

# Minutes

## For the City Council Meeting

August 13, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Mayor Lefebvre
City Officials	Ed Archer, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Acting General Manager of Community Development , Meredith Armstrong, Director of Economic Development, Kris Longston, Director of Planning Services, Jeff Pafford, Director of Leisure Services, Melissa Riou, Senior Planner, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

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

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**1. Call to Order**

The meeting commenced at 11:03 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:

**CC2024-173**

Moved By Councillor Leduc

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury moves to Closed Session to deal with one Labour Relations or Employee Negotiations item regarding the Community Safety Department in accordance with the Municipal Act, 2001, par. 239(2)(d).

**CARRIED**

At 11:05 a.m., Council moved into Closed Session.

**4. Recess**

At 12:27 p.m., Council recessed.

**5. Open Session**

At 1:00 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.

Rules of Procedure

Councillor McIntosh moved that the order of the agenda be altered to deal with Item 18.1 after Item 16.1.

**CARRIED**

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

Councillor Landry-Altman, Chair of the Closed Session, reported that Council met in Closed Session to deal with one Labour Relations or Employee Negotiations item regarding the Community Safety Department in accordance with the Municipal Act, 2001, par. 239(2)(d). No direction or recommendation emanated from this meeting.

**10. Matters Arising from Operations Committee**

**10.1 August 12, 2024**

Councillor Signoretti, as Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of August 12, 2024

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

The following resolution was presented:

**CC2024-174**

Moved By Councillor Signoretti

Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Operations Committee resolutions OP2024-19 to OP2024-20 from the meeting of August 12, 2024.

**CARRIED**

Rules of Procedure

Councillor Landry-Altmann declared a conflict of interest regarding a Planning Committee Closed Session item.

**11. Matters Arising from Community and Emergency Services Committee**

**11.1 August 12, 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 August 12, 2024

The resolutions for the August 12, 2024 Community and Emergency Services Committee meeting can be found at:

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

The following resolution was presented:

**CC2024-175**

Moved By Councillor Lapierre

Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2024-22 to CES2024-25 from the meeting of August 12, 2024.

**CARRIED**

**12. Matters Arising from Planning Committee**

**12.1 August 12, 2024**

Councillor Landry Altmann departed at 1:07 p.m.

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

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

Councillor Leduc requested that Planning Committee resolutions PL2024-116 and PL 2024-117 be pulled and dealt with separately.

The following resolution was presented:

**CC2024-176**

Moved By Councillor Cormier  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-111 to PL2024-115 and PL2024-118 to PL2024-125 from the meeting of August 12, 2024.

**CARRIED**

Resolution No. PL2024-116 was carried at the Planning Committee on August 12, 2024:

**CC2024-177**

Moved By Councillor Cormier  
Seconded By Councillor Lapierre

Resolution Regarding the Official Plan Amendment

THAT the City of Greater Sudbury approves the application by Vista Sudbury Hotel Inc. to amend the City of Greater Sudbury Official Plan to additionally permit warehouse and commercial self-storage facility uses in the Downtown designation on lands described as PINs 02138-0196(LT) & 02138-0159(LT), Part Unit 1 on Plan D-132 being Part 5 on Plan 53R-17387, Units 3-10, 14 & 20-22 on Plan D-132 except Parts 2 & 3 on Plan 53R-17387, Unit 16 & Part Units 13 & 15 on Plan D-132 being Parts 1, 3 & 4 on Plan 53R-5227, Parts 1-5, Plan SR-3534, Part 2, Plan 53R-17475, Part Lot 5, Concession 4, Township of McKim as outlined in the report entitled "40 Elm Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 12, 2024.

**CARRIED**

Rules of Procedure

Mayor Lefebvre moved to waive reading of the resolution.

**CARRIED**

Resolution No. PL2024-117 was carried at the Planning Committee on August 12, 2024:

**CC2024-178**

Moved By Councillor Cormier  
Seconded By Councillor Lapierre

Resolution Regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury approves the application by Vista Sudbury Hotel Inc. to change the zoning classification on the subject lands from “C6”, Downtown Commercial to “C6(S)”, Downtown Commercial Special on lands described as PINs 02138-0196(LT) & 02138-0159(LT), Part Unit 1 on Plan D-132 being Part 5 on Plan 53R-17387, Units 3-10, 14 & 20-22 on Plan D-132 except Parts 2 & 3 on Plan 53R-17387, Unit 16 & Part Units 13 & 15 on Plan D-132 being Parts 1, 3 & 4 on Plan 53R-5227, Parts 1-5, Plan SR-3534, Part 2, Plan 53R-17475, Part Lot 5, Concession 4, Township of McKim as outlined in the report entitled “40 Elm Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 12, 2024, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - a. In addition to the uses permitted in the “C6”, Downtown Commercial zone, a warehouse and commercial self-storage facility shall be permitted;
  - b. A warehouse and commercial self-storage facility use shall have a maximum gross floor area of 7,020 square metres; and
  - c. A warehouse and commercial self-storage facility use shall only be located on the main floor of the mall; and
  - d. A public indoor commercial concourse shall be maintained with a minimum of 6.0 m of commercial retail space abutting the corridor to preserve the commercial characteristics of the mall concourse.

