

Minutes

For the Planning Committee Meeting

February 26, 2024
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, Robert Webb, Supervisor of Development Engineering, Wendy Kaufman, Senior Planner, Eric Taylor, Senior Planner, Ed Landry, Senior Planner, Community & Strategic Planning, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Sarah Moore, Legislative Compliance Coordinator, Srijana Rasaily, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:30 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 provided:

PL2024-26

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters regarding Carina Drive, Hanmer, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:31 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:51 a.m., the Planning Committee recessed.

5. Open Session

At 1:01 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 15 Levesque Street, Sudbury

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

Richard Diotte, the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

The applicant responded to question from the Committee members.

The chair asked whether there was anyone who wished to speak in favor or against the application and hearing none:

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

The following resolution was presented:

PL2024-27

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Barne Building and Construction Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One, to "R3(S)" Medium Density Residential Special, on lands described as PIN 73575-0152, Parcel 34438, Part 5, Plan SR 1772, Except Part 1, Plan 53R7534, Lot 9, Concession 3, Township of Neelon, as outlined in the report entitled "15 Levesque Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024 subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provision:
 - a. That a minimum lot depth of 25 m be permitted.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, 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 3891 Hydro Road, Hanmer

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

Nicole and Richard Doyon, the applicants were present.

Eric Taylor, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

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

The Chair asked whether there was anyone 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.

The following resolution was presented:

PL2024-28

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury denies the application by Nicole Doyon to amend the City of Greater Sudbury Official Plan in order to provide site-specific exceptions to the rural lot creation policies of Section 5.2.2 on lands described as PIN 73508-1381, Lot 11, Concession 1, Township of Capreol as outlined in the report entitled "3891 Hydro Road, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024.

A recorded vote was held:

NAYS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

DEFEATED (0 to 5)

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

At 1:36 p.m., Committee reconvened.

The following alternate resolution was presented:

PL2024-29

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Nicole Doyon to amend the City of Greater Sudbury Official Plan in order to provide site-specific exceptions to the rural lot creation policies of Section 5.2.2 on lands described as PIN 73508-1381, Lot 11, Concession 1, Township of Capreol as outlined in the report entitled “3891 Hydro Road, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024, subject to the following”

- i. Notwithstanding Section 5.2.2 of the Official Plan, the severance of two additional lot with a minimum area of 2 ha shall be permitted, where three (3) lots have already been severed from the parent parcel since June 14, 2006 being the adoption date of the Official Plan, and
- ii. That prior to the enactment of the by-law to adopt the official plan amendment, all buildings and structures including trailers shall have been removed from the proposed lots to be severed, to the satisfaction of the Chief Building Official and Director of Planning Services.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altman

CARRIED (5 to 0)

The following alternate resolution was presented:

PL2024-30

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Consent Referral:

THAT, the City of Greater Sudbury approves the request by Nicole Doyon to permit the creation of two (2) additional lots on lands described as PIN 73508-1381, Lot 11, Concession 1, Township of Capreol, to proceed by way of the consent process, as outlined in the report entitled “3891 Hydro Road, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, 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.

Councillor Lapierre departed at 1:45 p.m.

8.3 250 Billiard's Way, Sudbury

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

Kristi Arnold, the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

The applicant provided comments.

The Chair asked whether there was anyone 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.

The following resolution was presented:

PL2024-31

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by amending the "H40" – Holding Zone to permit an additional 19 units prior to construction of a public road connection to Maurice Street or Tuscany Trail, on lands described as PIN 73478-1214, 53R-20418, Parts 8, 9 & 11-13, Lot 4, Concession 5, Township of Broder, as outlined in the report entitled "250 Billiard's Way, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024.

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

Public comment has been 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, reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters regarding Carina Drive, Hanmer, in accordance with Municipal Act, 2001, par 239 (2)(c). One (1) resolution emanated from the meeting.

The following resolution was presented:

PL2024-32

Moved By Councillor Cormier

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury authorize the sale of part of unopened Carina Drive, Hanmer, legally described as part of PIN 73508-1160(LT), Plan M-1006, City of Greater Sudbury;

AND THAT a by-law be prepared 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:

PL2024-33

Moved By Councillor Landry-Altman

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.3.

CARRIED

The following are the Consent agenda items:

10.1 Routine Management Reports

10.1.1 Silver Hills Subdivision, Sudbury Extension of Draft Plan Approval

PL2024-34

Moved By Councillor Landry-Altman

Seconded By Councillor Leduc

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 PIN 73580-0576, Lot 1, Concession 4, Township of McKim, as outlined in the report entitled "Silver Hills

Subdivision, Sudbury Extension of Draft Plan Approval”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024 as follows:

1. Amending Condition 9 to:

“That this draft approval shall lapse on March 27, 2027”.

