

Debbie Belowos - Fwd: [BULK] CHAIR AND MEMBERS OF PLANNING COMMITTEE AND COUNCI

From: Kris Longston
To: Melissa Riou; Ed Landry; Belowos, Debbie
Date: 2/21/2017 2:10 PM
Subject: Fwd: [BULK] CHAIR AND MEMBERS OF PLANNING COMMITTEE AND COUNCI

For Phase 1 OP review file.

>>> clerks 2/16/2017 4:09 PM >>>

>>> Lis Kivistik [REDACTED] 2/16/2017 10:43 AM >>>

Clerk's Office:

Please ensure that this letter is included in the public input package for Council and Planning Committee at the March 20, 2017 public meeting of Planning Committee to hear from the public on the proposed official plan.

CHAIR AND MEMBERS OF PLANNING COMMITTEE AND COUNCIL

RE: PIN 73501-2148 AND PIN 7350-6370. LOT 8
CONCESSION 5, TOWNSHIP OF BLEZARD

MY NAME IS MARTY KIVISTIK AND ON BEHALF OF MR. ANGELO CUSINATO, THE OWNER OF THE ABOVE REFERENCED PROPERTY I AM SUBMITTING THIS LETTER FOR DISCUSSION AT THE MARCH 20TH PUBLIC HEARING OF PLANNING COMMITTEE ON THE PROPOSED NEW OFFICIAL PLAN AS I AM OUT OF THE COUNTRY AND UNABLE TO MAKE A PRESENTATION AT THE MEETING.

THE PROPERTY IS 30 HECTARES (71) ACRES IN SIZE. IT HAS FRONTAGE ON VALLEYVIEW ROAD AND ABUTS THE VALLEY EAST INDUSTRIAL PARK. THERE ARE ALSO OTHER EXISTING INDUSTRIAL USES ABUTTING THIS PROPERTY.

WE ARE REQUESTING COUNCIL TO DESIGNATE THIS PROPERTY AS INDUSTRIAL IN THE PROPOSED OFFICIAL PLAN.

WE STARTED THIS PROCESS FOUR YEARS AGO WHEN ON APRIL 8, 2013, I WROTE A LETTER TO MR. MARK SIMEONI, THE MANAGER OF POLICY IN THE PLANNING DEPARTMENT, REQUESTING THAT THE SUBJECT PROPERTY BE DESIGNATED AS INDUSTRIAL IN THE PROPOSED NEW OFFICIAL PLAN. WE HAVE MET WITH THE PLANNING STAFF ON AT LEAST TWO OCCASIONS TO EXPLAIN TO THEM THE PLANNING RATIONALE FOR DESIGNATING THESE LANDS AS INDUSTRIAL. WE ALSO ADVISED THE STAFF OF TWO PROPERTIES WHICH ARE DESIGNATED INDUSTRIAL AND ARE SITTING ON 18.9 YEARS OF SUPPLY, APPROXIMATELY 60% OF THE 34.5 YEAR TOTAL SUPPLY OF INDUSTRIAL LANDS. ONE OF THESE PROPERTIES OF 79.1 HECTARES IS IN VALLEY EAST WHILE THE OTHER OF 357 HECTARES CONSISTS OF THE FORMER CONISTON SMELTER PROPERTY. THESE TWO SITES HAVE HAD DEVELOPMENT RIGHTS FOR OVER 40 YEARS YET REMAIN UNDEVELOPED.

THE PROVINCE REQUIRES MUNICIPALITIES TO HAVE A 20 YEAR SUPPLY OF INDUSTRIAL LANDS AVAILABLE TO MEET FUTURE NEEDS. SINCE THE CITY HAS 795 HECTARES OF DESIGNATED INDUSTRIAL LANDS, A 34.5 YEAR SUPPLY, NO NEW INDUSTRIAL AREAS CAN BE DESIGNATED PRIMARILY BECAUSE OF THE ABOVE MENTIONED PROPERTIES.

BASED ON THE CITY'S FORMULA FOR CALCULATING SUPPLY IN YEARS, MR. CUSINATO'S PROPERTY OF 30 HECTARES REPRESENTS ONLY A 1.3 SUPPLY OF INDUSTRIAL LAND.

THE ABOVE REFERENCED VALLEY EAST PROPERTY OF 79.1 HECTARES WAS ZONED INDUSTRIAL IN THE 1970'S YET REMAINS UNDEVELOPED AFTER OVER 40 YEARS. THIS PROPERTY IS FREEZING 3.4 YEARS OF OUR TOTAL SUPPLY.

MORE DISTURBING ARE THE DESIGNATED INDUSTRIAL LANDS IN CONISTON, THE FORMER SMELTER PROPERTY AND TAILINGS AREA. THIS IS AN AREA OF APPROXIMATELY 357 HECTARES WHICH USES UP 15.5 YEARS OF OUR TOTAL 34.5 YEAR SUPPLY OF INDUSTRIAL LANDS WHICH TAKES UP APPROXIMATELY 357 HECTARES OF THE 795 HECTARE TOTAL SUPPLY. THE SMELTER WAS SHUT DOWN IN 1972 BUT THE VAST AREA OF THE FORMER SLAG DUMP REMAINS DESIGNATED AS INDUSTRIAL. NO NEW INDUSTRIAL USES HAVE BEEN DEVELOPED ON THE MAJORITY OF THESE LANDS SINCE THAT TIME.

THE SLAG MATERIAL IS DEFINED AS A MINE HAZARD BY THE PROVINCIAL POLICY STATEMENT AND IS A HAZARD LAND. NO DEVELOPMENT ON, ABUTTING OR ADJACENT TO LANDS AFFECTED BY MINE HAZARDS IS PERMITTED UNLESS ENVIRONMENTAL STUDIES ARE UNDERTAKEN TO IDENTIFY REHABILITATION MEASURES TO MITIGATE THE HAZARD. NO DEVELOPMENT CAN TAKE PLACE ON THESE LANDS UNTIL REHABILITATION MEASURES ARE UNDER-WAY OR HAVE BEEN COMPLETED. CONTAMINATED SITES SHALL BE REMEDIATED AS NECESSARY PRIOR TO ANY ACTIVITY ON THE SITE ASSOCIATED WITH THE PROPOSED USE SUCH THAT THERE WILL BE NO ADVERSE EFFECT.

IN ADDITION, THE CITY'S OWN OFFICIAL PLAN CONTAINS TWO SECTIONS DEALING WITH CONTAMINATED LANDS. SECTION 10.4 DEALS WITH MINE HAZARDS AND ABANDONED PITS AND QUARRIES AND SECTION 10.5 DEALS WITH CONTAMINATED LANDS. BOTH OF THESE SECTIONS DETAIL A NUMBER OF REQUIREMENTS BEFORE ANY DEVELOPMENT INCLUDING AN ENVIRONMENTAL ASSESSMENT AS WELL AS OTHER DETAILED STUDIES.

