

Minutes

For the Planning Committee Meeting held Monday, February 22, 2021

Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	12:16 PM
Adjournment:	3:49 PM

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Lapierre [A 12:24 p.m.], Leduc [D 12:40 p.m.], Landry-Altmann
City Officials	Kevin Fowke, General Manager of Corporate Services; Shawn Turner, Director of Assests and Fleet Services; Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	The following resolution was presented: PL2021-38 Leduc/Landry-Altmann: THAT the City of Greater Sudbury moves into Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters: • Sale of Closed Road - Old Trespass Road, Garson • Sale of Lane - Romanet Lane, Sudbury in accordance with the <i>Municipal Act, 2001</i>, s.239(2)(c). CARRIED At 12:18 p.m. the Planning Committee moved into Closed Session.
Recess	At 12:44 p.m. the Planning Committee recessed.
Reconvene	At 1:02 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Lapierre, Leduc, Landry-Altmann
City Officials	Alex Singbush, Manager of Development Approvals; Kris Longston, Manager of Community and Strategic Planning; Keith Forrester, Manager of Real Estate; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner of Development Approvals; Eric Labelle, City Solicitor and Clerk; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Councillor Landry-Altmann moved to reorder the agenda to deal with Public Hearing #4 before Public Hearing #1.

Rules of Procedure

A Recorded Vote was held:

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

Public Hearings

4 30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury

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

Report dated February 1, 2021 from the General Manager of Growth and Infrastructure regarding 30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury.

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

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

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

Izabel Amaral, McEwen School of Architecture, Professor, provided comments to the Committee members.

Cortney St. Jean, Uptown Sudbury CAN, Chair, provided comments to the Committee

members.

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

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

The following resolution was presented:

PL2021-39 Landry-Altman/Lapierre: THAT the City of Greater Sudbury approves the application by Red Oak Villa 2014 Inc. & Red Oak Villa 2015 Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “C4(16)”, Office Commercial Special, “I(47)”, Institutional Special and “I(48)”, Institutional Special to a revised “C4(16)”, Office Commercial Special on lands described as PINs 02138-0077, 02138-0198, 02138-0199, 02138-0200, 02138-0201 & 02138-0202 in Lots 5 & 6, Concession 4, Township of McKim, as outlined in the report entitled “30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall amend the Site Plan Control Agreement registered on title in order to address the following matters to the satisfaction of the Director of Planning Services:

- (i) Amend the applicable Schedules to incorporate the twin entrances and porticoes on the south elevation of the designated heritage building at 162 MacKenzie Street and to revise the adjacent parking layout accordingly;
- (ii) Amend the Agreement and annotate the applicable Schedules to require a Cultural Heritage Impact Assessment for any new buildings that are proposed to be constructed on Lots 314, 315 and 316, Plan 1-SC in order to protect the view corridor of the south elevation of the designated heritage building at 162 MacKenzie Street from the street line.

2. That Clauses (i), (ii) and (iii) of the C4(16) special zoning be deleted and replaced with the following site-specific provisions to be applied to the entirety of the subject lands:

(i) In addition to the uses permitted in the C4 zone, the following uses shall also be permitted:

Assembly hall, audio/visual studio, bake shop, commercial recreation centre, commercial school, retail store including accessory outdoor display and sales, tavern, theatre, and related accessory uses;

(ii) Notwithstanding Section 7.3, Table 7.3, Special Provision (10), there shall be no limit on gross floor area;

(iii) Notwithstanding Sections 5.3 and 5.5 of the Zoning By-law, the parking standards of the “C6”, Downtown Commercial zone shall apply subject to the following exceptions:

- (a) Day care centre: 1 per 40 m² of net floor area;
- (b) Institutional uses: 1 per 40 m² of net floor area;
- (c) Medical office: 1 per 30 m² of net floor area;
- (d) Personal service shop: 1 per 33 m² of net floor area;
- (e) Retail: 1 per 40 m² of net floor area;

- (f) Place of worship: 1 per 30 m2 of net floor area;
- (g) All other uses including residential: applicable C6 parking standard; and,
- (h) The accessible parking requirements of Section 5.2.3.5 shall apply.
- (iv) On lands described as PINs 02138-0198, 02138-0199, 02138-0200 and 02138-0202 and municipally known as 30 Ste. Anne Road, the following site-specific provisions shall also apply:
 - (a) The lot line abutting Mackenzie Street shall be deemed to be the front lot line;
 - (b) The location of the existing building shall be permitted;
 - (c) A retaining wall shall be permitted with a zero setback abutting Lot 94, Plan RCP 85-S.

Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2021-39-A1 Landry-Altmann/Leduc: THAT the resolution be amended to remove "tavern" as a permitted use.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors Leduc, Landry-Altmann

NAYS: Councillors McCausland, Lapierre, Kirwan

DEFEATED

The following is the original resolution:

PL2021-39 Landry-Altman/Lapierre: THAT the City of Greater Sudbury approves the application by Red Oak Villa 2014 Inc. & Red Oak Villa 2015 Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C4(16)", Office Commercial Special, "I(47)", Institutional Special and "I(48)", Institutional Special to a revised "C4(16)", Office Commercial Special on lands described as PINs 02138-0077, 02138-0198, 02138-0199, 02138-0200, 02138-0201 & 02138-0202 in Lots 5 & 6, Concession 4, Township of McKim, as outlined in the report entitled "30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall amend the Site Plan Control Agreement registered on title in order to address the following matters to the satisfaction of the Director of Planning Services:

- (i) Amend the applicable Schedules to incorporate the twin entrances and porticoes on the south elevation of the designated heritage building at 162 MacKenzie Street and to revise the adjacent parking layout accordingly;
- (ii) Amend the Agreement and annotate the applicable Schedules to require a Cultural Heritage Impact Assessment for any new buildings that are proposed to be constructed on Lots 314, 315 and 316, Plan 1-SC in order to protect the view corridor of the south elevation of the designated heritage building at 162 MacKenzie Street from the street line.

2. That Clauses (i), (ii) and (iii) of the C4(16) special zoning be deleted and replaced with the following site-specific provisions to be applied to the entirety of the subject lands:

(i) In addition to the uses permitted in the C4 zone, the following uses shall also be permitted:

Assembly hall, audio/visual studio, bake shop, commercial recreation centre, commercial school, retail store including accessory outdoor display and sales, tavern, theatre, and related accessory uses;

(ii) Notwithstanding Section 7.3, Table 7.3, Special Provision (10), there shall be no limit on gross floor area;

(iii) Notwithstanding Sections 5.3 and 5.5 of the Zoning By-law, the parking standards of the "C6", Downtown Commercial zone shall apply subject to the following exceptions:

(a) Day care centre: 1 per 40 m² of net floor area;

(b) Institutional uses: 1 per 40 m² of net floor area;

(c) Medical office: 1 per 30 m² of net floor area;

(d) Personal service shop: 1 per 33 m² of net floor area;

(e) Retail: 1 per 40 m² of net floor area;

(f) Place of worship: 1 per 30 m² of net floor area;

(g) All other uses including residential: applicable C6 parking standard; and,

(h) The accessible parking requirements of Section 5.2.3.5 shall apply.

(iv) On lands described as PINs 02138-0198, 02138-0199, 02138-0200 and 02138-0202 and municipally known as 30 Ste. Anne Road, the following site-specific provisions shall also apply:

(a) The lot line abutting Mackenzie Street shall be deemed to be the front lot line;

(b) The location of the existing building shall be permitted;

(c) A retaining wall shall be permitted with a zero setback abutting Lot 94, Plan RCP 85-S.

Rules of Procedure

A Recorded Vote was held:

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

CARRIED

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

1

4846 Deschene Road, Hanmer

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

Report dated February 1, 2021 from the General Manager of Growth and Infrastructure regarding 4846 Deschene Road, Hanmer.

Julien & Janelle Gauvin, the applicants, were present.

Glen Ferguson, Senior Planner, outlined the report.

Mr. Gauvin provided comments to the Committee members.

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

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

The following resolution was presented:

PL2021-40 Lapierre/Leduc: THAT the City of Greater Sudbury approves the application by Julien & Janelle Gauvin to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73504-3118, Part 2, Plan 53R-20867, Lot 4, Concession 3, Township of Hanmer, as outlined in the report entitled "4846 Deschene Road, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following condition:

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

a) That a secondary dwelling unit be permitted having a maximum setback distance of 75 metres from the primary dwelling.

Rules of Procedure

A Recorded Vote was held:

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

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

2 106 Langdon Road, Whitefish

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

Report dated February 1, 2021 from the General Manager of Growth and Infrastructure regarding 106 Langdon Road, Whitefish.

