

Date: January 25, 2021

Staff Report

Proposal:

An application for rezoning has been submitted in order to permit the following:

1. Permit all "C6", Downtown Commercial uses excluding auctioneer's establishment, bus terminal, dry cleaning establishment, place of amusement and service trade;
2. Adopt the zone standards of the "C4", Office Commercial zone excluding the limit on gross floor area;
3. Adopt the parking requirements of the "C6", Downtown Commercial zone subject to minimum parking standards for a limited range of commercial/institutional uses.

The proponents submitted a Planning Justification Report in support of the application, including a rationale for reduced parking requirements (attached for review).

Existing Zoning: There are currently three (3) zoning classifications covering the subject lands, which comprise three (3) abutting properties under separate title.

"C4(16)", Office Commercial Special (162 MacKenzie Street): This zoning encompasses the site of the former École St-Louis de Gonzague. The C4 Special zoning permits all C4 uses, with site-specific provisions for a multiple dwelling. The density is limited to 94 dwellings units, with relief granted for parking (1 space per unit) and the encroachment of canopies into the side yard. The special zoning dates to the former Options for Homes proposal that was approved in 2009 but did not proceed.

"I(47)", Institutional Special (30 Ste. Anne Road): The I(47) special zoning is applied to the Diocese Building and the adjacent parking area that extends to MacKenzie Street. The I(47) zoning permits all institutional and office uses. Medical offices are limited to 740 m² of net floor area. Site-specific relief is granted for the location of the existing building and a reduced setback for a retaining wall.

"I(48)", Institutional Special (38 Xavier Street): The zoning covers the site of the former D'Youville Orphanage, which was demolished in 2006. The I(48) zoning permits all institutional uses as well as a parking area for 60 vehicles. The parking lot use was added in 2018 to serve as an interim use until such time that the property is redeveloped.

Requested Zoning: "C6 Special", Downtown Commercial Special

The proposed zoning would allow all C6 uses excluding those uses that the owner has deemed incompatible with the proposed redevelopment. The zone standards of the C4 zone would be applied related to setbacks, lot coverage, building height, landscaping and other matters. Site-specific relief is requested for a cap on gross floor area that is typically applied in C4 zones (two times the lot area).

The owner is further requesting that the C6 parking requirements be implemented subject to the following exceptions:

Day care centre: 1 per 40 m² of net floor area;
Institutional uses: 1 per 40 m² of net floor area;
Medical office: 1 per 30 m² of net floor area;
Personal service shop: 1 per 30 m² of net floor area;
Retail: 1 per 40 m² of net floor area;

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Place of worship: 1 per 30 m² of net floor area; and,
All other uses including residential: applicable C6 parking standard.

Location and Site Description:

PINs 02138-0077, 02138-0198, 02138-0199, 02138-0200, 02138-0201 & 02138-0202 in Lots 5 & 6, Concession 4, Township of McKim (30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury)

The subject lands comprise three (3) abutting properties which were subject to boundary realignments in 2018. The reconfigured lots have frontage on MacKenzie Street, Ste. Anne Road and Xavier Street. The area is fully serviced by municipal water and sanitary sewer. Ste. Anne Road is designated as a Primary Arterial Road and MacKenzie Street is designated as a Collector Road. Both are constructed to an urban standard with sidewalks on both sides of the street. Xavier Street is a Local Road that is not built to an urban standard. Public transit is available on MacKenzie Street and Ste. Anne Road (Route 27).

Total site area of all three (3) properties is 2.37 ha based on the Site Plan Control Agreement. Lot frontage varies based on location:

162 MacKenzie Street: 84.8 metres;

30 Ste. Anne Road: 46 metres on MacKenzie Street, which is deemed to be the front lot line;

38 Xavier Street: 20 metres on Xavier Street with 99 metres of street line along Ste. Anne Road.

The sites are occupied by the following uses:

162 Mackenzie Street: former elementary school subject to a heritage designation;

30 Ste. Anne Road: seven-storey office building constructed in 1950;

38 Xavier Street: vacant lot utilized as a parking lot and construction staging area.

A retirement home with approvals that allow up to 207 guest rooms abuts 30 Ste. Anne Road (Red Oak Villa – 20 Ste. Anne Road). The retirement home forms an integral part of the development and is subject to the same Site Plan Control Agreement as the three (3) subject properties.

Institutional uses are located to the northeast (Marymount Academy) and southwest (Greater Sudbury Public Library). Low and medium density residential uses abut the northerly limit of 162 MacKenzie Street.

Surrounding Land Uses:

The area surrounding the site includes:

North: low and medium density residential uses on MacKenzie Street and Baker Street;

East: Marymount Academy and small mixed-use building on Xavier Street;

South: Greater Sudbury Public Library and Red Oak Villa retirement home;

West: Sudbury Secondary School on west side of MacKenzie Street.

Public Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants within a minimum of 120 metres of the property.

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

The proponents conducted an online video consultation with the Uptown Sudbury Community Action

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Network (CAN) and the Ward Councillor on June 25, 2020, which covered the proposed rezoning and matters related to heritage preservation.

As of the date of this report, two (2) written submissions have been received and two (2) phone calls seeking additional information were logged.

Policy & Regulatory Framework:

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

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy 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 Policy Statement (PPS):

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 Policy Statement.

There are four major Provincial policy areas that are directly applicable to this file as follows:

a) Land use patterns

Under Section 1.1.1, municipalities shall accommodate an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

b) Settlement areas

As outlined under Section 1.1.3.6, new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Designated growth areas are defined as lands within settlement areas designated for growth over the long-term planning horizon, but which have not yet been fully developed.

c) Employment uses

Under Section 1.3, Planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- 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; and,

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- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4.

d) Housing

Planning authorities shall implement the following policies set out under Section 1.4:

- permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements;
- direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- require transit-supportive development and prioritize intensification in proximity to transit, including corridors and stations.

Growth Plan for Northern Ontario (GPNO):

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

Under the GPNO, Greater Sudbury is designated as an Economic and Service Hub, where a diverse mix and range of land uses are promoted. More specifically, strategic core areas shall be identified in the Official Plan in support of the City's role as a regional centre. Strategic core areas are defined as delineated medium-to-high density areas within identified municipalities that are priority areas for long-term revitalization, intensification and investment. These areas may consist of downtown areas, and other key nodes and significant corridors.

Municipalities that contain strategic core areas are encouraged to plan for these areas to function as vibrant, walkable, mixed-use districts that can:

- a) attract employment uses and clusters, including office and retail;
- b) accommodate higher densities; and,
- c) provide a broad range of amenities accessible to residents and visitors including vibrant streetscapes, shopping, entertainment, transportation connections, lodging, and educational, health, social and cultural services.

Strategic core areas with a revitalization strategy in place and incorporated into an official plan should be the preferred location for major capital investments in:

- a) postsecondary education and training;
- b) regional hospitals and/or specialized health care;
- c) major redevelopment projects;
- d) research and innovation centres;
- e) major cultural institutions and entertainment facilities; and,
- f) integrated public transportation systems.

Official Plan for the City of Greater Sudbury:

The subject properties were redesignated from Institutional to Downtown under the Comprehensive Review Phase 1 amendments to the Official Plan approved by the Ministry of Municipal Affairs and Housing in April 2019.

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There are two (2) distinct areas that comprise the Downtown designation, being the Central Business District, which is defined by its highly urbanized environment, and the “shoulders” of the Downtown core, which are essentially transition areas characterized by a mix of land uses in low and mid-rise buildings. The Central Business District is generally bounded by Ste. Anne Road, Paris Street, Elgin Street and Frood Road. The subject properties are therefore located in the transitional zone identified as the North-West District under the Downtown Sudbury Master Plan.