IT IS A FUNDAMENTAL PLANNING PRINCIPLE TO AVOID DEVELOPMENT ON, ABUTTING OR ADJACENT TO HAZARD LANDS. IF HAZARD LANDS MUST BE IDENTIFIED AS HAVING POTENTIAL FOR DEVELOPMENT THEN THOSE LANDS MUST BE RED FLAGGED AS TO THE HAZARD AND SPECIFIC POLICIES ESTABLISHED SETTING OUT REQUIREMENTS TO MITIGATE OR REMOVE THE HAZARD. NO SUCH RED FLAG IS ATTACHED TO THE CONISTON LANDS.

THE CONISTON LANDS ARE NOT DESIGNATED PROPERLY. THEY SHOULD BE DESIGNATED AS MINING INDUSTRIAL AND NOT GENERAL INDUSTRIAL. BY DESIGNATING THESE LAND AS MINING INDUSTRIAL THE CITY FREES UP 15.5 YEARS OF INDUSTRIAL LAND SUPPLY WHICH CAN BE USED IN AREAS OF REAL DEMAND.

FOR OVER 40 YEARS THE CONISTON PROPERTY AND THE VALLEY EAST PROPERTY HAVE MONOPOLIZED DEVELOPMENT RIGHTS BUT NO DEVELOPMENT HAS TAKEN PLACE. THESE TWO PROPERTIES ARE SITTING ON A COMBINED 18.9 YEARS OF INDUSTRIAL LAND SUPPLY AND BECAUSE OF THIS THE PROVINCE WILL NOT APPROVE ANY ADDITIONAL INDUSTRIAL LAND DESIGNATIONS.

IT IS TIME FOR CITY COUNCIL TO REALIZE THAT INDUSTRIAL DEVELOPMENT IN THE CITY IS FROZEN DUE

TO THE ABOVE AND NEIGHBOURING NORTHERN ONTARIO MUNICIPALITIES WILL CAPITALIZE ON THIS, ALL BECAUSE THE PROVINCE WILL NOT DESIGNATE ADDITIONAL INDUSTRIAL LANDS BECAUSE OF THE ABOVE TWO PROPERTIES.

IT IS MY RECOMMENDATION AS A LAND USE PLANNER AND FORMER DIRECTOR OF DEVELOPMENT FOR THE FORMER REGIONAL MUNICIPALITY OF SUDBURY THAT COUNCIL DESIGNATE MR. CUSINATO'S PROPERTY AS INDUSTRIAL. FURTHERMORE COUNCIL SHOULD IDENTIFY THE CONISTON LANDS AS A SPECIAL POLICY AREA AND SOME ITS INDUSTRIAL LAND SUPPLY ALLOCATED TO OTHER AREAS IN THE CITY.

IT IS AN ECONOMIC DISADVANTAGE TO THE CITY TO MAINTAIN THE CONISTON LANDS IN THE INDUSTRIAL LAND DESIGNATION AND HOLDING UP A 15.5 YEAR SUPPLY OF INDUSTRIAL LANDS FOR THE FOLLOWING REASONS:

- 1) THE PROPERTY, BEING A HAZARD LAND, REQUIRES SEVERAL DETAILED STUDIES INCLUDING AN ENVIROMENTAL ASSESSMENT TO DETERMINE THE FEASIBILITY AND COST OF REHABILITATION;
- 2) THE COST OF REHABILITATION ON TOP OF LAND ACQUISITION COSTS RENDERS THESE LANDS AS UNECONOMICAL FOR DEVELOPMENT;
- 3) THE DEMAND FOR INDUSTRIAL LANDS IS IN THE CITY, VALLEY EAST AND WALDEN. IT IS NOT IN CONISTON;
- 4) THESE LAND HAVE BEEN AVAILABLE FOR AN EXTENSIVE PERIOD OF TIME, AND
- 5) IF THESE LANDS ARE EXCLUDED FROM THE 34.5 YEAR SUPPLY CURRENTLY EXISTING THE CITY WOULD STILL HAVE A 19 YEAR SUPPLY.
- 6) THE DESIGNATION OF THE CUSINATO LANDS AS INDUSTRIAL WOULD ADD 1.3 YEARS TO THE SUPPLY BRINGING THE TOTAL TO 20.3 TO SATISFY THE PROVINCIAL POLICY REQUIREMENT OF A 20 YEAR SUPPLY.

THE CONISTON LANDS COULD STILL BE DESIGNATED AS A SPECIAL POLICY AREA IN THE OFFICIAL PLAN AND STILL MAINTAIN A FUTURE INDUSTRIAL POTENTIAL. THE POLICY MAY CONTAIN PROVISIONS THAT WOULD RELEASE SOME OF THESE LANDS FOR INDUSTRIAL DEVELOPMENT UPON THE COMPLETION OF NECESSARY STUDIES IDENTIFYING ACTIONS REQUIRED TO PERMIT DEVELOPMENT AND THE UNDERTAKING OF SUCH REMEDIATION.

THE CITY HAS A POLICY FOR RESIDENTIAL DRAFT APPROVED SUBDIVISIONS WHICH ARE TAKING UP COMMITTED SEWER AND WATER CAPACITY THAT IF THE PLAN IS NOT REGISTERED IN A TIME PERIOD THE APPROVAL LAPSES AND THE CAPACITY IS ALLOCATED TO ANOTHER DEVELOPMENT. SIMILARLY THE CONISTON PROPERTY AND THE VALLEY EAST PROPERTIES HAVE BEEN SITTING ON DEVELOPMENT RIGHT FOR OVER 40 YEARS, YET HAVE NOT SEEN ANY DEVELOPMENT.

IT IS TIME FOR COUNCIL TO BE PRO-ACTIVE AND RE-DISTRIBUTE SOME OF THE ALLOCATED DEVELOPMENT RIGHTS WITH PROPERTIES WHERE THE DEMAND IS. THIS INCLUDES THE CUSINATO PROPERTY.

WE RESPECTFULLY REQUEST THAT THE CUSINATO PROPERTY BE DESIGNATED FOR INDUSTRIAL PURPOSES IN THE PROPOSED NEW OFFICIAL PLAN.

RESPECTFULLY SUBMITTED

MARTY KIVISTIK

FEBRUARY 16, 2017

Sent from my iPad

Debbie Belowos - Fwd: Re: Concern over City Official Plan Growth Predictions

From: Kris Longston
To: Ed Landry; Melissa Riou; Belowos, Debbie
Date: 2/22/2017 8:31 PM
Subject: Fwd: Re: Concern over City Official Plan Growth Predictions

For OP File

>>> "David Robinson" [REDACTED] 2/21/2017 6:46 PM >>>

If it is of any interest, I would like to make two points as an economist.

