

## Minutes

### Planning Committee Minutes of 7/6/20

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Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 1:32 PM

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Adjournment: 4:45 PM

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## Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier

City Officials Kevin Fowke, General Manager of Corporate Services; Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets and Fleet Services; Christine Hodgins, Deputy City Clerk

### Closed Session

The following resolution was presented:

PL2020-75 Cormier/Kirwan: THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Surplus School - Charlotte Avenue, Sudbury

in accordance with the *Municipal Act*, 2001 s.239(2)(c)

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Cormier

**CARRIED**

At 1:35 p.m. the Planning Committee moved into Closed Session.

Recess At 1:45 p.m. the Planning Committee recessed.

Reconvene At 2:00 p.m. the Planning Committee commenced the Open Session in the Council Chamber / Electronic Participation

## Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier

City Officials Jason Ferrgian, Director of Planning Services; Kris Longston, Manager, Community and Strategic Planning; Ed Landry, Senior Planner of Community and Strategic Planning; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Christine Hodgins, Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk; Patrick Beaudry, Clerk's Services Assistant

### **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

### **Public Hearings**

- 1 Rintala Construction Company Limited & Industrial Holdings (Sudbury) Inc. - Application for rezoning in order to eliminate the split zoning on the subject lands, 234 & 240 Fielding Road, Lively

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

Report dated June 12, 2020 from the General Manager of Growth and Infrastructure regarding Rintala Construction Company Limited & Industrial Holdings (Sudbury) Inc. - Application for rezoning in order to eliminate the split zoning on the subject lands, 234 & 240 Fielding Road, Lively.

Keith Laframboise, agent for the applicant was present.

Mauro Manzon, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2020-76 McCausland/ Kirwan: THAT the City of Greater Sudbury approves the application by Rintala Construction Company Limited & Industrial Holdings (Sudbury) Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "M5", Extractive Industrial to "M3", Heavy Industrial on lands described as Part of PINs 73372-0231 & 73372-0232, Part of Parts 1 & 2, Plan 53R-19603 in Lot 3, Concession 5, Township of Waters, as outlined in the report entitled "Rintala Construction Company Limited & Industrial Holdings (Sudbury) Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the following conditions shall be addressed:

i) That the applicants provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;

ii) That any outstanding requirements related to the site alteration permit for PIN 73372-0232 be addressed to the satisfaction of the Chief Building Official and Conservation Sudbury.

2. Conditional approval shall lapse on July 6, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

2 1777232 Ontario Inc. – Application for Zoning By-law Amendment in order to facilitate the creation of one new urban residential lot and site-specific development standards for the proposed retained rural lands, 207 Niemi Road, Lively

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

Report dated June 12, 2020 from the General Manager of Growth and Infrastructure regarding 1777232 Ontario Inc. – Application for Zoning By-law Amendment in order to facilitate the creation of one new urban residential lot and site-specific development standards for the proposed retained rural lands, 207 Niemi Road, Lively.

Keith Laframboise, agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2020-77 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by 1777232 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from "RU", Rural to "R1-5", Low Density Residential One and "RU(S)", Rural Special on those lands described as PIN 73377-0038, Parcel 15561, Lot 8, Concession 5, Township of Waters, as outlined in the report entitled "1777232 Ontario Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning

Services;

2. That the amending zoning by-law include the following site specific provisions:

a. That the north-westerly portion of the lands be rezoned to “R1-5” in order to facilitate the creation of one new urban residential lot at the corner of Niemi Road and Santala Road; and,

b. That the remainder of the lands be rezoned to “RU(S)” in order to recognize the future retained lands having a minimum lot area of 0.87 ha (2.15 acres), a minimum lot frontage of 60 m (200 ft) and an exterior side lot line measuring 72 m (236.22 ft) in length; and,

3. That conditional approval shall lapse on July 7, 2022 unless Condition #1 above has been met or an extension has been granted by Council.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

3 Daniel, Frances, and Bernard Bouffard – Application for Official Plan Amendment and Rezoning, 664 & 672 Lasalle and 1167 Northway, Sudbury

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

Report dated June 15, 2020 from the General Manager of Growth and Infrastructure regarding Daniel, Frances, and Bernard Bouffard – Application for Official Plan Amendment and Rezoning, 664 & 672 Lasalle and 1167 Northway, Sudbury.

