hours. Service is delivered using a fleet of 18 accessible buses equipped with ramps, complemented by supplemental taxis when required to maintain efficiency and service levels.

Contracted service costs include a fixed monthly capital charge, a fixed fee for central dispatch and

administrative services, and an hourly operating rate. The approved 2026 operating budget for GOVA Plus is \$4.24 million.

Figure 2. GOVA Plus Key Performance Indicators

GOVA Plus KPI					
GOVA Plus	Ridership/Trips	KMs	Taxi Trips	Taxi KMs	Hours
2025	101959	1117733	3016	26500	46465
2024	111075	1157395	9887	57673	46005
2023	101905	1174210	4538	29245	43684
2022	72793	no tracking	195	no tracking	33466

The needs of GOVA Plus clients are diverse—encompassing physical and/or cognitive disabilities—and eligibility may change over time based on a permanent or temporary disability, or due to environmental or physical barriers that limit consistent use of conventional transit services. Eligibility is categorized into three types: (i) unconditional, (ii) temporary, and (iii) conditional eligibility. To ensure appropriate vehicle assignment based on individual mobility needs, clients are classified as either Ambulatory or Wheelchair/Scooter users. Referring to Figure 3, where an Ambulatory Client is a client who can walk, either independently, or with use of a light mobility aid (cane, crutch, walker), approximately 69% of clients fall into the Ambulatory category, while approximately 31% rely on a wheelchair or scooter.

Figure 3. GOVA Plus Client Distribution

Client Distribution				
GOVA Plus	Ambulatory	% of Clientele	Wheelchair	% of Clientele
2025	76109	75%	25850	25%
2024	75965	68%	35110	32%
2023	67727	66%	34178	34%
2022	47105	65%	25688	35%

In Ontario, the provision and operation of specialized transit services are governed by the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and its Integrated Accessibility Standards Regulation (IASR, O. Reg. 191/11). The Transportation Standards, particularly Sections 63 through 74, establish legally binding requirements for specialized transit providers, including eligibility categories, application processes, service equivalency with conventional transit, and the duty to accommodate persons with disabilities. These standards ensure that municipalities maintain accessible, equitable, and clearly delineated service models for riders with disabilities.

Opportunities for Service Integration Pilot

The expiry of the GOVA Zone contract with Student Transportation of Canada Inc. o/a Leuschen Transportation on June 30, 2026, presents an opportunity to explore a service integration that can enhance mobility across both service streams. Remaining with the current GOVA Zone service provider for a three-year trial period, until the expiry of the GOVA Plus contract, while leveraging the existing RideCo on-demand technology, would allow the City opportunity to adjust service levels in a controlled environment, with ability to track and monitor successes or areas for improvement. This approach aligns with the overall strategy of the Transit Action Plan (TAP), with a focus on improving customer experience, increasing spontaneity of travel, and strengthening integration within the broader transit system.

The TAP identified an opportunity for Greater Sudbury Transit to evolve toward a more integrated, innovative, and demand-responsive model, particularly in outlying and lower-density areas, by coordinating service types of GOVA, GOVA Zone and GOVA Plus to improve efficiency, clarity, and customer experience.

The Plan specifically identified the need for system reorganization, a more unified approach to accessible and on-demand services, and innovative deployment of flexible service models to better match service levels to demand, reduce duplication, and relieve pressure on specialized transit resources.

Using the current on-demand rider technology, service modelling was completed for nine (9) GOVA Plus and GOVA Zone service days to assess the potential impact of an integrated service model. The modelling dates were selected to capture variations in seasonality, weather, and known peak-demand periods. RideCo's service simulation analyzed operational performance across these days and demonstrated that integrating GOVA Plus (specialized) and GOVA Zone (on-demand) would:

- Support ridership volume, with an average of 483 passengers across the nine simulation days, ranging from a high of 529 to a low of 415.
- Improve system reliability, with simulated Pickup OTP increasing from 85% to 95%, and Drop-off OTP improving from 77% to 100%.
- Enhance system efficiency, including:
 - a 6% reduction in simulated cost per rider (from \$27.83 to \$26.06),
 - a 9% reduction in simulated vehicle utilization (from 82% to 73%), and
 - a 6% reduction in simulated daily operating costs (from \$13,367 to \$12,574).
- Increase shared-ride rates and occupied kilometers, demonstrating more efficient use of available resources.
- Integrate and optimize the fleet, increasing to 28 vehicles with the purchase of 8 vehicles.
- Enable unified technology integration for booking, trip-tracking, and payment functions.

Within service integration over the next three years, the current service provider commits to oversee implementation costs associated with fleet expansion, software expansion, and associated requirements, also covering dispatch/admin costs. With overview of integration options provided below, the City of Greater Sudbury intends to phase implementation to support service level improvements and efficiencies.

Alignment with Transit Industry Best Practice

In 2022, the Canadian Urban Transit Association (CUTA) released “On demand Transit Toolkit – A resource guide for service implementation” to support agencies with implementation strategies for on demand systems. Within a family of services model, the toolkit promotes opportunities for on-demand and specialized (paratransit) service integration where there's shared booking platforms, common dispatch systems, and coordinated fleet deployment. With systems in place and integration possible, this approach can reduce duplication, improve equity, and enhance service reliability for riders with diverse mobility needs. In addition, the toolkit highlighted opportunities for technology where on-demand platforms (such as RideCo.) can provide reliable service level data that enables municipalities to monitor service performance, optimize fleet use, and make informed adjustments that improve cost-effectiveness and customer experience.