1) the growth estimates have already been proven wrong. Decline is almost as likely as small growth between now and 2035

2) it is a fiscal disaster to build infrastructure for growth and then experience zero or negative growth. Taxes have to rise and services have to fall. The Transportation master Plan is a high-risk gamble for the city.

David

Dr. David Robinson
School of Northern and Community Studies
Laurentian University
[REDACTED]

Go placidly amid the noise and haste,
... no doubt the universe is unravelling as it should.

Debbie Belowos - Fwd: Concern over City Official Plan Growth Predictions

From: Kris Longston
To: Ed Landry; Melissa Riou; Belowos, Debbie
Date: 2/22/2017 8:32 PM
Subject: Fwd: Concern over City Official Plan Growth Predictions

For OP File

>>> John Lindsay [REDACTED] 2/21/2017 6:37 PM >>>

It is noted in the posted draft official plan amendments that growth predictions continue to be optimistic and contrary to what many observers and forecasters consider. Quoting from the draft document:

“Managing Growth and Change:

As a global centre of mining and regional service and administrative centre in northeastern Ontario, Greater Sudbury is expected to see modest future growth. The aging of the population and retirement of the baby boomers, coupled with increased retention and net migration of working age individuals, as well as ongoing economic development efforts, are expected to sustain this growth. Between 2011 and 2036, Greater Sudbury is expected to grow by up to 8,600 jobs, 20,000 people and 13,000 households”.

The Hemson Consultants growth prediction report of 2013, on which it is understood the OP figures were based, contained a disclaimer that growth was dependent on continued commodity demand which may not take place to any significant extent especially taking into consideration the increased use of automation in this industry and others going forward. Early 2016 census figures show only 0.8 percent increase in population over the past 5 years. Even assuming this same growth rate the population will not grow by 20,000 people by 2036.

Indeed, according to the Ontario Ministry of Finance the population of Greater Sudbury will remain essential the same as at present to 2041 and actually experience a loss of 14 percent in employment. This information can be accessed at www.fin.gov.on.ca. The number of young people continues to decline relative to the older demographic and many seniors already in retirement will over this time period either leave the community through outward migration or death. Those entering retirement may be replaced by inward migration but not likely enough to compensate.

Evaluation of the situation is examined by several respected area commentators and their thoughts can be accessed through the links below.

<https://drdavidrobinsonsudbury.wordpress.com/2016/12/11/the-city-of-slightly-smaller-sudbury/>

http://www.cbc.ca/news/canada/sudbury/sudbury-master-plan-outdated-1.3981714?cmp=rss&utm_source=dlvr.it&utm_medium=twitter

<http://www.thesudburystar.com/2017/02/12/sudbury-column-not-all-growth-is-good>

<https://storify.com/public/templates/card/index.html?src=https://storify.com/WestEndMatt/census-reveal-s-flaw-in-greater-sudbury-transporta#>

It is incumbent on the city though planning and other departments to be totally forthcoming with respect to possible developments with respect to population and employment growth. There should be consideration of both no growth and decline scenarios as well as “moderate growth”, the only “prediction” now evident in the OP.

While it is commendable to be optimistic is it responsible to be realistic.

John Lindsay, former labour market and human resource specialist with Federal Govt – Sudbury.

Ed Landry - OFFICIAL PLAN MATTERS

From: "Sinclair & Sinclair Law Firm" [REDACTED]
To: "Kris Longston" <Kris.Longston@greatersudbury.ca>
Date: 2/23/2017 3:23 PM
Subject: OFFICIAL PLAN MATTERS
Attachments: image5346.pdf

Kris:

At our meeting this morning you mentioned Branch 76 of the Royal Canadian Legion and made reference to Section 21.95 of the March 20, 2017 Draft of Phase 1 Amendment. This section stipulates the dedication of lands for parks and recreational purposes as a condition of development or redevelopment of the lands.

The property is registered in the name of "DR. FRED STARR (ONT. NO. 76) BRANCH ROYAL CANADIAN LEGION". By a "Right of First Opportunity to Purchase and Related Rights Agreement", made as of January 19th, 2016, between the City and Branch No. 76, registered copy attached, provision was made in Section 2. (1)(b) on page 3, for any development include a site plan with the City, not for the conveyance of any land to the City. It would be helpful to Branch No. 76 to have some clarification – Site Plan inclusion or transfer of lands?

Could you kindly review and advise.

Thank you,
Mac Sinclair

Sinclair & Sinclair
214 Alder Street
Sudbury, Ontario
P3C 4J2

[REDACTED]

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Debbie Belowos - Fwd: Re: Concern over City Official Plan Growth Predictions

From: Kris Longston
To: Ed Landry; Melissa Riou; Belowos, Debbie
Date: 2/23/2017 7:33 PM
Subject: Fwd: Re: Concern over City Official Plan Growth Predictions

For OP file

>>> toangelis [REDACTED] 2/23/2017 1:43 PM >>>

(The psuedoscience of planning seems almost neurotic in its determination to imitate empiric failure and ignore empiric success.)

Jane Jacobs, The Death and Life of Great American Cities

It is not common but in this case it would be wise to plan using realistic figures.

The best approach to all our current planning for this city should be based on near zero growth if not an actual decrease in population.

Planning should take into account what our current costs of maintaining the city infrastructure. Continued unfettered development will only plague citizens in the future.

For example how do we not only maintain but replace our current expanse of roads and alleyways, that if put end to end would be enough to reach South America. How can we realistically maintain this as our population growth is near zero and as the majority of the baby boomers are reaching retirement age. Where are the contingency plans to protect the next generations from astronomical cost increases.

More time money and planning should be spent on increasing density in the downtown core thereby stopping the growth of infrastructure ergo it's future cost and maintenance.

It's time to think about tomorrow in a realistic way. Our visions should be based on reality not just on what could be.

If we are relying on development fees to fund our city operations we are, to be polite about it, being short sighted.

How do we get control on what seems to be runaway costs.

What are really needed is affordable housing preferably in the city core as well as better public transportation and schedules. As more and more people reach the retirement age these two things will assure the senior citizens independence and improve if not only maintain the quality of life.

Increasing central density and creating downtown venues to hold events, creating clubs and social spaces where citizens can interact would create a message that says our city is a place where you can live within a few blocks of all of your needs.

"You can't rely on bringing people downtown, you have to put them there."

Jane Jacobs, The Death and Life of Great American Cities.

