

Request for Decision

Economic Recovery Action Items

Presented To: Finance and
Administration
Committee

Presented: Tuesday, Nov 17, 2020

Report Date Tuesday, Oct 27, 2020

Type: Managers' Reports

Resolution

THAT the City of Greater Sudbury directs staff to incorporate the action items into the 2021 Work Plan, as outlined in the report entitled "Economic Recovery Action Items", from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee meeting on November 17, 2020.

Relationship to the Strategic Plan / Health Impact Assessment

This report outlines land use policy options that the City could pursue to facilitate an economic recovery post Covid-19. Specifically, this report supports Sections 2.1 "Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship "Strengthen Business and Development Processes and Services to Support Business Growth".

Report Summary

This report builds on the findings of a literature review, presented as part of the "Strengthening Development Approval Services Update" report to Finance and Administration Committee on September 15, on impacts of Covid-19 on municipalities and outlines ongoing work and future options that the City of Greater Sudbury could undertake to facilitate an economic recovery.

Financial Implications

There are no financial implications at this time.

Signed By

Report Prepared By

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Digitally Signed Oct 27, 20

Division Review

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Financial Implications

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Recommended by the Department

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Recommended by the C.A.O.

Ed Archer
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Staff Report: Economic Recovery Action Items

October 13, 2020

Planning Services Division

BACKGROUND

Staff recently completed a literature review of the land use planning issues affected by the COVID-19 pandemic and some potential responses that municipalities could undertake to address these issues and help facilitate the economic recovery. The findings of this literature review were presented as part of the "Strengthening Development Approval Services Update" report to Finance and Administration Committee on September 15 and were summarized as:

- Impacts of Working From Home
- Opportunities to Align Capital Projects with Long Term Resiliency
- The Need for Flexible and Adaptable Regulatory Frameworks
- Small and Medium Sized Businesses Will Need Assistance
- Food Security
- The Essence of Cities will be Tested

The September 15th report indicated that a further report on potential policy action items to address the above issues would be forthcoming.

POTENTIAL ACTION ITEMS

Anticipating some of the issues and challenges highlighted in the above literature review, there are some proactive actions that the City could take to mitigate these challenges and facilitate the recovery from a land use planning perspective. Examples of these actions would include a review of current zoning regulations to facilitate working from home, ecommerce and mixed use neighbourhoods. The attached table identifies the potential action, the rationale, whether this would be a new initiative or one that is currently underway and whether or not it would represent a service level increase.

CONCLUSION

This report highlights the findings of a literature review on actions that municipalities could take from land use planning policy perspective to help mitigate the impacts of the COVID-19 pandemic and facilitate an economic recovery. The report recommends that staff be directed to include these initiatives in the 2021 work plan.

REFERENCES

1. Strengthening Development Approval Services Update – September 2019
Finance and Administration Committee:
<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1514&itemid=18184>

Action Item	Rationale	Status	Service Level Change	Recommended Action
Review of Industrial and Commercial Zones and definitions including accessory uses.	Consolidating and simplifying land use definitions and the number of zones could facilitate the establishment and relocation of businesses	Employment land zoning is currently being examined as part of the Employment Land Strategy that is underway. The final report and recommendations are scheduled for completion in early Q2 of 2021.	No	Incorporate recommendations from Employment Lands Strategy into 2021 Work Plan. This would include a review of the current Industrial and Commercial Zones
Review Commercial Parking Standards	A review of Commercial Parking Standards was identified as an action item from the Lasalle Corridor Study as a means to facilitate redevelopment along the corridor and particularly for shopping centre developments in the C5 Zone.	Parking Study was completed and presented to Planning Committee with recommendation in February. Direction was given for staff to prepare a draft by-law for Council's consideration by the end of Q3, 2020.	No	Initiate Zoning By-law amendment process pending Council direction.

Review of Zoning By-law Regulations to facilitate working from home and Ecommerce	Covid-19 has resulted in a shift in work and retail patterns with more people working from home and shopping online.	Not part of current work plan.	No	Include as part of 2021 Work Plan.
Facilitate the establishment of brew pubs	The Zoning By-law does not currently facilitate the establishment of brew pubs, which are a mix of commercial and industrial uses.	Staff presented a report on options to amend the Zoning By-law to facilitate the establishment of brewpubs in June. A public hearing on the Zoning By-law amendment is scheduled for August.	No	Underway.
Facilitate the establishment of additional residential uses in commercial zones, including retirement homes and long term care facilities.	Adding additional high density residential permissions in Commercial Zones could facilitate the redevelopment of these properties as well as provide more housing opportunities in proximity to transit.	Multi Residential, Retirement Homes and Long Term Care facilities in the C5 Zone is currently being addressed through a report to Planning Committee on September 21.	No	Underway.

