

**LaSalle Boulevard Corridor Strategy**  
**Associated Official Plan Amendment No. 102**  
**Planning Services Division**  
**Report Date: February 18, 2020**

**Purpose**

The report presents the recommended Official Plan Amendment No. 102 which reflects the LaSalle Boulevard Corridor Plan and Strategy land use planning recommendations. Council directed staff to commence public consultation on the proposed amendment. Open Houses were held in November, and the Public Hearing was held on December 9, 2019. This process is subject to Sections 17 & 21 of the Planning Act.

**Overview/Executive Summary**

Council endorsed the City's Nodes and Corridors Strategy in November, 2016. The strategy prioritizes study areas to help guide investment and intensification within the community. It 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 centres, all featuring mixed uses, public realm improvements and public transit.

In 2017, Council directed staff to proceed with the LaSalle Boulevard Corridor Plan and Strategy (LBCPS). The LBCPS was completed over 13 months with various check-ins with the community and with Council. The LBCPS has a number of recommendations associated with land use planning to create a new land use framework for the corridor, including integrating high-quality intensification, supporting public transit, and policies for private and public realm improvements.

In July 2018, Council directed staff to commence work on the Official Plan and Zoning amendments. The draft proposed Official Plan Amendment (OPA) was brought to Planning Committee in June 2019. Staff was directed to commence public consultation on the proposed OPA and to return in Q4 2019 with a public hearing.

The Public Hearing was held in December, 2019. Staff has considered the comments and has incorporated appropriate changes to the proposed Official Plan Amendment (OPA). Staff is recommending that Council adopt the revised OPA.

## **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”) 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. 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.

### **Proposed Changes to the Official Plan**

The recommendations of the LBCPS seek to introduce a new urban structure for the corridor; mixed-use land uses, higher densities and built form; and, identify standards of urban design, for both the private and public realm.

On June 24, 2019, staff presented a draft amendment that introduced 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.

On June 24, 2019, Planning Committee directed staff to commence public consultation on the proposed Official Plan Amendment and to hold a public hearing on the proposed amendments in the fourth quarter of 2019. This Public Hearing was held on December 9, 2019 (See Reference 4).

### **Public Consultation**

The comments heard during the public open houses in November included general support for the proposed changes; some concern around transition between the new designations and the “back lots” along the side streets; some concern around building closer to LaSalle, snow storage and accessibility. Other feedback included making links to the City’s proposed Community Energy and Emissions Plan (specifically the Complete, Compact Communities chapter) by placing more restrictions on development outside urban areas, thereby creating more demand for development within the nodes and corridors.

Staff has outlined the written public comments in Attachment A to this report. In addition to the above, there were a number of requests to place more emphasis on a cycling-friendly environment. These changes have been added to the proposed amendment (See Attachment B – Proposed Official Plan Amendment - Red-Line Changes).

There was a concern that the OPA did not make specific reference to flooding, wetlands, climate change, green infrastructure, etc. The City’s recent Official Plan review examined these questions in detail. The City’s newly revised Official Plan contains policies for all of these matters and the proposed OPA should be read within that context. Other concerns included the differences between the proposed new designations. Staff is recommending further changes to the proposed OPA in order to harmonize the designations.

The Province has indicated their support for the proposed OPA. However, the Province recommended that the City wait until the Community Benefits Regulations are in effect before making associated changes to the City’s Official Plan. Staff is recommending that the Section 37 changes to the Official Plan be removed from the proposed OPA. Staff will continue to monitor the proposed legislative changes and report back to Council as new information becomes available.

Other issues were raised that not were directly associated with the proposed OPA. These issues include the request for more dog parks, the winter maintenance of sidewalks and the Junction Creek Trail, school closures, lane configurations and road design, and the need for more pedestrian crosswalks along LaSalle. These matters were forwarded to appropriate City departments.

## **Growth Plan for Northern Ontario, 2011**

The proposed OPA conforms to and does not conflict with the Growth Plan for Northern Ontario, 2011 (GPNO – See Reference 5). Specifically, the GPNO identifies Greater Sudbury as containing Strategic Core Areas. Strategic Core Areas are defined by the GPNO as “delineated medium-to-high density areas [...] 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.” LaSalle Boulevard was identified as one of the City's key nodes and significant corridors as part of the City's Nodes and Corridors Strategy.

Per Section 4.4.2 of the GPNO, Greater Sudbury is 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; 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.” The proposed OPA strengthens the City's Official Plan in this regard, both as it relates to LaSalle Boulevard, and as it relates to introduction of the new “Regional Corridor” and “Secondary Community Node” designations.

## **Provincial Policy Statement, 2014**

The proposed OPA is consistent with the Provincial Policy Statement, 2014 (PPS, See Reference 6). Specifically, the OPA is consistent with:

- Policy 1.1.1 a) b) e) and f);
- Policy 1.1.3.2 a);
- Policy 1.6.7.4;
- Policy 1.7.1 a) b) c); and,
- Policy 1.8 a) b) c);

Taken together, these policies seek to: promote efficient development and land use patterns to sustain the financial well-being of the City; accommodate a range of uses; improve accessibility and encourage active transportation and transit; make an efficient use of infrastructure; minimize negative impacts to air quality and climate change; and, support long-term economic prosperity.

## Summary and Next Steps

Staff was directed to commence public consultation on the proposed official plan amendment in June, 2019. Public consultation was held throughout November, including and up to the December 9, 2019 Public Hearing.

Staff has considered feedback received as part of the public consultation process and has made appropriate changes to proposed amendment. Staff is now recommending that Council adopt Official Plan Amendment 102 as it is consistent with the 2014 Provincial Policy Statement and conforms to, and does not conflict with the Growth Plan for Northern Ontario, 2011.

Council directed 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 in July, 2018. Staff should now be directed to return no later than the end of Q2 with the implementing zoning by-law amendments for Planning Committee's consideration.

## Resources Cited

1. Nodes and Corridors Strategy, report presented at the September 26, 2016 Planning Committee Meeting

<https://www.greatersudbury.ca/do-business/planning-and-development/lasalle-corridor-planning-and-strategy/nodes-and-corridor-strategy/>

2. "Proposed LaSalle Boulevard Corridor Plan and Strategy", report presented at the July 9, 2018 Planning Committee Meeting

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=8&id=1227>

3. "LaSalle Boulevard Corridor Plan and Strategy - Proposed Official Plan Amendment", report presented at June 24, 2019 Planning Committee Meeting

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=7&id=1317>

4. "Public Hearing – Official Plan Amendment No. 102"

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=1388>

5. Growth Plan for Northern Ontario, 2011

[https://www.placestogrow.ca/index.php?option=com\\_content&task=view&id=368&Itemid=65](https://www.placestogrow.ca/index.php?option=com_content&task=view&id=368&Itemid=65)

6. Provincial Policy Statement, 2014

<https://www.ontario.ca/document/provincial-policy-statement-2014>

## **Attachments**

- A. Comment Table – OPA 102
- B. Draft Official Plan Amendment – Red-Line Changes
- C. Draft Official Plan Amendment
- D. to G. Proposed Schedules