

# **Minutes**

## **For the Planning Committee Meeting**

June 27, 2022  
Tom Davies Square

Present (Mayor and Councillors)      Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, Councillor Kirwan

City Officials      Alex Singbush, Manager of Development Approvals, Ed Landry, Senior Planner, Community & Strategic Planning, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Stephen Monet, Manager of Environmental Planning Initiative, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Erin Foresheew, 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 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**

Rules of Procedure

Councillor Kirwan moved to alter the order of the agenda to deal with Public Hearing 4.3 first.

#### **CARRIED BY TWO-THIRDS MAJORITY**

#### **4.3 95 Estelle Street, Sudbury**

Motion for Deferral

Councillor Kirwan moved to defer this item to the Planning Committee Meeting of September 26, 2022.

## **DEFFERED**

### **4.1 3031 Lina Street, Val Caron**

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

Roger Trottier, the applicant was present.

Bailey Chabot, Senior Planner, outlined the report.

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

#### **PL2022-84**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Roger and Diane Trottier to amend Zoning By-law 2010-100Z for the City of Greater Sudbury by changing the zoning classification from “R1-5”, Low Density Residential One to “R2-2(S)”, Low Density Residential 2 Special on lands described as PIN 73501-0523, Parcel 18320 SEC SES SRO, Lot 2 Plan M335 Township of Blezard, as outlined in the report entitled “3031 Lina Street, Val Caron”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022, subject to the following condition:

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

a. A reduced landscape open space in a required front yard of 45%; and,

b. An increase in the maximum width of a driveway of 7.0 metres.

Rules of Procedure

A Recorded Vote was held:

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

**CARRIED (5 to 0)**

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

**4.2 167 Walford Road, Sudbury**

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

Paul Tricco, the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The applicant provided comments and answered questions from 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 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:

**PL2022-85**

Moved By Councillor McCausland

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Paul & Mary Tricco to amend Zoning By-law 2010-100Z for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 73594-0366, Parcel 14818, Lot 6, Plan M-203, Lot 5, Concession 1, Township of McKim, as outlined in the report entitled "167 Walford Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022, subject to the following conditions:

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

a)The owner shall apply for all required building permits as it relates to the additional residential dwelling unit to the satisfaction of the Chief Building Official; and,

b)The owner shall widen the parking aisle in the rear yard to a minimum width of 6 metres in order to provide functional access to those parking spaces situated in the rear yard to the satisfaction of the Director of Planning Services.

2.That the amending zoning by-law include a site-specific provision to allow for a multiple dwelling containing a maximum of three residential dwelling units in addition to those land uses permitted in the standard “R2-2” Zone; and,

3.That conditional approval shall lapse on July 12, 2024 unless Condition #1 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 Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

**CARRIED (5 to 0)**

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

#### **4.4 Strategic Core Areas Community Improvement Plan**

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

Ed Landry, 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 the 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:

**PL2022-86**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the attached Strategic Core Areas Community Improvement Plan, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan”, from the General

Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022.

Recess

At 2:26 p.m. the Committee recessed.

Reconvene

At 2:37 p.m. the Committee reconvened.

Councillor Landry-Altmann presented the following amendment:

**PL2022-86-A1**

Moved By Councillor Landry-Altmann

Seconded By Councillor Kirwan

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

“AND THAT staff be directed to modify policy 6 of section 3.2.1.1 by replacing “property” with “address” and modify section 3.3.6 by replacing “Downtown Sudbury” with “All Business Improvement Areas”;

AND THAT a sentence be added to the introduction of 3.3.1.3 Parking Structure Tax Increment Equivalent Grant (PSTIEG) that reads “Staff and Council will consider all vertical parking solutions that increase parking availability and density in Downtown Sudbury, and will consider scaling the program to support smaller capacity vertical parking solutions”.

**CARRIED**

Rules of Procedure

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

The resolution as amended was presented:

**PL2022-86**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

As Amended:

THAT the City of Greater Sudbury approves the attached Strategic Core Areas Community Improvement Plan, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022.

AND THAT staff be directed to modify policy 6 of section 3.2.1.1 by replacing “property” with “address” and modify section 3.3.6 by replacing “Downtown Sudbury” with “All Business Improvement Areas”;

AND THAT a sentence be added to the introduction of 3.3.1.3 Parking Structure Tax Increment Equivalent Grant (PSTIEG) that reads “Staff and Council will consider all vertical parking solutions that increase parking availability and density in Downtown Sudbury, and will consider scaling the program to support smaller capacity vertical parking solutions”.