Implement nodes and corridors strategy City wide.	Building on the recommendations of the Lasalle Corridor Study the OP designations and zoning are being changed to facilitate the intensification and redevelopment of these areas.	Completing the implementation of the Lasalle Corridor Study is included in the 2020 workplan. Expanding the nodes and corridors study City wide is the Subject of Planning Committee Resolution PL2020-41 and will be considered through a business case in the 2021 budget process.	Yes	Include as part of 2021 Work Plan pending Council direction as part of the 2021 budget process.
<p>Review existing CIPs, to potentially refocus programs to other priorities (e.g. accessibility, energy efficiency, succession planning, etc.)</p> <p>Develop new CIPs to focus on industrial development and job creation.</p>	<p>Covid-19 may cause permanent changes that impact small businesses. Some of these issues could potentially be addressed through CIP programs.</p> <p>Council expressed an interest in an Industrial CIP during the development charge by-law process.</p>	<p>A framework for an Industrial CIP is being explored through the Industrial Land Strategy that is underway. CGS Strategic Plan calls for development of new CIP and associated incentive framework to stimulate investment, development, and job creation.</p> <p>Reviewing the existing CIP programs is not part of the current work plan.</p>	Yes	Pending findings and recommendations of the Employment Land Strategy, Include development of new city-wide employment CIP along with a review and potential refocus of CIP programs in the 2021 Work Plan.

Review Zoning Regulations for Rural Zones to allow more flexibility for home occupations and local food production.	In light of certain homebased business trends emerging from Covid-19	Not part of current work plan.	No	Include a review of rural zoning regulations in the 2021 Work Plan.
Review C1 zoning for opportunities to facilitate walkable communities.	With a shift to working from home and more home based businesses, the C1 (neighbourhood commercial) should be reviewed to ensure that it is aligned with emerging trends.	Not part of current work plan.	No	Include a review of C1 zoning regulations in the 2021 Work Plan.
Review Rural and Agricultural Zones to facilitate local food production and home businesses.	Covid-19 has highlighted the importance of local food production and a shift towards working from home. A review of the Rural and Agricultural zones would identify opportunities to facilitate these changes.	Not part of current work plan.	No	Include a review of Rural and Agricultural zoning regulations in the 2021 Work Plan.

Implement Recommendations of Small and Tiny Home Policy Evaluation	Staff are currently reviewing policies related to small and tiny homes. Implementing the recommendations of the review could facilitate the creation of affordable housing options.	Staff are scheduled to present the findings of the review in Q4 of 2020. Pending Council direction, staff could begin to implement recommendations in 2021.	No	Include the implementation of Small and Tiny Home recommendations in the 2021 Work Plan pending Council direction.
Residential Parking Review	Staff are currently reviewing policies and regulations related to residential parking standards. Implementing the recommendations may help facilitate the creation of additional dwelling units.	Staff are scheduled to present the findings of the review in Q4 of 2020. Pending Council direction, staff could begin to implement recommendations in 2021.	No	Pending Council direction, Include the implementation of Residential Parking Review recommendations in the 2021 Work Plan.
Review of options for expediting planning approvals.	There may be opportunities to expedite planning act approvals through some process changes.	Not part of current work plan.	Yes	Include a review of options for expediting planning approvals in the 2021 Work Plan.

Explore expansion of City-owned industrial lands.	<p>An inventory of investment-ready (zoned and serviced with water, sewer, power, natural gas, and broadband) employment land is vital for responding to investment opportunities.</p> <p>The Valley East Industrial Park (only City-owned industrial park) is nearly sold out. Once this occurs, the City will now longer have any City-owned industrial land to market to prospective investors.</p> <p>The development of an employment land inventory is a component of the ongoing Employment Land Strategy.</p>	<p>Employment Lands Strategy is currently underway and it will review and make recommendations related to City owned industrial lands.</p> <p>The final report and recommendations are scheduled for completion in early Q2 of 2021.</p>	Yes	<p>Pending the findings and recommendations of the Employment Lands Strategy, direct staff to review and prepare options for expansion of City-owned industrial lands in 2021 Work Plan.</p>
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