A. Downtown Policies

Section 4.2.1 Downtown

1. A wide variety of uses are permitted in the Downtown, consistent with its function as the most diversified commercial Centre in the City. Residential, commercial, institutional, entertainment uses and community facilities are permitted as set out in the Zoning By-law, provided that sewer and water capacities are adequate for the site. Drive-throughs are not permitted in the Downtown.
2. To encourage development in the Central Business District new development will be exempt from density and maximum height limits. However, taller buildings will be encouraged to locate along the periphery of the Central Business District consistent with the Downtown Sudbury Master Plan to protect the character of the historic core area and limit wind and shadow impacts. Development in the Central Business District will meet the minimum height limit established in the Zoning By-law. The Zoning By-law will establish minimum and maximum height limits for the shoulder areas of the Central Business District.
3. To encourage development in the Central Business District, new non-residential development will be exempt from parking. Parking will be required for residential uses in the Central Business District, except residential re-use projects in buildings that were originally constructed five or more years ago.
4. In order to encourage development in the Downtown, Council may:
 - a. allow parking requirements to be satisfied through off-street municipal or privately owned communal parking areas located elsewhere in the Downtown; and,
 - b. accept payment-in-lieu of parking where residential and non-residential development is in close proximity to and can be accommodated by a municipal or privately owned communal parking lot.

4.2.1.1 Downtown Non-Residential Development

1. Non-residential development is a key priority for the Downtown as a means of stimulating increased investment and business activity and reinforcing the City's urban structure by achieving a more efficient pattern of development.
2. Significant new office developments will be encouraged to locate in the Downtown. Prestige office development will be encouraged along Paris Street, between Elm and Cedar Street.
3. New specialty based retailers that complement and reinforce the existing retail structure will be encouraged in the Downtown.
4. New destination attractions such as a new Multi-Use Facility, a new Hotel, the Franklin Carmichael Art Centre, Place des Arts, the Central Branch of the Greater Sudbury Public Library and additional post-secondary facilities will be encouraged in the Downtown.

4.2.1.2 Downtown Residential Development

1. Residential development is a key priority for the Downtown as a means of stimulating increased investment and business activity, reinforcing the City's urban structure and achieving more efficient pattern of development.
2. The City will aim to double the number of people living in Downtown during the lifetime of this Plan. The City may encourage additional residential growth and development through various means including, but not limited to, financial incentives.
3. All forms of residential development and residential intensification will be encouraged in the Downtown, provided adequate infrastructure and services are available. New development will respect the existing and planned context.
4. The conversion of vacant above-grade floor space to residential uses will be encouraged, where the building being converted was built prior to the year 2000.

4.2.1.3 Downtown Urban Environment

1. It is policy of this Plan to preserve those aspects of the Downtown that contribute to the image, character and quality of life in the City, including natural features, landmarks, design attributes, heritage resources, linkages to existing trails, pedestrian walkways and other desirable elements of the built environment.
2. High quality urban design in the Downtown will be promoted, compatible with the existing character and scale. A special focus on public spaces is intended, utilizing such design elements as street trees, landscaping, street lighting and furnishings, public art, gateway entrances and playgrounds that are wheelchair and stroller accessible. Additional policies on Urban Design are found in Chapter 14.0.
3. Heritage buildings and structures in the Downtown will be protected, as supported by policies on Heritage Resources contained in Chapter 13.0.
4. In order to protect the existing built form, the rehabilitation and reuse of existing buildings that are well-suited and economically viable to adaptive reuse will be encouraged.

