

2025 Community Improvement Plan Review

Presented To:	Finance and Administration Committee
Meeting Date:	January 28, 2025
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides a recommendation regarding a new draft Community Improvement Plan and recommends the start of a public consultation process.

Resolution

THAT The City of Greater Sudbury directs staff to commence the public consultation process on the draft Greater Sudbury Community Improvement Plan, as outlined in the report entitled “2025 Community Improvement Plan Review” from the General Manager of Growth and Development, presented at the Finance and Administration Committee meeting on January 28, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

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

There are no financial implications associated with this report. Council has approved an ongoing annual allocation of \$250,000 to fund current and future Community Improvement Plan Applications. Should Council adopt the proposed changes to the Strategic Core Areas Community Improvement Plan, it is anticipated that the financial implications of the new or amended programs would be similar to what is currently available. Staff would continue to report on CIP Reserves and Commitments with every application.

Background

This report is in response to several directions of Council, including direction to:

- Prepare a Heritage Community Improvement Plan (“CIP”) (March 29, 2022 – See Reference 1)
- Update the Downtown Sudbury Master Plan (September 26, 2022 – See Reference 2)
- Review Certain Elements of the Strategic Core Areas CIP (February 26, 2024 – See Reference 3)
- Review Brownfields Strategy and CIP (March 18, 2024 – See Reference 4)
- Prepare an amendment to the Strategy Core Areas CIP (June 18, 2024 – See Reference 5).

Proposed Amendment to the Strategic Core Areas Community Improvement Plan

On June 18, 2024, staff presented its review of the City’s incentive programs along with a range of policy options. Council directed staff to prepare an amendment to the Strategic Core Areas Community Improvement Plan.

The proposed changes to the Strategic Core Areas CIP are outlined in the following table:

Program or Theme	Recommendation	Section of New CIP
General	Rename the CIP to the <i>Greater Sudbury Community Improvement Plan</i>	Title
General	Incorporate Brownfield, Heritage, and Affordable Housing Elements throughout	Throughout
General	Restrict concurrent applications from same property and program	Policy 6 of Section 3.2.1.1
Standard Tax Increment Equivalent Grant (TIEG)	Remove eligibility of tenant to receive TIEG	Throughout TIEG sections
Superstack TIEG	No change	N/A
Corridors TIEG	Reintroduction of sunset clause of December 29, 2028	See Section 3.3.1.2
Parking Structure TIEG	No change	N/A
Façade Improvement Program	Program to apply to existing commercial and mixed-use buildings only	Section 3.3.2.
	Program to apply to main façade(s) only	
	Clarify that proposals to address deferred maintenance are ineligible	
	Incorporate Heritage element	Section 3.3.2. Policy 2.
Planning and Building Fee Rebate Program	No substantive changes	N/A
Residential Incentive Program	Take existing program from AHCIP and incorporate it into GSCIP	Section 3.3.4
Commercial Vacancy Assistance Program	Program lapsed on August 9, 2024. Staff recommends returning at the completion of the Downtown Sudbury Master Plan Update Process for further policy recommendations in this regard.	N/A
Business Improvement Areas Tenant Attraction Program	Program to be removed	N/A
Feasibility Study	Rename program to Professional Study Grant	

Grant Program	Program	
BROWNFIELD STRATEGY AND COMMUNITY IMPROVEMENT PLAN		
Program or Theme	Recommendation	Section of New CIP
General	Incorporate <i>Brownfield Strategy and CIP</i> into new <i>Greater Sudbury CIP</i>	Throughout, including new Section 4
	Use 2024 PPS Definition of Brownfield	
	Incorporate Vision and Goal of former CIP into front sections of CIP	Sections 1 and 2
Brownfield Tax Assistance Program	Update language per legislative changes made since 2012	
Brownfield Landfill Tipping Fee Program	Program to be removed to be consistent with current City practice.	N/A
Professional Study Grant Program	Include Phase II environmental site assessments as eligible costs	Section 3.3.5
HERITAGE		
Program or Theme	Recommendation	Section of New CIP
Façade Improvement Program	Program to apply to properties designated under the Heritage Act	Section 3.3.2
Professional Grant Program	Include heritage-related studies such as cultural heritage evaluations, heritage impact assessments and the hiring of heritage architects	Section 3.3.5
AFFORDABLE HOUSING COMMUNITY IMPROVEMENT PLAN		
Program or Theme	Recommendation	Section of New CIP
General	Incorporate AHCIP into new Greater Sudbury CIP	Throughout, including new section 5
	Incorporate Vision and Goal of former CIP into front sections of CIP	Sections 1 and 2

Downtown Sudbury Master Plan Review

The City is undertaking a review of the Downtown Sudbury Master Plan. Part of the work includes reviewing the incentive framework and to provide policy recommendations regarding the CIP update. Staff would seek feedback on the draft CIP as part of the Master Plan review process and return by the end of 2025 to ensure that both plans are presented at or around the same time.

Summary and Recommendation

Council directed staff to review the City's Community Improvement Plans (CIP) and to return with a proposed amendment. Staff recommends incorporating the CIPs into a new Greater Sudbury Community Improvement Plan. Staff should now be directed to commence public consultation on the attached draft CIP and to return by the end of 2025, at or near the culmination of the Downtown Sudbury Master Plan process.

Resources Cited

1. Resolution FA2022-08-A2
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=44064>
2. "Downtown Master Plan Update," report presented at the September 26, 2022 Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47509>

3. Member's Motion for the Review of Community Improvement Plans Program (PL2024-38)
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=52630>
4. "Brownfield Strategy and Community Improvement Plan Review," report presented at the March 18, 2024 Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=52704>
5. "Community Improvement Plan Review," report presented at the June 18, 2024 Finance and Administration Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=53833>