

Greater Sudbury Community Improvement Plan Application – 65 Larch Street, Sudbury

Presented To:	City Council
Meeting Date:	April 28, 2026
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Planning and Growth

Report Summary

This report provides a recommendation on a Greater Sudbury Community Improvement Plan Application for the conversion of the top floors of 65 Larch Street into 44 residential dwelling units.

Resolution

THAT the City of Greater Sudbury approves the Greater Sudbury Community Improvement Plan application at 65 Larch Street, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Greater Sudbury Community Improvement Plan Application – 65 Larch Street, Sudbury” from the General Manager of Planning and Growth, presented at the Council Meeting of April 28, 2026.

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 request for financial incentives is \$917,500. This project qualifies for the Housing Incentives available through the Greater Sudbury Community Improvement Plan (CIP) and will be funded through the Housing Accelerator Fund (HAF) with no impact on the tax levy. Total approved funding from the HAF to date for CIP related projects is \$1,324,220 of the \$2.5 million total allocation.

Background

The City received a Greater Sudbury Community Improvement Plan (GSCIP) application for lands at 65 Larch Street in Sudbury. The proposal is to renovate the upper floors of the existing 4-storey building to 44

dwelling units. (See Attachment A).

Housing Accelerator Program

The applicants are requesting \$880,000 under the Housing Accelerator program, based on a grant of \$20,000 per unit. This amount is greater than the maximums outlined in the program. However, section 3.3.3 of the CIP states that:

“the City may receive applications that exceed the maximum program amounts for the Housing Accelerator Program only. Such applications must include a minimum of ten dwelling units. The funds provided the City shall not exceed 50 per cent of the cost to construct budget prepared by a qualified professional and submitted as part of the application. In evaluating these requests, the City will consider its focus areas and housing targets outlined in the Housing Supply Strategy.”

The grant would represent less than 50% of the cost of development (estimated at \$5.4M). The proposal also aligns with the focus areas and housing targets of the Housing Supply Strategy, by adding needed housing in a targeted intensification area, supporting goals for compact, complete communities and responding to housing shortages and low vacancy rates in the urban core.

The Greater Sudbury CIP now has the Building Permit Fee Rebate program as a subset of the Housing Accelerator Program. The applicants are requesting the program maximum (\$30,000) under the Building Permit Fee Rebate.

Professional Grant Program

The applicants have requested the maximum grant amount of \$7,500 to assist with their market feasibility study. This is eligible under the program guidelines.

Community Improvement Plan Funding

Community Improvement Plans are how 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 (e.g., the Housing Accelerator Fund).
- 4) Less funds committed to active CIP agreements.

These funds support approved CIP applications except for 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 \$5,400,760 for CIP programs.¹ To date, the City has issued approximately \$2M in grants and loans and has approximately \$2.8M in remaining commitments. The CIP fund currently has a balance of approximately \$1.25M.

Per the City's agreement with the Federal Government, the City has set aside \$2.5M from the Housing Accelerator Fund to top up the total CIP fund for housing projects. This proposal would meet the parameters

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

set out by the agreement.

Recommendation

Staff recommends approval of the CIP application at 65 Larch Street with the following amounts:

Incentive Program	Amount Requested
Housing Accelerator Program	\$880,000
- Building Permit Fee Rebate Program	\$30,000
Professional Study Grant Program	\$7,500
TOTAL GRANT REQUEST	\$917,500
Total Work Estimates	\$5,400,000
Public : Private Ratio	1 : 4.89

Resources Cited

1. Greater Sudbury Community Improvement Plan
<https://www.greatersudbury.ca/sites/sudburyen/assets/GSCIP-REPORT-2025.pdf>