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

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments to the Committee members.

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

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

The following resolution was presented:

PL2021-41 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by John Dryland & Deborah Frantila to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "RU", Rural to "SLS(4)", Seasonal Limited Service Special on those lands described as PIN 73366-0027, Parcel 13054, Lot 8, Concession 1, Township of Fairbank, as outlined in the report entitled "106 Langdon Road, Whitefish", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services; and,
2. That conditional approval shall lapse on March 9, 2023 unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

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

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

3 3557 Errington Avenue, Chelmsford

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

Report dated February 1, 2021 from the General Manager of Growth and Infrastructure regarding 3557 Errington Avenue, Chelmsford.

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

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments to the Committee members.

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

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

The following resolution was presented:

PL2021-42 Lapierre/McCausland: THAT the City of Greater Sudbury approves the application by 1905066 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C6(1)", Downtown Commercial Special to a revised "C6 -Special", Downtown Commercial Special on lands described as PINs 73349-0576 & 73349-1719, Parcels 815 & 22322 S.W.S., Part 1, Plan 53R-4440 in Lot 2, Concession 3, Township of Balfour, as outlined in the report entitled "3557 Errington Avenue, Chelmsford," from the

General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

- a) In addition to the uses permitted in the C6(1) zone, a veterinary clinic shall also be permitted;
- b) That prior to the adoption of the amending by-law, the owner shall install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line to the satisfaction of the Director or Planning Services; and,
- c) Conditional approval shall lapse on March 9, 2023 unless Condition b) above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

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

CARRIED

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

Matters Arising from the Closed Session

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

PL2021-43 Leduc/Landry-Altmann: THAT the City of Greater Sudbury authorize the sale of part of closed Old Trespass Road, Garson, legally described as PIN 73496-0703(LT), being Part 3 on Plan 53R-16246, EXCEPTING Part 3 on Plan 53R-21243, and PIN 73496-0448(LT), being Parts 5, 6 and 7 on Plan 53R-16246, Township of Garson;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale are credited to the Capital Financing Reserve Fund – General.

Rules of Procedure

A Recorded Vote was held:

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

CARRIED

PL2021-44 McCausland/Leduc: THAT the City of Greater Sudbury authorize the sale of part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury, legally described as PIN 73584-0917(LT), Lane on Plan 2SA lying between Van Horne Street and Elgin Street, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

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

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Lapierre

NAYS: Councillors Leduc, Landry-Altmann, Kirwan

DEFEATED

Adopting, Approving or Receiving Items in the Consent Agenda

Motion for Deferral

Councillor Leduc moved to defer this item in order to allow staff to provide additional information.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors Leduc, Landry-Altmann

NAYS: Councillors McCausland, Lapierre, Kirwan

DEFEATED

The following original resolution was presented:

PL2021-45 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Lapierre

NAYS: Councillors Leduc, Landry-Altmann, Kirwan

DEFEATED

The following is the Consent Agenda Item:

Routine Management Reports

C-1 Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land

Report dated February 10, 2021 from the General Manager of Corporate Services regarding Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land.

PL2021-46 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part Alder Street, Sudbury, north of Willow Street, south of Victoria Street and legally described part of PIN 73585-1085(LT), part of Alder Street, Plan 31SA, City of Greater Sudbury;

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

AND THAT the City of Greater Sudbury directs staff to prepare a by-law authorizing the closing of part of Alder Street, Sudbury, north of Willow Street and south of Victoria Street, as outlined in the report entitled "Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 22, 2021.

DEFEATED

Managers' Reports

R-1 Deschene Road, Hanmer

Report dated February 1, 2021 from the General Manager of Growth and Infrastructure regarding Deschene Road, Hanmer.

The following resolution was presented:

PL2021-47 Lapierre/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Keystone Homes Inc. to amend Zoning By-law 2010-100Z by removing the "H", Holding Designation on lands described as PIN 73504-3102, Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "Deschene Road, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, in order to permit an 80-unit row dwelling complex.

Rules of Procedure

A Recorded Vote was held:

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

CARRIED

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were presented.

Question Period

Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2568&lang=en> to view questions asked.

Adjournment

PL2021-48 McCausland/Leduc: THAT this meeting does now adjourn. Time: 3:49 p.m.

CARRIED

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