



MEMO

TO: Manager of Development Approvals, City of Greater Sudbury
FROM: Karl Tanner, Dillon Consulting Limited
DATE: March 7, 2018
SUBJECT: Rezoning Application – Overflow Parking – 1916596 Ontario Ltd.
OUR FILE: 18-6947

Dillon Consulting Limited (Dillon) has been retained by 1916596 Ontario Ltd. (the "owner") to assist in obtaining the necessary planning approvals to add 'Parking Lot' as a permitted use on sites within the Jack Nicholas Business and Innovation Park, which is located on the Kingsway, Sudbury (see attached Site Plan). This site specific Zoning By-law Amendment is a Companion Application to the planning approvals for the proposed City of Greater Sudbury Event Centre/Arena and Gateway Casino. Although the current sites for the Event Centre/Arena and Casino meet the parking requirements of Zoning By-law 2010-100Z, it was identified that an overflow parking strategy should be considered.

Our analysis suggests that providing for off-site parking spaces may be prudent. The Draft Plan of Subdivision for the Jack Nicholas Business Innovation and Industrial Park, approved in 2010, provides the opportunity to create a unique and elegant solution to the potential need for overflow parking. We have the opportunity to develop abundant and convenient off-site parking facilities for the arena and event centre while preserving the employment lands for the long term purpose of industrial and other employment type land uses. The off-site/overflow parking facilities would be used for peak periods in the evenings and on weekends, which is opposite to the needs of the future industrial uses where parking is largely required during day time hours. While site plan control is not a condition for portions of the site, the Owner is agreeable with making site plan control a condition of development. This will give the City of Greater Sudbury an opportunity to further review any parking concerns.

By creating parking areas on lots adjacent to Street "A" and Street "C", we are able to create the necessary overflow parking and also allow for the orderly future development of the industrial lands. In effect, we can facilitate the development of the required overflow parking, while preserving adequate depth for the development of buildings and facilities on the aforementioned approved lots. Under this scenario, the parking facilities for the industrial uses can be used during day time hours for employees and converted to overflow parking when required. As the subdivision develops, an Urban Design Strategy will be undertaken to determine complimentary uses for the sites and how best to distribute parking within the subdivision. An Urban Design Strategy will encourage a high level of design quality and involves shaping the appearance and function of buildings, streets, parking, and overall utility of the sites.

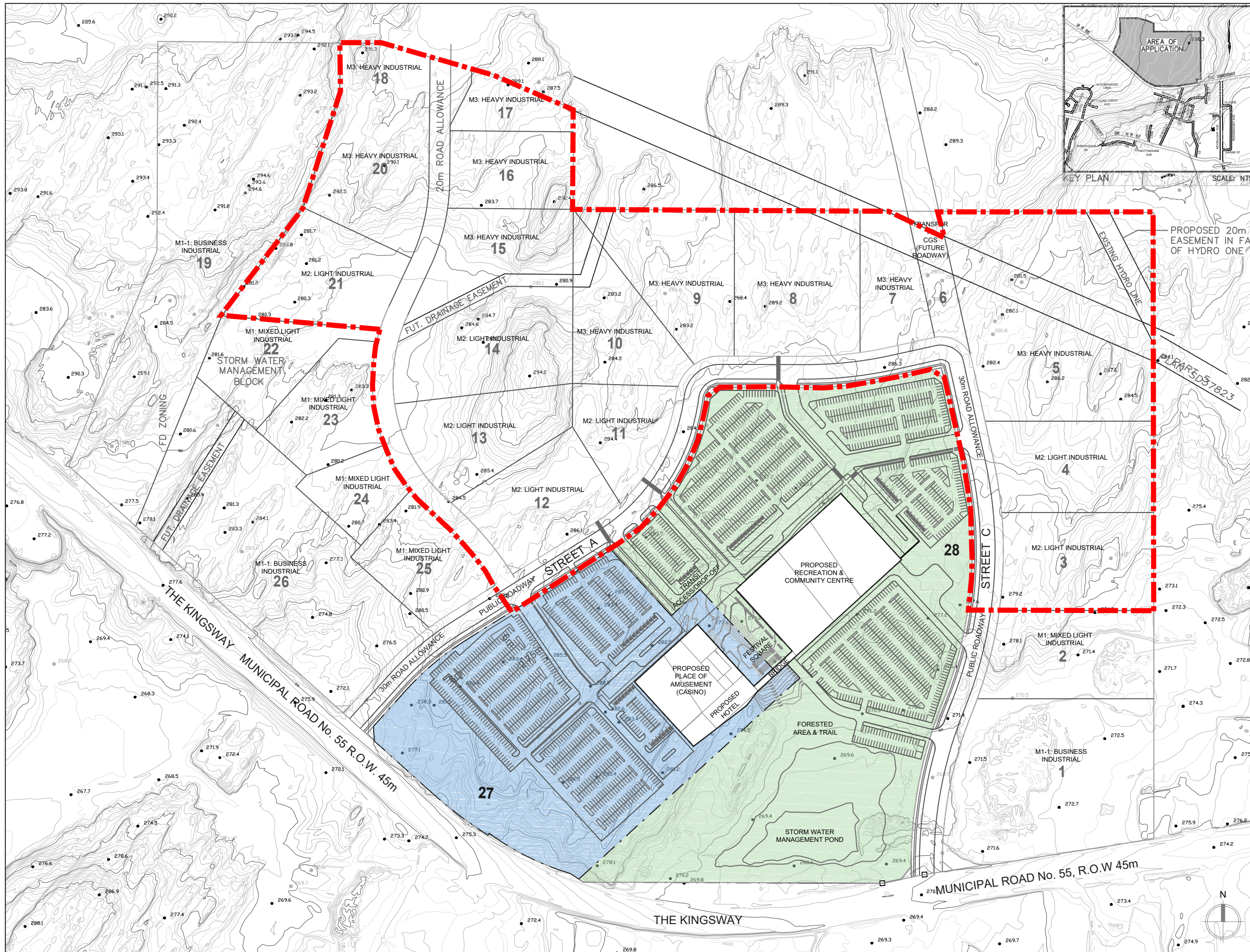
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Based on our review of the technical and policy related issues, the proposed site specific Zoning By-law Amendment to include 'Parking Lot' as a permitted use is appropriate for the site and is consistent with good planning practices.


Karl Tanner, MCIP RPP





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No.	Description	Date
1	ZONING BY-LAW AMENDMENT & OFFICIAL PLAN AMENDMENT	15/11/2017

PROJECT:
SUDBURY, ONTARIO

TITLE:
CONCEPTUAL KINGSWAY INTEGRATED SITE PLAN

scale: 1:3500

PROJECT NO:
 17056

DRAWING NO:
A100

CHECKED: