

# MAJOR NODE



The New Sudbury Shopping Centre Major Node is a 110 acre (44.3 hectare) area.

It is located on the south side of Lasalle Boulevard at Barry Downe Road.



For comparison, the downtown area of Sudbury (bordered by St. Ann Road to the North, Elgin to the West, and Notre Dame / Paris to the East) is 97.5 acres (39.5 hectares).



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## Potential Development:

1.



### 1. Suburban

Much of Lasalle Boulevard today is suburban in form and layout, with businesses and uses set back from the street and faced with parking. This is convenient for vehicle access, but can be challenging for pedestrians, cyclists, and transit; and can make the area less accessible overall. Improvements can include upgraded storefronts, reduction of parking adjacent to the street, improved landscape design, and enhanced pedestrian access.

2.



### 2. New Town Centre

New Town Centre development turns malls “inside out”, creating shops and restaurants that face streets, more like a traditional retail street. Housing in the form of apartments and condominiums is often included. Town Centre developments often include surface parking moved to the rear of sites, and integrate public plazas and parkettes at key locations where they add to the overall activity and visual appeal of the site.

3.



### 3. Mixed Use

Mixed use development brings together housing, retail, civic and institutional uses. Mixed use development can be part of a New Town Centre or a stand-alone infill project. To be successful, this type of development relies on a strong mix of housing and employment, transit accessibility and a positive streetscape environment.

4.



### 4. Residential Infill

Residential infill can take the form of townhomes, low-rise or mid-rise developments. Because retail uses are not present, the first floor should face the street with front porches, windows and gardens to create a “neighbourhood” character. This form of development makes areas more dynamic and active because there are people present at all times of day; and the people that live here, support the neighbouring retail and commercial uses.