B. Heritage Policies

1. The City will prepare, publish and periodically update a Register of the City's cultural heritage resources in accordance with the Ontario Heritage Act. This Register will also contain non-designated properties that have been identified by the City as having significant cultural heritage value or interest.
2. A cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the Ontario Heritage Act or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:
 - a. identification and evaluation of the cultural heritage resource;
 - b. graphic and written inventory of the cultural heritage resource;
 - c. assessment of the proposal's impact on the cultural heritage resource;
 - d. alternatives to the proposal;

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- e. identification and justification of the preferred option; and
 - f. means to mitigate impacts, in accordance with Chapter 13.0, Heritage Resources;
3. The City may prevent the demolition or inappropriate alteration of any heritage resource designated under the Ontario Heritage Act by the City or Province.
 4. Heritage buildings and structures involved in planning applications will be retained for their original use and in their original location wherever possible to ensure that their heritage value is not compromised. If the original use is no longer feasible, adaptive reuse of buildings and structures, will be encouraged where the heritage attributes will not be compromised. If it is not possible to maintain structures in their original location, consideration may be given for the relocation of the structure.

Zoning By-law 2010-100Z:

The owner is proposing to utilize C4 zone standards with site-specific relief for maximum gross floor area, which is typically two (2) times the lot area. The exception is required in order to permit future expansions and/or new development that might exceed the cap on gross floor area.

The owner is also seeking relief from the parking requirements set out under Sections 5.3 and 5.5 by adopting the C6 parking requirements, which would be modified to include minimum parking requirements for a selected range of commercial/institutional uses. The proposed standards would therefore require no parking for the majority of non-residential uses, including business offices, professional offices and restaurants, with the exception of medical offices, retail, personal service shops and institutional uses.

Site Plan Control:

The lands are subject to a Site Plan Control Agreement dated October 4, 2019, which is registered on title to all three (3) subject properties, as well as the abutting retirement home (Red Oak Villa). The agreement reflects the intent to develop the subject lands as an integrated site with shared parking and access.

The Site Plan Control Agreement does not reflect the preservation of the twin porticoes on the south elevation of the former school building at 162 MacKenzie Street, as set out under the designating By-law 2020-183. The schedules associated with the agreement currently show the porticoes removed. The agreement should be amended accordingly as a condition of approval.

Department/Agency Review:

Transportation and Innovation Section advised that they have no objection to the alternative parking requirements based on the availability of on-site parking and the proximity to the Downtown core.

Building Services provided additional information related to permitting requirements.

Background:

The lands were subject to a rezoning process in 2018 in order to address the split zoning that resulted from a series of boundary realignments (751-6/17-18). The owner also requested that office uses be added to the Institutional zoning applied to 30 Ste. Anne Road (Diocese Building) and that an existing parking area at 38 Xavier Street be recognized as an interim use until such time that the property is redeveloped. The application was approved by Council with a cap on the maximum amount of floor area allocated to medical offices (Resolution PL2018-69). Site-specific relief was also provided for the location of the Diocese Building and a proposed retaining wall along the easterly limit of 30 Ste. Anne Road.

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There have also been two (2) minor variances on the subject lands (Files A0096/2017 & A0101/2017). It is not necessary to incorporate the variances into the site-specific zoning.

Planning Analysis

There are four (4) objectives associated with this application that form the basis of review:

- Expand the range of uses in keeping with the redesignation of the subject lands and the need to enhance the redevelopment potential of three (3) integrated sites;
- Determine appropriate zone standards based on the location in a Downtown transition area;
- Adopt alternative parking standards which reflect the proximity to the Central Business District, access to public transit service, the potential impact on adjacent uses, and the lack of on-street parking; and,
- Address the heritage attributes identified by the designation of the former École St-Louis de Gonzague under the Ontario Heritage Act.

Proposed uses

There is a significant amount of overlap concerning permitted uses in C4 and C6 zones. C4 permits most major use categories (office, institutional, residential, restaurant) with the exception of retail. The application is proposing all C6 uses excluding five (5) uses that the owner deems incompatible with the long-term vision for the site. The application is therefore requesting an additional eight (8) uses to be added to those uses already permitted in the C4 zone. The special zoning would extend across the entirety of the subject lands, including the two (2) properties currently zoned Institutional Special.

