



## **Downtown Sudbury Community Improvement Plan Application – 212 Minto Street**

Presented To:	Planning Committee
Meeting Date:	October 3, 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regarding an application received as part of the Downtown Sudbury Community Improvement Plan, which is to be repealed and replaced by the Strategic Core Areas Community Improvement Plan on September 13, 2022.

### **Resolution**

THAT The City of Greater Sudbury continues the Application for 212 Minto Street under the Strategic Core Areas Community Improvement Plan;

AND THAT The City of Greater Sudbury approves the Application for 212 Minto 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 – 212 Minto Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of October 3, 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 \$3,984. The City has an annual budget of \$250,000 with \$244,335 available in grants for Community Improvement Plans.

## Background

The City received a Downtown Sudbury Community Improvement Plan (DSCIP) application for lands at 212 Minto Street on August 2, 2022, prior to the adoption of the Strategic Core Areas Community Improvement Plan (SCACIP) on August 9, 2022 (See Reference 1).

As of this writing, the City has received no Notices of Appeal regarding the SCACIP, and the SCACIP is anticipated to come into effect on September 13, 2022. Staff is therefore recommending that this current application be continued under the SCACIP.

The stated objectives of the SCACIP are to:

1. Revitalize Strategic Core Areas of the City.
2. Increase the residential population of the Strategic Core Areas.
3. Create and retain employment opportunities, including new commercial and office spaces.
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.
8. Enhance the quality of the public realm.
9. Increase the energy efficiency and climate readiness of the existing building stock.

### 212 Minto Street

The proposal is to improve the façade by adding new lettering and colour (See Attachment A), thereby achieving the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City
- Enhance the quality of the public realm

The request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$3876
Building Permit Fee Rebate Program	\$108
TOTAL	\$3984
Total Work Estimates	\$7860
Public : Private Ratio	1.02 : 1

### Recommendation

Staff recommends that the City continue and approve the CIP application at 212 Minto under the now in-effect Strategic Core Areas CIP.

### Resources Cited

1. By-Law 2022-128, A By-law of the City of Greater Sudbury to Adopt the Strategic Core Areas Community Improvement Plan  
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=47387>