Debbie Belowos - Fwd: Official Plan Review Phase 1 - submission (Official Plan Review Email)

From: officialplan
To: Ed.Landry@greatersudbury.ca, Kris.Longston@greatersudbury.ca, Debbie.Bel...
Date: 3/16/2017 4:38 PM
Subject: Fwd: Official Plan Review Phase 1 - submission (Official Plan Review Email)
Attachments: CLS_OP_input_Phase1_March2017.pdf

This email was received by the officialplan@greatersudbury.ca / planofficiel@grandsudbury.ca email address and has been forwarded for your attention. Please review and file as necessary.

- Official Plan

>>> Naomi Grant [REDACTED] 03/16/17 16:40 >>>

Good afternoon,
Please find attached a submission from Coalition for a Liveable Sudbury to the Official Plan Review - Phase 1.
Regards,
Naomi



Coalition for a
Liveable
Sudbury

Making connections. Working toward sustainability.

Greater Sudbury Official Plan Review, phase 1

March 16, 2017

Submission by Coalition for a Liveable Sudbury

First, we would like to acknowledge the substantive work done for the Official Plan Review. There are some important positive additions, including a section on Local Food Systems. There are also improvements in regards to protecting natural heritage and water quality, parks and open space, managing growth and change, quality of place, healthy communities, and climate change.

The comments below follow up on our two joint submissions dated June 27 and July 4, 2016. We highlight some of the positive changes in the OP, as well as outstanding concerns, and input that was not addressed by staff comments.

Water and Natural Environment

Follow up on Joint submission on water and the natural environment (July 4, 2016)

*By: Coalition for a Liveable Sudbury, Greater Sudbury Watershed Alliance, Vermilion River Stewardship
Supported by reThink Green*

We are pleased to see these positive additions to the Official Plan:

- Policies that prohibit new lot creation within 300m of lakes where the provincial Interim Water Quality Objective for phosphorus is exceeded (and the source of P is found to be primarily of human origin), and on lake trout lakes at capacity.
- Vegetative shoreline buffers increased to 20m for lakes and rivers and 12m from permanently flowing streams.
- Development or redevelopment on a lot on any shoreline of a lake or river subject to site plan control.
- Some of the work of the Green Space Advisory Panel has been incorporated into the Official Plan Review, including the park classification, disposal policy, tools to fill gaps in the parks system, and some provision standards.

We are also pleased to see that the following changes have been made in response to our joint submission:

- Text has been modified to read: "The City of Greater Sudbury is contained within three main watersheds: Vermilion River, Wanapitei River and Whitefish River watersheds."
- Proposed Policy 8.4.1.6 e) has been modified to include the following: "Best management practices for stormwater control, including low impact development, will be encouraged during shoreline development, as appropriate."

Outstanding concerns:

Policy Framework for Subwatershed Studies

It is concerning that subwatershed plans are divided into those primarily addressing stormwater management and those addressing natural heritage values. All subwatershed studies should address all values and follow best practices as set out by Conservation Ontario. Section 8.5.2. is entitled Subwatershed Studies, but refers instead to Stormwater Management Plans (and is placed in the Stormwater Section). Stormwater Management Plans may be a component of a subwatershed study, but cannot replace a subwatershed study, which is much more comprehensive.

Sections 8.4 and 8.5. should be edited to distinguish properly between subwatershed studies and stormwater management studies and clearly list the requirements of each.

Lakes with Phosphorus Enrichment Concerns

This section of the OP has been edited considerably, we assume for consistency with the Hutchinson Report. We suggest that a simple diagram would aid clarity on how lakes are categorized as Enhanced Management 1 or 2, and what policies are applied in each circumstance. In addition, the text should explain the rationale and objectives of policies applied for Enhanced Management 1 and 2. **We would like to note that the presence of blue green algae blooms is listed as a trigger for enhanced management in the Hutchinson Report, but not in the OP. This should be remedied: the presence of Blue Green Algae blooms should trigger Enhanced Management 1.**

The provincial lake capacity model (LCM) was found not to accurately predict phosphorus concentrations in Greater Sudbury lakes. The Province recommends that in cases where the model fails, the interim PWQO for phosphorus be followed as a guideline. The interim PWQO for phosphorus (MOE, 1994) is an average ice-free concentration of 10 µg/L for lakes naturally below this value, and a hard cap of 20 µg/L (to avoid nuisance concentrations of algae in lakes). **This should be the definition of Interim Water Quality Objective used.** Currently, the OP refers to an Interim Water Quality Objective of 20 µg/L for all lakes.

We are concerned that lakes with phosphorus enrichment concerns where the source of phosphorus is primarily natural receive less protection from additional human sourced P loading.

A primary tool to manage P loading (for lakes exceeding PWQO where the source of P is deemed to be primarily of natural origin, and for Enhanced Management 2 lakes) is a site plan assessment. The first question a site-specific assessment must examine is whether development will negatively impact water quality, followed by whether and what mitigation measures can avoid these negative impacts. **Therefore, the first element of a site-specific assessment should be to identify and quantify negative impacts on water quality, and then to assess whether these negative impacts can or cannot be mitigated (i.e. whether or not development can proceed must be determined first – if so, then appropriate mitigation measures can be identified).** We are pleased that monitoring is part of the site assessment process – this is essential.

We would like to note that water quality isn't the only important factor that should be considered in determining the development capacity of lakes. Factors such as soils, topography, hazard lands,

crowding and boating limits may be as important. (MOE Lake Capacity Handbook, 2010). We had hoped for a holistic approach to lake capacity in the Official Plan. In addition to development restrictions and lake management based on phosphorus concentrations, we had hoped to see recognition of other factors in regards to lake water quality, as well as consideration of recreational and aesthetic capacity.

We suggest that a Program be added to develop this more holistic approach to lake capacity.

- The presence of Blue Green Algae blooms should trigger Enhanced Management 1.
- The definition of Interim Water Quality Objective used should be the one recommended by the Province when the provincial lake capacity model is found not to accurately predict phosphorus concentrations (as for Greater Sudbury lakes): the interim PWQO for phosphorus (MOE, 1994) is an average ice-free concentration of 10 µg/L for lakes naturally below this value, and a hard cap of 20 µg/L.
- Lakes exceeding PWQO should receive equal protection independent of the source of P. I.e. Policies 6 and 7 should be applied to all lakes under Enhanced Management 1.
- The first element of a site-specific assessment should be to identify and quantify negative impacts on water quality: whether or not development can proceed must be determined first – if so, then appropriate mitigation measures can be identified.
- A Program should be added to develop a more holistic assessment of lake capacity.

Wetlands

The OP properly reports on the valuable ecosystem services that wetlands provide. Wetlands also buffer the effects of a changing climate. Wetlands may be habitat for species at risk that have not yet been identified. Identification of wetlands and completion of an EIS should not be discretionary.

An EIS should be required for all wetlands in areas without a watershed or subwatershed plan.

