

Strategic Core Areas Community Improvement Plan Applications – 158 Elgin Street

Presented To:	Planning Committee
Meeting Date:	January 23, 2023
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	Enter File Number or N/A

Report Summary

This report provides a recommendation regarding applications received as part of Strategic Core Areas Community Improvement Plan.

Resolution

THAT The City of Greater Sudbury approves the Applications for 158 Elgin Street, Main Storefront and Suite 0, and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications – 158 Elgin Street, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of January 23, 2023.

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 \$83,500 for the Main Storefront Proposal, and \$38,000 for the Suite 0 proposal. The City has an annual budget of \$250,000 with \$250,000 available in grants for Community Improvement Plans.

Background

The City received Strategic Core Areas Community Improvement Plan (SCACIP) applications for lands at

158 Elgin Street, Main Storefront and Suite 0, on September 20, 2022 and September 15, 2022, respectively. 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.

158 Elgin Street, Main Storefront

This proposal is to improve the façade by replacing the storefront glazing and doors, thereby allowing direct access from the street to tenant spaces. The proposal also seeks to renovate the interior space with partition walls to permit for 3 individual tenants, two of which had a lease in place at the time of the application (See Attachment A). The proposal helps achieve the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Create and retain employment opportunities, including new commercial and office spaces.
- Take advantage of existing infrastructure.
- Enhance the quality of the public realm.
- Increase the energy efficiency and climate readiness of the existing building stock.

The request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$20,000
Building Permit Fee Rebate Program	\$1,000
Commercial Vacancy Leasehold Improvement Program	\$10,000
Business Improvement Area Tenant Attraction Program (Loan)	\$47,500
Feasibility Grant Program	\$5,000
TOTAL	\$83,500
Total Work Estimates	\$145,000
Public : Private Ratio	1 : 3.02 (exclusive of loan portion)

158 Elgin Street, Suite 0

This proposal is to introduce a speakeasy-type bar in the basement of 158 Elgin Street. The project also includes a façade improvement element with new signage and a patio (See Attachment B). In sum, the project helps achieve the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Create and retain employment opportunities, including new commercial and office spaces.
- Take advantage of existing infrastructure.
- Enhance the quality of the public realm.

The request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$20,000
Building Permit Fee Rebate Program	\$3,000
Commercial Vacancy Assistance Program	\$10,000
Feasibility Grant Program	\$5,000
TOTAL	\$38,000
Total Work Estimates	\$250,000
Public : Private Ratio	1 : 5.57

Multiple Applications at 158 Elgin Street

Per Policy 6 of Section 3.2.1.1 of the Strategic Core Areas Community Improvement Plan, “The City will not accept applications from same applicant for same program and address, unless 5 years has elapsed since the last grant payment associated with the program for said property. This time frame is retroactive and includes any other CIP in effect within a 5-year period”. There are two separate applicants for the current applications.

5026895 Ontario Inc., a third distinct applicant related to the building at 158 Elgin, had previously applied and was approved for funding as part of the Downtown Sudbury Community Improvement Plan 2021 Intake. The proposal at the time was to paint the brick veneer, install new windows and doors, remove the existing signage and install new signage, and install an over-night security grill at the main entrance (See Attachment C). On January 25, 2022, Council passed By-law 2022-25 which authorized the General Manager to enter into the necessary agreements with 5026895 Ontario Inc. for the work described in the agreements, to a maximum of \$15,000 for the façade improvement work, and \$450 for the building permit fee rebate. Per the agreement, the applicant has until October 31, 2023 to complete the work prior to receiving any of these grants.

While there may be some overlap in the former application and the two new applications, the applicant(s) would not be able to request grant payments for the same work under different intakes/applications. The process is monitored by ensuring that all receipts are provided and the grants are paid back only once the work has been completed. The proponents are therefore unable to provide the same receipts more than once to fulfill the requirements of a given grant agreement.

Staff is therefore satisfied that approving the new applications would meet the policy intent of the Strategic Core Areas Community Improvement Plan.

Recommendation

Staff recommends that the City approve the CIP applications at 158 Elgin Street.

Resources Cited

1. Strategic Core Areas Community Improvement Plan

<https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans-and-incentive-programs/financial-incentive-programs/strategic-core-areas-community-improvement-plan/pdfs/scacip-plan/>