



May 10, 2021

Via Email: ed.landry@greatersudbury.ca

City of Greater Sudbury
Planning Services
200 Brady Street
Sudbury, Ontario
P3A 5P3

Attention: **Mr. Ed Landry, Senior Planner**

Re: **LaSalle Boulevard Corridor – Proposed Zoning Amendments
LaSalle Court Shopping Centre, 900 LaSalle Blvd**

Dear Mr. Landry,

We manage the above captioned property on behalf of the owner – Laurentian Shield Properties Ltd.

We are in receipt of the information package concerning the proposed zoning modifications along LaSalle Boulevard, and in particular as they affect LaSalle Court Shopping Centre.

The present zoning of the shopping centre is C2-47, a General Commercial zone that permits a broad range of uses subject to site specific exceptions that prohibit certain automotive uses, animal shelters and veterinary clinics.

It is understood the proposed zoning modifications will not directly affect the range of uses currently permitted under the present C2-47 Zone.

However, it is understood part of the proposed zoning modification aims to establish a 'build-to line' that will require incremental new development, or redevelopment of the property to be



designed and developed such that a certain percentage of the built-form would be required to be situated within 0 – 4.5 metres of the municipal right-of-way.

We wish to confirm the proposed 'build-to' line will not limit the ability to permit a drive-thru lane, drive aisle, or parking to be situated between the 'build-to' line the right-of-way.

If you should have any questions or comments please do not hesitate to call.

Thanks,

Very Truly Yours,
The Properties Group Management Ltd



Andrew Glass
Director, Development & Acquisitions

May 4, 2021

City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: Lasalle Corridor Rezoning – 1865, 1869, 1893 Lasalle Blvd.

Dear Mr. Landry,

As per our conversation, please accept my formal request that during the rezoning process we include in the M1 special zone, commercial self-storage use along with the current use.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Arnold', with a stylized flourish at the end.

John Arnold
Dalron Leasing Limited



May 7, 2021

DELIVERED VIA E-MAIL (ed.landry@greatersudbury.ca)

City of Greater Sudbury
Box 5000, Station A
Sudbury, Ontario
P3A 5P3

Attention: Mr. Ed Landry
Senior Planner, Community and Strategic Planning

Dear Mr. Landry:

**Re: LaSalle Boulevard Corridor Plan and Strategy – Proposed Zoning By-law Amendment
Establishment of a Build-To Line and Establishment of a Percentage of Lot Line Occupied by Building**

Canadian Tire Properties Inc. is the owner of 1066 and 1070 Barry Downe Road and 2610026 Ontario Inc. is the owner of 1485 LaSalle Boulevard, these properties are developed with multiple buildings with varying setbacks to both Barry Downe Road and LaSalle Boulevard.

Given that the buildings are existing we are concerned that the effect of the Zoning By-law Amendment to create a build-to line will render our buildings legal non-conforming and how this may impact our ability to expand and improve these buildings in the future.

For example if we wanted to expand the existing Canadian Tire store would an expansion be refused as we could not meet the zoning required for the build-to line or would we be required to apply for a Zoning By-law Amendment or Committee of Adjustment setback variance?

We ask that staff and Council give consideration to amending the policies to allow the expansion and improvement of existing buildings without the need to meet the build-to line or a percentage of lot line occupied by building.

Thank you for the opportunity to comment on this Zoning By-law Amendment and we respectfully request that the undersigned be added to the list of parties to be notified of future meetings and decisions related to this Zoning By-law Amendment.

Yours truly,

Canadian Tire Properties Inc.

Kathleen Freeman
AVP Development
cc: Canadian Tire Real Estate Limited, Attention: Melissa Miceli



Dr. Matti Venugopal & Dr. Christopher Tassone
441 Lasalle Blvd.
Sudbury, Ontario P3A 1W8
705-525-4430 Fax: 705-525-4516

Monday June 28, 2021

Greater City of Sudbury
P.O Box #5000
200 Brady Street
Sudbury, Ontario
P3A 5P3

To whom it may concern;

We are writing in regards to our property located at 441 Lasalle Blvd. Sudbury, Ontario P3A 1W8. We have been advised that the city is taking steps to move forward with the Lasalle Corridor Extension. With that information we understand that City Council is asking for the final recommendations with a plan to vote on this matter in the Fall of 2021.

We are currently planning to expand our practice size to better accommodate our growing patient base. We have been informed that with the Lasalle Corridor Extension, there is a proposed bylaw dictating structures along Lasalle will require a minimum 8m height. Our concern is that our existing foundation would not support a second storey. We have also been advised there will be a 58-60% minimum frontage along Lasalle with a higher density building that is at close proximity to the street. We have a few concerns with this with respect to the planned expansion of our practice.

For years we have been planning to expand, but with our current C1 zoning we were held back due to the maximum footprint allowed being 150sq meters. We have been informed that a change back in 2020 removed this size restriction on our C1 zoning. This will allow us to move forward with our plan to expand our footprint to meet our requested space to better serve our patients.

There are items at our current site that are specific to our vision of the newly expanded and renovated dental clinic. Our concept is to have the building include the current frontage and extend the newly renovated space posteriorly to the building. There are a number of reasons for this which we will outline in the following paragraphs.

Firstly, this will allow us to maximize the use of our existing infrastructure and make the logistics of remaining open while renovating. We have 4700 active patients that rely on us. Many of which are elderly, so it is important for us to remain open through the majority of the renovations. Our wheelchair ramp and entrance to the building is currently located on the side of the building. If we were expanding along Lasalle to meet the 58-60% frontage requirement, we would be forced to remove these structures for the duration of the expansion which would pose a challenge to service our patients requiring handicap access until the renovations are complete. By extending posteriorly is our vision, our wheelchair ramp would remain intact throughout the renovation process allowing all of our patients to have access to care.

In addition to this by expanding backward and not along Lasalle, we will be able to keep our current ingress. This will eliminate the need to create another entrance onto Lasalle Blvd.



Dr. Matti Venugopal & Dr. Christopher Tassone
441 Lasalle Blvd.
Sudbury, Ontario P3A 1W8
705-525-4430 Fax: 705-525-4516

We are hoping to relocate the patient lounge and entrance to the very posterior portion of the building, this will allow for better grading of the site and likely dismiss the need of a handicap ramp in the finished project. This in turn should allow for more parking directly at our entrance for our aging handicap patients. Also, by placing the entrance near the back we would have the majority of the parking near the back of the building which is in line with the vision of the Lasalle Corridor Extension.

The proposed plan to move forward with this proposal has many more advantages. Our current building is in close proximity to the street and would be maintained. Many of our patients are able to use eco-friendly transportation with the bus stop located in front of our current location. By staying at our current site our patients will be able to continue to access this. With the intention of abiding with the new bylaw, in regards to more landscaping, we will be able to keep several established trees as well as existing landscaping. As we would be repaving the parking lot and refacing the building, this will benefit the surrounding buildings with increased property values in the neighbourhood.

Dr. Matti Venugopal and Dr. Christopher Tassone's goal is to enhance the current structure and have proper accessibility for pedestrians and patients. In order to do this, we are proposing the ability to build toward the rear of the building instead of along Lasalle. With the exception of the proposed 60% frontage requirement along Lasalle, this proposal would fit within most of the criteria that the Greater City of Sudbury is trying to obtain and should only benefit the public and community.

If you have any questions in regard to this, we may be reached at the above noted contact information.

Trusting all is in order.

Dr. Matti Venugopal Dr. Christopher Tassone