**CARRIED**

Councillor Landry-Altman returned at 1:19 p.m.

**14. Consent Agenda**

The following resolution was presented:

**CC2024-179**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda items 14.1.1 to 14.2.1.

**CARRIED**

The following are the Consent Agenda items:

**14.1 Adoption of Minutes**

**14.1.1 City Council Minutes of May 28, 2024**

**CC2024-180**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts City Council meeting minutes of May 28, 2024.

**CARRIED**

**14.1.2 Operations Committee Minutes of June 17, 2024**

**CC2024-181**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Operations Committee meeting minutes of June 17, 2024.

**CARRIED**

**14.1.3 Audit Committee Minutes of June 18, 2024**

**CC2024-182**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Audit Committee meeting minutes of June 18, 2024.

**CARRIED**

**14.1.4 Finance and Administration Committee Minutes of June 18, 2024**

**CC2024-183**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Finance and Administration Committee meeting minutes of June 18, 2024.

**CARRIED**

**14.1.5 Hearing Committee Minutes of June 19, 2024**

**CC2024-184**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Hearing Committee meeting minutes of June 19, 2024.

**CARRIED**

**14.1.6 Planning Committee Minutes of June 24, 2024**

**CC2024-185**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of June 24, 2024.

**CARRIED**

**14.1.7 Special City Council Minutes of June 25, 2024**

**CC2024-186**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Special City Council meeting minutes of June 25, 2024.

**CARRIED**

**14.1.8 City Council Minutes of June 25, 2024**

**CC2024-187**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts City Council meeting minutes of June 25, 2024.

**CARRIED**

**14.1.9 Community and Emergency Services Committee Minutes of July 8, 2024**

**CC2024-188**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Community and Emergency Services Committee meeting minutes of July 8, 2024.

**CARRIED**

**14.1.10 Planning Committee Minutes of July 8, 2024**

**CC2024-189**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of July 8, 2024.

**CARRIED**

**14.1.11 Finance and Administration Committee Meeting Minutes of July 9, 2024**

**CC2024-190**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Finance and Administration Committee meeting minutes of July 9, 2024.

**CARRIED**

**14.2 Routine Management Reports**

**14.2.1 2025 Schedule of Meeting Dates - Council and Committees**

**CC2024-191**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves the 2025 schedule of meeting dates for City Council and its Committees, as outlined in the report entitled "2025 Schedule of Meeting Dates – Council and Committees", from the General Manager of Corporate Services, presented at the City Council meeting on August 13, 2024.

**CARRIED**

**15. Managers' Reports**

**15.1 CMHC Housing Accelerator Fund – Round 2**

The following resolution was presented:

**CC2024-192**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approve the Action Plan and submission of an application to the Canada Mortgage and Housing



Corporation Housing Accelerator Fund – Round 2 as outlined in the report entitled “CMHC Housing Accelerator Fund – Round 2” from the General Manager of Growth and Infrastructure, presented at the City Council meeting on August 13, 2024.

**CARRIED**

**16. Referred & Deferred Matters**

**16.1 Information on Lively Ski Hill Capital Projects**

For Information Only.

**18. Members' Motions**

**18.1 Request for Reconsideration of Lively Ski Hill Chalet Refurbishments**

The following resolution was presented:

**CC2024-193**

Moved By Councillor McIntosh

Seconded By Councillor Lapierre

WHEREAS City Council, by resolution SCC2023-03 approved Finance & Administration Committee Resolution FA2023-14 from the meeting of February 16th, 2023;

AND WHEREAS City Council, by resolution CC2023-306 approved Finance & Administration Committee Resolution FA2023-76 from the meeting of December 19th, 2023;

AND WHEREAS Resolution FA2023-14 approved the 2023 tax supported capital budget which included \$396,000 for the Lively Ski Hill Chalet;

AND WHEREAS Resolution FA2023-76 approved the 2024-2027 tax supported capital budget which included \$387,400 for the repurposing of the lift equipment from Capreol;

AND WHEREAS City Council wishes to reassign the funds for this project to the new recreational opportunities in the Lively area to supplement the funds set aside from the sale of Meatbird Park, or that the funds be held pending a review of utilization rates following the 2024-2025 season;

AND WHEREAS City Council wishes to further consider funds previously allocated for these projects following the operation of the Lively Ski Hill for the 2024-2025 season;