Rules of Procedure

A Recorded Vote was held:

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

**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.

## **5. Consent Agenda**

The following resolution was presented:

**PL2022-87**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.4.

**CARRIED**

The following are the Consent Agenda items:

### **5.1 Routine Management Reports**

#### **5.1.1 Hidden Valley Subdivision, Val Caron**

**PL2022-88**

Moved By Councillor Leduc

Seconded By Councillor McCausland

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 known as Parcel 448 SES, and Parcel 2884 and deemed Plan M-1130 excluding Lot 94 and part of Lot 81 and includes deemed Plan M-1131 and deemed Plan M 1132, excluding part of Lot 20, Lot 7, Concession 5, Township of Blezard, Val Caron, File 780-7/04003, as outlined in the report entitled “Hidden Valley Subdivision, Val Caron”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022 as follows:

•By replacing Condition #10 with the following: “10. That this draft approval shall lapse on August 25, 2025.”

•By replacing Condition #12 with the following: “Prior to the submission of servicing plans, the owner/applicant shall, to the satisfaction of the Director of Planning Services, provide an updated Geotechnical Report prepared, signed, sealed, and dated by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19.”

•By replacing Condition #39 with the following: “The owner shall contribute \$250,000 towards the cost of construction of future signals at the intersection of Fourth Avenue and M.R.80, prior to the registration of the next phase of the subdivision to be registered after Plan 53M-1367. Alternatively the owner may choose to make a contribution of \$325 per dwelling unit towards the future traffic signals provided the rate is adjusted annually based on the CanaData Construction Cost Index with a beginning base time of June 1, 2011.”

•By adding the following to Condition #57: “Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.”

## **CARRIED**

### **5.1.2 Agincourt Avenue Subdivision, Sudbury**

#### **PL2022-89**

Moved By Councillor Leduc

Seconded By Councillor McCausland

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 known as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim, File 780-6/16001, as outlined in the report entitled "Agincourt Avenue Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 27, 2022 as follows:

- By replacing Condition #11 with the following: "11. That this draft approval shall lapse on November 29, 2025."
- In Condition #14, by adding the following: "The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."
- By adding a new Condition #34: "34. The owner must identify the limits of the wetlands on site through wetland mapping by a qualified professional. All development will directed outside of the wetland and any development within 30 metres of the wetland will require a permit from Conservation Sudbury and will be subject to the Conservation Sudbury's wetland guidelines."
- By adding the following note to the conditions of draft approval: "1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes."
- By adding the following note to the conditions of draft approval: "2. The owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not contravene Ontario's Endangered Species Act and the federal Migratory Birds Convention Act."



**CARRIED**

**5.1.3 Vacant Land on Montpellier Road, Chelmsford – Declaration of Surplus Land**

**PL2022-90**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury declares surplus to the City's needs part of the vacant land on Montpellier Road, Chelmsford, legally described as part of PIN 73351-0168(LT), part of Lot 3, Concession 6, Township of Balfour;

AND THAT the vacant land be marketed for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Vacant Land on Montpellier Road, Chelmsford – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting of June 27, 2022.

**CARRIED**

**5.1.4 Vacant Land East of Brady Street and Unopened St. Raphael Street, Sudbury – Road Closure and Declaration of Surplus Land**

**PL2022-91**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land to the east of Brady Street, Sudbury, legally described as part of PINs 73583-0043(LT) and 73583-0060(LT), being Parts 3, and 11, Plan 53R-21249;

AND THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs part of unopened St. Raphael Street, Sudbury, legally described as part of PINs 73583-0058 (LT) and 73583-0603(LT), being Parts 1 and 4, Plan 53R-21249;

AND THAT the land be offered for sale to the abutting owner to the east pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Vacant Land East of Brady Street and Unopened St. Raphael Street, Sudbury – Road Closure and Declaration of Surplus Land", from the General

Manager of Corporate Services, presented at the Planning Committee meeting on June 27, 2022.

**CARRIED**

**6. Members' Motions**

No Motions were presented.

**7. Correspondence for Information Only**

**7.1 Update on the More Homes for Everyone Act, 2022 (Bill 109)**

For Information Only.

**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: 2:44 p.m.

**CARRIED**