Sites for monitoring regreening

Reclaimed sites have scientific value as well as community and green space value, which cannot be replaced. VETAC has a short list of the sites of most scientific value, and these sites should be protected for continued long term study. The 'Sudbury Protocol,' which benefits not only Sudbury but other communities worldwide, relies on long term data collection on reclaimed sites.

Reclaimed sites identified as a priority by VETAC should be subject to an EIS, and to site plan control to protect the scientific value of the site, in consultation with VETAC.

The following comments were not responded to. Therefore, we resubmit them here for consideration. (All page and section numbers refer to the previous draft of the OP)

10.2 Flooding And Erosion Hazards, P-164

Background: The OP text acknowledges the role of the NDCA and the MNRF in regulating development and site alteration on floodplains.

Concern: The role of the City in regards to relevant PPS policies should also be acknowledged. The Policy restricting development within 15m of floodplains has been removed. With increased flooding anticipated with climate change, restrictions on building on and adjacent to floodplains should be strengthened, not weakened.

Recommendation: Restore the Policy 'no development is permitted within 15 metres of the Flood Plain boundaries.'

In 10.2. 3. Add reference to the floodplain: 'For purposes of clarity, institutional uses such as hospitals, long-term care facilities, retirement homes, pre-schools, elementary schools and secondary schools; essential emergency services and industrial uses involving the disposal, manufacture, treatment or storage of hazardous substances are not permitted on **floodplains or** lands subject to flooding or erosion hazards.'

7.3 Parks And Open Space Designation, P-108

Background: The OP 7.3.1, 7.3.2 provide general guidance for permitted uses and development in parks. However, there is no further guidance according to park classification.

Concern: Open space (passive parks) have different appropriate uses and development than Active Parks. This is addressed to some extent in the Park Classification System (Green Space Advisory Panel Final Report 2010, Appendix C).

Recommendation: Provide further guidance in 7.3, for permitted uses and development in passive parks. E.g. Development in Natural Parks and Linear Parks will be limited to trail development, wayfinding and educational signage. Parking, washroom facilities, rest areas, or interpretive centres could be concentrated in a small area of the park (but will not use more than 1% of area) if there is no negative impact on the natural aesthetic and natural heritage value. Ecological Reserves may or may not be publicly accessible, depending on appropriate land use. If public access is appropriate it may contain minimal supportive infrastructure such as trails, boardwalks, interpretive signage. This infrastructure will never exceed 0.5% of the area, or impinge on the natural value of the site. The protection of the natural assets is always the guiding principle.

Ensure that all Natural Parks and Ecological Reserves have a land use designation of Parks and Open Space (Schedule 1).

In 7.3.b: add community gardens

In 7.3.h: add rain gardens, green infrastructure, rain capture, and plantings of native species as examples.

7.3.6. Parks And Open Space Designation - tools and mechanisms to address gaps in the existing parks system, P-110

Background: The OP 7.3.6 provides a good summary of tools and mechanisms the City may use to address gaps in the parks system.

Concern: No guidance is given on identifying gaps and prioritizing properties to be brought into the parks system.

Recommendation: Add reference to the Green Space Advisory Panel's gap analysis and acquisition ranking as guiding documents to address gaps in the parks system. Refer to the factors guiding prioritization of addressing gaps in the parks system: acquisition priority ranking, gap analysis results, community impact, and practical considerations.

14.6.5 Built Heritage And Natural Environment Feature Integration, P-231

Background: Section 14.6.5 (Built Heritage And Natural Environment Feature Integration) states: 'In the City's urban areas, urban landform features such as rock outcrops and hilltops provide visual assets that contribute to defining the image of Greater Sudbury. New developments that are proposed on or near an urban landform feature will ensure, to the satisfaction of the City, that there will be no significant change to the visual asset provided by the landform feature. The City may require such developments to include measures that must be taken to mitigate any impacts on these visual assets.' Hilltops are also referenced in regards to CUPD.

Concern: Despite this policy, several urban hilltops have been lost to development.

Recommendation: Add 'any development or redevelopment of a site with an urban hilltop will be subject to site plan control to protect the visual asset as well as public access where appropriate and desired'.

Program

Greater Sudbury has many natural features and areas that are locally significant, but do not have provincial significance. These should be identified and receive protection.

Add: 'Develop criteria for evaluating local significance and appropriate policies to protect locally significant natural features and areas.'

We recommend using Significant Natural Areas as in Guelph's OPA42 as an example.

Follow up on past staff responses:

- We were pleased to see in the staff responses and recommendations (responses to public input), the recommendation: **Proposed policies to avoid/mitigate development impacts on private green space opportunities classified as Ecological Reserve and as Natural Park.**

However, we cannot find reference to such a policy.

- Similarly, we were pleased to see a recommendation: **Consider including policies that address the degradation of natural heritage areas/features on a site prior to receiving necessary development approvals.**

We cannot find reference to such a policy.

Climate change, Smart Growth, and Citizen Engagement

Follow up on Submission by Coalition for a Liveable Sudbury and reThink Green on the topics of Climate Change, Smart Growth, and Citizen Engagement (June 27, 2016)

We are pleased to see these positive additions to the Official Plan:

- A Program for Climate Change readiness: 'The City, through the **Climate Change Adaptation Strategy**, will assess the risk associated with climate change and flood hazards and formulate appropriate strategies.' We trust that this document will **also address climate change mitigation**, and set targets for greenhouse gas reduction for Greater Sudbury.

- A Program for Urban Design Guidelines: 'The City will develop comprehensive Urban Design Guidelines that build on the policies of this Plan in order to establish appropriate design criteria for communities, neighbourhoods, public realm elements and all forms of public and private development. Such guidelines will consider alternative design standards, recent developments in eco-sensitive design and safety, amongst other matters.' We are pleased that Low Impact Development is now mentioned, and would also like to see **sustainable neighbourhood design specifically mentioned**.

- A Program directing intensification strategically: 'The City will develop a Nodes and Corridor Strategy to guide and stimulate the long term intensification of strategic core areas (e.g. Downtown, Regional Centres and major public institutions and medium change areas (e.g. Town Centres and Mixed Use Commercial corridors). We are pleased to see an increased intensification target.

Outstanding concerns:

(Note that no responses to the comments made in this joint submission were included in the summary of public input and staff responses and recommendations – we look forward to a response to the outstanding concerns highlighted below)

- We are concerned that the sections on green and alternative energy have been removed from the Official Plan

- Rural lot splitting increases costs to the municipality and often permanently removes rural properties as land available for farming or farming related activities. We are disappointed that changes in the Official Plan will facilitate rural lot splitting and do not support these changes.

- Given Greater Sudbury's low growth, focusing that growth where it can most provide the benefits of intensification (such as supporting better transit service) would be more effective.

