

# **Minutes**

## **For the Planning Committee Meeting**

November 22, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Barbara Dubois, Director of Housing Operations, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Melissa Riou, Senior Planner, Glen Ferguson, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Vickie Hartley, Clerk's Services Assistant, Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk,

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

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

The meeting commenced at 12:01 p.m.

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

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

#### **3. Closed Session**

The following resolution was presented:

##### **PL2021-162**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury moves to Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters regarding St. Charles Street, Sudbury and Second Avenue, Coniston, in accordance with the Municipal Act, 2001, par.239(2)(c).

**CARRIED**

At 12:03 p.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 12:42 p.m., the Planning Committee recessed.

**5. Open Session**

At 1:02 p.m., the Planning Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

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

None declared.

**8. Public Hearings**

**8.1 252 Dell Street, Sudbury**

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

Nathan Taylor, Paradox North, 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 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.

Rules of Procedure

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

The following resolution was presented:

**PL2021-163**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Robert & Monique Taylor to amend Zoning By-law 2010-100Z by changing the

zoning classification on the subject lands from “R2-3”, Low Density Residential Two to “R2-3(S)”, Low Density Residential Two Special on those lands described as PIN 02131-0053, Lot 328, Registered Plan 18-S, Lot 5, Concession 4, Township of McKim, as outlined in the report entitled “252 Dell Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021, subject to the following conditions:

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

- a) The owners shall apply for all required building permits to the satisfaction of the Chief Building Official;
- b) That the owners submit a parking layout plan depicting all parking areas, parking aisle widths and parking spaces associated with the parking area in the rear yard to the satisfaction of the Director of Planning Services prior to the passing of an amending zoning by-law; and,
- c) The owners shall have installed a minimum of three 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 six residential dwelling units be the only permitted use on the lands;
- b) That a minimum lot area of 70 square metres per residential dwelling unit be permitted;
- c) That a minimum of four parking spaces be provided within the rear yard with each being oriented toward the laneway;
- d) That any necessary further site-specific relief identified in the required parking layout plan related to those applicable parking provisions of the City’s Zoning By-law be provided for accordingly; and,
- e) That the subject lands are deemed to not be an area of “Site Plan Control” pursuant to Section 41 of the Planning Act, R.S.O. 1990, c. P.13.

3. That conditional approval shall lapse on November 23, 2023 unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

Councillor Landry-Altmann presented the following amendment.

**PL2021-163-A1**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the resolution be amended by deleting conditions No. 1 and No. 3 and renumber No. 2 as No. 1.

**CARRIED**

Rules of Procedure

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

The resolution as amended was presented:

**PL2021-163**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

As Amended:

THAT the City of Greater Sudbury approves the application by Robert & Monique Taylor to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-3", Low Density Residential Two to "R2-3(S)", Low Density Residential Two Special on those lands described as PIN 02131-0053, Lot 328, Registered Plan 18-S, Lot 5, Concession 4, Township of McKim, as outlined in the report entitled "252 Dell Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021, subject to the following condition:

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

- a) That a multiple dwelling containing a maximum of six residential dwelling units be the only permitted use on the lands;
- b) That a minimum lot area of 70 square metres per residential dwelling unit be permitted;
- c) That a minimum of four parking spaces be provided within the rear yard with each being oriented toward the laneway;
- d) That any necessary further site-specific relief identified in the required parking layout plan related to those applicable parking provisions of the City's Zoning By-law be provided for accordingly; and,
- e) That the subject lands are deemed to not be an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, R.S.O. 1990, c. P.13.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**8.2 849 Howey Drive, Sudbury**

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

Erin Reed, J.L. Richards & Associates Ltd., agent for the applicant was present.

Mauro Manzon, 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.