Staff have no concerns related to the additional uses, which will form a good fit with the planned mixed-use character of the site with a focus on retirement living, offices and personal services. Based on discussions with the proponents, the intent is create a village-like atmosphere that will be an extension of the retirement home but also offer services to the broader community, including at the neighbourhood level. The proposal to create an integrated mixed-use development aligns with Provincial policies applied to core areas.

Appropriate zone standards

The Planning Justification Report states that appropriate zone standards should be determined in consultation with Staff. Following discussions that commenced in November 2020, the owner revised the initial application to request that the C4 zone standards be applied related to setbacks, lot coverage, building height and other matters. The C6 zone standards, which are tailored to the more intensive Central Business District, are not appropriate for this location given its function as a transition area. For example, C6 zoning would allow full lot coverage, no setbacks for non-residential uses, and have no height restriction. Furthermore, there would be no landscaping requirements, including a minimum three (3) metre-wide landscaped area along the street line. Much larger signage is also permitted in C6 zones under the Sign By-law, which may not be compatible with the surrounding neighbourhood context.

Recommend zoning classification

Based on the above considerations related to appropriate uses and zone standards, Staff recommend that the C4 Special zoning be utilized and applied to all three (3) properties, which will provide flexibility and enhance the long-term viability of the project. This is consistent with Official Plan policies, which differentiate the “shoulders” of the Downtown from the highly urbanized core, being the Central Business District. The zoning should ultimately reflect the differences in physical character, as well as the close proximity of sensitive land uses in transition areas.

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Parking relief

The owner is requesting significant parking relief to be extended to this development. The parking requirements of the C6 zone are proposed, which do not require parking for most uses other than dwelling units, hotels and shared housing. Residential conversions of existing buildings more than five years old do not require parking.

Further to the above, the owner is proposing alternative parking standards for a limited range of commercial/institutional uses as follows:

Day care centre: 1 per 40 m² of net floor area;
Institutional uses: 1 per 40 m² of net floor area;
Medical office: 1 per 30 m² of net floor area;
Personal service shop: 1 per 30 m² of net floor area;
Retail: 1 per 40 m² of net floor area;
Place of worship: 1 per 30 m² of net floor area; and,
All other uses including residential: applicable C6 parking standard.

The owner has confirmed through consultation that on-site parking is a necessary component of the business plan and is required to ensure the feasibility of redevelopment. Many of the proposed services require ease of access, particularly medical offices and uses geared to seniors. The Planning Justification Report sets out a planning rationale for parking relief, which is essentially based on the proximity to the Central Business District, the location of the main transit terminal that is within walking distance, the availability of public transit service, and existing and planned active transportation components.

Transportation and Innovation Section has reviewed the alternative standards and can support the relief based on the above noted characteristics of the site, as well as the ability to provide on-site parking as set out in the Site Plan Control Agreement. Although the proposed standards exclude business and professional offices, which may form a major component of the site, parking will be required for medical offices, retail stores and institutional uses, which typically generate higher parking demand.

Staff can therefore recommend that the alternative parking standards be adopted on a site-specific basis. The standards are deemed to be appropriate given the location in a Downtown transition area, which differs from the Central Business District based on the availability of on-street parking and the immediate proximity to municipal and private parking lots. Two (2) minor revisions are further recommended:

- revise the standard for personal service shops from 1 per 30 m² to 1 per 33 m² in alignment with recent changes to commercial parking standards adopted in January 2021; and,
- include accessible parking requirements as set out under Section 5.2.3.5.

Heritage attributes applied to 162 MacKenzie Street

On December 15, 2020, Council passed By-law 2020-183: A By-Law of the City of Greater Sudbury to Designate the Property Municipally Known as 162 MacKenzie Street as a Property of Cultural Heritage Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act*. The reasons for designation are set out in Schedule B of the designating by-law as follows:

“Heritage attributes that illustrate the cultural heritage value or interest of 162 MacKenzie Street lie in the 20th century brick school building, previously known as St. Louis de Gonzague, including:

- Its location, orientation, and scale and massing (which illustrates its physical/design and contextual values);
- Monochromatic brickwork (which illustrates its physical/design values);

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- Art Deco-influenced parapet (which illustrates its physical/design values);
- Twin entrances and porticoes located on the south elevation (which illustrates its physical/design values);
- Tower entrance located on the west elevation (which illustrates its physical/design values); and,
- The locations and configuration of large window openings (which illustrates its physical/design values)."

