

Minutes

For the Planning Committee Meeting

November 25, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
	Councillor McIntosh
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, David Knutson, Manager of Traffic and Transportation, Robert Webb, Supervisor of Development Engineering, Bailey Chabot, Senior Planner, Ed Landry, Senior Planner, Stephanie Poirier, Senior Planner, Wendy Kaufman, Senior Planner, Guido Mazza, Chief Building Official, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Mark Vainio, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:01 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:

PL2024-172

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with four Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Cypress Street, Sudbury, the second regarding Vermilion Lake Road, Dowling, the third regarding Kingsway Boulevard, Sudbury, and the fourth regarding Huron Road, Sudbury in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:02 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:23 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.

Councillor Landry-Altmann arrived at 1:02 p.m.

8. Public Hearings

8.1 250 Billiard's Way, Sudbury, Additional Units

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

Kristi Ronald, Dalton Construction Limited, the agent was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant provided comments.

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.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-173

Moved By Councillor Lapierre

Seconded By Councillor Leduc

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 26 units prior to construction of a public road connection to Maurice Street or Tuscany Trail;
- amending the “H40R3-1(23)”, Medium Density Residential Special – Holding zone, to additionally permit row dwelling units and site-specific relief; and
- amending the “H40R3-1”, Medium Density Residential Special – Holding zone, to provide site-specific relief on lands described as PIN 73478-1214 & 73478-1229, 53R-20418, Parts 8, 9 & 11-13, Plan 53R-20418, Block 14, Plan 53M-1432, Lot 4, Concession 5, Township of Broder, as outlined in the report entitled “250 Billiard’s Way, Sudbury, Additional Units”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2024, subject to the following conditions:
 - That the “H40” – Holding Zone be amended to permit an additional 26 units prior to construction of a public road connection to Maurice Street or Tuscany Trail;
 - That the amending by-law for the “H40R3-1(23)”, Medium Density Residential Special zone include the following site-specific provisions:
 - a. Row dwelling units shall be additionally permitted;
 - b. A minimum privacy yard of 6.0 m shall be provided for row dwellings and semi-detached dwellings, including swales, where 7.5 m is required for row dwellings;
 - c. A minimum corner side yard setback of 1.2 m shall be provided, where 4.5 m is required.
- That the amending by-law for the H40R3-1, Medium Density Residential Special – Holding zone include the following site-specific provisions:
 - a. A minimum 9.0 m court shall be provided, including swales, between Block 21 and Block 13, where 15.0 m is required for walls containing balconies or windows to habitable rooms.

- b. A minimum 8.5 m court shall be provided, including swales, between Block 20 and Block 9, and between Block 21 and 12, where 15.0 m is required for walls containing balconies or windows to habitable rooms.
- c. A minimum 4.0 m court, including swales, shall be provided between Block 19 and Block 14, where 15.0 m is required for walls containing balconies or windows to habitable rooms.
- d. A minimum privacy yard of 4.5 m shall be provided, including swales, for all units in Block 21 and 13, where 7.5 m is required
- e. A minimum privacy yard of 4.0 m shall be provided, including swales, for all units in Block 20, where 7.5 m is required.
- f. A minimum privacy yard of 4.0 m shall be provided, including swales, for unit 64 and 65 in Block 14, where 7.5 m is required.
- g. A minimum corner side yard setback of 1.2 m shall be provided, where 4.5 m is required
- h. A screening device shall not be required along the property line being 30.05 m in length adjacent to Block 20, where a screening device is required between medium and low density residential use.

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.

8.2 700 Paris Street, Sudbury (Stage Two)

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

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

Wendy Kaufman, Senior Planner, outlined the report.

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

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

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

David King, Michael Parsons, John Lindsey, Dan Colton, Phil Hopkin, Brendan Rodrigues, Charles Tossell and Judy Angelloff.

The chair asked whether there was anyone else 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:

PL2024-174

Moved By Councillor Cormier

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by 2226553 Ontario Inc. to amend the City of Greater Sudbury Official Plan to permit a residential density of 237 units per hectare and 380.0 square metres of commercial space on lands described as PINs 73584-0652 & 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5, Concessions 2 & 3, Township of McKim as outlined in the report entitled “700 Paris Street, Sudbury (Stage Two)”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2024.

