

## **Downtown Master Plan Update**

Presented To:	Planning Committee
Meeting Date:	September 26, 2022
Type:	Managers' Reports
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Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

## **Report Summary**

This report provides a status update on the Downtown Master Plan projects and seeks direction to bring forward a business case to update the Plan as part of the 2023 Budget Process.

## **Resolution**

THAT The City of Greater Sudbury directs staff to submit a business case to update the Downtown Master Plan for consideration as part of the 2023 Budget Process, as outlined in the report entitled “Downtown Master Plan Update” by the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on September 26, 2022.

## **Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)**

Strategic Objective 2.4 of Council’s 2019-2027 Strategic Plan seeks to revitalize Downtown Sudbury with Public Investment that supports and leverages private investment. The objective specifically includes updating and implementing the Downtown Master Plan.

The proposed review of the Downtown Master Plan would help achieve Goal 1 of the CEEP regarding compact, complete communities.

## **Financial Implications**

There are no financial implications associated with this report at this time.

## **Background**

The Downtown Sudbury Master Plan (Master Plan) provides guidance for the revitalization of Downtown Sudbury over the 2012-2022 period and beyond (See Reference 1). The Master Plan was developed over a 20-month period that featured a comprehensive examination of existing opportunities and constraints, a visioning exercise, detailed planning and design work, and the active participation of a community liaison

group. The Master Plan was received and endorsed by Council in April of 2012.

Three major themes form the basis of Master Plan: 1) Activity and Growth, 2) Access and Connectivity, and 3) Beauty and Pride. The projects identified as part of the Master Plan are categorized based on these themes and their completion promises a Downtown Sudbury that is greener, more active, more aesthetic, better connected and more balanced.

In April of 2012, Council directed staff to prepare a 10-year implementation plan for the Master Plan's recommended actions. The 10-Year implementation plan (Implementation Plan), which was presented to Council in August 2012 (See Reference 2), includes a list of municipal, community, and private sector projects with descriptions, recommended implementation time frame and projected costs.

The Implementation Plan is separated into four broad time frames: 1) "year one action items", 2) medium term 10-year projects (that were further broken down into one to five year and six to ten-year projects), 3) long-term 30-year Master Plan projects and 4) ongoing projects.

#### Year One Action Items

The Downtown Master Plan included 25 Year 1 Action Items, most of which have been completed, including:

- Downtown Market Relocation
- Elm Street Parking
- Updating the Downtown Community Improvement Plan with new residential incentive programs
- Pedestrian Improvements at Brady and Minto Streets
- Incorporation of the Downtown Master Plan into other City planning documents

#### 10-Year Action Strategy Projects

The Implementation Plan also identifies a list of small, medium and larger scale projects that could occur over a ten-year time frame (See Attachment A). The following projects have now been completed:

- Place des Arts
- Laurentian School of Architecture
- Downtown Market
- Elm Street Parking
- Outdoor Patio Pilot
- Residential Incentive Programs
- Riverside Pedestrian Tunnel Upgrade
- Tom Davies Square Upgrade
- Brady Green Stair (Durham Street Parkette)

In addition to the projects listed above, the following projects are progressing at various stages:

Nelson Bridge Retrofit/Security Upgrade  
Junction East (Central Library and Art Gallery)  
Public Art Strategy  
Elgin Greenway

The City has also recently commissioned two initiatives relating to the Junction East project. First, the City is updating the Downtown Parking Study to ensure that Downtown Sudbury's parking supply can continue to support the Downtown's needs as well as the needs of the Junction East project. This project will be aligned with the City of Greater Sudbury Strategic Plan and will build upon other CGS plans including the Official Plan, Community Energy and Emissions Plan, the Downtown Master Plan, Transportation Master Plan, Transit Action Strategy and Transportation Demand Management Strategies.

The second initiative includes the creation of design upgrade concepts, landscaping, and beautification for several street/lane segments and park spaces in Downtown Sudbury, all identified in the Downtown Master Plan (taken together, the “Strategic Public Realm Improvements”). The projects listed below are all proposed to be designed to facilitate safe pedestrian and active transportation-friendly movement between the Junction East Site and the historic core of the Downtown centered on Durham and Cedar Streets.

- Paris Van/Horne Gateway;
- Paris Street Beautification;
- Brady Street Calming;
- Memorial Park Upgrades;
- Laneway Upgrades;
- Durham Shared Street;
- Shaughnessy Plaza
- Carleton Street Park; and
- Downtown Greening Strategy.

Finally, Council has recently directed staff to work with the School of Architecture on amendments to the Official Plan and Downtown Master Plan emanating from the Sudbury2050 design competition.

Taken together, these initiatives will help to inform an update to the Downtown Master Plan.

### **Conclusion and Recommendation**

The Downtown Sudbury Master Plan paints a compelling picture of what Downtown could look like 30 years from now. This ambitious vision and plan are supported by a 10-year implementation plan comprised of actionable projects that have since sparked positive change in the Downtown.

Most of the Downtown Master Plan projects and policy initiatives have been completed, while others are progressing toward completion. As noted above, several projects like the Downtown Parking Study Update and the Strategic Public Realm Improvements lay the groundwork for an update to the Downtown Master Plan. Staff is therefore recommending a 10-year update to the Downtown Master Plan be undertaken, commencing with a business case for Council’s consideration as part of the 2023 budget process.

### **Resources Cited**

1. Downtown Master Plan  
<https://www.greatersudbury.ca/play/downtown-sudbury/>
2. Downtown Sudbury Master Plan and Action Strategy – 10 Year Implementation Plan  
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=12542>