

Town Centre Community Improvement Plan Application – 497-509 Notre Dame Avenue

Presented To:	Planning Committee
Meeting Date:	October 3, 2022
Type:	Managers' Reports
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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recommendation regarding an application received as part of the Town Centre Community Improvement Plan, which is to be repealed and replaced by the Strategic Core Areas Community Improvement Plan on September 13, 2022.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 497-509 Notre Dame Ave under the Strategic Core Areas Community Improvement Plan;

THAT the City of Greater Sudbury approved the Application at 497-509 Notre Dame Ave, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Town Centre Community Improvement Plan Application – 497-509 Notre Dame Ave”, 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 \$15,600. The City’s annual budget for Community Improvement Plans is \$250,000 with \$244,335 currently available.

Background

The City received a Town Centre Community Improvement Plan (TCCIP) application for lands at 497-509 Notre Dame Ave which submitted in 2021, prior to the adoption of the Strategic Core Areas Community Improvement Plan (SCACIP) on August 9, 2022 (see Reference 1). At the time of submission, the application was deemed incomplete, the applicant proceeded with completion of the project and has now provided the required information.

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.

497-509 Notre Dame

The proposal is to improve the façade by replacing the window and doors, and re-surfacing the façade with a combination of brick, siding, and stucco (see attachment A), there by achieving the 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	\$15,000
Building Permit Fee Rebate Program	\$600
TOTAL	\$15,600
Total Work Estimates	\$53,087
Public: Private Ratio	1: 2.5

Recommendations

Staff recommends that the City approved the CIP application at 497-509 Notre Dame 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>