“THEREFORE BE IT RESOLVED that resolutions SCC2023-03 and CC2023-306 be reconsidered:

**CARRIED**

The following resolution was presented:

**CC2024-194**

Moved By Councillor McIntosh

Seconded By Councillor Lapierre

WHEREAS during the 2023 Budget Deliberations City Council approved \$396,000 for the Lively Ski Hill Chalet and during the 2024-2025 City Council approved \$387,400 for the repurposing of the platter tow ropeway currently located at the closed Capreol Ski Hill to replace the mid-1960s era Samson T-Bar system located at the Lively Ski Hill;

AND WHEREAS the 2020 Core Services Review described the delivery of ski hills as a service not commonly provided by other municipalities and suggested the City should consider outsourcing the provision of ski hills to a third party given this is not an essential service;

AND WHEREAS at its July 8th, 2024 meeting, the Community and Emergency Services Committee referred a report entitled Information on Lively Ski Hill Capital Projects to the City Council meeting of August 13<sup>th</sup>, 2024, which included information about the Adanac and Lively Ski Hills including operating costs, ski hill user fees and ski hill utilization, all of which indicates that the operating costs for the Lively Ski Hill have a higher net levy impact than Adanac, resulting from lower cost recovery due to low utilization rates.

AND WHEREAS City Council does wish to support recreational opportunities for the Lively/Walden communities;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that:

1. The Lively Ski Hill operations continue for the 2024-2025 season using existing equipment and that staff determine if adjustments to user fees are appropriate to facilitate cost recovery.
2. A portion of the project to repurpose the platter tow ropeway currently located at the closed Capreol Ski Hill to replace the mid-1960s era Samson T-Bar system located at the Lively Ski Hill proceed this fall, to resume the design work, assessment of equipment and removal of the equipment from Capreol as approved by resolutions FA2023-76 and CC2023-306, and that the balance of the funds be held pending a review of usage following the 2024-2025 season;
3. The Lively Ski Hill chalet refurbishments in the sum of \$396,000 not proceed and the funds be held pending a review of usage following the 2024-2025 season;

4. Staff be directed to issue an Expression of Interest to determine if there is interest by a third party operator to assume operation of the Lively Ski Hill following the 2024-2025 season;
5. Staff be directed to present a report to Council by June of 2025 to include usage data, revenue generated, costs of operating the Lively Ski Hill during the 2024-2025 season, the results of the Expression of Interest and recommendations for Council's consideration;
6. Should City Council decide to cease operating the Lively Ski Hill following the 2024-2025 season, that the \$396,000 approved for the chalet refurbishments and balance of the \$387,4000 for the repurposing of the platter tow ropeway be earmarked for new recreational opportunities in the Lively/Walden area in addition to the \$4 million currently set aside from the sale of Meatbird Park.

**CARRIED**

Councillor Benoit submitted a petition to the City Clerk which will be forwarded to the General Manager of Community Development. The petition is regarding a request to keep the Lively Ski Hill open.

**17. By-laws**

The following resolution was presented:

**CC2024-195**

Moved By Councillor Lapierre  
Seconded By Councillor Signoretti

THAT the City of Greater Sudbury read and pass By-law 2024-129 to By-law 2024-139Z.

**CARRIED**

**17.1 By-laws 2024-129 to 2024-139Z**

The following are the By-laws:

**2024-129**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of August 13, 2024

**2024-130**

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolutions #CES2024-19 and #CES2024-20

This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.

**2024-131**

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.

**2024-132**

A By-law of the City of Greater Sudbury to Amend By-Law 2010-188 being a By-law of the City of Greater Sudbury to Prohibit, Regulate and Control Discharges into Bodies of Waters within City Boundaries or into the City Sanitary Sewers, Storm Sewers, Sanitary Sewage Works and All Tributary Sewer Systems

Operation Committee Resolutions #OP2024-16 and OP2024-17

This by-law implements changes regarding test manholes.

**2024-133**

A By-law of the City of Greater Sudbury to Amend By-law 2023-04 being a By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels

This amending by-law includes the Mayor as a member of the Community Safety and Well-Being Advisory Panel.

**2024-134**

A By-law of the City of Greater Sudbury to Authorize a Lease Renewal Agreement with Levack Pharmacy 2008 Inc. for Space Located within the Onaping Falls Medical and Dental Centre at 2 First Avenue, Levack

Planning Committee Resolution #PC2024-94

**2024-135**

A By-law of the City of Greater Sudbury to Authorize the Purchase of 348 Legace Street, Sudbury Described as PIN 02132-1093(LT), part of Lot 8, Plan M-59A, as in LT165061 from Leanne McLaughlin

Planning Committee Resolution #PC2024-107

This by-law authorizes the purchase of the property and the subsequent demolition of the buildings located thereon for the Junction Creek Reconstruction and Reprofiling Project.

