

Downtown Sudbury Community Improvement Plan Application – 307 Elm Street

Presented To:	Planning Committee
Meeting Date:	August 29, 2022
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides a recommendation regarding an application received as part of the Downtown Sudbury Community Improvement Plan.

Resolution

THAT The City of Greater Sudbury approves the Downtown Sudbury Community Improvement Plan Application at 307 Elm Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Downtown Sudbury Community Improvement Plan Application – 307 Elm Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of August 29, 2022.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The City of Greater Sudbury, through Council’s Corporate Strategic Plan (2019-2027) directs staff to prioritize Business Attraction, Development and Retention. Objective 2.4 aims to “Revitalize Town Centres, nodes and corridors with Public Investment that Supports and Leverages Private Investment.

Providing incentives to develop and redevelop the city's built-up cores is consistent with Goal 1 of the CEEP, which seeks to help sustain compact, complete communities.

Financial Implications

The total request for financial incentives is \$44,306.30. The City has an annual budget of \$250,000 with \$244,335.50 available in grants for Community Improvement Plans.

Background

The City of Greater Sudbury adopted the Downtown Sudbury Community Improvement Plan (DSCIP) in 2016 (See Reference 1).

The stated objectives of the DSCIP are to:

1. Revitalize Downtown Sudbury;
2. Increase the residential population of the downtown;
3. Create and retain employment opportunities;
4. Grow the municipal assessment base;
5. Grow the municipal property tax revenue;
6. Repair and intensify the existing urban fabric with compatible projects;
7. Take advantage of existing infrastructure; and,
8. Enhance the quality of the public realm.

307 Elm Street, Sudbury

The City received a DSCIP application for lands at 307 Elm Street for the conversion of a mixed-use building to a residential building. The application was received on June 13, 2022, prior to the adoption of the Strategic Core Areas Community Improvement Plan. The request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$15,000
Building Permit Fee Rebate Program	\$2,396.30
Per-Door Grant	\$21,910
Feasibility Study Grant	\$5,000
TOTAL	\$44,306.30
Total Work Estimates	\$250,000
Public : Private Ratio	1 : 4.64

Recommendation

Staff recommends that the City approve the CIP application at 307 Elm. The proposal is to add two additional residential units in the building, including improving a façade by adding a multi-level deck with new entrances, thereby achieving the following objectives of the DSCIP:

- Revitalize Downtown Sudbury
- Increase the Residential Population
- Take advantage of existing infrastructure
- Enhance the quality of the public realm

Resources Cited

1. Downtown Sudbury Community Improvement Plan
<https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans-and-incentive-programs/financial-incentive-programs/downtown-community-improvement-plan/>