

Minutes
For the Planning Committee Meeting

April 15, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman Councillor Signoretti, Councillor Brabant
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Bailey Chabot, Senior Planner, 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, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Open Session

At 1:00 p.m., the Planning Committee commenced the Open Session.

2. Roll Call

A roll call was conducted.

3. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

4. Public Hearings

4.1 0 Dublin Street, Sudbury

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

Matthew Dumont, the applicant was present.

Eric Taylor, Senior Planner, outlined the report.

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

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:

PL2024-52

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Matthew Dumont to amend Zoning By-law 2010-100Z by changing the zoning classification from “FD”, Future Development to “R1-5”, Low Density Residential One, on lands described as Part of PIN 02123-0441, Part of Part 3 on Plan 53R-21627 excluding part of Part 1 on Plan 53R-21866, Lot 2, Concession 5, Township of McKim, as outlined in the report entitled “0 Dublin Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024, subject to the following conditions:

1. That prior to the enactment of the amending by-law the owner shall have prepared and submitted a registered survey of the lands to rezoned to the satisfaction of the Director of Planning Services.
2. That conditional approval shall lapse on April 16, 2026 unless Condition #1 above has been met or an extension has been granted by Council.

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

CARRIED (5 to 0)

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

4.2 1389 Stephen Street, Sudbury

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

Yueqin Zhao, the applicant was present.

Eric Taylor, Senior Planner, outlined the report.

The Planning department responded to questions from the Committee members.

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

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

Dawn Baker, Vivian De Luca Belcourt and Meghan McMillan.

The applicant provided final comments.

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.

The following resolution was presented:

PL2024-53

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury denies the application by 1000572188 Ontario 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 73597-0402, Parcel 19225, Part of Lot 176, Plan M-329, Lot 8, Concession 1 Township of McKim, as outlined in the report entitled “1389 Stephen Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024.

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

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.

Rules of Procedure

Councillor Landry-Altman moved that the order of the agenda be altered to deal with Item 4.5 before Item 4.3.

CARRIED BY TWO-THIRDS

At 2:22 p.m., Committee recessed.

At 2:32 p.m., Committee reconvened.

4.5 0 Fieldstone Drive, Sudbury - Preliminary Planning Report

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

Sam Biasucci, the applicant was present.

Bailey Chabot, Senior Planner, outlined the report.

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

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

Tanya Anne Ball, Gary Marcuccio, Danny Scopazzi, Miranda Virtanen, Dr. Peter Beckett, Ali Wehbe, Patrizio Masiero, Arnold Burton, Meghan Forestell and Steve McNeil.

At 4:19 p.m., Committee recessed.

At 4:31 p.m., Committee reconvened.

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.

The following resolution was presented:

PL2024-54

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to complete a review of File 751-6/23-23 by 920936 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee as outlined in the report entitled "0 Fieldstone Drive, Sudbury - Preliminary Planning Report" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024.

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

CARRIED (5 to 0)

4.3 3950 Notre Dame Avenue, Hanmer

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

Ryan Vis, the agent for the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant provided comments.

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

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

Daniel Bouchard.

The agent for the applicant provided final comments.

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

PL2024-55

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury denies the application by Rejean and Jacqueline Houle to amend the City of Greater Sudbury Official Plan in order to provide an exception to the Urban Expansion Reserve policies of Section 20.3.1 for the Valley East Policy Area on lands described as PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer as outlined in the report entitled "3950 Notre Dame Avenue, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024.

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

DEFEATED (0 to 5)

The following alternate resolution was presented:

PL2024-56

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Rejean and Jacqueline Houle to amend the City of Greater Sudbury Official Plan in order to provide an exception to the Urban Expansion Reserve policies of Section 20.3.1 for the Valley East Policy Area on lands described as PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer as outlined in the report

entitled “3950 Notre Dame Avenue, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024.

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

CARRIED (5 to 0)

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

Rules of Procedure

Councillor Cormier moved that the meeting proceed past the hour of 5:30 p.m.

CARRIED UNANIMOUSLY

4.4 Corsi Hill, Sudbury

Councillor Leduc departed at 5:32 p.m.

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

Vanessa Smith and Kevin Jarus, Tulloch Engineering Ltd., agents for the applicant were present.

Wendy Kaufman, Senior Planner, outlined the report.

The agents for the applicant provided comments.

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

Rias and Neil Milner.

The agent for the applicant provided final comments and 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 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

The following resolution was presented:

PL2024-57

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by J. Corsi Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “OSP”, Open Space Private and “R1-5(22)”, Low Density Residential One Special to “R3(S)”, Medium Density Residential Special on lands described as PIN 73588-1161, Block 9, Plan 53M-1444, Lot 8, Concession 2, Township of McKim (Corsi Hill, Sudbury), as outlined in the report entitled “Corsi Hill, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
 - a. A maximum of 22 dwelling units shall be permitted;
 - b. Buildings within 39 m of the southerly boundary shall have a maximum height of 1 storey, and all other buildings shall have a maximum height of 2 storeys; and
 - c. The lands are designated as an area of “Site Plan Control” pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P.13.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Landry-Altman

Absent (1): Councillor Leduc

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.

5. Consent Agenda

The following resolution was presented:

PL2024-58

Moved By Councillor Fortin

Seconded By Councillor Lapierre

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

5.1.1 125 Christakos Street, Sudbury

PL2024-59

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-29 by Legion Property Holdings and Management Ltd. on lands described as PIN 73583-0350 in Lot 4, Concession 3, Township of McKim, as outlined in the report entitled "125 Christakos Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 15, 2024, for a period of one (1) year to March 8, 2025.

CARRIED

5.1.2 B0007-2024 – 601 Notre Dame Street West, Azilda

PL2024-60

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the request by James Belanger to allow Consent Application B0007/2024 on those lands described as PIN 73347-0875, Parcel 6889, Part 19 on Plan 53R-14952, Part Lot 7, Concession 2, Township of Rayside (601 Notre Dame Street West, Azilda), to proceed by way of the consent process, as outlined in the report entitled "B0007-2024 – 601 Notre Dame Street West, Azilda" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of April 15, 2024.

CARRIED

5.1.3 Ztillion Holdings Ltd. Extension 2

PL2024-61

Moved By Councillor Fortin

Seconded By Councillor Lapierre

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 73342-0855, Lot 86, Plan M-1010, Lot 9, Concession 1, Township of Levack, File # 780-4/08005, as described in the report entitled "Ztillion Holdings Ltd. Extension 2"

from the General Manager of Growth and Infrastructure, presented at the meeting of April 15, 2024 as follows:

1. By deleting Condition 24 and replacing it with the following:

“24, That this draft approval shall lapse on June 23, 2027.”

CARRIED

5.1.4 Part of Dube Road, Sudbury – Road Closure and Declaration of Surplus Land

PL2024-62

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of Dube Road, Sudbury, legally described as part of PIN 73559-0001(LT), part of Lot 9, Concession 2, Township of Neelon;

AND THAT the unopened road allowance be offered for sale to the abutting landowner to the south 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 “Part of Dube Road, Sudbury – Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 15, 2024.

CARRIED

6. Managers' Reports

6.1 Strategic Core Areas Community Improvement Plan Applications

Rules of procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-63

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the application for 40 Elm 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 Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

CARRIED

Rules of procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-64

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the applications at 517 and 519 Notre-Dame Avenue 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 Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

CARRIED

Rules of procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-65

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the applications at the Coulson Block 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 Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

CARRIED

Rules of procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-66

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the application at 143 Durham 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 Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

CARRIED

Rules of procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-67

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the application at 120 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 Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

CARRIED

7. Members' Motions

No Motions were presented.

8. Addendum

No Addendum was presented.

9. Civic Petitions

No Petitions were submitted.

10. Question Period

No Questions were asked.

11. Adjournment

Councillor Landry-Altmann moved to adjourn the meeting. Time: 6:03 p.m.