**2024-136**

A By-law of the City of Greater Sudbury to Authorize the Transfer of Land on Bayview Lane, Sudbury Described as Part of PIN 73583-0334(LT), Part 2, Plan 53R-22046 to Sean Henry and Lisa Ryan and the Acquisition of Land on Bayview Lane, Sudbury Described as Part of PIN 73583-0333(LT), Part 1, Plan 53R-22046 from Sean Henry and Lisa Ryan

Planning Committee Resolution PC2024-92

This by-law authorizes exchange of lands on Bayview Lane in Sudbury for road purposes.

#### **2024-137P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No. 124 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2024-90

This by-law implements certain changes to the *Planning Act* with respect to site plan control.

#### **2024-138P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No. 119 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2024-85

This amending by-law is to encourage investment along the city's strategic corridors and refocus lower density residential development to nearby neighbourhoods.

#### **2024-139Z**

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 #PL2023-39

This by-law rezones the subject lands to R1-5(23), Low Density Residential Special to additionally permit a parking lot - Robert Ivey, 0 Poland Street, Copper Cliff.

## **18. Members' Motions**

### **18.2 Homelessness Crisis**

The following resolution was presented:

#### **CC2024-196**

Moved By Councillor Parent

Seconded By Mayor Lefebvre

WHEREAS on behalf of its municipal members, the Association of Municipalities of Ontario (AMO) is urgently calling for Provincial and Federal leadership and action to address the growing crisis of homelessness encampments in communities across Ontario;

AND WHEREAS on July 2nd, 2024, AMO released a new policy paper Homeless Encampments in Ontario: A Municipal Perspective detailing the state of this crisis and evidence-based actions that must be taken;

AND WHEREAS Municipal governments are at the front lines of the homelessness crisis without the resources or tools to support our residents and communities;

NOW THEREFORE BE IT RESOLVED that the City of Greater Sudbury ask the Federal and Provincial governments to work collaboratively with each other and municipalities to address these complex issues that require comprehensive responses from all orders of government to work together;

AND BE IT FURTHER RESOLVED THAT this motion be provided to the Honourable Justin Trudeau, Prime Minister, the Honourable Doug Ford, Premier of Ontario, the Honourable Jagmeet Singh, MP, the Honourable Pierre Poilievre, MP, the Honourable Marc Serre, MP for Nickel Belt, the Honourable Viviane Lapointe, MP for Sudbury, the Honourable France Gelinas, MPP for Nickel Belt, the Honourable Jamie West, MPP for Sudbury, the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities and the Rural Ontario Municipal Association.

**CARRIED**

**19. Correspondence for Information Only**

**19.1 2024 Q2 Report of Council and Committee Meeting Attendance**

For Information Only.

**19.2 City of Greater Sudbury Housing and Homelessness Plan Annual Update 2023**

For Information Only.

**20. Addendum**

Rules of Procedure

Mayor Lefebvre moved that the addendum be dealt with.

**CARRIED BY TWO-THIRDS**

The following resolution was presented:

**CC2024-197**

Moved By Councillor Signoretti  
Seconded By Councillor Parent

THAT the City of Greater Sudbury read and pass By-law 2024-140Z to By-law 2024-142.

**CARRIED**

The following are the By-Laws:

**2024-140Z**

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 #PL2024-119

This by-law rezones the subject lands from the “RU” Rural Zone to the “H61RU(18)” Holding Rural Special Zone in order to prevent a split-zoning of the subject lands as a result of future land merger of PINs 73479-0566 and 73479-0195, and to amend the site specific provisions of the “RU(18)” to reflect the multiple uses of the property - 1840272 Ontario Inc., and 1323318 Ontario Inc., 0 Highway 69, Sudbury.

**2024-141Z**

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 #PL2024-120

This by-law rezones the subject lands from the “RS” Rural Shoreline and “OSC” Open Space Conservation to the “RS(5)” Rural Shoreline Special Zone in order to permit the construction of a single detached dwelling with site specific zoning standards - Shane & Melanie Parker, 204 Kukagami Lake Road, Sudbury.

**2024-142**

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolution #CES2024-23

This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.

**21. Civic Petitions**

Councillor Labbee submitted a petition to the City Clerk which will be forwarded to the General Manager of Growth and Infrastructure. The petition is regarding a

request for investigation of chronic low water pressure on Lindsley Drive in Falconbridge.

Councillor Cormier submitted two petitions to the City Clerk which will be forwarded to the General Manager of Community Development. The first petition is regarding a request to re-open the Jenő Tihanyi Olympic Gold Pool and the second is regarding a request to eliminate the pool and lifeguard fees for morning pool rentals.

**22. Question Period**

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

**23. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 2:09 p.m.

**CARRIED**