

# Minutes

## For the City Council Meeting

February 27, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altmann, Mayor Lefebvre
Absent	Councillor Sizer, Councillor Leduc
City Officials	Ed Archer, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Tony Cecutti, General Manager of Growth and Infrastructure, Steve Jacques, General Manager of Community Development, Joseph Nicholls, General Manager of Community Safety, Marie Litalien, Director of Communications & Community Engagements, Meredith Armstrong, Director of Economic Development, Ron Foster, Auditor General, Liisa Lenz, Manager of Financial Planning and Budget, Stephen Monet, Manager of Strategic and Environmental Planning, Jennifer Babin-Fenske, Climate Change Co-ordinator, Ed Landry, Senior Planner, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant

### His Worship Mayor Paul Lefebvre, In the Chair

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#### 1. Call to Order

The meeting commenced at 4:00 p.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:

##### **CC2024-36**

Moved By Councillor Signoretti

Seconded By Councillor Labbé

THAT the City of Greater Sudbury moves to Closed Session to deal with two (2) Acquisition or Disposition of Land matters the first regarding a property on Van Horne Street, Sudbury and the second regarding a property on Shaughnessy Street, Sudbury in accordance with the Municipal Act, 2001 par. 239 (2)(c).

**CARRIED**

At 4:03 p.m., Council moved into Closed Session.

**4. Recess**

At 4:26 p.m., Council recessed.

**5. Open Session**

At 6:03 p.m., Council commenced the Open Session.

**6. Moment of Silent Reflection**

Those present at the meeting observed a moment of silent reflection.

**7. Roll Call**

A roll call was conducted.

**8. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**9. Matters Arising from the Closed Session**

**9.1 February 13, 2024**

Deputy Mayor Landry-Altmann, Chair of the Closed Session, reported that Council met in Closed Session to deal one (1) Labour Relations/Employee Negotiations item regarding employee wages in accordance with the Municipal Act, 2001 par. 239 (2)(c)(d). Direction was provided to staff on the matter in question.

Two other matters regarding Acquisition or Disposition of Land matters the first regarding a property on Van Horne Street, Sudbury and the second regarding a property on Shaughnessy Street, Sudbury were not discussed and were added to a subsequent agenda.

**9.2 February 27, 2024**

Deputy Mayor Landry-Altmann, Chair of the Closed Session, reported that Council met in Closed Session to deal with two (2) Acquisition or Disposition of Land items; the first regarding a property on Van Horne Street, Sudbury and the second regarding a property on Shaughnessy Street, Sudbury in accordance with the Municipal Act, 2001 par. 239 (2)(c). Two resolutions emanated from the meeting.

The following resolution was presented:

**CC2024-37**

Moved By Councillor Signoretti

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury authorize the purchase and demolition of 196 Van Horne Street, Sudbury, legally described as PIN 73584-0245(R), part of Lot 255, Plan 2SA, being Parts 1 and 2, Plan 53R-12736, City of Greater Sudbury;

AND THAT the acquisition, reasonable legal fees, demolition, designated substance survey and all other costs associated with the demolition be funded from the Event Centre Project Capital account;

AND THAT the City of Greater Sudbury authorize a lease (contribution agreement) with the Sudbury Multicultural-Folk Arts Association by way of grant, at no cost (nil rent), for a term of ten years;

AND THAT the appropriate by-laws be prepared to authorize the purchase, demolition, execution of the documents required to complete the real estate transaction, and execution of the lease (contribution agreement).

A recorded vote was held:

YEAS: (9): Councillor Signoretti, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altman, and Mayor Lefebvre

Absent (2): Councillor Sizer, and Councillor Leduc

**CARRIED (9 to 0)**

The following resolution was presented:

**CC2024-38**

Moved By Councillor Fortin

Seconded By Councillor Parent

THAT the Council of the City of Greater Sudbury, as the approving authority, grant approval for the expropriation of land municipally known as 187 Shaughnessy Street, Sudbury and legally described as PIN 73584-0235(LT), Lot 240 and part of Lot 239, Plan 2SA, Township of McKim;

AND THAT a by-law be presented authorizing the City of Greater Sudbury to approve the expropriation of land municipally known as 187 Shaughnessy Street, Sudbury;

AND THAT the City Solicitor and Clerk be authorized to execute the Certificate of Approval and any and all required documentation and notices which may be necessary to complete the expropriation and take possession of the land;

AND THAT the expropriation be funded from the Event Centre Project Capital Account.

