

**By-law 2020-XXXZ**

**A By-law of the City of Greater Sudbury  
to Amend By-law 2010-100Z being the  
Comprehensive Zoning By-law for the City of Greater Sudbury**

Whereas the Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by:

**(1) In the Table of Contents, by adding a new Appendix, after Appendix 2, as follows:**

*“Appendix 3: Commercial Parking Reduction Maps”*

**(2) In Part 5, PARKING AND LOADING PROVISIONS, Section 5.3, NON-RESIDENTIAL PARKING REQUIREMENTS, TABLE 5.4: Non-Residential Parking Requirements, by:**

- a. Deleting and replacing *“Convenience Store - 1/20m<sup>2</sup> net floor area”* with *“Convenience Store - 1/33 m<sup>2</sup> net floor area”*
- b. Deleting and replacing *“Personal Service Shop - 1/20m<sup>2</sup> net floor area”* with *“Personal Service Shop - 1/33 m<sup>2</sup> net floor area”*
- c. Deleting and replacing *“Restaurant - 1/10m<sup>2</sup> net floor area or 1/3 persons seating capacity, whichever is greater”* with *“Restaurant - 1/12.5 m<sup>2</sup> net floor area”*
- d. Deleting and replacing *“Retail Store - 1/20m<sup>2</sup> net floor area”* with *“Retail Store - 1/33 m<sup>2</sup> net floor area”*
- e. Deleting and replacing *“Shopping Centre - 1/20m<sup>2</sup> net floor area”* with *“Shopping Centre - 1/25 m<sup>2</sup> net floor area”*

**(3) In Part 5, PARKING AND LOADING PROVISIONS, Section 5.3 NON-RESIDENTIAL PARKING REQUIREMENTS, by adding the following provisions and note after Table 5.4: Non-Residential Parking Requirements as follows:**

- 5.3.1 Notwithstanding Table 5.4, where a *commercial use* is permitted and the *lot* is directly *abutting* GOVA Routes 1 and 2 (the Main Line and Barry Downe /Cambrian, respectively) attached as Appendix 3 to this By-law, the number of *required parking spaces* may be reduced by 10% of the minimum *required parking spaces*.
- 5.3.2 For a *commercial use*, where bicycle parking is provided in addition to the minimum bicycle parking requirements set out in Table 5.10, the number of *required parking spaces* may be reduced by up to 5 *parking spaces* on a 1:1 ratio, not to exceed a maximum of 20% of the minimum *required parking spaces*.

Note: provisions 5.3.1 and 5.3.2 may be used in combination.

**(4) In Part 7: COMMERCIAL ZONES, Section 7.2, PERMITTED USES, TABLE 7.1, by:**

- a. Adding “*Long Term Care Facility*” after “*Group Home Type 1*” in the Use column;
- b. Adding “*Retirement Home*” after “*Private Home Daycare*” in the Use column;
- c. Adding “*Multiple Dwelling*”, “*Long Term Care Facility*” and “*Retirement Home*” as permitted uses in the Shopping Centre Commercial (C5) Zone column by indicating with an “X” symbol.

**(5) In Part 7: COMMERCIAL ZONES, Section 7.3, ZONE STANDARDS, TABLE 7.3, by:**

- a. Adding a special provision to Table 7.3 as follows: “7. (iii) Maximum ground *floor area* for *Multiple Dwelling*, *Long-Term Care Facility* and *Retirement Home* – 25% of the total ground *floor area* of the *structures* on the property.”