We recommend that intensification be directed to Downtown, Town Centres, Regional Centres and Mixed Use Commercial Corridors. This should be reflected In Section 2.3.1. (Reinforcing The Urban Structure – Objectives). *Nodes and corridors studies will provide direction, but we should not wait until they are completed to direct growth and intensification where it will be of most benefit.*

- We are disappointed that no improvements have been made to Section 19.11 Citizen Participation and Public Meetings. Citizen engagement is a key component of a healthy community. Earlier and more meaningful engagement with the public leads to better outcomes for residents and the community.

Thank you for the opportunity to provide comments.

Regards,

Naomi Grant

Lilly Noble

Co-chairs, Coalition for a Liveable Sudbury



Comment Form: Phase 1 of the Official Plan Review



Introduction and Legal Requirements

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The Province of Ontario, through the Planning Act, requires municipalities to conduct a review of their Official Plans every five years. This allows our city to consult with residents and stakeholders to find out what's important for the future of the community. It also ensures existing OP projections and priorities are still relevant, and presents an opportunity to adapt the plan on a regular basis, to better reflect any changes in the community.

The Official Plan review is your chance to share your vision for Greater Sudbury with decision-makers. We want to know what you see for the future of the city, and how you think we can get there.

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Contact Information

Name (first and last)* fred menis

Organization (if applicable) plaza 69

Address* [REDACTED]

City* Sudbury Province* _____ Postal Code* _____

Email [REDACTED]

Phone number [REDACTED]

Comments

If you wish to give feedback on a specific area of the Official Plan please provide your comments in the appropriate area. You can add comments to as many categories as you would like. Leave the categories blank if you do not wish to provide comments. For general comments, please use the General/Other comment box.

General/Other

slow down the traffic on Paris st. between
John st bridge and Regent st.

high density residential street.
schools, parks, playgrounds,
cars move to fast for cars to enter traffic

Fred Neill
March 9, 2017.

Secondary Suites

good idea

encourage intensification! good idea

Climate Change

~~0~~

Draft Official Plan: Discussion Points:

Managing growth and Change:

“Between 2011 and 2036, Greater Sudbury is expected to grow by up to 8,600 jobs, 20,000 people and 13,000 households”

PriceWaterhouseCoopers report to council stated that: According to a 2013 forecast prepared for the City of Greater Sudbury by Hemson Consulting, the population of Greater Sudbury is projected to grow to some 176,800 persons by 2036 (although it should be noted that 2016 Census population for Greater Sudbury was some 8,700 people fewer than projected). This compares to a 2015 forecast prepared by the Ontario Ministry of Finance which estimated that while Greater Sudbury’s population would continue to grow in the short to medium term, its population would peak in approximately 2027 (at 165,900) before declining to approximately 164,000 in 2041. Figure 4 Population Projections for Greater Sudbury, 2011-2041 Source: City of Greater Sudbury (Hemson Consulting, 2013), Ontario Ministry of Finance (2015)

Question: Will the Official Plan reflect the new realities and provide projections that indicate less than moderate growth and even possible population decline due to factors such as reduced mineral extraction, outsourcing (such as laundry operation) and increased automation in all sectors plus outward migration, death and outward migration of aging population etc. which would affect many aspects of the Official Plan?

Road Improvements: “ Short-Term Roadway Improvements: 1. Extend Maley Drive to Lasalle Boulevard (four lanes). Extend Montrose Avenue to the Maley Drive extension. 2. Widen Maley Drive from two lanes to four lanes from Barry Downe Road to Falconbridge Highway. **3. Construct the new University link between Laurentian University and Regent Street.** 4. Widen Municipal Road 15 to four lanes from Municipal Road 80 to Belisle Drive. 5. Widen Municipal Road 35 to four lanes from Azilda to Chelmsford. 6. Widen Lasalle Boulevard to four lanes between the CPR overhead and 0.3 km west of Notre Dame Avenue. 7. Widen the Kingsway to five lanes from the intersection of Lloyd Street and Brady Street to 430 metres east of Kitchener Avenue” plus Midterm improvements and “There are a number of local improvements that can be undertaken to provide relief to specific areas within the City. These improvements are expected to address localized capacity and operational issues that currently exist, thereby marginally improving the overall network. Potential local network improvements are indicated on Schedule 76, Transportation Network”

Question .. Will these “improvements” be included as part of the official plan as part of the Master Transportation Plan? Emphasis on maintaining present roads in plan?

Protection of Drinking and Recreational Water Resources:

From Source Water Protection Material: Greater Sudbury Source water protection plan ... Sept. 19th 2014 – Adopted in 2015: The majority of the Ramsey Lake watershed is covered in bedrock and therefore has little infiltration capacity to attenuate contaminant runoff. Many of the tributaries into the

lake are intermittent in nature and respond quickly to storm events. Impervious surfaces are measured as an indicator of the amount of area where road salt can be applied. The percentage of surface area within a vulnerable area which will not allow surface water or precipitation to be absorbed into the soil is measured. As a small urban watershed, most of the land area within the watershed is impervious, Chloride levels in Ramsey Lake have been consistently above 50 mg/L in recent years (above provincial standard) and they appear to be increasing. Road salt can be considered a non-point source pollutant and, therefore, the entire vulnerable area for Ramsey Lake is considered the issue contributing area - Stormwater discharge points from new developments are subject to policies for stormwater and sodium.

Question: Will the Official Plan reference current watershed studies, in particular Lake Ramsey and recognize that the only way to prevent chloride from reaching surface and ground water is to reduce the amount applied to our roadways and parking lots without compromising safety. When road salt dissolves in water, the chloride molecule is not retained by the soil and easily moves with water flow. Chloride is not significantly removed by chemical reactions, evaporation, or vegetation. Therefore, nearly all of the chloride applied to the land surface as road salt will eventually end up in the nearby surface waters or groundwater and that this might preclude the building or widening of new roads within the Lake Ramsey Watershed and also new developments retail and residential that would utilize salt in maintaining safe driving and walking conditions during winter months.

Older Adults:

Questions: Will the plan provide more emphasis on providing access to public transportation and public community recreational resources to encourage more participation? Will there be more emphasis on lower cost seniors accommodation? Suggest city institute form of "reverse mortgage" to assist seniors to stay in their homes longer. Suggested removal of present parking meters from edge of streets downtown to provide easier access in winter months when snow accumulates.

Miss:

Maintain hilltops - more residential development downtown encouraged.

Contact Info: John Lindsay - [REDACTED]

Cathy Orlando's submission to Sudbury's Official Plan March 7, 2017

The last time I gave a submission to the Greater City of Sudbury's Official Plan was January 2012. I said there would be a price on carbon and made other recommendations regarding dark sky initiatives, and food security. Please allow me to resubmit those today and also present more about carbon pricing.

