

Strategic Core Areas Community Improvement Plan Application – 517 Kathleen Street

Presented To:	Planning Committee
Meeting Date:	March 18, 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 517 Kathleen 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 Application – 517 Kathleen Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 18, 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 grant for 517 Kathleen Street is \$7,500.00. The total proposed private investment is \$12,300, for a total public to private investment ratio of 1 : 0.64.

The Community Improvement Plan (CIP) fund currently has a balance of approximately \$740,000. CIP funding is achieved by balancing a CIP Fund composed of five parts: 1) funds committed to active CIP agreements, 2) annual contribution of \$250,000 from the City’s operating budget, 3) uncommitted funds, if any, are placed in a Tax Stabilization Reserve – Committed, 4) loan repayments, and 5) any other funding source to be used for CIP purposes. If this CIP application is approved, the balance of the CIP fund would be

approximately \$732,500.

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.

517 Kathleen Street

The City received a SCACIP application for 517 Kathleen Street on February 8, 2024. The building is currently a mixed-use commercial/residential building with 29 hotel rooms on the upper floor, and vacant commercial space on the main floor and in the basement. Per the applicant, the proposal is to “convert the entire commercial space into [22-25] affordable bachelor apartments,” and leave the rented spaces on the upper floor as long-term leases.

Given the conversion of the space to a more sensitive use (i.e., from commercial to residential), the filing of a Record of Site Condition is mandatory under Provincial regulations. The applicant therefore needs to undertake a Phase One Environmental Site Assessment and is requesting a \$7,500 grant under Feasibility Study Grant Program.

Should the grant be approved, 50% of the amount would be provided to the applicant following submission of the final completed study. The remaining 50% would be paid upon the building being available for occupancy for the proposed residential use.

The applicant has indicated that they intend to submit another application under the SCACIP and Affordable Housing CIP programs once the feasibility phase of the project is completed. The phasing of incentives is permitted under both CIPs.

In summary, the current request includes the following:

Incentive Program	Amount Requested
Feasibility Study Grant Program	\$7,500
TOTAL	\$7,500
Total Work Estimates	\$12,300
Public : Private Ratio	1 : 0.64

Recommendation

Should the applicant proceed with the residential conversion, the project at 517 Kathleen Street would meet the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Increase the residential population of the Strategic Core Areas.

- Take advantage of existing infrastructure.
- Enhance the quality of the public realm.

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/>