

Employment Land Community Improvement Plan – Program Review 2025

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Recommended by:	Chief Administrative Officer
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Report Summary

This report provides a recommendation regarding the outcomes of the Employment Land Community Improvement Plan (ELCIP) to date. These proposed adjustments will improve clarity in the application, eligibility, and assessment process while strengthening alignment with Council's strategic priorities in order to refine a successful initiative.

Resolution

THAT the City of Greater Sudbury directs staff to prepare and implement program refinements to the Employment Land Community Improvement Plan as outlined in the report entitled "Employment Land Community Improvement Plan – Program Review 2025" from the Chief Administrative Officer, presented at the Planning Committee Meeting of April 28, 2025.

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

The ELCIP supports economic growth by leveraging a community improvement plan to attract investment and enhance business development. It aligns with:

- Strategic Plan Goal 1.4: Utilizing community improvement plans to incentivize economic growth.
- Strategic Plan Goals 2.1 and 2.3: Supporting business growth, streamlining development processes, and fostering investment readiness.
- Community Energy & Emissions Plan (CEEP) Goal 1: Encouraging sustainable development and compact, complete communities.

Additionally, by prioritizing investment in Clean Tech and Life Sciences sectors, the program contributes to a cleaner, healthier community, reducing pollution and improving air and water quality in alignment with CEEP objectives.

Financial Implications

There are no financial implications associated with this report. The proposed refinements are expected to enhance program effectiveness.

The ELCIP consists of a single program: the Tax Increment Equivalent Grant (TIEG). Employment Lands CIP approvals for Tax Increment Equivalent Grants (TIEG) are funded by assessment growth the year where property taxes have been levied and the property has been reassessed. This means that a grant/transfer payment will be included in future years budgets, however the municipality will experience assessment growth to offset this incremental increase.

Background

Program Review and Proposed Enhancements

Since its adoption by City Council on June 27, 2023, and the program launch in December 2024, the ELCIP has generated significant interest:

- Over 20 pre-application consultations
- 5 applications in draft format
- 1 approved application

A thorough review, including feedback from applicants and best practices from similar programs in Ontario (e.g., Sault Ste. Marie, North Bay, Port Colborne, and Niagara Region), has identified both strengths and opportunities for refinement. The recommended amendments will enhance clarity, maximize economic benefits, and further align the program with Council's strategic vision.

Core Program Structure: Tax Increment Equivalent Grant (TIEG)

The ELCIP will continue as a single-program initiative, using the TIEG model. Under this approach:

- The grant is funded based on reassessed municipal property taxes, ensuring financial sustainability.
- The City initially reimburses a portion of collected taxes, fostering immediate investment while benefiting from long-term revenue growth.
- Beyond the grant period, the City gains increased tax revenue and broader economic benefits, including job creation and business expansion.

Proposed Amendments

To optimize the program, the following refinements are recommended:

- Refining Eligible Uses: Replace "Industrial Use" with "Eligible Use" and introduce clear definitions to attract investment across high-impact sectors aligned with provincial and federal priorities.
- Enhancing the Scoring Matrix: Adjust criteria to align grant terms with investment size and job creation thresholds.
- Incentivizing Strategic Priorities: Introduce additional scoring measures that reward projects aligned with intensification areas, economic diversification, innovation, and sustainable design.
- Implementing a Sliding Scale for Tax Reinstatement: Introduce a structured approach for reintroducing municipal taxes in certain categories, ensuring incremental financial benefits for the City.

These refinements will enhance the ELCIP's ability to attract high-quality investments, support job creation, and strengthen Greater Sudbury's position in the global economy.

Recommendations and Next Steps

Staff recommends initiating the Planning Act amendment process to implement these program refinements.

Key steps include:

- Circulating the amended ELCIP to the Ministry of Municipal Affairs and Housing for provincial review.
- Engaging the public to gather feedback on the proposed changes.
- Incorporating stakeholder input into the final amendments.
- Presenting the updated ELCIP to City Council for adoption.

By strengthening an already successful program, these refinements will amplify its impact, ensuring Greater Sudbury remains a competitive and attractive destination for investment and economic growth.

Resources Cited

1. "Community Improvement Plan Process and Funding", report presented at the September 14, 2021 Council Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=41791>
2. "[Employment Land Strategy](#)", report presented at the August 9, 2022 Finance and Administration Committee <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47318>
3. "Employment Land Community Improvement Plan", report presented at the March 28, 2023 Finance and Administration Committee Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=48918>
4. "Employment Land Community Improvement Plan – Request for adoption" report presented at the June 26, 2023 Planning Committee meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=49917>