Marc Bouffard, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from Committee members.

Mr. Bowers, concerned resident, asked questions of the Planning Department.

The Chair asked whether there was anyone else who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolutions were presented:

#### Resolution regarding the Official Plan Amendment:

PL2020-78 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury approves the application by Daniel, Frances, and Bernard Bouffard, to amend the City of Greater Sudbury Official Plan by changing the official plan designation from Living Area 1 to Mixed Use Commercial on those lands described as PIN 02171-0318 and part of PIN 02171-0225, Parts 2 and 3, Plan SR-1908, except Parts 2, Plan 53R-15979, including Part 1, Plan 53R-15979, Lot 3, Concession 6, Township of McKim, as outlined in the report entitled “Daniel, Frances,

and Bernard Bouffard”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020.

Should Official Plan Amendment No. 102 (Lasalle Boulevard Corridor Strategy) come into effect prior to the adopting by-law being passed, then the Regional Corridor designation will be applied instead of the Mixed Use Commercial designation.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

#### Resolution regarding the Rezoning:

PL2020-79 Landry-Altmann/McCausland: THAT the City of Greater Sudbury approves the application by Daniel, Frances, and Bernard Bouffard, to amend Zoning By-law 2010-100Z by changing the zoning classification from “C2(62)”, General Commercial Special and “R1-5”, Low Density Residential One, to a revised “C2(62)”, General Commercial Special on those lands described as PINs 02171-0318, 02171-0320, and part of PIN 02171-0225, Parts 2 and 3, Plan SR-1908, part of Block A, Plan M-246, Except Parts 2 and 3, Plan 53R-15979, including Part 1, Plan 53R-15979, Lot 3, Concession 6, Township of McKim, as outlined in the report entitled “Daniel, Frances, and Bernard Bouffard”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020;

AND THAT the amending zoning by-law include the following site-specific provisions:

- i. A total of three (3) residential units shall be permitted in addition to the uses permitted in the “C2(62)” zone;
- ii. That the minimum front and corner side yard along Northway Avenue and Lasalle Boulevard shall be 4.5 m, replacing the current minimum building setback from Lasalle Boulevard of 5.4 m;
- iii. To permit a garage and retaining wall greater than 1 m in height with a setback of 1.2 m from the northerly interior side yard abutting the south lot line of Lot 18, Plan M-383 and 1.2 m from the easterly interior side yard abutting the west lot line of the remainder of Lot 19, Plan M-383;
- iv. To permit a retaining wall greater than 1 m in height with a setback of 0 m along the easterly interior side yard abutting the west lot lines of Lot 17 and 18, Plan M-383;
- v. To permit a refuse enclosure and loading space to within 0.5 m of the westerly lot line;
- vi. To amend the current 2 m minimum northerly interior side yard setback provision to apply explicitly to the south lot line of the remainder of Lot 19, Plan M-383;
- vii. To amend the current parking rate of one space per 23.5 m<sup>2</sup> of net floor area to apply explicitly to a skate and tool sharpening business, retail stores, offices, personal service shops and service trades; and
- viii. To amend the current planting strip and opaque fence provisions to apply explicitly to certain lot lines instead of referring to certain features.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

Public comment was received and had no effect on the Planning Committee's decision, as the application represents good planning.

### **Matters Arising from the Closed Session**

Councillor Kirwan, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters. One direction emanated from the meeting.

### **Adopting, Approving or Receiving Items in the Consent Agenda**

The following resolution was presented:

PL2020-80 Kirwan/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

#### **Rules of Procedure**

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

The following is the Consent Agenda Item:

### **Routine Management Reports**

#### **C-1      67 Fourth Avenue, Coniston - Declaration of Surplus Vacant Land and Transfer**

Report dated June 11, 2020 from the General Manager of Corporate Services regarding 67 Fourth Avenue, Coniston - Declaration of Surplus Vacant Land and Transfer.

