

LaSalle Boulevard Corridor Strategy
Associated Official Plan Amendment No. 102
Planning Services Division
Report Date: November 18, 2019

Purpose

The report presents the draft proposed Official Plan Amendment No. 102 which reflects the LaSalle Boulevard Corridor Plan and Strategy land use planning recommendations. Council directed staff to commence public consultation on the proposed amendment. Open Houses were held in November, and the Public Hearing is being held on December 9, 2019. This process is subject to Sections 17 & 21 of the Planning Act.

Overview/Executive Summary

Council endorsed the City's Nodes and Corridors Strategy in November, 2016. The strategy prioritizes study areas to help guide investment and intensification within the community. It will help revitalize and better connect our Downtown, the Town Centres, strategic core areas and corridors of the City. Such a strategy will help create new and distinctive corridors and centres, all featuring mixed uses, public realm improvements and public transit.

In 2017, Council directed staff to proceed with the LaSalle Boulevard Corridor Plan and Strategy (LBCPS). The LBCPS was completed over 13 months with various check-ins with the community and with Council. The LBCPS has a number of recommendations associated with land use planning to create a new land use framework for the corridor, including integrating high-quality intensification, supporting public transit, and policies for private and public realm improvements.

In July 2018, Council directed staff to commence work on the Official Plan and Zoning amendments. The draft proposed Official Plan Amendment (OPA) was brought to Planning Committee in June 2019. Staff was directed to commence public consultation on the proposed OPA and to return in Q4 2019 with this public hearing.

BACKGROUND

The City of Greater Sudbury adopted a Nodes and Corridors Strategy in September 2016 (See Reference 1). This Nodes and Corridors Strategy is intended to help revitalize and better connect our Downtown, the Town Centres, strategic core areas and corridors of the City. The strategy will also

help create new and distinctive corridors and town centres, all featuring mixed uses, public realm improvements and public transit.

The LaSalle Boulevard Corridor Plan and Strategy (the “LBCPS”) was endorsed by the City in July, 2018 (See Reference 2). It introduces policy recommendations and a conceptual plan that are implementable and achievable, subject to detailed design, funding and further approvals. Specifically, the study:

- Presents a new vision for the LaSalle Corridor;
- Introduces a new urban structure for the corridor through recommended official plan and zoning by-laws modifications;
- Recommends how appropriate land uses, densities and built form can be introduced, creating new economic opportunities;
- Identifies standards of urban design, for both the private and public realm;
- Advocates for the creation of complete streets, safe for all users of the corridor;
- Complements ongoing work with the Transit Action Plan;
- Informs future capital planning; and,
- Identifies an action plan, including quick wins, interim and long-term goals;

The recommendations to standardize land uses and zoning, to provide additional amenities for transit, cycling and walking, and to enhance the street through landscaping, bringing buildings closer to the street and creating distinct nodes of activity all support the idea of making LaSalle Boulevard a destination.

Proposed Changes to the Official Plan

The recommendations of the LBCPS seek to introduce a new urban structure for the corridor; mixed-use land uses, higher densities and built form; and, identify standards of urban design, for both the private and public realm.

On June 24, 2019, staff presented a draft amendment that introduced new land use designations to the City's Official Plan, including 'Secondary Community Nodes' and 'Regional Corridors'. Secondary Community Nodes are nodes along the City's strategic corridors with a concentration of uses at a smaller scale than a Regional Centre (e.g. LaSalle Court Mall vs New Sudbury Shopping Centre). These Secondary Community Nodes would be located on primary transit corridors and permitted uses would include residential, retail, service,

institutional, park and other community-oriented activities. Given the function and high visibility of these nodes, special attention to sound urban design principle would be essential.

Regional Corridors are the primary arterial links connecting the Regional Centres and the Secondary Community Nodes. These corridors would be the City's 'Main Streets' and the proposed permitted uses would include medium-density residential, retail, service, institutional, parks, open spaces, office and community-oriented uses at transit-supportive densities in compact, pedestrian-friendly built forms. Sound urban design principles would again be essential.

The Official Plan currently contemplates residential uses in Regional Centres, subject to the rezoning process. The proposed amendment would permit residential uses within Regional Centres as of right, would further refine parking reduction policies of the Official Plan, and would redesignate certain lands along LaSalle Boulevard.

On June 24, 2019, Planning Committee directed staff to commence public consultation on the proposed Official Plan Amendment and to hold a public hearing on the proposed amendments in the fourth quarter of 2019 (See Reference 3).

Public Consultation

Per the City's Official Plan, and per the Planning Act, the City issued notice of the proposed amendment in the newspaper, and sent notice to over 1400 addresses (all lands subject to amendment + 120 meter buffer), and sent notice to prescribed persons and public bodies.

The City held two open houses on November 7 and 8 for the purpose of giving the public an opportunity to review and ask questions about the information and materials associated with the proposed official plan amendment. Staff also presented at the Chamber of Commerce on November 4, 2019.

The amendment and background information was made available on the LaSalle Corridor Study Project Website and the OverToYou website (see References 4 and 5, respectively).

Throughout this process, the City received approximately 10 e-mails and 10 calls related to the proposed amendment.

Analysis

The feedback received thus far includes general support for the proposed changes; some concern around transition between the new designations and the "back lots" along the side streets; some concern around building closer to LaSalle, snow storage and accessibility. Other feedback included making links to

the City's proposed Community Energy and Emissions Plan (specifically the Complete, Compact Communities chapter) by placing more restrictions on development outside urban areas, thereby creating more demand for development within the nodes and corridors.

Other issues were raised that not were directly associated with the proposed OPA. These issues include the request for more dog parks, the winter maintenance of sidewalks and the Junction Creek Trail, and the need for more pedestrian crosswalks along LaSalle. These matters were forwarded to appropriate City departments.

Summary/Conclusion and Next Steps

Staff was directed to commence public consultation on the proposed official plan amendment in June, 2019. Public consultation was held throughout November, including and up the December 9, 2019 Public hearing.

It is that recommended that Council direct staff to consider the feedback received and to return with a proposed official plan amendment for Council's consideration by the end of Q1, 2020.

Resources Cited

1. Nodes and Corridors Strategy, report presented at the September 26, 2016 Planning Committee Meeting

<https://www.greatersudbury.ca/do-business/planning-and-development/lasalle-corridor-planning-and-strategy/nodes-and-corridor-strategy/>

2. "Proposed LaSalle Boulevard Corridor Plan and Strategy", report presented at the July 9, 2018 Planning Committee Meeting

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=8&id=1227>

3. "LaSalle Boulevard Corridor Plan and Strategy - Proposed Official Plan Amendment", report presented at June 24, 2019 Planning Committee Meeting

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=7&id=1317>

4. LaSalle Corridor Study Project Website

<https://www.greatersudbury.ca/do-business/planning-and-development/lasalle-corridor-planning-and-strategy/>

5. Over To You – LaSalle Corridor Study

<https://overtoyou.greatersudbury.ca/lasalle-corridor-study>