

Jack Nicholas Subdivision, Change of Condition

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-6/10002

Report Summary

This report provides a recommendation regarding a request to delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury.

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, in the report entitled "Jack Nicholas Subdivision, Change of Condition", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025, as follows:

- By deleting Condition #41.
"41. The owner shall prepare urban design guidelines for the plan of subdivision, which shall provide recommendations respecting, but not limited to, building design and massing, building materials, landscaping, parking lot design, lighting, paving, fencing and signage, to the satisfaction of the Director of Planning Services."

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

The request is an operational matter under the Planning Act to which the City is responding. The request does not affect the 2019-2027 City of Greater Sudbury Strategic Plan or the Community Energy and Emissions Plan (CEEP).

Financial Implications

There are no financial implications associated with this report.

Report Overview

The owner has requested to delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury. The Planning Services Division is recommending approval of the application.

Staff Report

Applicant:

1777222 Ontario Ltd. & 1777223 Ontario Ltd.

Location:

PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon (Kingsway Boulevard, Sudbury)

Request:

To delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury.

Background:

The City received a request from the owner on February 20, 2025 to delete Condition #41 from the list of conditions to be met prior to development of a plan of subdivision for the subject lands. Condition #41 states:

'41. The owner shall prepare urban design guidelines for the plan of subdivision, which shall provide recommendations respecting, but not limited to, building design and massing, building materials, landscaping, parking lot design, lighting, paving, fencing and signage, to the satisfaction of the Director of Planning Services.'

The Jack Nicholas Business & Innovation Subdivision was draft approved on October 26, 2010 to enable development of an industrial/business park. The lands are currently zoned to permit a variety of industrial uses. The lapsing date on the draft approval was extended in 2014, 2016, 2018, 2020, 2022 and 2024. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on October 26, 2026.

Condition #41 was implemented as a result of PL2018-45 which was passed by Planning Committee on March 28, 2018 and ratified by Council on April 10, 2018, to approve a rezoning to permit a recreation and community centre in the form of a public arena on a portion of the subject lands. With the cancellation of the Kingsway arena project there is no longer a need for urban design guidelines for the plan of subdivision.

Staff has not circulated any departments or agencies given the subject matter of the condition.

The owner has advised that since the City's cancellation of the Kingsway arena project there has been considerable interest from the private sector for locating their business within the subdivision. Site work and the design of the subdivision is underway.

Recommendation:

The Planning Services Division has reviewed the request to delete Condition #41 from the list of conditions to be met prior to development of a plan of subdivision for the subject lands, and has no objections to the requested change of conditions. It is recommended that Condition #41 be deleted in its entirety, as described in the Resolution.