

20 Meehan Avenue, Capreol

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	PL-RZN-2025-00006

Report Summary

This report provides a recommendation regarding an application for rezoning in order to extend a temporary use by-law for a period of three years to permit a film production studio.

This report is presented by Wendy Kaufman, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury (agent: New Metric Media) to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning “P(3) T118”, Park Special Temporary, in order to permit a film production studio in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as Part of PIN 735071677, Remainder of Parcel 22660A SES, Part of Lot 10, Concession 6, Township of Capreol as outlined in the report entitled “20 Meehan Avenue, Capreol”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025, subject to the following conditions to continue to be referenced in the temporary use by-law:

- That the use be limited to the existing arena building;
- That there shall be no outdoor storage of equipment or materials; and
- No additional parking spaces shall be required.

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

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application aligns with the 2019-2027 City of Greater Sudbury Strategic Plan goals related to business attraction, development and retention. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities through the use of an existing building.

Financial Implications

There are no financial implications associated with this report to authorize a temporary use by-law to permit a film production studio since no new building structures or additions are planned.

Report Overview

An application to extend a temporary use by-law has been submitted pursuant to Section 39 of the Planning Act in order to permit the temporary use of the existing arena building located at 20 Meehan Avenue in Capreol for a film production studio for an additional temporary period of three (3) years. Staff recommends approval of the application subject to the conditions noted.

Staff Report

Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to extend a temporary use by-law for a period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building. The temporary use was originally approved in [2022](#). No exterior construction or additions are proposed in conjunction with this temporary use.

The property is owned by the City of Greater Sudbury, and the agent for the application is New Metric Media. In September 2021, City Council authorized a lease of space in the Capreol Arena to Letterkenny/Get'Er Done Productions / New Metric Media (now Spinner Productions 5 Inc.) by the passing of By-law 2021-157 for a term of three years, with one option to renew for three years. The initial term of the lease commenced in August 2022 and expires in August 2025, closely aligning with the expiry of the existing temporary zoning by-law. The tenant has exercised its option to renew the lease for a further three years. A Lease Renewal Agreement will be entered into with the tenant, pending the approval of the temporary rezoning application.

A parking analysis prepared by WSP Global Inc. was submitted with the original temporary use application in 2022. It documents the current parking requirements per the zoning by-law, information and data available regarding the proposed filming activities and the typical public uses of the arena, and analyzes the parking demand of the film activities and public activities. It provides recommendations on how to manage both activities to avoid a parking shortage or an overflow of on-street parking on local streets.

Existing Zoning: "P(3)", Park Special

The subject lands are zoned "P(3) T118", Park Special Temporary, which permits a film production studio until August 9, 2025. In addition to public park uses, an institutional use, a commercial recreation centre, a commercial school, an auditorium, an office, and a clothing manufacturer are permitted within the existing arena building (previous rezoning files RP751-2/99-1 & RP751-2/00-1).

Requested Zoning

The application proposes to extend the existing temporary zoning, "P(3) T118", Park Special Temporary for a period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building.

Location and Site Description:

The subject property is described as Part of PIN 735071677, Remainder of Parcel 22660A SES, Part of Lot 10, Concession 6, Township of Capreol. The subject lands are located at the southwest corner of Meehan Avenue and Coulson Street in Capreol.

The total property zoned "P(3)" is approximately 1.85 ha in size, with vehicular access from both Meehan Avenue and Coulson Street. There are also two tennis courts and a portion of a baseball diamond on the site. The building is surrounded with an asphalt parking area that can accommodate approximately 200 cars. The building on the property has two ice surfaces and a meeting hall. The contiguous lands owned by the City in this location total approximately 8.5 ha.

Surrounding Land Uses:

The area surrounding the site includes:

North and East:	low density residential use zoned "R1-5", Low Density Residential One
South:	Doug Mohns Park zoned "P", Park, which includes a playground and splashpad, cricket field, outdoor track, and baseball diamond
West:	Capreol Millennium Centre zoned "I(1)", Institutional Special and which permits institutional use, a commercial recreation centre, a rooming house, a trade school, and an office

The existing zoning & location map indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the existing arena building and parking, the Capreol Millennium Centre to the west, low density residential uses to the north and east, and park uses both on the site and to the south.

