

**Strategic Core Area Community
Improvement Plan Application - 601
Kathleen Street**

Presented To:	Planning Committee
Meeting Date:	February 22, 2023
Type:	Managers' Reports
Prepared by:	Bailey Chabot 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a recommendation regarding an application received as part of the Town Centre Community Improvement Plan, which was repealed and replaced by the Strategic Core Areas Community Improvement Plan.

Resolution

THAT the City of Greater Sudbury continues the Application for 601 Kathleen Street under the Strategic Core Areas Community Improvement Plan.

AND THAT the City of Greater Sudbury approves the Application at 601 Kathleen 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 “Strategic Core Area Community Improvement Plan Application – 601 Kathleen Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of February 22, 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 \$35,000 through three incentive programs. The City’s annual budget for Community Improvement Plans is \$250,000 with the full \$250,000 currently available.

Background

The City received a Town Centre Community Improvement Plan (TCCIP) application for lands at 601 Kathleen Street, prior to the adoption of the Strategic Core Areas Community Improvement Plan (SCACIP) on August 9, 2022 (see Reference 1). The application was missing information that has since been provided to allow for a complete review of the proposed works.

The SCACIP was approved on September 13, 2022 and is now being implemented; 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.

601 Kathleen Street, Sudbury

Existing

The property currently contains an older three storey single detached dwelling. The building is red brick with an aging front porch (see attachment A). The parcel is zoned General Commercial, C2, which permits several commercial and residential uses.

Proposed

The proposal is to improve the façade by replacing existing windows and doors, to repair and re-paint brickwork from ground level to the 3rd storey, to remove the front porch and replace it with commercial doors, and to add signage (see attachment B). The proposal includes the creation of commercial space on the ground floor and the renovation of upper floors to allow for the creation of two new residential units.

The proposal there by achieves the objectives of the SCACIP:

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

The request includes the following estimated grants/rebates:

Incentive Program	Estimated Amount Requested
Façade Improvement Program	\$17,000
Building Permit Fee Rebate Program	\$2,000
Residential Incentive Program	\$16,000
TOTAL	\$35,000

Recommendation

Staff recommends that the City approved the CIP application at 601 Kathleen Street 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>