A recorded vote was held:

YEAS: (8): Councillor Signoretti, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altman, and Mayor Lefebvre

NAYS: (1): Councillor Labbée

Absent (2): Councillor Sizer, and Councillor Leduc

**CARRIED (8 to 1)**

## **10. Matters Arising from Community and Emergency Services Committee**

### **10.1 February 20, 2024**

Councillor Lapierre, as Chair of the Community and Emergency Services Committee, reported on the matters arising from the Community and Emergency Services Committee meeting of February 20, 2024.

The resolutions for the February 20, 2024 Community and Emergency Services Committee meeting can be found at:

<https://www.greatersudbury.ca/agendas>

The following resolution was presented:

#### **CC2024-39**

Moved By Councillor Lapierre

Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2024-01 to CES2024-05 from the meeting of February 20, 2024.

**CARRIED**

## **11. Matters Arising from Planning Committee**

### **11.1 February 12, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of February 12, 2024.

The resolutions for the February 12, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-40**

Moved By Councillor Cormier  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-17 to PL2024-24 from the meeting of February 12, 2024.

**CARRIED**

Councillor Landry-Altmann requested that Planning committee resolution PL2024-25 be pulled and dealt with separately.

The following resolution was presented:

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Saldan Developments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 12, 2024 as follows:

1. By deleting Condition # 30 and replacing it with the following:

"30. This draft approval shall lapse on October 29, 2026."

2. By deleting Condition # 39;

3. By adding the following to the end of Condition of Condition # 44:

"f. A geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

4. By adding as Condition #45:

"45. The owner shall design and install traffic calming measures to reduce operating speeds in the subdivision to the satisfaction of the General Manager of Growth and Infrastructure."

Rules of Procedure

Councillor Landry-Altmann moved to amend the resolution.

The following amendment was presented:

**CC2024-41-A1**

Moved By Councillor Landry-Altmann  
Seconded By Councillor Cormier

THAT the resolution be amended to delete paragraph 2.

A recorded vote was held:

YEAS: (9): Councillor Signoretti, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbée, Councillor McIntosh, Councillor Cormier, Councillor Landry-Altmann, and Mayor Lefebvre

Absent (2): Councillor Sizer, and Councillor Leduc

**CARRIED (9 to 0)**

Rules of Procedure

Mayor Lefebvre moved to waive reading of the resolution.

The following main resolution as amended was presented:

**CC2024-41**

Moved By Councillor Landry-Altmann

Seconded By Councillor Cormier

As Amended:

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Saldan Developments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 12, 2024 as follows:

1. By deleting Condition # 30 and replacing it with the following:  
"30. This draft approval shall lapse on October 29, 2026."
2. By adding the following to the end of Condition # 44:  
"f. A geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."
3. By adding as Condition #45:  
"45. The owner shall design and install traffic calming measures to reduce operating speeds in the subdivision to the satisfaction of the General Manager of Growth and Infrastructure."

**CARRIED**

## **11.2 February 26, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of February 26, 2024.

The resolutions for the February 26, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-42**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-26 to PL2024-38 from the meeting of February 26, 2024.

**CARRIED**

**12. Consent Agenda**

The following resolution was presented:

**CC2024-43**

Moved By Councillor Signoretti

Seconded By Councillor Labbée

THAT the City of Greater Sudbury approves Consent Agenda item 12.1.1.

**CARRIED**

The following are the Consent Agenda items:

**12.1 Adoption of Minutes**

**12.1.1 Planning Committee Minutes of January 15, 2024**

The following resolution was presented:

**CC2024-44**

Moved By Councillor Signoretti

Seconded By Councillor Labbée

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of January 15, 2024.