Public Consultation:

The statutory notice of the application was provided by newspaper along with a courtesy mail out to surrounding property owners and tenants within 122 m of the property on April 25, 2025. The agent was advised of the City's policy recommending consultation with their neighbours, ward councillor and key stakeholders to inform area residents of the application prior to the public hearing. The statutory notice of the public hearing was provided by newspaper on June 21, 2025 and courtesy mail out on June 19, 2025.

As of the date of this report, one general phone inquiry was received regarding the application.

Policy and Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2024 Provincial Planning Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Planning Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Planning Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Planning Statement.

Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.8.1.1 (b) states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform to the Growth Plan for Northern Ontario. The following policies of the Growth Plan for Northern Ontario are relevant to the application.

Section 2.2.2 (c) states that the Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantages that Northern Ontario can offer within these sectors: arts, culture and creative industries.

2.3.4 1(b) states that efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the arts, culture and creative industries sector should include promoting incentives for film and television, interactive digital media, and computer animation and special effects.

Official Plan for the City of Greater Sudbury:

The lands are designated Living Area 1 in the Official Plan. Section 20.5.3 of the Official Plan indicates that conformity with the land use policies of the Plan is not required for temporary use by-laws.

Zoning By-law 2010-100Z:

Zone standards for the "P(3)", Park Special zone establish a minimum required front, rear, interior, and corner side yard of 10 m, a maximum lot coverage of 20%, and a minimum landscaped open space of 40%. There is no maximum height.

Site Plan Control:

Site plan control is not required for this development given the temporary nature and scope of the proposed use.

Department/Agency Review:

Planning staff circulated the development application to all appropriate internal departments and external agencies. These responses have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards. Development Engineering, Leisure Services, Infrastructure Capital Planning Services, Real Estate and Conservation Sudbury have advised of no concerns with respect to the application.

Building Services has advised that a building permit to the satisfaction of the Chief Building Official will be required for any proposed renovation work.

Planning Analysis:

The PPS (2024), the Growth Plan (2011), and the Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application proposes to extend the existing temporary zoning, "P(3) T118", Park Special Temporary for an additional period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building.

The proposed temporary use in the arena will continue to foster the further development of the film industry in the City. The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of focusing on emerging sectors including arts, culture and creative industries, and supporting efforts to grow and diversify the arts, culture and creative industries sector. The application is consistent with the Provincial Planning Statement in that it intensifies the use of an existing building, and by providing a location for economic activities.

Given this is an application for a temporary use, there is no requirement for the by-law to conform to the Official Plan. It is recommended that the temporary use by-law be limited to the existing arena building and prohibit outdoor storage of equipment or materials. With these restrictions, the proposed use is expected to be compatible with the adjacent uses and not result in land use conflicts.

There is adequate parking to accommodate the film production studio and the majority of the day-to-day arena use, based on the results of the previous parking analysis. Staff continues to recommend that the temporary use by-law state that no additional parking spaces are required.

It is recommended that further extension of the temporary use for an additional three-year period is appropriate, subject to limiting the use to the existing arena building and prohibiting the outdoor storage of equipment or materials.

Conclusion:

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

The following are the principles of the proposed site-specific Zoning By-law Amendment:

- Extend the existing temporary zoning, "P(3) T118, Park Special Temporary, to permit the use of the existing building by a film production studio for an additional period of three (3) years.

Staff is of the opinion that the proposed amendment is appropriate based on the following:

- The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of focusing on emerging sectors including arts, culture and creative industries, and supporting efforts to grow and diversify the arts, culture and creative industries sector.
- The application is consistent with the Provincial Planning Statement in that it intensifies the use of an existing building, and by providing a location for economic activities.
- The use is compatible with surrounding properties.
- The existing parking facilities are appropriate and can accommodate the expected demand.

The application is considered to be consistent with the Provincial Planning Statement and in conformity with the Growth Plan for Northern Ontario. As noted, conformity with the City of Greater Sudbury Official Plan is not required for temporary use by-laws. Planning Services recommends that the application be approved subject to the above noted conditions which have been included in the recommendation section of this report.