Furthermore, a recent 2025 CUTA Issue Paper examining key performance indicators for on-demand transit also reviewed how Canadian transit agencies integrate on-demand services with specialized transit. Among the 19 agencies surveyed, approaches varied. Nearly half operate the two services separately using different software platforms, while others use the same booking system but maintain separate fleets. A smaller group fully commingles riders, allowing both specialized and on-demand customers to share vehicles. Only one agency reported not operating specialized transit at all, and one agency delivers its specialized transit entirely through an on-demand service model.

VIA's Commingling 101 report outlines that transit agencies can integrate paratransit and on-demand services through three proven operational models; i) Commingled Fleets, ii) Commingled Operator Shifts, or iii) Commingled Trips.

- **Commingled Fleets**, where the same accessible fleet is shared between specialized and on demand services, with vehicles assigned to each service based on daily demand;
- **Commingled Operator Shifts**, where drivers serve both specialized and on-demand riders within the same shift, optimizing unused capacity between pre-scheduled and on-demand trips; and
- **Commingled Trips**, the most integrated model, in which specialized, and on-demand riders may be transported in the same vehicle, at the same time, when routing compatibility allows.

A jurisdictional scan confirmed that multiple Canadian municipalities operate on-demand transit as part of their regular service delivery, particularly in systems serving both urban and rural communities. In this context, Durham Region Transit (DRT) was identified as a key comparator due to its similar mix of urban and rural service areas and considering their successful full amalgamation of Specialized Transit and On-Demand services into a single demand-responsive operating model. In 2021, DRT transitioned both services onto a unified technology platform and a shared, fully accessible fleet operated by uniformed drivers, allowing Specialized and On-Demand customers to travel on the same vehicles where appropriate. Consultation with DRT has confirmed ongoing successes for the integration, where customers are receiving an efficient, customer focused service that responds to the needs of all customers.

Where the City of Greater Sudbury and GOVA Transit provide all public transit services under regulatory obligations of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and its Integrated Accessibility Standards Regulation (IASR, O. Reg. 191/11), any specific integration of GOVA Plus and GOVA Zone will maintain strict compliance with the AODA. Specifically, GOVA Transit will continue to meet all specialized transit commitments, including service equivalency, priority for eligible riders, accessible vehicle standards, and ensuring appropriately trained staff.

Purchasing By-Law Implications

In accordance with the City's Purchasing By-law, an open-competitive procurement process is required for contracts at this value. However, single sourcing is permitted under specific conditions, including an applicable trade agreement exemption and Council approval.

Applicable Trade Agreement Exemption

TCAOQ Article 9.14/CFTA Article 513/CETA Article 19.12: 1. (c) for additional deliveries by the original supplier of goods or services that were not included in the initial procurement, if a change of supplier for such goods or services: (i) cannot be made for economical or technical reasons such as requirements of interchangeability or inoperability with existing equipment, software, services, or installations procured under the initial procurement.

Next steps

The proposed non-competitive procurement for GOVA Plus creates an opportunity to trial greater integration between GOVA Zone and GOVA Plus, consistent with the Transit Action Plan and industry best practices.

Given the opportunities and benefits of GOVA Zone and GOVA Plus service and technology integrations, it is recommended that Council approve a non-competitive, three-year contract to Student Transportation of Canada Inc. o/a Leuschen Transportation for the services under GOVA Zone by amended contract.

Pending Council approval for a non-competitive contract for GOVA Zone from July 1, 2026, to June 30, 2029, Transit staff will finalize an agreement focused on progressing toward a comingled fleet and operator workforce, with phased implementation of comingled trips where appropriate.

Transit will continue regular engagement with the Accessibility Advisory Committee to ensure service decisions reflect the needs and experiences of customers with disabilities. Annual service updates will be provided to the Operations Committee.

Resources Cited

Greater Sudbury Transit Action Plan- Better Routes. Better Schedules. Better Service - February 12, 2019
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=395>

Commingling 101: How to integrate microtransit with paratransit - February 2025
[Commingling 101- How to Integrate Microtransit with Paratransit.pdf](#)

Canadian Urban Transit Authority (CUTA): On-demand Transit Toolkit- A resource guide for service implementation - May 2022
[2022-May-CUTA-On-Demand-Transit-Toolkit.pdf](#)

Canadian Urban Transit Authority (CUTA): Issue Paper- On-Demand Transit Review- Key Performance Indicators - June 2025
[2025-June-Issue-Paper-57-On-Demand-Transit-Review.pdf](#)

O'Connor Sports Court Fundraising Update

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Referred & Deferred Matters
Prepared by:	Shelley Walushka Parks and Recreation Services
Recommended by:	General Manager of Community Services

Report Summary

This report provides an update on the status of fundraising efforts of the O'Connor Sports Court community-led project. A business case for the required capital funding to complete the project was presented during 2026 budget deliberations which was deferred pending a report from staff.

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

This report refers to proposed investment in infrastructure to support community recreation with a focus on quality of life which supports the Council strategic priority 5.0 of Creating a Healthier Community.

Financial Implications

There are no financial implications associated with this report.

Approval of HCI capital projects includes approval of operating costs to be provided in the base budget in subsequent budget years to the operating department.

Background

The O'Connor Sport Court is community-led project led by the Flour Mill Community Action Network currently in the final proposal and fundraising phase. On the December 2, 2025, City Council Budget deliberations the following amendment occurred to the business case (Attachment 1) for the project:

As amended:

THAT the 2026 Budget be amended to include the business case entitled "Create an Outdoor Sports Court at O'Connor Playground" as outlined on page 161 of the 2026-2027 budget document, subject to:

THAT the one-time cost of \$240,000 be funded with previously approved Healthy Community Initiative Funds of \$150,000, donations of \$21,000, and the Capital Financing Reserve Fund - General of \$69,000 for a 2026 net levy impact of zero.

The item was deferred, and staff were asked to provide an update on the fundraising status of the project in Q1 2026.

