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November 15, 2019

by mail and email

Kris Longston
Manager of Community & Strategic Planning
Department of Growth and Infrastructure
City of Greater Sudbury
200 Brady Street
Sudbury, Ontario P3A 5P3
kris.longston@greatersudbury.ca

Subject: Draft Official Plan Amendment 102 – Early Consultation Comments
MMAH File: 53-EOPA-194501

Mr. Longston,

Thank you for the opportunity to comment on draft amendment No. 102 to the Official Plan for the City of Greater Sudbury. MMAH has reviewed the draft OPA for consistency with the Provincial Policy Statement and the Planning Act and offer the following comments.

Background

The City of Greater Sudbury initiated OPA 102 subsequent to the development of the LaSalle Boulevard Corridor Plan and Strategy which is intended to create high-quality intensification, and support public transit and private and public realm improvements along LaSalle Boulevard.

We would like to commend the City on a draft OPA which appears to be consistent with Provincial Policy Statement, 2014 regarding built form and compact patterns of development intended to support current and future transit and active transportation. The PPS supports planning for completed streets and a full range of publicly-accessible facilities, parklands and public spaces, as well as a mix of housing types, tenures and affordability.

Comments

No concerns have been identified regarding matters of provincial interest. The following comments are provided for the City's consideration:

Item 9 of draft OPA 102 would amend section 19.5.5 of the official plan to add new paragraphs addressing community benefits pursuant to section 37 of the Planning Act. We note that the introduction of policies to address specific section 37 benefits is premature until such time as section 37, as revised by Bill 108, is proclaimed and accompanying regulations are in place.

Waiting until the Community Benefits Charges regulation is in place will ensure that the City's OP policy will correctly identify the types of community benefits that will be permitted under the regulation. It will also ensure that the formula for determining the value of the community benefits that can be obtained through a Community Benefits Charge will be adhered to when the City prepares the community benefits charge strategy required by subsection 37(9) of the Planning Act, and passes a community benefits charge by-law, as required by subsection 37(2).

Further, you may wish to examine whether some of the community benefits that are proposed to be included in the Community Benefits Charges under section 37 could otherwise be obtained through site plan approval under section 41 of the Planning Act. Namely public streetscape improvements under 41(4)(2)(e), and land for public transit right of way under 41(7)(d).

Thank you for the opportunity to comment on this proposed official plan amendment. If you have any questions or concerns, please call me at 705-564-7128 or email megan.grant@ontario.ca.

Sincerely,



Megan Grant
Team Lead, Municipal Services Office – North (Sudbury)