

Downtown Sudbury Master Plan Review – Q1 2025 Update

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Recommended by:	General Manager of Growth and Infrastructure
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Report Summary

This report provides information regarding the status of the Downtown Sudbury Master Plan Review.

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

Strategic Objective 2.4 of Council's 2019-2027 Strategic Plan seeks to revitalize Greater Sudbury's Downtown and Town Centres with public investment that supports private investment. The objective specifically includes updating and implementing the Downtown Sudbury Master Plan.

The proposed review of the Downtown Sudbury 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.

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.

In September 2022, staff reported that most of the "25 Year-1 Action Items" and many of the "10-Year Action Strategy Projects" have been completed (See Reference 2). As part of the 2023 Budget Process, Council approved funding of \$250,000 for the update of the Master Plan. Staff finalized the procurement process for the Master Plan Update in late 2023. The update is to be undertaken in 4 phases:

1. Initiation and Reconnaissance

2. Visioning and Strategies
3. Draft Master Plan Concept; and,
4. Master Plan Update, culminating in late 2025.

Status and Next Steps

The update is currently Phase 2. The City held Community Liaison Group meetings on October 8, December 11, and February 12. A Community Visioning Workshop took place at Place des Arts on November 18, 2024 to get input on downtown's issues and opportunities. A similar visioning workshop with members of Indigenous communities was held on January 21. With the aid of these interactive workshops, the team has drafted an updated Vision Statement, Principles, and Strategies. The City will be confirming the draft via a Second Community Workshop on March 19, 2025, at Place des arts.

Council Resolution

On February 18, 2025, Council directed "staff in Economic Development and Planning Services to prepare a report for the development of the South District for Council's consideration, including:

- a recommended approach to solicit, receive and evaluate proposals from interested developers with South District projects that align with the City's goals and optimize the area's development potential;
- Opportunities to de-risk the South District to reduce barriers to development and increase its attraction of development investments,
- A plan for the best use of the existing Sudbury Community Arena and its land,
- A summary of steps to be taken to update studies for parking in the downtown, and
- A summary of how the site location will be integrated to the Downtown Master Plan;"

Staff will return to Council by the end of Q2, 2025 with the results of that analysis.

Resources Cited

1. Downtown Sudbury Master Plan
<https://www.greatersudbury.ca/play/downtown-sudbury/plans/>
2. "Downtown Master Plan Update", Manager's Report presented at the September 26, 2022, Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47509>
3. "Downtown Master Plan Review", Over-To-You Website
<https://overtoyou.greatersudbury.ca/downtown-master-plan-review>