

# **Minutes**

## **For the Planning Committee Meeting**

June 14, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Kirwan
Absent	Councillor Landry-Altmann
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Ed Landry, Senior Planner, Community & Strategic Planning, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Meredith Armstrong, Manager of Tourism and Culture, Stephen Monet, Manager of Environmental Planning Initiative, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Anyse Vermette, Legislative Compliance Coordinator, Lisa Locken, Clerk's Services Assistant, Anessa Basso, Clerk's Services Assistant

### **Councillor Kirwan, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 1:00 p.m.

#### **2. Roll Call**

A roll call was conducted.

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

None declared.

#### **4. Public Hearings**

##### **4.1 Proposed Amendments to the Zoning By-law to Permit Temporary Drive-in Events**

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

Melissa Riou, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone else 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:

**PL2021-97**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the proposed draft by-law which would permit temporary drive-in theatre, concert or performance events in certain locations within the City, as outlined in the report entitled, "Proposed Amendments to the Zoning By-law to Permit Temporary Drive-in Events", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

**4.2 828 Beatrice Crescent, Sudbury**

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

Meredith Armstrong, Manager of Tourism and Culture, and David Anselmo, Northern Ontario Film Studio, representing the applicant were present.

Wendy Kaufman, Senior Planner, outlined the report.

The Committee members provided comments to the Planning Department.

Meredith Armstrong, Manager of Tourism and Culture, provided comments to the Committee members.

The Chair asked whether there was anyone else 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:

**PL2021-98**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by the Nickel District Conservation Authority to amend Zoning By-law 2010-100Z in order to permit a motion picture staging and equipment rental company in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as PINs 02132-0402 & 02132-0597, Parcels 31700 & 38788 SES, Lots 1-4, Plan M-797, Lot 6, Plan M-906, Lots 2 & 3, Concession 5, Township of McKim as outlined in the report entitled "828 Beatrice Crescent, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021, subject to the following conditions:

1. That the uses be limited to the existing arena building;
2. That there shall be no outdoor storage of equipment or materials, and;
3. That no additional parking, beyond the existing parking area, shall be required for the temporary use.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

**4.3 220-222 King Street, Sudbury**

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

Amber Salach, Yellowega Bélanger Salach Architecture, agent for the applicant and Ben Oakes, CommCache Asset Management Inc., the applicant were present.

Glen Ferguson, 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 applicant provided comments to the Committee members.

The Chair asked whether there was anyone else 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.

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

**PL2021-99**

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Commcache Asset Management Inc. to amend Bylaw 2010100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R2-3", Low Density Residential Two to "R3(S)", Medium Density Residential Special on those lands described as PIN 02131-0156, Lots 161 to 163, Plan 18S, Lot 5, Concession 4, Township of McKim, as outlined in the report entitled "220-222 King Street, Sudbury" from the General Manager of Growth and infrastructure, presented at the Planning Committee meeting on June 14, 2021, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law:

a) The owner shall have removed the existing shed in the rear yard to the satisfaction of the Chief Building Official and the Director of Planning Services; and

b) The owner shall have installed 8 bicycle parking spaces on the lands in a location providing convenient access to main entrances or well-used areas on the lands to the satisfaction of the Director of Planning Services.

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

- a) That a multiple dwelling containing a maximum of 16 residential dwelling units and private home daycare be the only permitted uses on the lands;
- b) That a minimum of 18 parking spaces including 1 accessible parking space be provided;
- c) That all required parking spaces that are not an accessible parking space have a width of not less than 2.7 metres and a length of not less than 6 metres;
- d) That planting strips having a minimum width of 3 metres be provided along the full length of both the easterly and westerly interior side yards except where parking areas and parking spaces are provided in the rear yard; and,
- e) That an opaque fence having a minimum height of 1.5 metres be provided along those portions of the easterly and westerly interior side lot lines that form a parking area and do not immediately abut a planting strip.

3. That conditional approval shall lapse on June 29, 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: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

#### **4.4 Nottingham Avenue - Extendicare**

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

Kevin Jarus, Tulloch Engineering, agent for the applicant and Rebecca Scott-Rawn, Peter McConnachie and Keith Clement, Extendicare Canada Inc., the applicants were 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.