The Schedules of the Site Plan Control Agreement registered on title do not incorporate the heritage elements along the south elevation. In order to protect the twin entrances and porticoes and the associated view from the street line, the following conditions of approval are recommended:

That prior to the adoption of the amending by-law, the owner shall amend the Site Plan Control Agreement registered on title in order to address the following matters to the satisfaction of the Director of Planning Services:

- (i) Amend the applicable Schedules to incorporate the twin entrances and porticoes on the south elevation of the designated heritage building at 162 MacKenzie Street and to revise the adjacent parking layout accordingly;
- (ii) Amend the Agreement and annotate the applicable Schedules to require a Cultural Heritage Impact Assessment for any new buildings that are proposed to be constructed on Lots 314, 315 and 316, Plan 1-SC in order to protect the view corridor of the south elevation of the designated heritage building at 162 MacKenzie Street from the street line.

Official Plan

The proposal addresses the comprehensive policies applied to the Downtown designation, including those policies that differentiate between the core (Central Business District) and the "shoulders" of the Downtown (transition areas). Conformity is achieved based on the following observations:

- The proposed uses are consistent with the mixed-used character and diversified nature of the Downtown. The owner has identified those uses deemed appropriate for the site, which are supported by Staff in order to enhance the feasibility of redevelopment. In particular, office and retail uses are encouraged to be located in the Downtown designation.
- The maximum building height of 34 metres under the recommended C4 zoning is appropriate for the shoulders area of the Downtown and will also align with a concurrent process to establish minimum and maximum heights for these transition areas.
- The alternative parking standards strike a balance between the minimal requirements applied to the Central Business District compared to the characteristics of the transition area, where there is a practical need to provide on-site parking given the lack of on-street parking and immediate proximity to off-site parking.
- The vacant lot located at 38 Xavier Street provides an ideal site for residential intensification.
- The proposal involves the adaptive reuse of existing buildings which are valued by the community. The designated former school and the Diocese Building are defining features of the neighbourhood and represent the site's historical function as an agglomeration of institutional uses.
- The proposal was formulated in order to protect the designated heritage building located at 162 MacKenzie Street, where the historical use is no longer viable and the owner is seeking to introduce new uses while protecting the heritage attributes identified under the designating by-law.

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Provincial Policy Statement

The application is consistent with the major policy thrust of the PPS, being the intensification and diversification of land uses within built-up urban areas, including essential centres such as the Downtown. The proposed uses will enhance the employment and residential base of the central core, which is essential towards ensuring long-term viability. Redevelopment of the underutilized site is appropriately aligned with Provincial policies applied to land use patterns (Section 1.1.1) and settlement areas (Section 1.1.3). The vacant lot in particular offers opportunities for residential intensification in a central city location, which is an important policy objective also promoted by the Downtown Sudbury Master Plan. In general, the proposal is viewed as transit supportive given the proximity to public transit including the main transit terminal (Section 1.1.3.3).

The application is deemed to be consistent with the 2020 PPS.

Growth Plan for Northern Ontario

The proposal will enhance the function and composition of a strategic core area, which is a key land use policy to be applied to major urban centres in Northern Ontario and implemented through Official Plans. The policies applied to these areas essentially mirror those of the PPS, with a focus on employment uses and clusters, including retail and office. The redevelopment of the subject lands is a form of revitalization and reinvestment that is directly linked to policies applied to strategic core areas, and is also supported by the City through a range of financial incentives under the Downtown Community Improvement Plan.

The application conforms to the 2011 GPNO.

Conclusion:

Planning Services recommends approval of the application for rezoning subject to the conditions outlined in the Resolution section of this report.