

Strategic Core Areas Community Improvement Plan – 96 Larch Street

Presented To:	Planning Committee
Meeting Date:	February 26, 2024
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 under the Strategic Core Areas Community Improvement Plan.

Resolution

THAT The City of Greater Sudbury approves the Strategic Core Areas Community Improvement Plan application for 96 Larch Street, 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 – 96 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2024

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 Economic Capacity and Investment Readiness. Objective 2.4 aims to “Revitalize Greater Sudbury’s Downtown and Town Centres with Public Investment that Supports 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 recommended grants and loan for 96 Larch Street is \$24,538.28. The total proposed private investment is \$550,000, for a total public to private investment ratio of 1 : 21.41.

The Community Improvement Plan (CIP) fund currently has a balance of approximately \$380,000. The CIP fund is composed of a combination of annual operating dollars, CIP loan repayments, and funds from the Tax Stabilization Reserve - Committed. If this CIP application is approved, the balance of the CIP fund would be approximately \$355,000.

Background

The stated objectives of the Strategic Core Areas Community Improvement Plan (SCACIP – See Reference 1) 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.

96 Larch Street

The City received a SCACIP application for 96 Larch Street on November 18, 2023, revised on January 17, 2024. The proposal is to introduce a Vietnamese restaurant at 96 Larch and to install signage, lighting and some security features under the façade improvement program. The Commercial Vacancy Assistance Program funds would assist with permanent leasehold improvements such as a new hood system, fire suppression, electrical system, ceilings, doors, etc.

The request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$4,000
Commercial Vacancy Assistance Program	\$10,000
Building Permit Fee Rebate Program	\$5,538.38
Feasibility Study Grant Program	\$5,000
TOTAL	\$24,538.28
Total Work Estimates	\$550,000
Public : Private Ratio	1 : 21.41

Recommendation

The application at 96 Larch Street meets the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Create and retain employment opportunities, including new commercial and office spaces.

Staff recommends that the application be approved.

Resources Cited

1. Strategic Core Areas Community Improvement Plan <https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plansandincentive-programs/financial-incentive-programs/strategic-core-areas-community-improvementplan/pdfs/scacip-plan/>