

Official Plan Densities – Housekeeping Amendment

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Public Hearing
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	701-6/25-01

Report Summary

This report provides a recommendation regarding minor amendments pertaining to density maximums outlined in the City's Official Plan.

This report is presented by Ed Landry, Senior Planner.

Resolution

THAT The City of Greater Sudbury approves the proposed Official Plan Amendment 140, and directs staff to prepare the necessary by-law, as outlined in the report entitled "Official Plan Densities – Housekeeping Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The proposed amendments to the Official Plan are operational matters under the Planning Act.

Financial Implications

There are no financial implications associated with this report.

Background

The City of Greater Sudbury Official Plan was adopted by Council on June 6, 2006, and partly approved by the then Ontario Municipal Board (OMB) on December 17, 2007, January 22, 2008, and April 10, 2008 (See Reference 1).

Since the approval of the Official Plan and its implementing comprehensive Zoning By-law 2010-100Z, matters have been identified that require the need for "housekeeping" amendments respecting typographical, punctuation, mapping errors, along with changes which assist in the interpretation and application of both the Official Plan and Zoning By-law. This report recommends minor amendments to the density policies outlined

in the City's Official Plan.

The enactment of OPA 119 (Phase 2 of the Nodes and Corridors Strategy – See Reference 2) refocused higher residential densities (up to a maximum of 150 units per hectare) along the city's main arterials and lower residential densities to the neighbourhoods surrounding the arterials (up to a maximum of 90 units per hectare). Prior to OPA 119, the Official Plan allowed for up to 150 units per hectare in the community of Sudbury, subject to any further applicable official plan policy and zoning by-law provisions.

The City has received several inquiries which, prior to OPA 119, would not necessarily have required an OPA to establish the principle of development on a property. The proposed amendments would soften the language used in the official plan by replacing phrases like "maximum net density" to phrases like "generally up to a net density of". The overall density framework would remain, but most variations to the density targets would be more appropriately assessed via a zoning by-law amendment or minor variance process.

Public Consultation:

The statutory notice of public hearing was provided by newspaper on January 25, 2025. At the time of writing this report, no comments had been received from the public.

Conclusion:

The proposed amendments to the Official Plan would allow generally higher-than-permitted density requests to be considered via a zoning by-law or minor variance process, where appropriate. The overall density framework brought in via the Nodes and Corridors Strategy would remain. Any major departure from the policy may still be subject to an official plan amendment process.

The draft amendments to the Official Plan are set out in Attachment 1 to the report. Should the Planning Committee concur with the amendments as proposed, then the resolution included in this report should be adopted.

Resources Cited

1. City of Greater Sudbury Official Plan
<https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/current-op-text/>
2. "Nodes and Corridors – Phase Two – Public Hearing" report presented at the June 24, 2024, Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=16a32257-6872-4905-b835-c10b36936817&lang=English&Agenda=Agenda&Item=32&Tab=attachments>