

Minutes

For the Planning Committee Meeting

October 23, 2023
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
City Officials	Kris Longston, Director of Planning Services, Guido Mazza, Director-Building Services/Chief Building Official, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Bailey Chabot, Senior Planner, Ed Landry, Senior Planner, Community & Strategic Planning, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:36 a.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:

PL2023-135

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with two (2) Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Roy Avenue, Sudbury and the second regarding Fergus Avenue and Talon Street, Val Caron, in accordance with the Municipal Act, 2001, par. 239(2)(c).

CARRIED

At 11:38 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:49 a.m., the Planning Committee recessed.

5. Open Session

At 1:00 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

8.1 210 Lloyd Street, Sudbury

Rules of Procedure

Councillor Landry-Altmann moved to defer Item 8.1 to the November 6, 2023 Planning Committee meeting to obtain further clarification regarding the application.

CARRIED

8.2 400 Second Avenue North, Sudbury

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

Kevin Jarus, Tulloch Engineering 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 agent for the application provided comments and responded to question from Committee Members

The following concerned area residents provided comments to the Committee members:

Meiro Kozal and Kevin Cooper.

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

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

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

PL2023-136

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 2166069 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R4(7)”, High Density Residential Special to a revised “R4(7)”, High Density Residential Special on lands described as PIN 73573-0370, Parcel 29946 S.E.S., in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled “400 Second Avenue North, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 23, 2023, subject to the following conditions:

1. That the “R4(7)”, High Density Residential Special zoning be revised as follows:

a. That Clause (i) pertaining to permitted uses be revised to read as follows: The only permitted uses shall be a retirement home containing a mix of guest rooms and multiple dwelling units, related accessory uses, and any use permitted in all zones under Section 4.40;

b. That Clause (ii) permitting an outdoor parking area in the required front yard be retained;

c. That Clause (iii) pertaining to the required 7.5 metre-wide planting strip along the entire length of the easterly lot lines be revised to read as follows: A minimum 7.5 metre-wide planting strip shall be provided along the entire length of the easterly lot lines. The required planting strip shall be supplemented with the planting of coniferous trees to provide year-round screening and include the retention and integration of natural vegetation wherever possible.

d. That the following provision be added as Clause (iv): The maximum building height shall be four (4) storeys facing the front lot line and shall not exceed five (5) storeys facing the easterly lot lines. The height of the existing building shall be permitted.

e. That the following provision be added as Clause (v): The minimum rear yard setback shall be nine (9) metres.

Rules of Procedure

Councillor Fortin moved to amend the resolution.

At 2:53 p.m., Committee recessed.

At 3:01 p.m., Committee reconvened

The following amendment was presented:

PL2023-136-A1

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the resolution be amended to remove condition “d” and that condition “e” be re-numbered as condition “d”.

YEAS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Leduc

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

CARRIED (3 to 2)

Rules of Procedure

Councillor Cormier moved to waive the reading of resolution.

CARRIED

The following resolution as amended was presented:

PL2023-136

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

As Amended:

THAT the City of Greater Sudbury approves the application by 2166069 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R4(7)”, High Density Residential Special to a revised “R4(7)”, High Density Residential Special on lands described as PIN 73573-0370, Parcel 29946 S.E.S., in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled “400 Second Avenue North, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 23, 2023, subject to the following conditions:

1. That the “R4(7)”, High Density Residential Special zoning be revised as follows:

a. That Clause (i) pertaining to permitted uses be revised to read as follows: The only permitted uses shall be a retirement home containing a mix of guest rooms and multiple dwelling units, related accessory uses, and any use permitted in all zones under Section 4.40;

b. That Clause (ii) permitting an outdoor parking area in the required front yard be retained;

c. That Clause (iii) pertaining to the required 7.5 metre-wide planting strip along the entire length of the easterly lot lines be revised to read as follows: A minimum 7.5 metre-wide planting strip shall be provided along the entire length of the easterly lot lines. The required planting strip shall be supplemented with the planting of coniferous trees to provide year-round screening and include the retention and integration of natural vegetation wherever possible.

d. That the following provision be added as Clause (v): The minimum rear yard setback shall be nine (9) metres.

YEAS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Leduc

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

CARRIED (3 to 2)

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 Cormier, 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, the first regarding Roy Avenue, Sudbury and the second regarding Fergus Avenue and Talon Street, Val Caron, in accordance with the Municipal Act, 2001, par. 239(2)(c). One item was deferred to the November 6, 2023 Closed Session Planning Committee meeting and one recommendation emanated from the meeting.

The following resolution was presented:

CPL2023-137

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the purchase of vacant land being part of the Carl A. Nesbitt Public School property located at 1241 Roy Avenue, Sudbury, legally described as part of PIN 02120-0001(LTD), being the north half of Lot 17 on Plan M-219, and all of Lot 18 on Plan M-219, part of Lot 1, Concession 6, Township of McKim, City of Greater Sudbury;

AND THAT the acquisition be funded from the Capital Financing Reserve Fund - General;

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

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2023-138

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

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:

10.1 Routine Management Reports

10.1.1 Part of Evergreen Street – Road Closure and Declaration of Surplus Land

PL2023-139

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of Evergreen Street, Sudbury, legally described as part of PIN 02136-0217(LT), part of Evergreen Street, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report entitled "Part of Evergreen Street – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented to the Planning Committee on October 23, 2023.

CARRIED

10.1.2 South Bay Road, Sudbury – OPA Extension

PL2023-140

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury amends Resolution PL2021-152 pertaining to an application for Official Plan Amendment File #701-6/21-001, as outlined in the report entitled “South Bay Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 23, 2023;

AND THAT the amendment includes the deletion of Part 2, Paragraph a);

AND THAT it be replaced with the following Paragraph: “Lots 63 and 64, Plan M-423 shall be consolidated to form one (1) lot, which shall proceed by way of the consent process. The consolidation may include abutting lands to increase the lot area. The standard conditions of consent approval shall be applied;

AND THAT the amendment includes the deletion of Part 2, Paragraph b);

AND THAT it be replaced with the following Paragraph: “Lots 203 and 204, Plan M-423 shall be consolidated to form one (1) lot, which shall proceed by way of the consent process. The standard conditions of consent approval shall be applied.”;

AND THAT the amendment includes the revision of Part 3 to extend the conditional approval for one (1) year to September 28, 2024.

CARRIED

11. Managers' Reports

11.1 Strategic Core Areas Community Improvement Plan Application – 287 Murray Street, Sudbury

The following resolution was presented:

PL2023-141

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Application for 287 Murray Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 287 Murray Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of October 23, 2023.

CARRIED

12. Members' Motions

No Motions were presented.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

No Questions were asked.

16. Adjournment

Councillor Cormier moved to adjourn the meeting. Time: 3:29 p.m.

CARRIED