Q1 2026 Update

The original project estimate was \$257,892, which included acrylic surfacing for the outdoor sports court and a 20 per cent contingency, consistent with standard practice for community-led projects of this nature. Following the deferral of the project by City Council during budget deliberations, staff met with Councillor Landry-Altman to review the project scope and explore options to advance the project.

As acrylic surfacing is not required to complete the court and may be installed at a later date, the project scope was adjusted accordingly. As a result, the budget was revised to \$235,000, inclusive of a 20 per cent contingency, while the volunteer group continued fundraising efforts with the support of the Parks and Recreation team.

In January 2026, staff obtained updated vendor quotations for the various components of the project. Based on these quotations, the estimated project budget has been further reduced to \$180,000, which continues to include a 20 per cent contingency.

City Council has previously approved \$150,000 in funding through the Healthy Communities Initiatives (HCI) Fund to support the project. In addition, the Flour Mill Community Action Network has raised \$22,000 in cash contributions, which are secured in the project account held by the City.

As a result, a funding shortfall of approximately \$8,000 remains to be raised in order for the project to proceed.

In February 2026, staff reviewed the scope of the project and reduced the fencing requirements from a full enclosure to include only baseline/endline fencing to meet safety standards. As a result, the project budget has been reduced to within the \$172,000 current fundraised.

Summary and Next Steps

Staff will proceed with scheduling the project for completion in 2026, and continue to update the Flour Mill Community Action Network.

Council has directed staff to develop a formal, multi-tiered Community Grants program, including policies, an application process, and evaluation criteria. This work will also include a review of HCI capital funding and recommendations on how community groups can leverage HCI capital for approved community-led projects, supporting initiatives similar to the O'Connor Outdoor Sports Courts in progressing to completion. As HCI funding is not intended to fully fund capital projects, the report will clarify appropriate funding roles and expectations. Staff will report back to Council with recommendations on grants at the end of Q2.

Resources Cited

Finalization of 2026-2027 Budget FA2025-51-A7 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=59108>

Healthy Communities Initiatives Fund Approval - November 18, 2025 CC2025-263 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=59070>

12 Create an Outdoor Sport Court at O'Connor Playground

Department	Community Services	Division	Parks and Recreation Services	Council Resolution	FA2023-53/ FA2023-75-A4/ FA2024-36
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Description of Business Case

This business case recommends the creation of a 106-by-64-foot (6,784 square foot) asphalt sports court. O'Connor Playground currently includes a field house — with its upper floor leased to Better Beginnings Better Futures — along with the Flour Mill Museum, play equipment, a splash pad and pickleball courts. In the past, O'Connor Playground also had an outdoor rink, which has not been functional for about 10 years. The rink boards were recently removed for health and safety reasons.

The Parks, Open Space and Leisure Master Plan (2014) established a provision level for outdoor basketball courts of a one-kilometre service radius, striving to provide one full-court equivalent for every 650 youth aged 10 to 19.

The Flour Mill neighbourhood is currently served by a basketball court at Ryan Heights Playground (approximately 300 metres away), which has been identified for upgrades through the Outdoor Court Revitalization project.

Details of Service Change

Council has directed staff to prepare a business case for a paved or concrete outdoor sports court to be created on at O'Connor Playground located at 140 St. George St., in Greater Sudbury. The requested design includes four basketball hoops and a separate hopscotch/play area. The estimated one-time cost of the project is \$265,000 with ongoing operational costs of \$4,780.

Why Staff Recommend this Business Case

The City previously approved \$96,306 through Healthy Community Initiative Fund capital applications from the Flour Mill Community Action Network towards this project. The group continues to seek monetary and in-kind donations to advance the project. This business case requests the remaining \$168,694 in funding from the City to advance the project.

How does this align with Council's Strategic Plan?

	Asset Management and Service Excellence	Economic Capacity and Investment Readiness
	Climate Change	Housing
X	Create a Healthier and More Vibrant Community	Advance Caring Services Post-Pandemic

Business Cases

Does this have a link to the Community Energy and Emissions Plan (CEEP)?

There is no link to CEEP.

Financial Analysis

Description	Duration	Type	2026	2027	2028	2029	2030
Grounds Maintenance - Labour	Ongoing	Expense	\$ -	\$ 3,420	\$ 3,520	\$ 3,630	\$ 3,740
Grounds Maintenance - Benefits	Ongoing	Expense	\$ -	\$ 560	\$ 580	\$ 600	\$ 620
Grounds Maintenance - Materials	Ongoing	Expense	\$ -	\$ 800	\$ 820	\$ 840	\$ 870
Contributions to Capital	One-Time	Expense	\$ -	\$ 168,694			
	Ongoing		\$ -	\$ 4,780	\$ 4,920	\$ 5,070	\$ 5,230
	One-Time		\$ -	\$ 168,694	\$ -	\$ -	\$ -
	Total		\$ -	\$ 173,474	\$ 4,920	\$ 5,070	\$ 5,230
	% Levy Increase		0.00%	0.04%			

Staff Analysis

Position	Bargaining Unit	Duration	Permanent / Part Time	2026	2027	2028	2029	2030
Parks Maintenance Person	OW	Ongoing	PT Hours	-	100	-	-	-
		Permanent		-	-	-	-	-
		PT Hours		-	100	-	-	-

2025 Contract Award Report

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Correspondence for Information Only
Prepared by:	Kari Bertrand Purchasing
Recommended by:	Chief Financial Officer

Report Summary

This report provides information regarding all Contract Awards valued at \$250,000 or more for the procurement of Goods, Services, or Construction that were awarded between January 1, 2025 and December 31, 2025, and includes any amendments to previously reported Contract Awards.

