

Strategic Core Areas Community Improvement Plan Application – 65 Larch Street, Sudbury

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Recommended by:	General Manager of Growth and Infrastructure
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Report Summary

This report provides a recommendation regarding a Strategic Core Areas Community Improvement Plan application for the renovation at 65 Larch Street to incorporate a medical clinic specializing in chronic pain.

Resolution

THAT The City of Greater Sudbury approves the Application for 65 Larch Street, Sudbury, 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 – 65 Larch Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee Meeting of April 14, 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 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 grant request of \$37,500 will be funded from existing budgets.

Background

65 Larch Street

The City received a SCACIP application for lands at 65 Larch Street on January 25, 2025. The currently vacant Suite 103 at 65 Larch Street is proposed to undergo extensive renovations to transform the vacant space into a “modern medical clinic specializing in chronic pain management. Improvements include framing new walls for X-ray rooms, ultrasound rooms, consultation offices, and recovery areas, as well as installing lead-lined walls and doors for radiation safety. New plumbing systems, hospital-grade flooring, and electrical upgrades would ensure compliance with medical standards.”

“A modern HVAC system will be installed for optimal ventilation, and the reception area, administrative offices, and clinical rooms will feature custom cabinetry and countertops. Walls will be painted with hospital-grade paint for durability and cleanliness. These renovations will repurpose Suite 103 into a state-of-the-art clinic, enhancing the building’s role as a hub for healthcare and professional services.”

The financial request includes the following:

Incentive Program	Amount Requested
Building Permit Fee Rebate Program	\$30,000
Feasibility Grant Program	\$7,500
TOTAL	\$37,500
Total Work Estimates	\$2,251,531
Public : Private Ratio	1 : 59

Analysis

The stated objectives of the Strategic Core Areas Community Improvement Plan (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.

The proposal at 65 Larch meets the following objectives:

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

Community Improvement Plan Funding

Community Improvement Plans are the means by which the City provides financial incentives for the development and redevelopment of properties to meet Council's goals regarding revitalization, brownfield redevelopment, affordable housing, etc. CIP funding is achieved by balancing a CIP Fund composed of four parts:

- 1) Annual allocation of \$250,000 which is placed in reserve for current and future CIP uses.
- 2) Repayment of CIP loans are contributed back to the program.

- 3) Any other funding source to be used for CIP purposes.
- 4) Minus the funds committed to active CIP agreements.

These funds support approved CIP applications with the exception of Tax Increment Equivalent Grants (TIEG) that are funded when the reassessment of property value occurs and the increase in taxation is payable.

Since 2017, Council has contributed a total of \$5,150,760 for CIP programs.¹ To date, the City has issued approximately \$1.8M in grants and loans and has approximately \$2.8M in remaining commitments. The CIP fund currently has a balance of approximately \$1,000,000.

Recommendation

Staff recommends that the City approve the CIP application at 65 Larch Street, Sudbury.

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/>

¹ In addition to the funding since 2017, Council transferred \$125K from the Financial Incentives for Downtown Renewal Pilot Program to the Town Centre CIP in 2012. The City also received \$162,487 from Provincial Mainstreet funding in 2018 which was also allocated to the Town Centre CIP. In late 2024, Council committed an additional \$2,041,760 for the residential projects at 7 Pine Street and 30 Cedar Street, Sudbury.