

**LaSalle Boulevard Corridor Strategy**  
**Proposed Official Plan and Zoning By-law Amendment Process**  
**Planning Services Division**  
**Report Date: February 11, 2019**

**BACKGROUND**

The City of Greater Sudbury adopted a Nodes and Corridors Strategy in September 2016 (See Reference 1). This Nodes and Corridors Strategy will help revitalize and better connect our Downtown, the Town Centres, strategic core areas and corridors of the City. Such a strategy will 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 study) builds on the momentum gained by Council's Maley Drive decision. It also capitalizes on the anticipated reduction in truck traffic along LaSalle Boulevard, giving the City an opportunity to establish a new framework to guide the future evolution of the boulevard.

The first phase of the study began in August 2017 with kick-off meetings and site visits with the consulting team. Public consultation sessions were held in September and October, 2017, in order to help develop early ideas and concepts, and to help the team drill down further into the design of the corridor and to consider policy options. Further meetings were held with key stakeholders and with the internal team in November and December, 2017. These meetings served to test some of the early recommendations of the study.

This feedback helped staff and consulting team develop the first draft Corridor Plan and Strategy, which was presented to Planning Committee in May, 2018. At that time, Staff received direction to further consult with the public and stakeholders and to seek their feedback on the draft study.

The study was endorsed by the City in July, 2018. 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 study's recommended changes help reposition LaSalle Boulevard as a place to travel to, not just travel through.

The following resolutions were passed on July 9, 2018 (See Reference 2):

“(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;

#### Resolution # 5

THAT the City of Greater Sudbury directs staff to prepare a business case to develop a pilot program to implement the streetscape design, including the incorporation of active transportation and transit in 2019, 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 # 6

THAT the City of Greater Sudbury directs staff to prepare a business case for a feasibility study of separated pedestrian and cycling facilities along the south and north side of LaSalle Boulevard, for consideration as part of the 2019 Budget, 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 next steps regarding these resolutions. Staff prepared a business case to develop a pilot program along LaSalle Boulevard as part of the 2019 Budget Process (Resolution 5). The results of the pilot program will inform a future business case for a feasibility study of separated pedestrian and cycling facilities (Resolution 6).

### **Nature of Proposed Changes to Official Plan and Zoning**

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.

Specifically, staff will be reacting to the recommendations found in Sections 2.3.1 to section 2.3.1.6 of the LaSalle Corridor Study for the official plan changes, and section 2.3.2 to 2.4.4 for the zoning by-law changes. Staff will further consider urban design recommendations in other local planning tools (See Reference 3).

## Proposed Process and Next Steps

Staff recommends that the City hold a minimum of two open houses and a public meeting to present the proposed amendments to the official plan and zoning by-law. This first meeting is tentatively scheduled for the end of Q2, 2019.

Staff would consider the feedback, propose any necessary changes, and return with the recommended amendments 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
Initial report to Planning Committee	March 4, 2019
Internal meetings / further testing of study recommendations	March – June 2019
Early engagement of land owners	March – June 2019
Prepare draft official plan and zoning by-law amendments	March – June 2019
Present draft official plan and zoning by-law amendments	June 24, 2019 Planning Committee
Consultation period	July – October, 2019
Public Hearing	October 28, 2019
Adoption	Post public hearing date

## 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. 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>
3. LaSalle Boulevard Corridor Plan and Strategy – Final Report  
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=24185.pdf>