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

This report refers to operational matters.

Financial Implications

There are no financial implications.

Background

As required by the City of Greater Sudbury’s Purchasing By-Law (hereafter referred to the “PBL”), Section 8(2):

The Agent shall provide a Contract Award Report to Council listing all Contract Awards and Revenue Generating Contracts with a Total Acquisition Cost or revenue of \$250,000 or greater. This includes Contract Awards resulting from Bid Solicitations, Non-Competitive Purchases, purchases from Standing Offers, cooperative purchases, and Emergency purchases.

Contract Awards are listed in Appendix A.

Contract Awards from local boards and corporations listed in the PBL may also be included.

Definitions for capitalized terms not defined within this report can be found in the PBL.

Resources Cited

PBL: [City of Greater Sudbury’s Purchasing By-Law](#)

Appendix A: 2025 Contract Award Report

Overview:

The table below lists all Contract Awards valued at \$250,000 or more for the procurement of Goods, Services, or Construction that were awarded between January 1, 2025 and December 31, 2025, and includes any amendments to previously reported Contract Awards.

Purpose:

As required by the [City of Greater Sudbury's Purchasing By-Law \(hereafter referred to the "PBL"\)](#), Section 8(2):

The Agent shall provide a Contract Award Report to Council listing all Contract Awards and Revenue Generating Contracts with a Total Acquisition Cost ("TAC") or revenue of \$250,000 or greater. This includes Contract Awards resulting from Bid Solicitations, Non-Competitive Purchases, purchases from Standing Offers, cooperative purchases, and Emergency purchases.

Explanatory Notes and Definitions:

General:

- Contract Awards from local boards and corporations listed in the PBL may also be included and are noted as follows:
 - Sudbury Airport Community Development Corporation ("**SACDC**")
 - Greater Sudbury Police Services Board ("**GSPSB**")
 - Greater Sudbury Housing Corporation ("**GSHC**")
 - Greater Sudbury Public Library Board ("**GSPLB**")
- All Contract Awards are within Council Approved Budgets.
- All values within the report do not include applicable taxes and are rounded to the nearest dollar.
- Additional details regarding the Open Competitive procurement processes can be found on the [City's bids&tenders site](#) by searching the Contract Number or keyword and choosing "Awarded" from the drop - down list.
- Amendments to previous reports are listed after the 2025 Contract Awards.

Contract Award Date: Specifies the date the Contract was fully executed by the City or local boards/corporations and the Supplier(s).

Contract Term: Unless otherwise specified, the Contract Term concludes upon completion of a one-time purchase ("**One Time**"). All other Contracts are structured as a multi-year agreement ("**Multi-Year**"). For Multi-year Contracts, the Contract Term is shown with the initial term listed first, followed by extension terms separated by plus signs where applicable.

Contract Value: Values marked with an asterisk (*) are estimates based on anticipated requirements.

- **One Time:** Value represents the dollar amount for the total value of the Contract.

- **Multi-Year Contracts:** Value represents the dollar amount for the initial Contract Term. The total potential value, including all extension terms, is shown in parentheses. This total does not include any price increases that may be permitted during extension periods under the Contract.

Procurement Details: The report identifies the procurement method used for each Contract, including the following:

- 1. Open Competition:** Means the solicitation of Bids through a publicly posted Bid Solicitation on the City’s open tendering site bids&tenders, utilizing one of the following solicitation formats: Request for Quotation (“**RFQ**”), Request for Tender (“**RFT**”), or Request for Proposal (“**RFP**”)
- 2. Cooperative Purchase:** Procurement with other municipalities, public agencies or through group purchasing organizations.
- 3. Non-Competitive (also referred to as Limited Tendering):** Direct award from a particular Supplier without conducting a competitive process (“**Single Source**” or “**Sole Source**”). Non-Competitive Contract Awards are permitted in Emergency circumstances with Council approval or for other purchases and exemptions listed within PBL Schedule “A”. Where Council approval was required, the applicable Council resolution number and link are provided.
- 4. Contract Awards under Standing Offer Arrangements (“SOA”):**
Contract Awards under SOA may be made through either a direct award or an invitational competitive process. Because a SOA is not considered a Contract until the City commits a purchase and executes a Contract, the establishment of an SOA is not included in the Contract Award Report.

Contract Award Listing:

No.	Contract Number & Title	Awarded Supplier(s)	Contract Award Date & Contract Term	Contract Award Value	Procurement Method
1	SHO24-157 1920 Paris Street and 1052 Belfry Avenue Elevator Modernization for GSHC	Elevator One Inc.	January 15, 2025	\$988,622	RFT
2	CDD24-7 Veteran Homelessness Program Services	Centre de Sante Communautaire de Grand Sudbury	January 15, 2025 Multi-Year (4)	\$540,498	Sole Source, PBL Schedule “A”
3	GSP25-110 Police Interceptors for GSPSB	Cambrian Ford Inc.	January 17, 2025	\$381,934	Cooperative Purchase
4	CPS24-192 Data Room Renovation - 199 Larch	Metal-Air Mechanical Systems Ltd.	January 21, 2025	\$406,100	RFT
5	CDD24-13 Diesel Transit Buses	New Flyer Industries Canada ULC	January 24, 2025	\$5,490,734	Cooperative Purchase