**CARRIED**

**13. Presentations**

**13.1 City of Greater Sudbury - Climate Action Annual Report 2022**

Jennifer Babin-Fenske, Climate Change Co-ordinator, provided an electronic presentation regarding the City of Greater Sudbury - Climate Action Annual Report 2022 for Information Only.

At 6:46 p.m., the Council recessed.

At 7:07 p.m., the Council reconvened.

## 14. Managers' Reports

### 14.1 Public Art Master Plan

The following resolution was presented:

#### **CC2024-45**

Moved By Councillor Landry-Altmann

Seconded By Councillor Signoretti

THAT The City of Greater Sudbury approves the Public Art Master Plan, as outlined in the report entitled "Public Art Master Plan", from the General Manager of Growth and Infrastructure, presented at the Council Meeting of February 27, 2024

**CARRIED**

The following resolution was presented:

#### **CC2024-46**

Moved By Councillor Parent

Seconded By Councillor Landry-Altmann

THAT The City of Greater Sudbury directs staff to provide a final Public Art Policy for Council's review and adoption by the end of Q4, 2024, as outlined in the report entitled "Public Art Master Plan", from the General Manager of Growth and Infrastructure, presented at the Council Meeting of February 27, 2024.

**CARRIED**

The following resolution was presented:

#### **CC2024-47**

Moved By Councillor Parent

Seconded By Councillor Landry-Altmann

THAT The City of Greater Sudbury directs staff to prepare an amendment to the City's Procurement By-law to facilitate the commissioning and/or acquisition of Public Art in the community, as outlined in the report entitled "Public Art Master Plan", from the General Manager of Growth and Infrastructure, presented at the Council Meeting of February 27, 2024.

**CARRIED**

The following resolution was presented:



**CC2024-48**

Moved By Councillor Parent

Seconded By Councillor Landry-Altman

THAT The City of Greater Sudbury directs staff to prepare a Business Case for Public Art Program funding as part of the 2026 Budget Process, as outlined in the report entitled "Public Art Master Plan", from the General Manager of Growth and Infrastructure, presented at the Council Meeting of February 27, 2024.

**CARRIED**

**15. By-laws**

The following resolution was presented:

**CC2024-49**

Moved By Councillor Cormier

Seconded By Councillor Labbée

THAT the City of Greater Sudbury read and pass By-law 2024-27 to By-law 2024-38.

**CARRIED**

**15.1 By-laws 2024-27 to 2024-38**

The following are the by-laws:

**2024-27**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of February 27, 2024

**2024-28**

A By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury

This by-law implements the annual increases in user fees and changes as a result of business cases presented at Budget 2024.

**2024-29**

A By-Law of the City of Greater Sudbury to Authorize Grants Under the Strategic Core Areas Community Improvement Plan

Planning Committee Resolution #PL2024-7

This by-law authorizes certain grants under the Strategic Core Areas Community Improvement Plan and authorizes the General Manager of

Growth and Infrastructure Services to sign the grant agreements with the recipient of the grants.

**2029-30Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2024-3

This by-law rezones the subject lands to facilitate the construction of a row dwelling with three units - Monique & Yvan Martel, Leonard Street, Chelmsford.

**2029-31Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2024-3

This by-law rezones the subject lands to facilitate the construction of a row dwelling with three units and reduces the minimum rear yard from 7.5 m to 1.2 m plus an additional 0.6 m for each storey above the first storey - Monique & Yvan Martel, Leonard Street, Chelmsford.

**2024-32Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2022-76

This by-law rezones the subject lands in order to permit an existing building on the lands to be converted to a multiple dwelling having a maximum of ten residential dwelling units. Site-specific relief is also provided to allow for private home daycares within the multiple dwelling, reduced planting strip requirements, a refuse storage area to be situated in the rear yard, and to allow for an increased maximum building height for an existing storage building that is situated to the west of the existing building that is to be converted to a multiple dwelling - 10227595 Canada Inc., 5 Westview Crescent, Lively.

