

People Engaged ★ Places Defined ★ Progress Driven

Official Plan officiel

Une collectivité qui s'engage ★ Un plan précis ★ La route du progrès

THE CITY OF GREATER SUDBURY OFFICIAL PLAN



May 15, 2006

Issue: Barry Downe Extension

- Indicated as conceptual road in Valley East plan
- Not included in short, mid or long-term road priorities based on modeling results from Transportation Study
- Six public information sessions were conducted in 2004 as part of the Transportation Study
- Transportation Study recommends that any future Class EA study on MR 80 should consider the Barry Downe extension



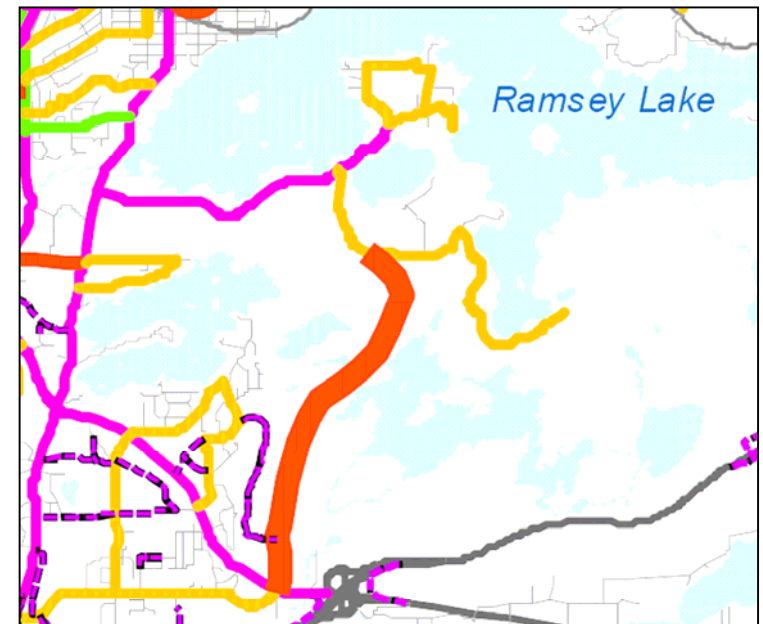
Options:

1. Retain Barry Downe Road extension as shown in the text and map of the final draft of the Official Plan (conceptual linkage to be considered as part of future Class EA process);

or,
2. Add Barry Downe Road extension as long-term road improvement priority. Modify Schedule 6 and delete Section 11.2.2.2 as required.

Issue: Right-of-way width of new road link to Laurentian

- Access road planned as a parkway requiring wider right-of-way
 - Full consultation process was carried out in accordance with EA requirements
 - Based on results of Environmental Assessment Report (1995)
 - To be constructed on undeveloped lands
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- Unique opportunity to create a true parkway with up to four vehicular traffic lanes, a median with trees, bike path, pedestrian walkway, storm drainage, utility corridors, and adequate buffering of adjacent residential areas with trees



Option:

1. Modify Schedule 7, Right-of Way Widths to indicate width of “up to 61 metres.”

Issue: Living Area I Designation

- Replaces all existing residential designations
- Consistent with overall approach to simplify Plan
- Consistent with approach adopted by some other Ontario cities
- Present low, medium and high density zones would be recognized in the implementing Zoning By-law
- Criteria for rezoning provides guidance for Council and certainty in land use



General Intent of Living Area I Designation

- Provides a simplified approach
- Provides flexibility to respond to changing market conditions
- Provides certainty and clarity surrounding land use issues for Council and the community
- Maintains Council's role as decision maker
- Protects the character of neighbourhoods
- Reduces costs associated with land use changes
- Provides for efficient land use patterns and development that maximizes use of existing infrastructure
- Provides adequate direction to the implementing Zoning By-law (Section 3.2.1)
- Not intended to change existing zoning until future site-specific rezoning applications are approved by Council