6	AIR24-77 Airport Janitorial Services for SACDC	Reliable Window Cleaners (Sudbury) Ltd.	February 21, 2025 Multi-Year (5)	\$557,176	RFP
7	PUR21-127CP-4 Incontinence Supplies for 2025	Medline Canada Corporation	March 4, 2025	\$343,000	Cooperative Purchase
8	ISD24-170 Detailed Design and Contract Administration Services for Anderson Drive Lift Station	R.V. Anderson Associates Ltd.	March 10, 2025	\$859,970	RFP
9	CPS25-157 Transit Hoist	NovaQuip Lifting Systems Inc.	March 20, 2025	\$273,163	Cooperative Purchase
10	CPS25-90 Records Management and Related Services	Iron Mountain Canada Corporation	March 18, 2025 Multi-Year (9)	\$320,000*	Cooperative Purchase
11	CPS25-55 Forestry Aerial Truck	Altec Industries Ltd.	February 27, 2025	\$362,550	Cooperative Purchase
12	CDD25-127 Automated External Defibrillators (AED) and Supplies Transit	BERRN Consulting Ltd.	April 1, 2025 Multi-Year (3)	\$336,101	Single Source, Council Approval CES2025-01
13	GSP25-169 Maintenance and Support Services for P25 Radio System for City and GSPSB	PSPC Canada Systems, Inc.	April 1, 2025 Multi-Year (5)	\$3,860,000	Sole Source, PBL Schedule A
14	ENG24-42 Junction Creek Reconstruction and Reprofiling	Denis Gratton Construction Ltd.	April 3, 2025	\$11,963,154	RFT
15	SHO24-114 1960B Paris Street Window and Door Replacement for GSHC	KB Civil Constructors Inc.	April 7, 2025	\$3,866,111	RFT
16	ISD25-97 Detailed Design and Contract Administration Services for the Walden Wastewater Treatment Plant Upgrades and Expansion	AECOM Canada ULC	April 7, 2025	\$3,300,923	RFP
17	ISD24-134 Wanapitei Water Treatment Plant Filter Upgrades	Cecchetto & Sons Ltd.	April 9, 2025	\$998,291	RFT
18	ENG25-26 Surface Treatment - Various Locations	Pioneer Construction Inc.	April 22, 2025	\$1,429,279	RFT
19	ISD24-169 Don Lita Lift Station Upgrades	Bélanger Construction (1981) Inc.	May 1, 2025	\$3,373,375	RFT
20	FES23-229-4	Demers Ambulances	May 1, 2025	\$821,535	Sole Source, Council

	Supply and Delivery of Ambulances				Approval CC2023-159 (CES2023-03)
21	CPS25-86 Integrity Commissioner Services	Principles Integrity	May 12, 2025 Multi-Year (5)	\$285,000*	RFP
22	CPS25-100 Light and Medium Duty Vehicles	Cambrian Ford Sales Inc.	May 16, 2025	\$1,318,403	RFQ
23	ENG25-17 Pavement Rehabilitation Skead Road (MR86) From Airport Terminal Drive to 1.9 km Easterly	Pioneer Construction Inc.	May 28, 2025	\$2,475,404	RFT
24	CPS25-150 Garson Community Centre and Arena Roof Refurbishment and Maintenance Repairs	Semple-Gooder Northern Ltd.	May 30, 2025	\$475,000	RFT
25	ISD25-58 Annual Inspection and Minor Maintenance of Lifting Appliances	Sling Choker Manufacturing Ltd.	June 4, 2025 Multi-Year (5)	\$292,280*	RFQ
26	ISD25-61 Grass Cutting Services at Various Water and Wastewater Sites	Tyler's Construction Group Inc.	June 11, 2025 Multi-Year (5)	\$343,442	RFQ
27	ISD25-59 Annual Inspection, Testing and Repair of Backflow Preventers	Patrick Mechanical Ltd.	June 17, 2025 Multi-Year (5)	\$610,641*	RFQ
28	CDD25-8 Watering Services (Summer and Winter Operations)	Environmental 360 Solutions	June 17, 2025 Multi-Year (5)	\$643,829 (\$1,073,048)	RFQ
29	FES25-107 Aerial Fire Truck	DARCH FIRE INC.	June 23, 2025	\$3,048,108	RFQ
30	SHO25-102 Elevator Maintenance and Repair Services for GSHC	KLP Elevators and Lifts Inc.	June 24, 2025 Multi-Year (3+1+1)	\$287,055 (\$478,425)*	RFQ
31	ENG25-31 Pavement Rehabilitation & Sports Courts - Various Locations	GIP Interpaving Ltd.	June 24, 2025	\$3,399,597	RFT
32	CPS25-156 Tandem Dump Trucks	930098 Ontario Ltd.	June 25, 2025	\$523,820	RFQ
33	CAO25-92 Construction Manager at Risk Services for the Cultural Hub at Tom Davies Square	PCL Constructors Northern Ontario Inc.	June 26, 2025	\$4,185,460	RFP
34	FES25-196	3635112 Canada Inc. o/a M&L	June 27, 2025	\$450,236	RFQ