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

CARRIED (5 to 0)

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-175

Moved By Councillor Cormier

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by 2226553 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R4(3)”, High Density Residential Special to an amended “R4(3)”, High Density Residential Special, on lands described as PINs 73584-0652 & 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5, Concessions 2 & 3, Township of McKim, as outlined in the report entitled “700 Paris Street, Sudbury (Stage Two)”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2024, subject to the following conditions:

1. That the amending by-law include the following site-specific provisions:
 - i. The only permitted uses shall be:
 - a. a retirement home with a maximum of 109 guest rooms and a maximum height of 40.0 metres and 12 storeys;
 - b. a multiple dwelling with a maximum of 199 dwelling units and a maximum height of 56.0 metres and 16 storeys;
 - c. a multiple dwelling with a maximum of 222 dwelling units and a maximum height of 69.0 metres and 20 storeys; and
 - d. restaurant uses not to exceed a maximum net floor area of 380.0 square metres.
 - ii. The lot line abutting Paris Street shall be deemed to be the front lot line;
 - iii. The lot line abutting Facer Street shall be deemed to be the corner side lot line;
 - iv. The lot line opposite the front lot line shall be deemed the rear lot line;
 - v. Any lot line not deemed a front, exterior side, or rear lot line shall be deemed to be an interior side lot line;
 - vi. The minimum corner side yard setback shall be 18.0 metres from Facer Street;
 - vii. The minimum rear yard setback shall be 0.0 metres;
 - viii. The minimum interior side yard setback shall be 0.0 metres;
 - ix. A minimum lot area of 41 square metres per multiple dwelling unit shall be required; and
 - x. The minimum required court shall be 15.0 metres between buildings.
2. That an “H”, (Holding) symbol be applied to the zoning limiting development to the uses which legally existed on the date prior to the By-law applying the “H” Holding symbol is enacted until the owner has entered into an agreement with the City of Greater Sudbury with respect to undertaking the upgrades to the transportation network required as a result of this development to the satisfaction of the Director of Planning Services.

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.

At 2:34 p.m., Committee recessed.

At 2:42 p.m., Committee reconvened.

9. Matters Arising from the Closed Session

Councillor Cormier, Chair of Planning Committee Meeting, reported that the Committee met in Closed Session to deal with Four Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Cypress Street, Sudbury, the second regarding Vermilion Lake Road, Dowling, the third regarding Kingsway Boulevard, Sudbury, and the fourth regarding Huron Road, Sudbury in accordance with Municipal Act, 2001, par 239 (2)(c). Four recommendations emanated from the meeting.

The following resolution was presented:

PL2024-176

Moved By Councillor Cormier
Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to present a by-law to authorize a Lease Agreement with the Sudbury Winter Tennis Club for the continued use and occupation of part of 30 Cypress Street, Sudbury, for a term of five years, with two options to renew for terms of five years each, by way of grant(nil rent).

CARRIED

The following resolution was presented:

PL2024-177

Moved By Councillor Cormier
Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of 2214 Vermilion Lake Road, Dowling, legally described as PIN 73367-0172(LT), Part 1 on Plan 53R-6559, Township of Fairbank, City of Greater Sudbury 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

The following resolution was presented:

PL2024-178

Moved By Councillor Cormier
Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of vacant land south of Kingsway Boulevard, Sudbury, legally described as part of PIN 73573-0340(LT), being Parts 33 and 34 on Plan 53R-16789, Township of Neelon, City of Greater Sudbury 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

The following resolution was presented:

PL2024-179

Moved By Councillor Cormier
Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of part of unopened Huron Road, Sudbury, legally described as part of PIN 73478-1259(LT), part of Lot 3, Concession 5, Township of Broder, City of Greater Sudbury, 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:

PL204-180

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

CARRIED

The following are the Consent Agenda items:

10.1 Routine Management Reports

10.1.1 MacMillan Drive, Val Therese Plan of Subdivision

PL2024-181

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 the draft plan of subdivision on lands described as PIN 735040952, Reference Plan 53R18901 Parts 1 & 2, Rem. of Parcel 764 S.E.S., in Lot 6, Concession 1, Township of Hanmer, City of Greater Sudbury, File 780-7/09002, in the report entitled "MacMillan Drive, Val Therese Plan of Subdivision", from the General Manager of Growth and Infrastructure, presented at the meeting of November 25, 2024 as follows:

- a. By amending the draft approval lapsing date in Condition #10 to "November 28, 2027."
- b. By deleting condition #12
- c. By amending condition #16 to add the words "including examining the soil conditions above the abandoned tributary of the Whitson River" after the words "Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development"
- d. By deleting condition #26 and replacing with the following:

#26 That the following conditions related to the implementation of the Paquette-Whitson Municipal Drain be addressed to the satisfaction of the General Manager of Growth and Infrastructure:

- a. Deleted.
- b. The owner acknowledges that the current Tributary 8A watercourse that crosses the subject subdivision was rerouted southerly to the Whitson River on lands east of the subject subdivision lands. Existing road and storm sewer drainage from MacMillan Drive and Josephine Street shall be directed westerly, as part of the subdivision design, towards the existing Municipal Road 80 and Tributary 8A cross culvert.
- c. Deleted.
- d. Deleted.
- e. The owner agrees to pay Paquette-Whitson Municipal Drain assessments applied to the subject subdivision lands as set out in the Engineer's Report for benefit, outlet, and stormwater management and in conformance

with Finance Committee Resolution FA2012-12 (Paquette Whitson Financing Report) ratified by City Council on July 10, 2012.

- f. Deleted.
- g. New drainage swales are required on the owner's lots to accept drainage from the backyards of the existing lots on MacMillan Drive.
- h. 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 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 5 year design storm. The owner is required to design the site storm sewer to meet a storm sewer elevation of 284.60 meters at the east subdivision property line on John Street. The owner shall confirm the storm sewer elevation prior to the subdivision engineering submission to the City.
- i. Deleted.
- j. The owner acknowledges the final built of the City pond lands area complete, and the design of the subdivision rear yard drainage swales and catch basins must be integrated with the grading of the pond and the City's lands to the satisfaction of General Manager of Growth and Infrastructure. The owner will be responsible for install any outlet storm sewers from the subdivision to connect to the constructed City stormwater infrastructure. The owner shall limit the number of storm sewers outlet to City pond to the satisfaction of the City's Drainage Engineer.
- k. The owner agrees to transfer a 6.17 hectare tract of land on the south portion of the subdivision in consideration of the subdivision stormwater land requirement and the requirements of the Engineer's Report for the Paquette-Whitson Municipal Drain and the owner agrees to accept the land allowance payment contained in the report of

\$41,000 as the financial consideration for the transfer of the 6.17 h land to the City.

l. Deleted.

m. Deleted.

n. The owner shall provide a 1.8 m high galvanized chain link fence, 0.05 metres inside the subdivision lot line and along the subdivision boundary with the stormwater management block from Lot 37 to Lot 21.

e. By deleting condition #32

f. By adding the following condition:

#33. A detailed lot grading plan, prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization shall be submitted to the satisfaction of Conservation Sudbury. The plan shall show that all portions of the subdivision are located at or above the flood elevation of the Paquette Whitson municipal drain, and that the lowest opening into any dwelling is located 30 cm above the flood elevation.

CARRIED

11. Managers' Reports

11.1 Institutional As-of-Right Zoning By-law Amendment

The following resolution was presented:

PL2024-182

Moved By Councillor Cormier

Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to undertake the process to amend Zoning By-law 2010-100Z to permit 'R3', Medium Density Residential zone built forms and standards as-of-right within the 'I', Institutional zone consistent with Option 1 as outlined in the report entitled "Institutional As-of-Right Zoning By-law Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2024.

Rules of Procedure

Councillor Leduc presented the following amendment:

PL2024-182-A1

Moved By Councillor Leduc

Seconded By Councillor Lapierre

Amendment:

THAT the resolution be amended to change the following wording:

"R3" to "R3-1" and option "1" to option "2".

CARRIED

The following main resolution as amended was presented:

PL2024-182

Moved By Councillor Cormier

Seconded By Councillor Lapierre

As amended:

THAT the City of Greater Sudbury directs staff to undertake the process to amend Zoning By-law 2010-100Z to permit 'R3-1', Medium Density Residential zone built forms and standards as-of-right within the 'I', Institutional zone consistent with Option 2 as outlined in the report entitled "Institutional As-of-Right Zoning By-law Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2024.

CARRIED

12. Members' Motions

No Motions were presented.

13. Correspondence for Information Only

13.1 Downtown Sudbury Master Plan Review – Q4 2024 Update

For Information Only.

13.2 Provincial Policy Statement, 2024

For Information Only.

14. Addendum

No Addendum was presented.

15. Civic Petitions

No Petitions were submitted.

16. Question Period

No Questions were asked.

17. Adjournment

Councillor Lapierre moved to adjourn the meeting. Time: 3:10 p.m.

CARRIED