Climate change is real, human-caused, it poses a threat to civilization and there is hope. A very important step in tackling the climate crisis is pricing carbon pollution.

On October 3, 2016, Prime Minister Trudeau announced Canada will have a national price on carbon. The carbon price starts at \$10 per tonne in 2018 and rises to \$50 per tonne in 2022. However, \$50 per tonne won't be enough to meet Canada's goal of reducing emissions to 30% below 2005 levels by 2030. Furthermore, our current goal is [woefully inadequate](#) to the challenge posed by climate change. If every country adopted Canada's targets, this would not keep warming below 2°C, let alone the 1.5°C nations [promised](#) to pursue in Paris. In short, we are off to a great start, but must do better.

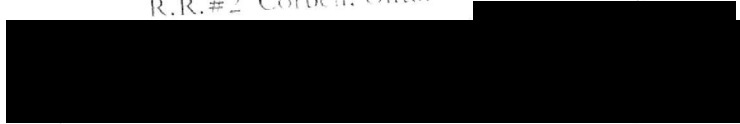
The Greater City of Sudbury should keep the following in mind about carbon pricing going forward in order avert climate catastrophe while at the same time become world leaders in clean technology:

1. Ultimately, the carbon price will need to be economy-wide and it must continue to rise past 2022 with the objective of Canada exceeding our Paris targets and becoming a world leader in tackling the climate crisis and in the clean tech industry. The price recommended by world leading analysts to avert climate catastrophe is \$150-\$200 by 2030.
3. A simple calculation shows this could increase the cost of living throughout most of the 2030's to approximately \$2,000 per person per year.
4. There are already rumblings of a populist tax revolt over the cost of the Ontario Cap and Trade and Spend (100 % not revenue-neutral) program in Ontario, estimated to be about \$140 per person per year. (Note that 48% of Canadians are within \$200 every month of not being able to pay their bills). Imagine the outcry at \$2,000. The clear lesson is that high carbon prices will impose unacceptable costs on consumers. Since 2010, I with the help of Citizens' Climate Lobby have proposed offsetting these carbon pricing costs with dividends to households, i.e. being revenue neutral with a carbon tax known as carbon fee and dividend. Increased carbon costs will hurt the poor most (since they spend a large fraction of their income on bare necessities), while dividends will benefit the poor most because they consume fewer carbon-intensive goods and services. Clearly, carbon fee and dividend is also an income redistribution tool.
5. However some oppose revenue neutrality. They want the government to invest the revenue in various ways to help the transformation to a low-carbon economy. They ask, "where else will the investment money come from?" **The simple answer is** that higher fossil fuel costs will spur the investment needed for this transformation much more efficiently than would government spending. And it won't cost the taxpayer a cent.
6. Carbon pricing will redirect public investment. Public sector projects are often evaluated on a "triple bottom line" (economics, social, environment), but economics is still a driver. For example, higher fossil fuel prices brought about by carbon pricing will, for example, make weatherizing buildings more attractive for public housing.
7. A study prepared for Citizens' Climate Lobby, predicts carbon fee and dividend would reduce emissions by 50% below 1990 levels within two decades in the USA — far beyond what our governments are talking about — while adding hundreds of thousands of new jobs.
8. Note border tax adjustments must be included in the policy to level the playing field for domestic industries with international jurisdictions without a similar carbon price.
9. To ensure that there is a consistent policy towards combatting climate change, that the federal government, as promised in the 2015 election, end financial subsidies to fossil fuel companies.

I am grateful for your service to the City of Greater Sudbury and for recognizing the myriad connections between the climate crisis and the many problems on Earth. It is 100% possible to begin to tackle many of these problems at one time with an effective carbon pricing policy and I am here to help you at this time of change.



© 2015 Ruttan Builders Limited
459 MACPHERSON DR.
R.R. #2 Corbeil, Ontario P0H 1K0



CITY OF GREATER SUDBURY
CITY CLERK, BOX 5000 STATION A
SUDBURY, ONTARIO P3A 5P3



DEAR SIR:

I WOULD LIKE TO BE NOTIFIED OF THE DECISION OF THE PROPOSED OFFICIAL
PLAN AMENDMENT TO BE MADE.

PLEASE REPLY TO RUTTAN DEVELOPMENT CORP.
459 MACPHERSON DR.
RR2 CORBEIL ON. P0H1K0

THANK YOU,

WILLIAM Ruttan

Dalron

March 15, 2017

Mr. Kris Longston
Manager of Community and Strategic Planning
Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

Dear Mr. Longston:

Dalron has had the opportunity to review the draft City of Greater Sudbury's Official Plan (March 2017) and offers the following additional comments as part of the Official Plan Review Process.

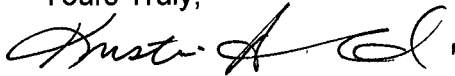
Dalron appreciates the policies that have been incorporated into the Official Plan for new development such as urban design, facilitating innovative housing design and development, as well as encouraging a diversity and range in housing options.

We believe there is opportunity for innovative housing forms to occur through intensification. However the intensification policies (for example Paragraph 3 of 2.3.3) appear to limit the built form of intensification in the established *Living Areas*. Paragraph 3 of Section 2.3.3 states:

"Established *Living Areas* will remain stable, but not static. They will continue to change through additions, accessory guest rooms, garden suites and second suites."

We understand this to mean that the **only** means of intensification will be through additions to existing homes, accessory guest rooms in existing buildings, garden suites and second suites in existing buildings. This is very limiting and does not fully address market needs. We ask that this policy be revised to permit other forms housing through intensification, particularly, townhouse style dwellings and developments, in the *Living Areas*.

Yours Truly,



Kristi Arnold
Dalron Construction

Kris Longston
Manager of Community and Strategic Planning
Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

March 17, 2017

RE: Sudbury Official Plan Review

Please accept the following comments on the draft *City of Greater Sudbury's Official Plan* (March 2017).

We are pleased to see that the City has included policies to facilitate housing for seniors and policies that foster development that recognizes the needs of an aging population. Upon review of the draft Official Plan we offer the following comments:

1. 4.4 Institutional Uses

The second paragraph lists a range of small scale institutional uses that includes retirement homes. Policy 4.4.1 provides a list of institutional uses that does not include retirement homes. We request that retirement homes be added to Policy 4.4.1.

2. 2.3.3 Intensification

The third paragraph of Section 2.3.3 states:

“Established *Living Areas* will remain stable, but not static. They will continue to change through additions, accessory guest rooms, garden suites and second suites.”

We are concerned that “additions, accessory guest rooms, garden suites and second suites” are the only form of intensification in established Living Areas. As it reads, this policy would not allow for additional forms of housing through intensification beyond what is listed.