	Supply & Delivery of 3M Scott Pro Harnesses	Supply, Fire & Safety			
35	ISD25-104 Operation of Transfer, Disposal and Waste Diversion Sites	Future Waste Systems (Niagara) Inc.	June 30, 2025 Multi-Year (7+1+1+1)	\$75,046,200 (\$107,208,857)	RFT
36	ISD22-64-7-464931 Professional Engineering Services	EXP Services Inc.	July 11, 2025	\$257,160	Direct Award under SOA ISD22-64
37	ISD22-64-9-465510 Professional Engineering Services	Pinchin Ltd.	July 14, 2025	\$275,050	Direct Award under SOA ISD22-64
38	ENG25-21 Spreader Laid Asphalt Patches, Various Locations	GIP Interpaving Ltd.	July 14, 2025	\$2,821,594	RFT
39	CPS25-98 TDS Underground Parking Dry Sprinkler Piping Replacement	Vipond Inc.	July 15, 2025	\$329,600	RFT
40	ENG25-3 Culvert Replacement, Various Locations	Denis Gratton Construction Ltd.	July 17, 2025	\$1,534,132	RFT
41	ENG25-20 Concrete Curb and Sidewalk, Various Locations	Comet Contracting Ltd.	July 28, 2025	\$389,052	RFT
42	ENG25-12 Watermain Improvements, Skead Road (MR86)	Bélanger Construction (1981) Inc.	August 5, 2025	\$3,244,923	RFT
43	ENG25-4 Road Reconstruction Ethelbert, Ernest and Maple Streets	GIP Interpaving Ltd.	August 6, 2025	\$5,764,067	RFT
44	ENG25-3 Maple Street and Parkwood Street Road Reconstruction	Dominion Construction	August 7, 2025	\$1,205,383	RFT
45	ENG25-6 Walden Sanitary Sewer and Maintenance Hole Rehabilitation	Dominion Construction	August 13, 2025	\$414,703	RFT
46	ENG25-80 Kingsway Booster Station Decommissioning and Sudbury Trunk Watermain Re-Alignment Silver Hills Drive	Teranorth Construction & Engineering Ltd.	August 19, 2025	\$3,871,547	RFT
47	ENG25-7 Sewer Lining - Cured in Place Pipe (CIPP) (Various Locations)	Insituform Technologies Ltd.	August 28, 2025	\$1,868,230	RFT
48	CPS21-84-5 Sidewalk Tractors	Work Equipment Ltd.	August 30, 2025	\$461,767	Direct Award under SOA CPS21-84

49	CPM25-76 Transit Services - Janitorial Services	Reliable Cleaning Services	September 1, 2025 Multi-Year (5)	\$1,157,135*	RFT
50	SHO25-13 Vacant Dwelling Cleaning Services for GSHC	SQM Janitorial Services Inc.	September 2, 2025 Multit-year (3+2)	\$449,354* (\$757,956)	RFQ
51	CPM24-5-3 Janitorial Services for Public Depots	GDI Integrated Facility Services	September 5, 2025 Multi-Year (5)	\$690,517*	RFP
52	C09-229-25 Pioneer Manor Redevelopment Tubs and Tub Lifts	Arjo Canada Inc.	September 12, 2025	\$297,404	Sole Source, Council Approved CC2017-172
53	CDD25-83 Pioneer Manor Redevelopment Ceiling Lifts	Handicare Canada Inc.	September 19, 2025	\$721,006	Cooperative Purchase
54	CAO25-178 Construction Manager at Risk Services for the Greater Sudbury Event Centre	PCL Constructors Northern Ontario Inc.	September 22, 2025	\$12,830,656	RFP
55	SHO24-100 Pest Control Services for GSHC	1000645430 Ontario Inc.	September 23, 2025 Multi-Year (5)	\$1,508,280	RFQ
56	CPS25-221 Consulting and Construction Services, Anderson Farm Infestation	Wood Research and Development	September 11, 2025	\$2,042,195	Single Source, Emergency Purchase
57	CPS25-85 Voting Solution	Voatz, Inc.	October 2, 2025	\$548,065	RFP
58	CPS25-172 Electric Vehicles	Queenston Chevrolet Buick GMC (Guelph Nissan)	October 2, 2025	\$730,200	RFQ
59	ENG25-16 Road Reconstruction - Elisabella St: Lasalle Blvd to Lapointe St & Lasalle Blvd: Elisabella St to 400m East	Garson Pipe Contractors	October 6, 2025	\$8,462,390	RFT
60	CDD25-9 Municipal Arena Propane Services	Superior Propane	October 6, 2025 Multi-year (3+2)	\$432,720* (\$721,200)	RFQ
61	ISD25-198 Wahnapiatae Lagoon Improvements	GFL Environmental Services Inc.	October 8, 2025	\$3,102,505	RFT
62	ISD25-16-3 Supply and Delivery of Various Water and Wastewater Chemicals	International Dioxide Inc. (Erco Worldwide)	October 10, 2025 Multi-Year (5)	\$378,000*	RFQ

63	ISD25-16-4 Supply and Delivery of Various Water and Wastewater Chemicals	Northland Chemical Inc.	October 10, 2025 Multi-Year (5)	\$990,000*	RFQ
64	ISD25-16-5 Supply and Delivery of Various Water and Wastewater Chemicals	Brenntag Canada Inc.	October 10, 2025 Multi-Year (5)	\$5,892,250*	RFQ
65	ISD25-16-6 Supply and Delivery of Various Water and Wastewater Chemicals	Reliable Industrial Supply Ltd.	October 10, 2025 Multi-Year (5)	\$551,250*	RFQ
66	ISD25-16-7 Supply and Delivery of Various Water and Wastewater Chemicals	Kemira Water Solutions Canada Inc.	October 10, 2025 Multi-Year (5)	\$3,528,000*	RFQ
67	ISD25-16-8 Supply and Delivery of Various Water and Wastewater Chemicals	Sodrox Chemicals Ltd.	October 10, 2025 Multi-Year (5)	\$516,300*	RFQ
68	ISD25-16-8-9 Supply and Delivery of Various Water and Wastewater Chemicals	Univar Solutions Canada Ltd.	October 10, 2025 Multi-Year (5)	\$1,503,000*	RFQ
69	ENG25-8 Water Service Replacements, Various Locations	MCA Contracting Ltd.	October 16, 2025	\$591,410	RFT
70	ENG25-72 Sudbury Landfill - South and West Perimeter Roads, Phase 1	Teranorth Construction & Engineering Ltd.	October 27, 2025	\$2,386,920	RFT
71	ISD25-176 Water Treatment Aluminum-Based Coagulant	Kemira Water Solutions Canada Inc.	October 27, 2025 Multi-Year (5)	\$2,179,250*	RFP
72	FES25-106 Medical Grade Oxygen	Air Liquide Canada Inc.	October 28, 2025 Multi-Year (5)	\$287,544*	RFQ
73	CPS24-50-3 Freightliner 114SD Multi-Function Plow Truck	Freightliner North Bay	October 31, 2025	\$791,949	Invitational RFQ under SOA CPS24-50
74	FES23-229-5 Supply and Delivery of Ambulances	Demers Ambulances	March 18, 2024	\$495,289	Sole Source, Council Approval CC2023-159 (CES2023-03)
75	P01-239-25 Police Interceptors for GSPSB	Cambrian Ford Sales Inc.	November 11, 2025	\$527,740	Cooperative Purchase,
76	C15-215-25 Motor Grader	Toromont Industries Ltd.	November 4, 2025	\$548,030	RFQ
77	CMP24-5-2	Reliable Cleaning Services	November 24, 2025	\$684,430*	RFP

