

# Minutes

## For the City Council Meeting

September 17, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Mayor Lefebvre
Absent	Councillor Labbé
City Officials	Ed Archer, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Tony Cecutti, General Manager of Growth and Infrastructure, Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Acting General Manager of Community Development , Meredith Armstrong, Director of Economic Development, Guido Mazza, Chief Building Official, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Denise Clement, Manager of Permits and Approvals and Integration, Nicholas Zinger, Senior Project Manager, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Cassandra Pierobon, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

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

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#### 1. Call to Order

The meeting commenced at 4:01 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 presented:

##### **CC2024-204**

Moved By Mayor Lefebvre

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury moves to Closed Session to deal with three Acquisition or Disposition of Land items regarding property on Cedar/Brady Streets, Sudbury, property on Beatrice Crescent, Sudbury and property on Larch 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 5:18 p.m., Council recessed.

**5. Open Session**

At 6:01 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**

Deputy Mayor Sizer, Chair of the Closed Session, reported that Council met in Closed Session to deal with three Acquisition or Disposition of Land items regarding property on Cedar/Brady Streets, Sudbury, property on Beatrice Crescent, Sudbury and property on Larch Street, Sudbury, in accordance with the *Municipal Act, 2001*, par. 239(2)(c). One direction and one resolution emanated from the meeting.

The following resolution was presented:

**CC2024-205**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury authorize the purchase of 307 Cedar Street/362 Brady Street, Sudbury, legally described as PIN 73584-0167, Lot 33, Plan 2SB, Township of McKim, City of Greater Sudbury;

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

AND THAT the annual operating costs of the building be funded from the Social Services year end position in 2024 and included in the 2025 operating budget;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the purchase, renovations and the execution of the documents required to complete the real estate transaction.

**CARRIED**

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

### **10.1 September 4, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of September 4, 2024.

The resolutions for the September 4, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

#### **CC2024-206**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-126 to PL2024-131 from the meeting of September 4, 2024.

**CARRIED**

### **10.2 September 16, 2024**

Councillor Cormier, as Chair of the Planning Committee, reported on the matters arising from the Planning Committee meeting of September 16, 2024.

The resolutions for the September 16, 2024 Planning Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

Councillor Leduc requested that Planning resolutions PL2024-137 and PL2024-138 be pulled and dealt with separately.

The following resolution was presented:

#### **CC2024-207**

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2024-132 to PL2024-136 and PL2024-139 to PL2024-141 from the meeting of September 16, 2024.

**CARRIED**

Resolution No. PL2024-137 was carried at the Planning Committee meeting on September 16, 2024:

**CC2024-208**

Moved By Councillor Cormier  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize a lease agreement with Meals on Wheels (Sudbury), for the continued use of space located at 1127 Bancroft Drive, Sudbury, for a five-year term, with one option to renew for an additional five-year term;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the lease agreement and the execution of the agreement.

**CARRIED**

Resolution No. PL2024-138 was carried at the Planning Committee meeting on September 16, 2024:

**CC2024-209**

Moved By Councillor Cormier  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the transfer of unopened Damaris Crescent, Sudbury, legally described as PIN 73587-0396(LT), Damaris Cres, Plan M-133, City of Greater Sudbury, by way of grant;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the transfer by way of grant and the execution of the documents required to complete the real estate transaction.

**CARRIED**

**11. Matters Arising from Operations Committee**

**11.1 September 9, 2024**

Councillor Signoretti, as Chair of the Operations Committee, reported on the matters arising from the Operations Committee meeting of September 9, 2024.

The resolutions for the September 9, 2024 Operations Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-210**

Moved By Councillor Signoretti

Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Operations Committee resolution OP2024-21 from the meeting of September 9, 2024.

**CARRIED**

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

**12.1 September 9, 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 September 9, 2024.

The resolutions for the September 9, 2024 Community and Emergency Services Committee meeting can be found at:

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

The following resolution was presented:

**CC2024-211**

Moved By Councillor Parent

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2024-26 to CES204-31 from the meeting of September 9, 2024.

**CARRIED**

**13. Matters Arising from Audit Committee**

**13.1 September 10, 2024**

Councillor McIntosh, as Chair of the Audit Committee, reported on the matters arising from the Audit Committee meeting of September 10, 2024.

The resolutions for the September 10, 2024 Audit Committee Meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-212**

Moved By Councillor McIntosh

Seconded By Councillor Cormier

THAT the City of Greater Sudbury approves the recommendations outlined in the report entitled "Performance Audit of the Engineering

Services Division" as presented to the Audit Committee meeting on September 10, 2024.

