

Presented To:	Operations Committee
Presented:	Monday, Jul 07, 2014
Report Date	Thursday, Jun 26, 2014
Type:	Managers' Reports

## Request for Decision

### Downtown Sudbury Patio Pilot Program

#### Recommendation

THAT the City of Greater Sudbury approve the Downtown Sudbury Business Improvement Area Association's request to include the Townhouse Tavern at 206 Elgin Street and Frank's Delicatessen at 112 Durham Street in the Downtown Sudbury Patio Pilot Program;

AND THAT staff be directed to monitor and evaluate the Downtown Sudbury Patio Pilot Program;

AND FURTHER THAT staff be directed to prepare a report to the Operations Committee in the first quarter of 2015 that outlines the results of its evaluation and next steps with respect to the program.

#### **Background:**

On January 20, 2014 the Downtown Sudbury Business Improvement Area (BIA) and representatives from Peddler's Pub at 63 Cedar Street presented to Operations Committee and requested that a new type of patio be allowed at this establishment on a pilot basis. The new type of patio, which exists in other municipalities, involves the occupation of the entire sidewalk adjacent to the business establishment and the construction of a replacement sidewalk around the patio area in the travelled portion of the municipal right-of-way. These replacement sidewalks typically occupy on-street parking spaces. These types of patios add to the life and vitality of the streetscape during summer months. At this meeting, the Operations Committee expressed support for a pilot project at 63 Cedar Street.

Since this time, the business owner, Downtown Sudbury BIA and staff have worked to implement the proposal at the approved location. This involved the establishment of application requirements and the creation of a new application and approval process. This process was modeled after the City of Barrie precedent. As part of this process the applicant was required to submit engineering drawings for the replacement sidewalk and meet various conditions as part of the approval (e.g. patio allowed from May 1<sup>st</sup> to October 15, patio will operate during normal business hours, maintain appropriate levels of insurance, etc). A key element of this process was public consultation. The applicant was required to consult with owners and tenants within a 60 metre radius of the establishment and provide evidence of the consultation

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to the City. This ensured that neighbours were aware of, and had the opportunity to provide feedback on, the proposal.

The application was approved in May. The full sidewalk patio officially opened in June.

**Purpose:**

This report describes and discusses the Downtown Sudbury BIA's recent request to expand and change the status of the program from a pilot to a permanent program for 2014.

**Discussion:**

On June 2, 2014 the Downtown Sudbury BIA Board passed the following resolution:

**"14-150**

**WHEREAS** the extended sidewalk patio 'Pilot Project' has been very successful to date, generating very positive feedback from the public, businesses and media;

**AND WHEREAS** this feedback has strongly expressed the need for more of this type of patio, including from a number of Downtown Sudbury BIA members;

**BE IT THEREFORE RESOLVED THAT** Staff be directed to move forward to eliminate the 'Pilot' designation and to make the extended patio program permanent for this season;

**AND FURTHER THAT** this be done in conjunction with a resolution to aggressively seek better parking solutions in the downtown."

With respect to the request to remove the pilot designation, city staff have consulted with BIA staff regarding the above resolution. It is our understanding that two downtown business owners have expressed an interest in having a similar patio at their establishments.

- The Townhouse Tavern, which is situated at 206 Elgin Street, has expressed an interest in installing a full sidewalk patio along the Grey Street frontage of the property. There is no on-street parking along this frontage. Instead, there is a loading lay-by that serves the Townhouse Tavern.
- Frank's Delicatessen, which is situated at 112 Durham Street, has expressed an interest in installing a full sidewalk patio along the Durham Street frontage of the property. A replacement sidewalk along the frontage of this property could occupy up to two on-street parking spaces.

Given the above, it would be more appropriate to expand the scope of the pilot program to include these two additional businesses in this trial year. This approach would allow additional full sidewalk patios to be introduced in select locations, improving activity on these streets, while minimizing impacts on the on-street parking supply. It would also allow for a more fulsome understanding of how these types of patios function in different areas of the downtown, further informing the planned monitoring and evaluation of the pilot program. The Downtown Sudbury BIA supports this approach and is committed to working with the City and these two additional property owners through the approval, implementation, monitoring and evaluation process, including consultation with other business owners.

With respect to the request to seek better parking solutions for the downtown, the Downtown Sudbury BIA acknowledges that this is a longer term issue that should not delay the expansion of the pilot program. The Downtown Sudbury BIA is committed to working to finding a longer term solution to parking in the downtown.

**Summary:**

The Downtown Sudbury Patio Pilot Program should be expanded to include the two additional businesses that expressed an interest in participating in the pilot this year, in accordance with the direction outlined in the Recommendations section of this report.