	Janitorial Services for GSPLB		Multi-Year (3+2)	(\$1,140,717)	
78	ENG25-70 Hanmer Landfill Stormwater Management Pond 2	Denis Gratton Construction Ltd.	November 25, 2025	\$1,148,777	RFT
79	ISD25-139 Detailed Design and Contract Administration Services for Lively Infrastructure Improvements	R.V. Anderson Associates Ltd.	November 25, 2025	\$2,695,204	RFP
80	CDD25-182 Supply, Installation and Maintenance of Long-Term Care Beds	Specialty Furniture Inc.	December 4, 2025 Multi-Year (5)	\$369,120*	RFQ
81	CDD24-13-2 Diesel Transit Busses (Quantity 6)	New Flyer Industries Canada ULC	December 12, 2025	\$5,824,960	Cooperative Purchase
82	CPS25-216 Valley East Library Roof Top Unit and Flat Roof Replacement	Metal-Air Mechanical Systems Ltd.	December 15, 2025	\$393,200	RFT
83	CPS25-201 Transit Hoist Replacement	Novaquip Lifting Systems Inc.	December 2, 2025	\$1,036,247	Cooperative Purchase
84	A01-240-25 Boiler Replacement	Greater City Mechanical	December 18, 2025	\$279,333	RFT
85	A01-249-25 Airport Masterplan for SACDC	Avia NG Inc.	December 23, 2025	\$363,250	Sole Source, SACDC Board Approved
Amendments to 2024 Contract Award Report:					
Add:	PUR21-190-Amendment No. 1 Taser, DEMs and Body Cameras for GSPSB (Contract Amendment to add body cameras and extend Contract Term)	Axon Public Safety Canada Inc.	October 28, 2024 Multi-Year (5)	\$3,016,993*	Sole Source, GSPSB Approved
Add:	CDD24-28 Transit Advertising Services	Sudbury Wolves Hockey Club Ltd.	December 20, 2024 Multi-Year (5)	\$775,000* (Revenue)	RFP

2026 Q1 Report of Council and Committee Meeting Attendance

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Correspondence for Information Only
Prepared by:	Brigitte Sobush Clerk's Services
Recommended by:	Chief Administrative Officer

Report Summary

This report provides information regarding Council member attendance at City Council and Committee meetings for the first quarter of 2026.

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

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

At the direction of City Council, attached is a summary of attendance by Members of Council at all regular, closed, and special meetings of Council and its Committees for the first quarter of 2026.

References to "Partial" attendance means the member was absent for 25% or more of the duration of the meeting.

Resources Cited

Resolution Number CC2023-33 <https://www.greatersudbury.ca/city-hall/mayor-andcouncil/meetingsagendasand-minutes/>

Closed City Council Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
27-Jan-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present
10-Feb-26	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present
31-Mar-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present

City Council Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
27-Jan-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present
10-Feb-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present
24-Feb-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present
10-Mar-26	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
31-Mar-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present

Community and Emergency Services Meeting Attendance - 2026

Date of Meeting:	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh
First Quarter						
19-Jan-26	Present	Present	Present	Present	Present	Present

Closed Finance and Administration Committee Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry- Altmann	Mayor Lefebvre
First Quarter													
No meetings held during the first quarter													

Finance and Administration Committee Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
20-Jan-26	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present

Future-Ready Development Services Ad-Hoc Committee Meeting Attendance - 2026

Date of Meeting:	Fortin	Parent	Cormier	Landry-Altmann	Mayor Lefebvre
First Quarter					
10-Mar-26	Present	Present	Present	Present	Present

Hearing Committee Meeting Attendance - 2026

Date of Meeting:	Signoretti	Brabant	Fortin	Cormier	Leduc
First Quarter					
No meetings held during the first quarter					

Nominating Committee Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry- Altmann	Mayor Lefebvre
First Quarter													
No meetings held during the first quarter													

Operations Committee Meeting Attendance - 2026

Date of Meeting:	Signoretti	Brabant	Fortin	Parent	Sizer	Leduc	Landry-Altman
First Quarter							
19-Jan-26	Present	Present	Present	Present	Present	Absent	Present
18-Feb-26	Present	Present	Present	Present	Present	Present	Present

Closed Planning Committee Meeting Attendance - 2026

Date of Meeting:	Fortin	Lapierre	Cormier	Leduc	Landry-Altmann
First Quarter					
23-Feb-26	Present	Absent	Present	Absent	Absent
<i>Councillor Brabant attended the February 23, 2026 Planning Committee meeting to achieve quorum</i>					
30-Mar-26	Present	Present	Present	Present	Present

Planning Committee Meeting Attendance - 2026

Date of Meeting:	Fortin	Lapierre	Cormier	Leduc	Landry- Altmann
First Quarter					
26-Jan-26	Present	Present	Present	Absent	Present
9-Feb-26	Present	Present	Present	Present	Present
23-Feb-26	Present	Present	Present	Absent	Present
9-Mar-26	Present	Present	Present	Present	Present
30-Mar-26	Present	Present	Present	Present	Present

Special City Council Meeting Attendance - 2026

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry- Altmann	Mayor Lefebvre
First Quarter													
No meetings held during the first quarter													

2026 Tax Rates – Business Improvement Areas

Presented To: City Council

Meeting Date: April 28, 2026

Type: Correspondence for Information Only

Prepared by: Kyla Bell
Taxation

Recommended by: General Manager of Corporate Services

Report Summary

This report provides information regarding the establishment of the Flour Mill Business Improvement Area (BIA) and Downtown Sudbury BIA tax rates and levies for 2026.