**CARRIED**

**14. Matters Arising from Nominating Committee**

**14.1 September 10, 2024**

Councillor Sizer, as Chair of the Nominating Committee, reported on the matters arising from the Nominating Committee meeting of September 10, 2024.

The resolutions for the September 10, 2024 Nominating Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-213**

Moved By Councillor Sizer

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves Nominating Committee resolution NC2024-03 from the meeting of September 10, 2024.

**CARRIED**

**15. Matters Arising from Finance and Administration Committee**

**15.1 September 10, 2024**

Councillor McIntosh, as Chair of the Finance and Administration Committee, reported on the matters arising from the Finance and Administration Committee meeting of September 10, 2024.

The resolutions for the September 10, 2024 Finance and Administration Committee meeting can be found at: <https://www.greatersudbury.ca/agendas>

The following resolution was presented:

**CC2024-214**

Moved By Councillor McIntosh

Seconded By Councillor Cormier

THAT the City of Greater Sudbury approves the Finance and Administration Committee resolutions FA2024-23 to FA2024-27 from the meeting of September 10, 2024.

**CARRIED**

**16. Consent Agenda**

The following resolution was presented:

**CC2024-215**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda items 16.1.1 to 16.1.3.

**CARRIED**

The following are the Consent Agenda items:

**16.1 Adoption of Minutes**

**16.1.1 Operations Committee Minutes of August 12, 2024**

**CC2024-216**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Operations Committee meeting minutes of August 12, 2024.

**CARRIED**

**16.1.2 Community and Emergency Services Committee Minutes of August 12, 2024**

**CC2024-217**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Community and Emergency Services Committee meeting minutes of August 12, 2024.

**CARRIED**

**16.1.3 Planning Committee Minutes of August 12, 2024**

**CC2024-218**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of August 12, 2024.

**CARRIED**

## 17. Presentations

Rules of Procedure

Councillor McIntosh moved that the order of the agenda be altered to deal with 17.2 before 17.1.

### **CARRIED BY TWO-THIRDS**

#### **17.2 Cultural Hub at Tom Davies Square Project Update – September 2024**

Nick Zinger, Senior Project Manager, Stephen Teeple, Teeple Architects Inc, Richard Lai, Teeple Architect Inc., and Rick Yallowega, Yallowega Architecture Inc. provided an electronic presentation regarding the September update for the Cultural Hub at Tom Davies Square.

The following resolution was presented:

#### **CC2024-219**

Moved By Councillor Cormier

Seconded By Councillor Sizer

THAT the City of Greater Sudbury authorizes the Chief Administrative Officer to enter into, and execute an agreement in a form satisfactory to the Director of Legal Services relating to the Housing, Infrastructure, and Communities Canada, Green and Inclusive Community Buildings Program Grant for the Cultural Hub at Tom Davies Square project.

### **CARRIED**

#### **17.1 Addressing Vacant Buildings in Greater Sudbury: Review of By-law 2011-277 the Property Standards By-law for Greater Sudbury**

Denise Clement, Manager of Permits and Approvals Integration, provided an electronic presentation regarding the report addressing vacant buildings in greater Sudbury.

The following resolution was presented:

#### **CC2024-220**

Moved By Councillor Cormier

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs staff to prepare a By-law to amend User Fee By-law 2023-58, By-law 2023-68, By-law 2011-277, and all other applicable By-laws to implement the recommended changes as outlined in the report entitled “Addressing Vacant Buildings in Greater Sudbury: Review of By-law 2011-277 the Property Standards By-law for Greater Sudbury” from the General Manager of Growth and Infrastructure presented at the City Council meeting on September 17, 2024.

Rules of Procedure



Councillor Landry-Altmann presented the following amendment:

**CC2024-220-A1**

Moved By Councillor Landry-Altmann

Seconded By Councillor Cormier

THAT the resolution be amended to include the following:

AND THAT staff be directed to include escalating fines for a second and subsequent convictions for the same offence.

**CARRIED**

The resolution as amended was presented:

**CC2024-220**

Moved By Councillor Cormier

Seconded By Councillor Landry-Altmann

As Amended:

THAT the City of Greater Sudbury directs staff to prepare a By-law to amend User Fee By-law 2023-58, By-law 2023-68, By-law 2011-277, and all other applicable By-laws to implement the recommended changes as outlined in the report entitled “Addressing Vacant Buildings in Greater Sudbury: Review of By-law 2011-277 the Property Standards By-law for Greater Sudbury” from the General Manager of Growth and Infrastructure presented at the City Council meeting on September 17, 2024;

AND THAT staff be directed to include escalating fines for a second and subsequent convictions for the same offence.