The applicants provided comments and responded to questions from the Committee members.

The Chair asked whether there was anyone else 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:

**PL2021-100**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Extendicare (Canada) Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I(49)", Institutional Special to a revised "I(49)", Institutional Special on lands described as PINs 73576-0487 & 73576-0489, Parts 1 & 2, Plan 53R-21176 in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Nottingham Avenue - Extendicare" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021, subject to the following conditions:

- (i) The only permitted uses shall be a long-term care facility containing a maximum of 320 beds along with accessory uses that are directly related to the primary use being that of a long-term care facility;
- (ii) The maximum building height shall be 21 metres;
- (iii) The minimum lot frontage shall be 26 metres; and,
- (iv) A minimum of two (2) loading spaces shall be provided;

Rules of Procedure

Councillor McCausland presented the following amendment:

**Amendment:**

**PL2021-100-A1**

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the resolution be amended to include the following condition:

- (v) That a maximum of 160 parking spaces be permitted.

YEAS: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following resolution as amended was presented:

**PL2021-100**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

As amended:

THAT the City of Greater Sudbury approves the application by Extendicare (Canada) Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I(49)", Institutional Special to a revised "I(49)", Institutional Special on lands described as PINs 73576-0487 & 73576-0489, Parts 1 & 2, Plan 53R-21176 in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Nottingham Avenue - Extendicare" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021, subject to the following conditions:

- (i) The only permitted uses shall be a long-term care facility containing a maximum of 320 beds along with accessory uses that are directly related to the primary use being that of a long-term care facility;
- (ii) The maximum building height shall be 21 metres;
- (iii) The minimum lot frontage shall be 26 metres; and,
- (iv) A minimum of two (2) loading spaces shall be provided;
- (v) A maximum of 160 parking spaces be permitted.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

#### **4.5 Matagamasi Lake**

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

Wendy Kaufman, Senior Planner, outlined the report.

Deidre O'Reilly, area resident, provided comments supporting the application.

The Chair asked whether there was anyone else 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:

##### **PL2021-101**

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the amendments to Zoning By-law 2010-100Z as outlined in the report entitled "Matagamasi Lake", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021.

Rules of Procedure

A Recorded Vote was held.

YEAS: (4): Councillor McCausland, Councillor Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

##### **CARRIED (4 to 0)**

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

#### **5. Consent Agenda**

The following resolution was presented:

##### **PL2021-102**

Moved By Councillor Lapierre

Seconded By Councillor McCausland



THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.3.

**CARRIED**

The following are the Consent Agenda items:

**5.1 Routine Management Reports**

**5.1.1 62 Second Avenue, Coniston – Declaration of Surplus Property**

**PL2021-103**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury declares surplus to the City's needs, 62 Second Avenue, Coniston, legally described as PIN 73560-0435 (LT), part of Lot 34, Plan M-678, being Part 3 on Plan 53R-8591, Township of Neelon;

AND THAT the property be marketed for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "62 Second Avenue, Coniston – Declaration of Surplus Property", from the General Manager of Corporate Services, presented at the Planning Committee meeting on June 14, 2021.

**CARRIED**

**5.1.2 Vacant Land, Balfour Township - Declaration of Surplus Land**

**PL2021-104**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land in Balfour Township, legally described as PIN 73351-0415(LT), part of Lot 8, Concession 4, Township of Balfour;

AND THAT the vacant land be offered for sale to the abutting owners pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Vacant Land, Balfour Township - Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on June 14, 2021.

**CARRIED**

**5.1.3 1871 Morgan Road, Chelmsford**

**PL2021-105**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the request by Don Rouleau to allow Consent Application B0027/2021 on those lands described as PIN 73351-0047, Parcel 1181, Lot 9, Concession 6, Township of Balfour, to proceed by way of the consent process, as outlined in the report entitled “1871 Morgan Road, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021.

**CARRIED**

**6. Presentations**

**6.1 Planning Committee Outlook 2021**

Kris Longston, Director of Planning Services, provided an electronic presentation regarding the Planning Committee Outlook 2021 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 Kirwan moved to adjourn the meeting. Time: 3:22 p.m.