Rezoning Criteria

- Site is suitable in terms of its size and shape to accommodate the proposed density and building form
- Proposed development is compatible with the surrounding neighborhood in terms of scale, massing, height, setbacks, and the location of parking and amenity areas
- Adequate on site parking, lighting, landscaping and amenity areas are provided
- The impact of traffic on local streets is minimal

Intent expressed through the following sections:

- *Section 3.1 a:* meeting a range of housing needs
- *Section 3.1 b:* encouraging diversity in the supply of housing
- *Section 3.1 e:* focusing residential development in areas that have sufficient infrastructure capacity
- *Section 3.2, Policy 3:* new residential development must be compatible with the existing physical character of established neighborhoods
- *Section 3.2.1, Policies 1, 2 & 3:* provisions related to low, medium and high density development
- *Section 3.2.1, Policy 7:* criteria to evaluate rezoning applications

Options:

1. Retain single Living Area I designation.

Implementing zoning by-law recognizes different density levels. Rezoning criteria protect neighborhood cohesiveness;

or,

2. Revert to four residential land use designations (Low, Medium and High Density; and Old City). Eliminate rezoning criteria as Plan would then be subject to Official Plan amendments.

Issue: Environmental policies in the Plan

- Policies meet the requirements of the PPS
- Reflect landscape context of Greater Sudbury
- Crown land comprises 42% of CGS and is subject to land use objectives set by Province
- Policies recognize the distinction between natural resources and natural environment
- Some policies limited by the availability of information



Environmental Policy highlights:

- Adopts watershed approach to planning including preparation of watershed plans
- Policies err on side of protection of all wetlands
- Recognize years of land reclamation investments in this community
- Highlight importance of geological heritage of the area
- Recognizes important wildlife habitat features while also considering that municipality is located within area dominated by forest cover
- Offers protection of waterbodies while allowing waterfront residential development where appropriate



Environmental Impact Studies (EIS):

- Means to demonstrate whether or not a proposed development will have negative impacts
- Policies seek balance between appropriate use of EIS and burden to process
- Scoped EIS (checklist) is prepared by proponent under staff supervision and is limited to minor development proposals such as a severance
- Full-site EIS requires qualified professional to prepare and will be the main form of EIS used



Issue: Agricultural Reserve

- PPS requires identification of prime agricultural lands in the Official Plan
- Lands to be identified by OMAFRA or some alternative process approved by Ministry
- Agricultural Study utilized the LEAR process
- First draft represents recommendation of Agricultural Advisory Panel (77,715 acres)
- Based on input from the public and OMAFRA, second draft presented two additional options: modified LEAR (42,105 acres) and OMAFRA recommendation (14,500 acres)