With the addition of the *Planning for an Aging Population* policies that encourage aging in place and transitional housing opportunities we do not believe that it was the intent to prohibit other forms of intensification in Living Areas. We ask that this policy be removed.

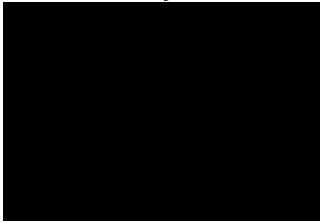
3. **16.2 Planning for an Aging Population**

We find it encouraging that the City is planning for the future and the needs of seniors. We would request that additional policies be included which encourages and supports innovative senior housing.

Regards,

Tim Hickey

Tim Hickey



**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**



Ministry of Housing

Ministère du Logement

Municipal Services Office
North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Telephone: 705 564-0120
Toll-Free: 1 800 461-1193
Facsimile: 705 564-6863

Bureau des services aux municipalités
du Nord (Sudbury)
159, rue Cedar, bureau 401
Sudbury ON P3E 6A5
Téléphone : 705 564-0120
Sans frais : 1 800 461-1193
Télécopieur : 705 564-6863

March 17, 2017

by email and post

Kris Longston, MCIP, RPP
Manager of Community & Strategic Planning
City of Greater Sudbury
P.O. Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

Dear Mr. Longston,

**Re: Phase 1 Five-Year Review
Greater Sudbury Official Plan
MMA File No.: 53-OP-140087**

Thank you for providing notice of public hearing and the most recent version of Phase 1 of the five-year review of the Greater Sudbury Official Plan.

We continue to have some concerns with the approach and associated policies related to the protection of surface water quality. We continue to question the effectiveness of the approach, for example, with respect to causal studies and situations where the Provincial Water Quality Objectives are exceeded or where deterioration of water quality is occurring. Further technical discussions and definition of terms may assist in resolving these concerns.

We request an opportunity for further dialogue in advance of a recommendation to Council. I can be reached directly at [REDACTED] or by email at [REDACTED]

Sincerely,

Wendy Kaufman
Team Lead, Community Planning & Development

c.c. Anneleis Eckert, MOECC (email only)

March 16, 2017



Chair and Members of the Planning Committee
City of Greater Sudbury
P.O. Box 5000
200 Brady Street
Sudbury, ON P3A 5P3

Dear Chair & Members of the Planning Committee,

Regarding : Rezoning Application
Cusinato Lands - Valley View Drive, Valley East
PIN's – 73501-2148 & 7350-6370, Lot 8, Con 5, Blezard Twp (30 Hectares)

This letter is in support of Mr. Angelo Cusinato's application to rezone the above captioned land to industrial. Mr. Mart Kivistik has been retained by Mr. Cusinato to act as his primary consultant with respect to this application. The views expressed herein are simply meant to add concurrence with the conclusions cited in Mr. Kivistik's letter to the Committee. We support the rationale applied by Mr. Kivistik in his determination of what should constitute the basis for a 20 year industrial land supply within the context of the Provincial Policy Statement specifically as it relates to location qualifiers.

In our over 30 years in the industrial brokerage business, we've concluded that the quantum of available industrial land in the region is somewhat less important than the location of that land, its proximity to good transportation linkages and its ability to be developed economically having reasonable access to municipal infrastructure.

In this last economic cycle, excess land in the Valley East Industrial Park was quickly absorbed largely as a result of the pricing incentives that were offered and its "shovel ready" status. Part of this success is in part due to the previous absorption of serviced land in the Walden Industrial Park at the peak of the previous economic cycle. This in turn decreased the supply of serviced industrial land but it also gave rise to additional industrial development demand in and about the Fielding Rd. corridor nearby. We believe there is a like parallel to be drawn for the Valley East Industrial Park. It now enjoys a certain critical mass that will attract other businesses to the area. The clustering of like businesses, notably the mine supply sector transportation groups, have chosen to locate in proximity to each other in order to take advantage of the synergies that exist between them. The "user" has also come to realize that the drive time into the city is more than acceptable when compared to other options. Valley East, as a Greater Sudbury community, offers affordable housing within near proximity to the

employment lands in question which is a valid selling point with employers and developers alike.

The successes of these economic development initiatives reflect the City's foresight in anticipating the future employment land needs of the community. The private development community has been recently encouraged by the City to play a more active role in bringing this type of product to market on a competitive basis. In so doing, the City has agreed with the development community that it wouldn't subsidize the development costs of any land it chooses to bring to market in order to encourage the private sector to fill that role.

Mr. Cusinato is essentially following the City's cue and demonstrating a true community builder's entrepreneurial spirit. He's rationalized that it would make good economic sense to invest and build upon the upward trending success of the Park. The City has already invested in infrastructure in the immediate area. Allowing this proposed use would enable a return on that investment. This intensification of industrial use in this area is in our view good business and we truly believe the consumer will agree when economic indicators turn positive again.

Respectfully,



Jean LeBlanc, CCIM
Broker / Partner

Comment Form: Phase 1 of the Official Plan Review



City of Greater Sudbury
Official Plan
Flexible | Balanced | Sustainable

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Contact Information

Name (first and last)* CATHY KOWALSKI

Organization (if applicable) _____

City* _____ Province* ONT. Postal Code _____

Growth Settlement and Urban Structure

Local Food Systems

FARMER'S MARKET LOCATION
- LIQUIDATION BUILDING ON ECH

CURRENT LOCATION NOT PRACTICAL ACCESS FOR SENIORS LIVING
IN DOWNTOWN CORE AND NOT AESTHETICALLY PLEASING.

Heritage Resources

Natural Resources

Urban Design

Water Quality

Privacy Statement:

*The personal information collected in this comment form, and any attachment, will be used during Phase 1 of the five-year review of the Official Plan conducted in accordance with Sections 26 and 17 of the Planning Act. Your personal information may be disclosed in a public forum for the purpose of the City's Official Plan Review Program. Questions about collection of this information may be directed to Kris Longston, Manager of Community and Strategic Planning, by phone at 705-674-4455, extension 4353, by email at kris.longston@greatersudbury.ca, or by mail to 200 Brady St., PO Box 5000, Station A, Sudbury, ON, P3A 5P3.

I hereby declare that the facts provided in this comment form are true and are complete to the best of my knowledge and I have read and consent to my information being collected, used and disclosed by the City.

Signature: Colley Kowaluk

Date: 20 March 2017

Please return this completed form to:
Kris Longston, Manager of Community and Strategic Planning, by phone at 705-674-4455, extension 4353, by email at kris.longston@greatersudbury.ca, or by mail to 200 Brady St., PO Box 5000, Station A, Sudbury, ON, P3A 5P3.