**2024-33Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2024-09

This by-law rezones the subject lands to facilitate the severance of the subject lands and to permit a reduced lot size and recognize the location and height of the existing decommissioned water tower and retaining walls

and landscaped areas on the property - 1930167 Ontario Limited, 87 Pearl Street, Sudbury.

**2024-34Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2024-18

This by-law rezones the subject lands to “RU(103)”, Rural Special in order to permit a home industry on a rural residential lot - Craig Simon & Rebecca Henry, 7679B Estaire Road, Wanup.

**2024-35Z**

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury  
Planning Committee Resolution #PL2024-02

This by-law rezones the subject lands to facilitate the construction of a semi-detached dwelling providing an exception to reduce the minimum lot frontage per dwelling unit from 9 m to 7.5 m - Hanh Nguyen, Hoa Tran and Kim-Cuc Nguyen, 1197 Leon Avenue, Sudbury,

**2024-36**

A By-law of the City of Greater Sudbury to Authorize a Contribution Agreement with His Majesty the King in Right of Canada as Represented by the Minister of Transport for Funding Under the Rail Safety Improvement Program

This by-law authorizes the General Manager of Growth and Infrastructure to enter into the Contribution agreement with Canada with respect to the Rail Safety Improvement Program.

**2024-37**

A By-law of the City of Greater Sudbury to Amend By-law 2018-121 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City

This by-law updates certain appointments to reflect staff changes.

**2024-38**

A By-Law of the City of Greater Sudbury to Authorize Grants Under the Strategic Core Areas Community Improvement Plan

Planning Committee Resolution #PL2024-16

This by-law authorizes certain grants under the Strategic Core Areas Community Improvement Plan and authorizes the General Manager of

Growth and Infrastructure Services to sign the grant agreements with the recipient of the grants.

## **16. Members' Motions**

### **16.1 Request for Report Regarding Renovictions**

The following resolution was presented:

#### **CC2024-50**

Moved By Councillor Fortin

Seconded By Councillor Signoretti

WHEREAS the City of Greater Sudbury Council passed a motion on September 26, 2023 setting a goal to end homelessness in Greater Sudbury by 2030;

AND WHEREAS N13 evictions, which are defined as a “Notice to end tenancies because the landlord wants to demolish the rental unit, repair it or convert it to another use” have become increasingly common throughout the Province of Ontario;

AND WHEREAS these so-called renovictions almost always impact lower income tenants living in affordable units at below current market rents;

AND WHEREAS other municipalities are attempting to address this issue by exploring by-laws to provide protections to tenants against unwarranted and bad faith N13 evictions;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to explore opportunities to reduce the number of renovictions in Greater Sudbury and to present a report to Council by October of 2024, outlining possible actions the municipality can undertake which could include recommendations for amendments to various by-laws, the use of building permits and a potential city-wide renovictions by-law, together with any cost/staffing implications.

**CARRIED**

## **17. Addendum**

Rules of Procedure

Mayor Lefebvre moved that the two addenda be dealt with.

**CARRIED BY TWO-THIRDS**

### **17.1 ADD - 1 - Declaration and Filling of Vacancy for Ward Councillor**

The following resolution was presented:

**CC2024-51**

Moved By Mayor Lefebvre

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury, as required by the Municipal Act, 2001, declares the offices of Councillor for Wards 2 and 3 to be vacant.

**CARRIED**

**17.2 ADD - 2 - Resolution to the Investment Policy**

The following resolution was presented:

**CC2024-52**

Moved By Councillor Signoretti

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves increasing the limit on long term investments as outlined in the report entitled "Revision to the Investment Policy", from the General Manager of Corporate Services, presented at the City Council meeting on February 27, 2024;

AND THAT the City of Greater Sudbury directs staff to prepare the necessary by-law.

**CARRIED**

**18. Civic Petitions**

No Petitions were submitted.

**19. Question Period**

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

**20. Adjournment**

Councillor Landry-Altman moved to adjourn the meeting. Time: 7:51 p.m.

**CARRIED**