**CARRIED**

The following resolution was presented:

**CC2024-221**

Moved By Councillor Benoit

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury directs staff to bring forward a draft Vacant Building Registry By-law, which would include financial and staffing requirements for implementation, administration, and enforcement as a business case during the 2025 budget deliberations as outlined in the report entitled “Addressing Vacant Buildings in Greater Sudbury: Review of By-law 2011-277 the Property Standards By-law for Greater Sudbury” from the General Manager of Growth and Infrastructure presented at the City Council meeting on September 17, 2024.

**DEFEATED**

At 7:54 p.m., Council recessed.

At 8:00 p.m., Council reconvened.

## **18. By-laws**

The following resolution was presented:

### **CC2024-222**

Moved By Councillor Brabant

Seconded By Councillor Fortin

THAT the City of Greater Sudbury read and pass By-law 2024-150 to By-law 2024-152Z.

**CARRIED**

### **18.1 By-laws 2024-150 to 2024-152Z**

The following are the By-Laws:

#### **2024-150**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of September 17, 2024

#### **2024-151**

A By-law of the City of Greater Sudbury to Authorize Various Transfers Arising Under the Comprehensive Cost Sharing Agreement / Land Transfer Agreement Related to the Proposed Kingsway Entertainment District

This by-law authorizes various reconveyances by the City of certain lands and an easement, and also authorizes the acquisition of lands for intersection improvements on the Kingsway arising from the termination of the Comprehensive Cost Sharing Agreement for the proposed Kingsway Entertainment District.

#### **2024-152Z**

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 #PL2024-104

This by-law rezones the subject lands to C2(106), General Commercial Special to facilitate a 2 ha lot addition to an abutting property for the expansion of the existing businesses - Peter Kyrzakos Estate and Michael Kyrzakos Estate, 0 Kingsway, Sudbury.

## **19. Members' Motions**

## Rules of Procedure

Councillor McIntosh moved that the notice provisions be waived and that the Motion be dealt with due to time constraints.

### **CARRIED BY TWO-THIRDS**

Mayor Lefebvre moved to waive reading of the resolution with the exception of the operative clause.

### **CARRIED**

The following resolution was presented:

#### **CC2024-223**

Moved By Councillor McIntosh  
Seconded By Councillor Lapierre

WHEREAS the 2024-2025 Budget is the first multi-year budget to be approved and reviewed by City Council;

AND WHEREAS on May 22nd, 2024 City Council directed staff to adjust the approved 2025 budget such that it produce no more than a 4.9% change over 2024 taxation levels, inclusive of the 1.5% infrastructure renewal levy approved in 2024, which has prompted service adjustments to current plans;

AND WHEREAS to support its review of the approved 2025 Budget, City Council wishes to be provided with supplementary information and extra Finance and Administration Committee meeting dates to review, assess and ask questions about updates to current plans and priorities as a result of the new direction provided on May 22nd, 2024;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury directs that staff include the following steps in the work underway to reconfirm the 2025 Budget:

1. To enable thoughtful review and sufficient time for Councillors to assess the information, special Finance and Administration Committee meetings will be held on October 23rd and November 14th, 2024;
2. Each General Manager and service partner lead will deliver a presentation that includes an update on current plans and priorities, progress on initiatives to achieve a 4.9% increase, and changes since the 2025 Budget was first approved that could influence current directions and expected results in 2025;
3. A question and answer process similar to the one used in prior periods will follow the special meetings to address Councillor questions about the budget and any anticipated changes, with updates to all Committee

members circulated weekly via email and posted to the corporation's website.

**CARRIED**

**20. Addendum**

Rules of Procedure

Mayor Lefebvre moved that the addendum be dealt with.

**CARRIED BY TWO-THIRDS**

The following resolution was presented:

**CC2024-226**

Moved By Councillor Cormier

Seconded By Councillor Parent

THAT the City of Greater Sudbury read and pass By-law 2024-153Z to By-law 2024-154Z.

**CARRIED**

The following are the By-Laws:

**2024-153Z**

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 #PL2024-134

This by-law rezones the subject lands from the "M2" Light Industrial Zone to the "M2(20)" Light Industrial Special Zone in order to permit professional office as an additional permitted use - 1973696 Ontario Inc., 3161 Herold Drive, Sudbury.

**2024-154Z**

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 #PL2024-133

This by-law rezones the subject lands from "C2" General Commercial to "C2(127)" General Commercial Special Zone in order to permit the construction of a single detached dwelling with site specific zoning standards - Mark & Louise Comba, 6 Lindsley Street, Falconbridge.

**21. Civic Petitions**

No Petitions were submitted.

**22. Question Period**

No Questions were asked.

**23. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 8:08 p.m.

**CARRIED**