PL2020-81 Kirwan/McCausland: THAT the City of Greater Sudbury declares surplus to the City's needs the vacant land at 67 Fourth Avenue, Coniston, legally described as PIN 73560-0436(LT), Lot 131 on Plan M-678, Township of Neelon;

AND THAT the vacant land be transferred to the Coniston Curling Club for nominal consideration, as outlined in the report entitled "67 Fourth Avenue, Coniston - Declaration of Surplus Vacant Land and Transfer", from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 6, 2020;

AND THAT a by-law be presented authorizing the transfer and the execution of the documents required to complete the real estate transaction.

**CARRIED**

### **Managers' Reports**

R-1 LaSalle Boulevard Corridor Plan and Strategy - Proposed Approach to Zoning By-law Amendment

Report dated June 15, 2020 from the General Manager of Growth and Infrastructure regarding LaSalle Boulevard Corridor Plan and Strategy - Proposed Approach to Zoning By-law Amendment.

The following resolution was presented:

PL2020-82 Kirwan/McCausland: THAT The City of Greater Sudbury directs staff to prepare a draft amendment to the City's Zoning By-law to implement Official Plan Amendment No 102 and to return to Planning Committee no later than late Q3 with a draft amendment and consultation strategy, as outlined in the report entitled "LaSalle Boulevard Corridor Plan and Strategy – Proposed Approach to Zoning By-law Amendment" from the General Manager of Growth and Infrastructure, presented at the July 6, 2020 Planning Committee Meeting.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

**Referred and Deferred Matters**

R-2 Report on the Commercial Parking Standards Study

Report dated June 15, 2020 from the General Manager of Growth and Infrastructure regarding Report on the Commercial Parking Standards Study.

The following resolution was presented:

PL2020-83 McCausland/Landry-Altmann: THAT The City of Greater Sudbury directs staff to initiate an amendment to the zoning by-law to incorporate new Commercial Parking Standards no later than the end of Q3 2020, as outlined in the report entitled "Report on the Commercial Parking Standards Study", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020.

Rules of Procedure

Councillor McCausland presented the following amendment:

THAT the resolution be amended to include the following at the end on the words February 19, 2020".

AND THAT the City of Greater Sudbury directs staff to ensure a draft zoning by-law amendment that:

1. reduces the minimum parking standards for properties within 200 metres of the City's Nodes and Corridors by 50%;
2. establishes a maximum parking standard for properties within 200 metres of the City's Nodes and Corridors that is 110-150% of the minimum parking requirements;
3. harmonizes reductions to a minimum parking standards for commercial land uses by up to

25%, consistent with the LaSalle Boulevard Corridor Plan and Strategy; and,

4. eliminates minimum parking standards for multi-residential uses in the C5 Zone, consistent with the LaSalle Boulevard Corridor Plan and Strategy.

#### Rules of Procedure

Councillor McCausland moved to withdraw his amendment.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

#### Motion for Deferral

Councillor McCausland moved to defer this item to the Planning Committee Meeting of August 10, 2020.

#### Rules of Procedure

A Recorded Vote was held:

**NAYS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**DEFEATED**

The following resolution was presented:

PL2020-83 McCausland/Landry-Altmann: THAT The City of Greater Sudbury directs staff to initiate an amendment to the zoning by-law to incorporate new Commercial Parking Standards no later than the end of Q3 2020, as outlined in the report entitled "Report on the Commercial Parking Standards Study", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 6, 2020.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altmann, Cormier  
**CARRIED**

### **Members' Motions**

No Motions were presented.

### **Correspondence for Information Only**

#### I-1 Supplemental Information Regarding the Commercial Parking Study

Report dated June 15, 2020 from the General Manager of Growth and Infrastructure regarding Supplemental Information Regarding the Commercial Parking Study.

For Information Only.



### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

PL2020-84 Cormier/Kirwan: THAT this meeting does now adjourn. Time 4:45 p.m.

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Christine Hodgins/Deputy City  
Clerk