

Minutes

For the Planning Committee Meeting

August 8, 2022
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Jakubo, Councillor Landry-Altmann, Councillor Kirwan
City Officials	Alex Singbush, Manager of Development Approvals, Glen Ferguson, Senior Planner, Wendy Kaufman, Senior Planner, Keith Forrester, Manager of Real Estate, Jeff Pafford, Director of Leisure Services, Anyse Vermette, Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk, Madison Pacey, Clerk's Services Assistant, Erin Foresheew, Clerk's Services Assistant, Gina Matteau, Clerk's Services Assistant

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 1:00 p.m.

2. Roll Call

A roll call was conducted.

3. Closed Session

The following resolution was presented:

PL2022-104

Moved By Councillor Kirwan

Seconded By Councillor Leduc

THAT the City of Greater Sudbury moves to Closed Session to deal with three (3) Proposed or Pending Acquisition or Disposition of Land Matters regarding Tuddenham Avenue, Sudbury; Brady Street and St. Raphael Street, Sudbury; and, Kingsway, Sudbury in accordance with the Municipal Act, 2001, par.239(2)(c).

CARRIED

At 1:04 p.m., the Planning Committee moved into Closed Session.

4. Recess

At 1:34 p.m., the Planning Committee recessed.

5. Open Session

At 2:09 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 20 Meehan Avenue, Capreol

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

Kara Hafliidson, agent for the applicant was present.

Wendy Kauffman, Senior Planner, outlined the report.

The agent for the applicant provided comments to 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:

PL2022-105

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury (agent: New Metric Media) to amend Zoning By-law 2010-100Z in order to permit a film production studio in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as Part of PIN 735071677, Remainder of Parcel 22660A SES, Part of Lot 10, Concession 6, Township of Capreol as outlined in the report entitled "20 Meehan Avenue, Capreol", from the General Manager of Growth and Infrastructure, presented at the Planning

Committee meeting on August 8, subject to the following conditions to be referenced in the temporary use by-law:

- That the use be limited to the existing arena building;
- That there shall be no outdoor storage of equipment or materials; and
- No additional parking spaces shall be required.

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 represented good planning.

8.2 441 Lasalle Boulevard, Sudbury

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

The applicant, Christina Braney, Matti Venugopal Dentistry Professional Corporation; was present.

Glen Ferguson, Senior Planner; outlined the report.

The applicant provided comments and responded to questions from Committee Members.

At 3:33 p.m. Councillor Lapierre departed.

At 3:33 p.m. Councillor Jakubo departed.

Recess

At 3:33 p.m. the Committee recessed.

Reconvene

At 3:42 p.m. the Committee reconvened.

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:

PL2022-106

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury denies the application by Matti Venugopal Dentistry Professional Corporation to amend Zoning By law 2010 100Z for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C2(120)", General Commercial Special to "C2(S)", General Commercial on those lands described as PIN 02122-0004, Parcels 12303 & 14482, Part Lot 1, Plan M-164, Lot 4, Concession 5, Township of McKim, as outlined in the report entitled "441 Lasalle Boulevard, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 8, 2022.

Recess

Committee recessed at 4:09 p.m.

Reconvene

Committee reconvened at 4:18 p.m.

Councillor Leduc departed at 4:18 p.m.

Rules of Procedure

A Recorded Vote was held:

YEAS: (1): Councillor McCausland

NAYS: (2): Councillor Landry-Altmann, and Councillor Kirwan

Absent (2): Councillor Lapierre, and Councillor Leduc

LOST (1 to 2)

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

Rules of Procedure

An alternate resolution was presented:

PL2022-107

Moved By Councillor Kirwan

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Matti Venugopal Dentistry Professional Corporation to amend Zoning By law 2010 100Z for the City of Greater Sudbury by changing the zoning classification on the subject lands from “C2(120)”, General Commercial Special to “C2(S)”, General Commercial on those lands described as PIN 02122-0004, Parcels 12303 & 14482, Part Lot 1, Plan M-164, Lot 4, Concession 5, Township of McKim, as outlined in the report entitled “441 Lasalle Boulevard, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 8, 2022 subject to the following condition(s):