Rules of Procedure

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

The following resolution was presented:

**PL2021-164**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Matarazzo Group to amend Zoning By-law 2010-100Z by changing the zoning classification from "C1", Local Commercial to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "849 Howey Drive, Sudbury", from the General Manager of Growth and Infrastructure,

presented at the Planning Committee meeting on November 22, 2021 subject to the following conditions:

a) That prior to the adoption of the amending by-law, the owner shall address the following conditions:

i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit;

ii) Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure;

iii) Install landscaped open space within the sight triangle at the intersection of Howey Drive and Somerset Street to the satisfaction of the Director of Planning Services; and

iv) Delineate the three (3) required parking spaces with line painting as illustrated on the concept plan prepared by J.L. Richards & Associates and dated May 19, 2021 to the satisfaction of the Director of Planning Services.

b) That the amending by-law includes the following site-specific provisions:

i) A maximum of three (3) dwelling units within the existing building shall be permitted;

ii) The location of existing buildings and existing decks shall be permitted;

iii) A minimum of one (1) parking space per unit shall be provided for dwelling units within the existing building and shall be permitted within the required corner side yard;

iv) The minimum width of the parking space abutting the south building wall of the existing main building shall be 2.75 metres;

v) No parking shall be permitted in the front yard, the interior side yard, and the corner side yard extending from the front building line to the rear building line of the existing main building;

vi) A planting strip shall not be required along the southerly lot line; and

vii) A minimum 3.0 metre-wide landscaped area abutting the street lines shall not be required excluding the sight triangle.

c) Conditional approval shall lapse on November 23, 2023 unless Condition a) above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**8.3 1310 Sparks Street, Sudbury**

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

Tim James, 3rd Line Studio, agent for the applicant was present.

Wendy Kaufman, 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.

**Rules of Procedure**

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

The following resolution was presented:

**PL2021-165**

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Greater Sudbury Housing Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on those lands described as PIN 02120-0158, Lot 25 and Part of Lot 24, Plan M-300, Lot 1, Concession 6, Township of McKim, as outlined in the report entitled "1310 Sparks Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021, subject to the following conditions:

1. That the amending zoning by-law for the R3 Special zone include the following site-specific provisions:

- i. The only permitted use shall be a multiple dwelling containing not more than fourteen dwelling units;
- ii. The maximum height of the main building shall be 13 m;
- iii. The minimum corner side yard shall be 2.6 m;
- iv. A minimum 0.5 m landscape area shall be required adjacent to the southerly lot line;
- v. Parking shall be permitted within 3.0 m of the easterly lot line and within 0.5 m of the southerly lot line;
- vi. The minimum width of a barrier free space shall be 4.15 m where two barrier free spaces are adjacent to each other and a shared aisle is provided; and,
- vii. The minimum width of a drive aisle adjacent to parallel parking shall be 3 m.

#### Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

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

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

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

Councillor McCausland, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters regarding St. Charles Street, Sudbury and Second Avenue, Coniston, in accordance with the Municipal Act, 2001, s.239(2)(c).

The following resolutions were presented:

#### **PL2021-166**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT Council, as the Approving Authority, pass a by-law authorizing the Application for Approval to Expropriate land located at 241 St. Charles Street, Sudbury, and legally described as PIN 02131-0045(LT), Lot 397, Plan 18SB, City of Greater Sudbury;

AND THAT the expropriation be funded from the St. Charles Lift Station capital project account;



AND THAT the Director of Assets & Fleet Services be authorized to execute all forms and documents required to proceed with the expropriation of 241 St. Charles Street, Sudbury;

AND THAT staff continue to negotiate with the property owner with the objective of reaching an equitable settlement.

**CARRIED**

**PL2021-167**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of 62 Second Avenue, Coniston, legally described as part of PIN 73560-0435(LT), being Part 2, Plan 53R-21567, Township of Neelon;

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

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2021-168**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

**CARRIED**

The following is the Consent Agenda item:

**10.1 Routine Management Reports**

**10.1.1 2750 Bancroft Drive, Sudbury**

**PL2021-169**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by 2622513 Ontario Inc. to extend the approval of a Zoning By-law Amendment Application, File # 751-6/19-12, on those lands described as PIN 73575-0449, Parts 2 & 3, 5 to 7, Plan 53R-18250, Part of Lots 9 & 10, Concession 3, Township of Neelon, for a period

of one year until November 12, 2022, as outlined in the report entitled “2750 Bancroft Drive, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021.

**CARRIED**

**11. Members' Motions**

No Motions were presented.

**12. Addendum**

No Addendum was presented.

**13. Civic Petitions**

No Petitions were submitted.

**14. Question Period**

No Questions were asked.

**15. Adjournment**

Councillor Kirwan moved to adjourn the meeting. Time: 3:46 p.m.

**CARRIED**