Issue: Agricultural Reserve

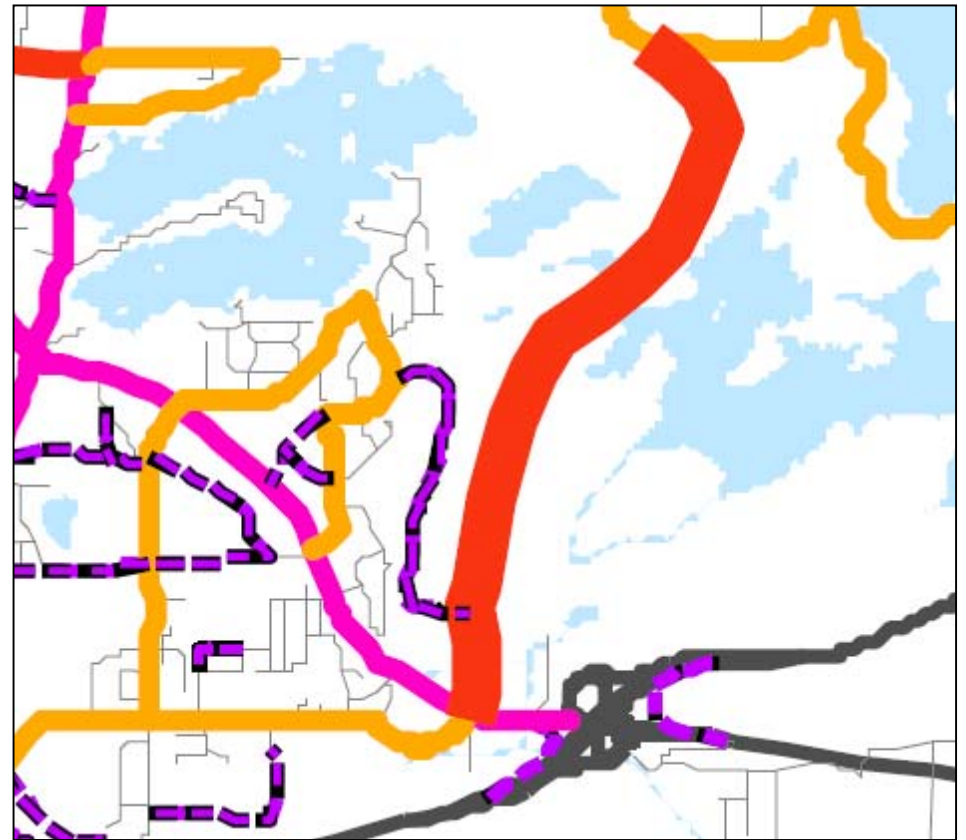
- Existing ROP (1978) allows residential severances in the Agricultural Reserve under certain conditions
- New PPS does not permit non-agricultural severances within Agricultural Reserve
- OMAFRA option represents the area that the Province would accept as prime agricultural land
- Lands removed from existing reserve would be designated Rural and agricultural uses would continue to be permitted

Issue: Site-Specific Requests

- Four speakers made requests related to designation of properties
- With the exception of three properties, all retain existing or comparable designations
- Two properties in Raft Lake – McFarlane Lake area had rural estate permission lost in response to new PPS
- Martindale Rd property has been addressed through recommended CPUD revision
- Dominion Drive and Don Lita requests for expansion of residential designations raise PPS land supply issues
- Request for designation of more commercial land in Valley East should proceed through OPA process
- Future roads on Ponderosa lands – there is flexibility in the location of future road connections at the design stage

Issue: Request to add a second access to new University link from Lo-Ellen neighbourhood

- Existing road connection brought forward from South End plan
- Based on concerns raised by public at that time
- Intended to discourage non-local traffic in adjacent neighbourhoods



Issue: Cul-de-sac policy

- Concern that plan intends to eliminate cul-de-sacs
- Policy carried forward from Sudbury Secondary Plan and South End plan
- Wording revised in second draft as a result of input
- Intended to achieve a connected road pattern, not to eliminate cul-de-sacs



Issue: Pedestrian, Bike and Road Linkages

- Concern expressed over active transportation and road linkages
- Normal part of development planning
- Need to plan for future links to adjacent lands
- Anticipating needs beyond a single development
- One component of the City's Healthy Community Strategy



Issue: Urban Tree Canopy

- Concern as to impact on development
- Addresses need for shade canopy, stormwater retention, wildlife habitat and city beautification
- Applies to municipal lands and private development
- Part of promoting a “green” community
- Health benefits of the urban tree canopy include protection from excessive UV radiation



Other Issues:

Hilltop features

- Desire to protect visual assets
- Need to develop inventory, design guidelines as future program

Notice requirements

- Exceed Planning Act requirements
- Option of posting list of applications on website

Lo-Ellen Road Network/Collectors

- Plan requires traffic impact study for new development (existing policy)
- Collector status describes function not size

Capreol Community Improvement Plan

- OP lists areas which have been subject to existing Community Improvement Plans approved under Planning Act
- Option to add Capreol to list

CN Via Service

- Existing Regional OP contains policy to have inter-city train service in Downtown Sudbury
- Not intended to replace Capreol service