1. That prior to the enactment of an amending zoning by-law the owner shall update the submitted Concept Plan to confirm and include all required calculations, dimensions and other required measurements as it relates to all applicable general provisions, parking and loading provisions and the development standards of the “C2(120)” Zone to the satisfaction of the Director of Planning Services;
2. That the amending zoning by-law contain the following site-specific provisions:
 - a. That an exception to applicable corridor setback provisions be provided in order to facilitate the construction of a building addition to the rear of the existing building on the lands; and,
 - b. That any necessary and appropriate further site-specific relief identified in the updated Concept Plan related to applicable general provisions, parking and loading provisions and/or the development standards of the “C2(120)” Zone be provided for accordingly.
3. That conditional approval shall lapse on August 9, 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: (2): Councillor Landry-Altmann, and Councillor Kirwan

NAYS: (1): Councillor McCausland

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (2 to 1)

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

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 three (3) Proposed or Pending Acquisition or Disposition of Land Matters regarding Tuddenham Avenue,

Sudbury; Brady Street and St. Raphael Street, Sudbury; and, Kingsway, Sudbury in accordance with the Municipal Act, 2001, par.239(2)(c).

The following resolution was presented:

PL2022-108

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury authorize the sale of part of Tuddenham Avenue, Sudbury, legally described as part of PIN 73588-0785(LT), Tuddenham Avenue, Plan M-128, 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.

CARRIED

The following resolution was presented:

PL2022-109

Moved By Councillor Kirwan

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of vacant land east of Brady Street and part of unopened St. Raphael Street, Sudbury, legally described as part of PINs 73583-0043(LT) and 73583-0060(LT), being Parts 3 and 11, Plan 53R-21249; and part of PINs 73583-0058(LT) and 73583-0603(LT), being Parts 1 and 4, Plan 53R-21249, 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.

CARRIED

The following resolution was presented:

PL2022-110

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury authorize the purchase and demolition of 496 Kingsway, Sudbury, legally described as PIN 02132-0139(LT), Lot 111, Plan M-103, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financing Reserve Fund – General;

AND THAT a by-law be prepared to authorize the purchase, demolition and execution of the documents required to complete the real estate transaction.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2022-111

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1. to 10.1.2.

CARRIED

The following are the Consent Agenda items:

CARRIED

10.1 Routine Management Reports

10.1.1 Vytis Timestone Subdivision, Sudbury

PL2022-112

Moved By Councillor McCausland

Seconded By Councillor Kirwan

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 PINs 73572-0248 & 73561-0008, Lots 10 & 11, Concession 4, Township of Neelon, File # 780-6/11001, as outlined in the report entitled "Vytis Timestone Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 8, 2022, as follows:

1.By deleting Condition #11 and replacing it with the following:

"11. That this draft approval shall lapse on September 12, 2025.";

2.By deleting the words ", Community and Volunteer" in Condition #15;

3.By deleting Condition #25 a) and replacing it with the following:

“a)The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 2-year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post-development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;”

4.By deleting Condition #25 b) entirely;

5.By deleting the words “Union Gas” and replacing them with “Enbridge Gas” in Condition #32;

6.By deleting Condition #34 and replacing it with the following:

“34.The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.”;

7.By deleting the words “Engineering of the City of Greater Sudbury” and replacing it with “Planning Services” in Condition #43; and,

8.That a new Condition #52 be added as follows:

“52.The owner must identify the limits of the wetlands on site through wetland mapping by a qualified professional that is certified under the Ontario Wetland Evaluation System or otherwise approved by Conservation Sudbury. All development must be directed outside of the wetland. Any development within 30 meters of the wetland, including lot grading and work approved through the subdivision process, will require a direct application to Conservation Sudbury under Section 28 of the Conservation Authorities Act and will be subject to the Conservation Sudbury’s Wetland Guidelines.”

CARRIED

10.1.2 0 Vermilion Lake Road, Chelmsford

PL2022-113

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury approves the request by Ron & Lisa Gosselin to allow Consent Applications B0045/2022 and

B0046/2022 on those lands described as PIN 73368-0333, Part Lot 12, Concession 6, Part 5, Plan 53R-20628, except Parts 1, 2, and 3, Plan 53R-21130, Township of Creighton, to proceed by way of the consent process, as outlined in the report entitled “0 Vermilion Lake Road, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 8, 2022.

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

THAT this meeting does now adjourn. Time: 4:37 p.m.

CARRIED