

LaSalle Boulevard Corridor Plan and Strategy
Proposed Official Plan Amendment
Planning Services Division
Report Date: June 3, 2019

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”) builds on the construction of Maley Drive. It also anticipates the reduction in truck traffic along LaSalle Boulevard as an opportunity to establish a new framework to guide the future evolution of the boulevard.

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.

The following related resolutions were passed on July 9, 2018 (See Reference 3):

“(PL2018-123 to PL2018-128/CC2018-199)

Resolution # 1

THAT The City of Greater Sudbury endorses the LaSalle Boulevard Corridor Plan and Strategy, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting;

Resolution # 2

THAT The City of Greater Sudbury directs staff to prepare the necessary amendments to the City's Official Plan to implement the Corridor Plan and Strategy's land use planning recommendations, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting;

Resolution # 3

THAT The City of Greater Sudbury directs staff to prepare the necessary amendments to the City's Zoning By-law to implement the Corridor Plan and Strategy's land use planning recommendations, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting;

Resolution # 4

THAT The City of Greater Sudbury directs staff to commence work on implementing the Corridor Plan and Strategy's urban design recommendations in other local planning tools, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting;

Resolutions 2, 3, and 4 were incorporated into the City's work plan for 2019, and this report outlines staff's draft proposed official plan amendment.

Implementing the LBCPS is consistent with Council's recent climate change motion (See Reference 4). The work described in this report provides Council

with “policy choices that increase the proportion of residents that can choose active transportation modes or public transit for their needs.”

Nature of Proposed Changes to Official Plan

As noted above, the recommendations of the LaSalle Corridor Study seek to introduce a new urban structure for the corridor; introduce appropriate land uses, densities and built form; and, identify standards of urban design, for both the private and public realm.

Staff has further considered the recommendations found in Sections 2.3.1 to section 2.3.1.6 of the LaSalle Corridor Study for the official plan changes.

Existing Official Plan Policies

The Official Plan currently designates the majority of the LaSalle corridor as Mixed Use Commercial and Living Area 1. The node at LaSalle and Barry Downe has a Regional Centre overlay (See Reference 5 – Schedule 1b of the City's Official Plan).

The Mixed Use Commercial designation permits all uses permitted by the City's Official Plan except Heavy Industrial. The permitted uses in the Regional Centres include retail, service, institutional, recreational, entertainment, office and community-oriented activities.

Areas designated 'Living Area 1' are seen as the primary focus of residential development in the City. This designation includes residential areas that are fully serviced by municipal water and sewer. Institutional uses, small-scale commercial uses, and parks and open spaces are other uses permitted within the Living Area 1 designation.

Section 2.3.1 of the “LBCPS” calls for a “more refined and coordinated planning approach [...]. This approach begins with not only a vision for the corridor as a whole, but also for each of the individual nodes along the corridor. This vision and that of the individual nodes needs to be articulated in the Official Plan [...] to guide neighbourhood uses, character, built form and density.” See Attachment A for the nature of proposed changes to the official plan and Attachment B for the draft OPA. Attachment C is taken from the LBCPS and is an illustration of the proposed official plan designations.

Proposed Changes to Official Plan

The proposed amendment introduces 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. Further details are included in the attached draft OPA.

Proposed Zoning Amendment

The proposed changes to the Official Plan will guide more detailed changes to the City's Zoning By-law, as directed by City Council. Background work on potential zoning changes is underway. As part of this process (and based on feedback from the City's Development Liaison Advisory Panel), staff commissioned a study that is examining best practices for commercial parking ratios. The study will identify opportunities to change existing parking standards and encourage and facilitate investment and redevelopment along the LaSalle corridor and other commercial zones. The study is being undertaken to complement the LBCPS, the Transportation Master Plan, the Transit Action Plan, the Complete Streets Policy and other Active Transportation initiatives. It is anticipated that this work will inform the rezoning process associated with the LaSalle Boulevard Corridor Plan and Strategy.

Summary and Recommendations

This report outlined the background to the LaSalle Boulevard Corridor Plan and Study (LBCPS), and introduced a proposed draft official plan amendment (OPA) that incorporates the LBCPS' land use planning recommendations.

Staff is seeking direction to commence public consultation on the proposed OPA. Staff recommends that the City hold a minimum of two open houses and a public meeting to present the proposed OPA. Staff would consider the feedback, propose any necessary changes, and return with the recommended OPA for adoption in late Q4, 2019.

As part of this process, staff will send notice of public hearing to all the property owners along LaSalle, publish notices in community newspapers, and make use of the City's social media platforms. The City will also provide citizens the opportunity to comment online via such channels as "Over to You", which was used in the draft stage of the study.

Steps	Date
Present draft official plan amendment	June 24, 2019 Planning Committee
Consultation period	July – October, 2019
Public Hearing	Q4, 2019
Adoption	Post public hearing date

As noted above, Staff has commissioned a study of the City's commercial parking standards (C1 to C5). Staff will return at a future date with those findings, along with a proposed Zoning By-law amendment, if and when the OPA is adopted.

Attachments

- A. Table 1 – Summary of Recommended OP Changes
- B. Draft Official Plan Amendment
- C. Proposed Official Plan Designations – From LBCPS

References

1. City-Wide Nodes and Corridor Strategy
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=9&id=992>
2. LaSalle Boulevard Corridor Plan and Strategy – Final Report
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=24185.pdf>
3. July 9, 2018 Report From the General Manager of Growth and Infrastructure
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1227&itemid=14212>

4. May 28, 2019 Council Motion, "Declaring A Climate Emergency"
<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=1323#agendaitem16976>
5. Schedule 1b, City of Greater Sudbury Official Plan
<https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/op-schedule-1b/>