2. Deleting Condition 22 and replacing it with:

“A stormwater management report and associated plans must be submitted by the Owner’s Consulting Engineer for approval by the City. The report must address the following requirements:

- 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;
- b. The underground storm sewer system within future Silver Hills Drive right-of-way, 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 5 year design storm;
- c. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- d. A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Stormwater Management Guide and Engineering Design Standards;

- e. “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- f. Stormwater management must further follow the recommendations of the Ramsey Lake Subwatershed Study;
- g. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- h. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- i. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”

CARRIED

10.1.2 Failed Tax Sale Properties - Vesting

PL2024-35

Moved By Councillor Landry-Altman

Seconded By Councillor Leduc

THAT the City of Greater Sudbury authorizes the vesting of a vacant property at 410 Municipal Road 10, Whitefish, legally described as PIN 73396-0186(LT), part of Lot 2, Concession 6, part 1 on plan SR3017, Township of Louise; and vacant property on Morgan Road, Chelmsford, legally described as PIN 73343-0043(LT), part of Lot 6, Concession 1, Township of Morgan;

AND THAT a by-law be prepared authorizing the vesting, in accordance with the *Municipal Act, 2001*, as outlined in the report entitled “Failed Tax Sale Properties - Vesting”, from the General Manager of Corporate Services, presented to the Planning Committee meeting on February 26, 2024.

CARRIED

10.1.3 Street Renaming – Sanitary Landfill Road to Northern Road

PL2024-36

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the request to rename Sanitary Landfill Road as shown on Plan 53R-21052 to Northern Road as outlined in the report entitled “Street Renaming – Sanitary Landfill Road to Northern Road”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 26, 2024.

CARRIED

11. Managers' Reports

11.1 Strategic Core Areas Community Improvement Plan – 96 Larch Street

The following resolution was presented:

PL2024-37

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT The City of Greater Sudbury approves the Strategic Core Areas Community Improvement Plan application for 96 Larch Street, and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan – 96 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2024

CARRIED

12. Members' Motions

12.1 Request for Review of Community Improvement Plans Program

The following resolution was presented:

PL2024-38

Moved By Councillor Fortin

Seconded By Councillor Cormier

WHEREAS The City’s 2019-2027 Strategic Plan includes a goal to revitalize Greater Sudbury’s Downtown and Town Centres with public investment that supports private investment;

AND WHEREAS it is a goal of the Strategic Plan to demonstrate the creative use of Community Improvement Plans (CIPs) to incentivize economic growth;

AND WHEREAS the Strategic Plan seeks to evaluate the potential to partner with private sector developers through CIPs or directly to increase or accelerate mixed-use rental housing projects;

AND WHEREAS The City regularly conducts service reviews to examine options for improving service levels and/or reducing the City's net costs;

NOW THEREFORE BE IT RESOLVED that staff be directed to return with a report by the end of Q2, 2024 outlining policy options, including but not limited to, the following parameters of the Strategic Core Areas Community Improvement Plan:

- Non-Commercial Façade Improvements
- Concurrent applications per property (owner and tenant)
- Business Improvement Areas Tenant Attraction (Loan) program

AND BE IT FURTHER RESOLVED THAT effective March 1, 2024, those portions of new applications to CIP programs which include non-commercial façade improvements, the loan program, or concurrent applications involving both an owner and tenant on the same property, will not be accepted by the City pending further direction from Council;

AND BE IT FURTHER RESOLVED THAT all other applications or portions of applications which do not include the above elements will be considered by the City per established processes.

Rules of Procedure

Councillor Fortin moved to amend the resolution.

At 2:02 p.m., Committee recessed.

At 2:07 p.m., Committee reconvened.

The following amendment was presented:

PL2024-38-A1

Moved By Councillor Fortin

Seconded By Councillor Cormier

THAT the resolution be amended to include a fourth bullet point in the fifth paragraph as follows:

" • Program caps based on project value vs. set amounts".

AND THAT the first bullet point be changed to

" • All façade Improvements"

AND THAT "non-commercial" be replace with "all" in the sixth paragraph.

CARRIED

Rules of Procedure

Councillor Cormier moved to waive reading of the amended resolution.

CARRIED

The following resolution as amended was presented:

PL2024-38

Moved By Councillor Fortin

Seconded By Councillor Cormier

As Amended

WHEREAS The City's 2019-2027 Strategic Plan includes a goal to revitalize Greater Sudbury's Downtown and Town Centres with public investment that supports private investment;

AND WHEREAS it is a goal of the Strategic Plan to demonstrate the creative use of Community Improvement Plans (CIPs) to incentivize economic growth;

AND WHEREAS the Strategic Plan seeks to evaluate the potential to partner with private sector developers through CIPs or directly to increase or accelerate mixed-use rental housing projects;

AND WHEREAS The City regularly conducts service reviews to examine options for improving service levels and/or reducing the City's net costs;

NOW THEREFORE BE IT RESOLVED that staff be directed to return with a report by the end of Q2, 2024 outlining policy options, including but not limited to, the following parameters of the Strategic Core Areas Community Improvement Plan:

- All Façade Improvements
- Concurrent applications per property (owner and tenant)
- Business Improvement Areas Tenant Attraction (Loan) program
- Program caps based on project value vs. set amounts

AND BE IT FURTHER RESOLVED THAT effective March 1, 2024, those portions of new applications to CIP programs which include all façade improvements, the loan program, or concurrent applications involving both an owner and tenant on the same property, will not be accepted by the City pending further direction from Council;

AND BE IT FURTHER RESOLVED THAT all other applications or portions of applications which do not include the above elements will be considered by the City per established processes.

CARRIED

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: 2:14 p.m.

CARRIED