

Strategic Core Areas Community Improvement Plan Application – 158 Elgin Street – Suite 102

Presented To:	Planning Committee
Meeting Date:	May 8, 2023
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 Strategic Core Areas Community Improvement Plan.

Resolution

THAT The City of Greater Sudbury approves the Application for 158 Elgin Street – Suite 102, 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 Areas Community Improvement Plan Application – 158 Elgin Street – Suite 102”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee Meeting on May 8, 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 \$14,500. The City has an annual budget of \$250,000 with \$246,712.85 available in grants for Community Improvement Plans.

Background

The City received a Strategic Core Areas Community Improvement Plan (SCACIP) application for lands at 158 Elgin Street – Suite 102 on March 20, 2023. 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, Suite 102

The proposal is to introduce a café on the ground floor of 158 Elgin Street (See Attachments A and B), thereby achieving the following objectives of the SCACIP:

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

The request includes the following:

Incentive Program	Amount Requested
Building Permit Fee Rebate Program	\$1,500
Commercial Vacancy Assistance Program	\$10,000
Feasibility Grant Program	\$3,000
TOTAL	\$14,500
Total Work Estimates	\$57,000
Public : Private Ratio	1 : 2.93

Previous Applications

Council recently approved a SCACIP application for a café/speakeasy for the basement (or Suite 0) at 158 Elgin. By-law 2023-28 was approved on February 21, 2023 and includes the following grants for the previous application: Façade Improvement Grant (\$20,000); Building Permit Fee Rebate (\$3000), Commercial Vacancy Leasehold Improvement Grant (\$10,000), and the Feasibility Study Grant (\$5,000).

The main storefront was also subject of a CIP approval (via same By-law 2023-28). The approval included a Façade Improvement Grant (\$20,000); a Building Permit Fee Rebate (\$1,000); Commercial Vacancy Leasehold Improvement Grant (\$10,000); a Business Improvement Area Tenant Attraction Loan (\$47,500) and a Feasibility Study Grant (\$5,000). At the time of the 'main storefront' application in September 2022, the applicants noted that the work would result in one vacant unit (Suite 102). The café owner is now looking to move the café from the basement unit to the main storefront, Suite 102.

As of this writing, none of these grants have been paid out.

Recommendation

Staff recommends that the City approve the CIP application at 158 Elgin Street – Suite 102.

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/>