



The Nodes and Corridors Strategy (2016)

Our Regional Centres and Town Centres have long been the strategic areas within our community. These nodes are Downtown Sudbury, the Town Centres throughout Greater Sudbury, the three Regional Centres (Barry Downe/LaSalle, The Kingsway/Barry Downe, and the Four Corners area), and major public institutions like Health Sciences North, Laurentian University, and the Colleges. They have traditionally been the focus of investment in hard and soft infrastructure. The nodes capitalize on and have great opportunity for enhanced modes of active transportation and transit supportive development.

Corridors are significant connections either leading to a node or connecting one node to another. These significant corridors are made up of mixed use areas and are priority areas for long-term investment and revitalization. These corridors capitalize on and, through enhanced urban and landscape design, have great opportunity for integrated modes of active transportation and transit supportive development. These corridors include such areas as LaSalle Boulevard, Barry Downe Road, The Kingsway and Notre Dame Avenue.

A Nodes and Corridor Strategy will prioritize study areas to help guide investment and intensification within the community. Individual nodes and corridor studies will:

- Identify and strengthen areas of significant capital investment and reinvestment;
- Promote positive change;
- Improve urban design;
- Create complete streets;

- Recommend how appropriate land uses, densities and built form can be introduced, creating new economic opportunities;
- Recommend where public open spaces can be created and existing parks improved;
- Improve the pedestrian environment;
- Inform future capital planning;
- Optimize transit service; and,
- Inform City policy, bylaws, and guidelines.

The City of Greater Sudbury has already undertaken three components of a Nodes and Corridor Strategy. The Downtown Master Plan was received by Council in early 2013, while the Town Centres, and Capreol 2018 Community Improvement Plans were adopted by Council in 2011 and 2015, respectively.

The Corporate Strategic Plan identifies the LaSalle Boulevard corridor from Notre Dame Avenue to Falconbridge Road, and the Chelmsford Town Centre node as the next study areas for Greater Sudbury. The LaSalle Corridor Study builds on the momentum gained by Council's recent Maley Drive decision. It also capitalizes on the anticipated reduction in traffic along LaSalle Boulevard, giving the City an opportunity to establish a new framework to guide the future evolution of the boulevard.

The Chelmsford Town Centre node study continues the momentum of development and implementation of CIPs for all identified town centres, most recently the Capreol 2018 Community Improvement Plan, and helps support the revitalization of Chelmsford's historic Main Street.

As noted above, background studies completed for the Official Plan Review find that Greater Sudbury will grow by up to 8,600 jobs, 20,000 people and 13,000 households. The bulk of this growth is expected to occur in Sudbury, followed (in order) by Valley East, Walden, Rayside-Balfour, Nickel Centre, Onaping Falls, and Capreol. These anticipated levels of growth confirm that these long-established centres continue to be the focus of growth and revitalization.

Based on the projected population growth of the centres, staff recommends that Nodes and Corridors Strategy be completed by prioritizing one Sudbury node or corridor, and one Town Centre node or corridor per year as illustrated in the table below:

Year	Area	Location
2017-2018	LaSalle Corridor	Chelmsford
2018-2019	The Kingsway Corridor (including BarryDowne/ The Kingsway Node)	Valley East (including Val Caron, Hanmer, Val Thérèse)
2019-2020	BarryDowne Corridor (including BarryDowne/ LaSalle Node)	Lively
2020-2021	Notre-Dame Ave Corridor	Azilda
2021-2022	Regent Street Corridor	Garson-Falconbridge- Coniston
2022-2023	Paris Street Corridor (including Four Corners Node)	Levack-Onaping-Dowling
2023-2024	Lorne Street Corridor	Errington Street Corridor, Hwy 144
2024-2025	Long Lake Road Corridor	

It is important to note that while the University and the Colleges are identified as strategic core areas, they undertake separate and independent master planning processes. The City has been engaged and will continue to participate in the long-term growth and ongoing planning of these campuses.

It should also be noted that City Council will have the opportunity to prioritize node and design studies annually, through the budget process. The above will therefore be monitored and revised, where appropriate, on an annual basis.

Summary and Next Steps

Creating an approach to a city-wide Nodes and Corridor Strategy is identified as an action to implement Council's priority of "implementing the Downtown Master Plan and the development of downtowns, and increasing densification by conversion from commercial to residential." This priority rests under the Growth and Economic Development Pillar of Council's 2015-2018 Corporate Strategic Plan. The City's Nodes and Corridor Strategy will implement Council's direction as outlined in the Official Plan and 2015-2018 Corporate Strategic Plan. The Strategy will also conform to the requirements of the Growth Plan for Northern Ontario.