

Staff Report: Main Street Revitalization Initiative: Town Centre Community Improvement Plan Application for 525 Notre Dame Avenue

Date: June 3, 2019

Background

The Town Centre Community Improvement Plan (TCCIP) includes various financial incentives for development and redevelopment, in the Town Centres of Capreol, Chelmsford, Levack, Lively, Copper Cliff, Kathleen Street and Flour Mill including:

- Tax Increment Equivalent Grant Program;
- Multi-Residential Interest-Free Loan Program;
- Residential Incentive Program;
- Planning and Building Fee Rebate Program;
- Façade Improvement Program; and
- Feasibility Grant Program.

The City of Greater Sudbury has been allocated \$172,487 under the Main Street Revitalization Initiative. The initiative targets the funding of Community Improvement Plans, such as the Town Centre CIP, and strategic municipal infrastructure identified in key municipal documents such as the Downtown Master Plan.

On June 12, 2018, staff presented a report to Council seeking direction for use of the funds and to enter into the required funding agreement. As directed by Council, the City entered into a Municipal Funding Agreement to receive the funds on June 19, 2018. In order to be eligible, costs must be incurred between April 1, 2018 and March 31, 2020. Council directed staff to allocate \$162,487 of the Main Street Revitalization Initiative Funds to the Town Centre Community Improvement Plan. Staff have recently received applications to the Town Centre CIP programs for the above address, which require the approval of Council.

Review and Evaluation – 525 Notre Dame Avenue

An application has been made for 525 Notre Dame in the amount of \$15,000 under the Façade Improvement Program and \$3,000 under the Planning and Building Permit Fee Rebate Program. 525 Notre Dame is occupied by Cambrian Search Group, and Bee-Clean Building Maintenance, with residential apartments on the second floor.

The proposed renovations will include the removal of the existing stucco and metal cladding and replacement with new stucco and brickwork. The windows will be replaced, new lighting will be added and the front steps will be resurfaced and the railings reconfigured. A photo of the current façade as well as a drawing showing the proposed improvements is attached to the report as Appendix A. As per the application requirements, the owner provided two quotes for the work, the lowest combination of which totaled \$33,222. The Façade Improvement Grant program provides a grant for 50% of the cost to improve an eligible building's façade to a maximum of \$15,000. It should also be noted that under the Town Centre Community Improvement Plan, the total amount of funding allocated to the signage component of a comprehensive façade improvement project is limited to \$2,500. As a result, this application would qualify for the maximum amount of \$15,000.

The owner has also applied for the Planning and Building Fee Rebate program. The estimate amount of the refund for the building permit fees is approximately \$3,000.00.

Planning staff reviewed the application relative to the mandatory TCCIP policies. The TCCIP requires that the subject lands be within the CIP Project Area, that the eligible property is not in a position of tax arrears at the time of the application, and that outstanding work order must be satisfactorily addressed prior to the issuing of any financial incentive. Staff support the approval of the application.

Conclusion and Next Steps

Staff recommends that the City accept the application for 525 Notre Dame. As per the funding agreement with AMO, communications regarding the successful applicants and completed projects will be coordinated with the Province. Successful applicants will be required to enter into agreements with the City and constructions works will be monitored to ensure that works are completed by March 31, 2020 as per the funding agreement.

An update report will be presented to Planning Committee in July 2019 to advise of the status of accepted applications and any remaining funds under the Main Street Revitalization Initiative.

References

1. Ontario's Main Street Revitalization Initiative, <https://www.amo.on.ca/MainStreetRevitalizationInitiative>
2. Town Centre CIP, <https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans/town-centre-cip-initiative/>

3. Community Improvement Plans, <https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans/>
4. Downtown Sudbury Master Plan, <https://www.greatersudbury.ca/play/downtown-sudbury/the-downtown-sudbury-master-plan/>
5. Staff Report, Ontario's Main Street Revitalization Initiative, <https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1282&itemid=15197>
6. Staff Report, February 11, 2019, Main Street Revitalization Initiative: Intake Results, <https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1307&itemid=15895>