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

The report refers to operational matters.

Financial Implications

There is no budget impact, as the City collects the levied amounts, and remits the funds to each Business Improvement Area.

Background

Each spring the Flour Mill Improvement Area (BIA) and Downtown Sudbury BIA pass their budgets and levies for the current year and request Council’s approval of the same, together with the corresponding tax rate by-laws.

Upon City Council approval, the Finance Division establishes the appropriate tax rate and levies business improvement area taxes. The levy is applied against all properties in the commercial and industrial tax classes in each respective area according to the returned assessment roll.

Staff have reviewed the current value assessments in each BIA jurisdiction and tax rates have been established to meet budget requirements.

The BIA levy will coincide with the 2026 final tax billing and revenues will be remitted to the Flour Mill and Downtown Sudbury business improvement areas on or about the final tax instalment due dates.

2026 Operating Budgets

The 2026 tax levy for the Flour Mill BIA in the amount of \$15,965.65 is before Council for approval and a copy of the minutes approving this budget is attached for information.

The 2026 levy request for the Downtown Sudbury BIA is also before Council for approval. The 2026 budget provides for a levy of \$672,590 and a copy of this request is attached for information.

The City will provide 75% of the levy to the respective BIAs on June 30, 2026 with the remaining 25% to be provided on July 31, 2026.

2026 Tax Rates

The following reflects the BIA tax rates for the properties in the Flour Mill BIA:

Commercial and Industrial	0.063916%
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The following reflect the BIA tax rates for the properties in the Downtown Sudbury BIA:

Commercial and Industrial	0.460480%
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By-law Approval

By-laws approving the 2026 operating budgets and adopting these rates for both business improvement areas are included in the agenda of the April 28, 2026, Council meeting.

Flour Mill Business Improvement Area

Secteur d'aménagement commercial du Moulin à Fleur

January 15th, 2026 – 1:00 pm

Pharmacie Bradley Pharmacy -upstairs

Meeting Minutes

Attendees:

Members: Terry McMahon, Daniel Boucher, Joscelyne Landry-Altman, Leslie Langen, Mark Leclair

Guests: n/a

Terry McMahon acted as Chairman, Treasurer and that Daniel Boucher acted as Secretary.

1. Welcome By Chair / Call to Order

Terry McMahon welcomed the group, called the meeting to order and announced that quorum was present.

2. Approval of Agenda

The agenda was presented to the group for approval.

- Motion to approve by Leslie Langen
- Second by Mark Leclair
- Voted unanimously
- Carried

3. Approval of previous Minutes

The previous minutes was presented to the group for approval

- Motion to approved by Leslie Langen
- Second by Mark Leclair
- Voted unanimously
- Carried
-

4. Budget 2026 - Levy Rate for 2026

Terry McMahon suggested that the levy rate to be the same at \$ 15,965.65

Motion to maintain the levy rate at \$ 15,965.65;

Motion to approve: Leslie Langen

Seconded by: Mark Leclair

Voted unanimously

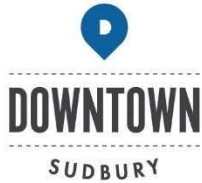
Carried

5. New Business:

Mark Leclair raised concerns regarding security in the neighborhood and questioned whether the Flour Mill BIA should consider retaining a security agency to patrol the area.

Following the discussion, Terry McMahon proposed that a motion be submitted to the Chief of Police and the Chair of the Police Services Board requestion clarification on the following:

- What is the current level of security in the downtown area since the last BIA meeting?
- What level of policing can be expected in the Flour Mill area going forward?



DOWNTOWN SUDBURY
115 LARCH STREET
SUDBURY, ON P3E 1B8

705 674 5115
www.downtownsudbury.com

February 26, 2026

City of Greater Sudbury
200 Brady St.
Sudbury, ON
P3A 5P3

ATTENTION: ERIC LABELLE, City Solicitor and Clerk

Dear Mr. Labelle:

RE: 2026 BUDGET – ‘Downtown Sudbury’ BIA

Downtown Sudbury BIA recently held their **Annual General Meeting – Wednesday, February 25, 2026**, at which time Members were presented an overview of 2025 activities as well as the 2026 Program and Budget (as approved and recommended by the Board of Directors).

Following the presentation, the following resolution related to the 2026 Program and Budget was presented:

AGM-26-01

THAT the General Membership of Downtown Sudbury BIA supports the 2026 Program and Operating Budget in the amount of \$672,590, as presented by the Board of Directors at the AGM, held Wednesday, February 25, 2026; **AND FURTHER THAT** this represents a 3% cost-of-living increase over 2025.
CARRIED

Please note that the **actual 2026 levy request is \$672,590.**

Should you have additional questions, please do not hesitate to contact me.

Yours truly,

Jeff MacIntyre
Executive Director
Cc K. MacIsaac, E. Danyliw – Co-Chairs
F. Cormier, N. Labbee – City Council Representatives