

**By-Law 2020-78**

**A By-Law of the City of Greater Sudbury  
to Authorize Grants Under the Town Centre Community Improvement Plan**

**Whereas** Council of the City of Greater Sudbury adopted a Town Centre Community Improvement Plan pursuant to By-law 2012-167, as amended, which provides for certain financial incentives; and

**And Whereas** the City of Greater Sudbury received funding under the Province's Main Street Revitalization Program for use in accordance with the Town Centre Community Improvement Plan;

**And Whereas** pursuant to By-law 2019-39, Council for the City of Greater Sudbury authorized certain grants pursuant to the Town Centre Community Improvement Plan, to utilize funding allocated to the City in 2018 under the Province's Main Street Revitalization Program;

**And Whereas** the applications were abandoned for certain properties for which grants authorized under By-law 2019-39 and as a result funds previously allocated under those grants and other remaining funds are available for improvements under the Main Street Revitalization Program through the Town Centre Community Improvement Plan;

**And Whereas** Council wishes to authorize the making of certain grants in accordance with the applicable guidelines for the financial incentives set out in the Town Centre Community Improvement Plan, using the remaining Main Street Revitalizations Funds;

**Now Therefore Council of the City of Greater Sudbury Hereby Enacts as Follows:**

1. Council of the City of Greater Sudbury hereby amends By-law 2019-39 by replacing Schedule "A" thereto with Schedule "A" attached hereto.

2. The General Manager of Growth and Infrastructure is authorized to establish the terms of and sign, on behalf of the City of Greater Sudbury, an agreement with Sylvie Jacqueline Turgeon-Gervais, operating as Pro-Stitch, with respect to property known as 495 Notre Dame Avenue, to extend the time for compliance with the conditions of the Grant authorized under By-law 2019-39.

3. Council for the City of Greater Sudbury authorizes by way of grant, financial incentives of the type described in Column D on the chart in Schedule "B" and Schedule "C", for the purpose described in Column C of the chart, up to the amount specified in Column E in the chart, to the recipient and for the benefit of the property described in Column A in the chart. Each such grant shall be provided and administered in accordance with the applicable guidelines established in the Town Centre Community Improvement Plan adopted under By-law 2012-167, as amended, for that type of financial incentive.

4. The General Manager, Growth and Infrastructure is hereby authorized to execute any agreement or other document necessary to set out the terms on which the grants under the Town Centre Community Improvement Plan identified in each of Schedule "B" and Schedule "C" will be provided and to execute any necessary amendments or extensions. The General Manager, Growth and Infrastructure, is further authorized to make all decisions, perform all functions required pursuant to the agreement in order to administer and implement the terms of the agreement.

5. The City Treasurer may advance all or part of the grant up to the maximum amount identified in Schedule "B" and Schedule "C" at such time or from time to time, to such person and in such amount as may be requested in writing by the City's General Manager, Growth and Infrastructure, and all in accordance with the Town Centre Community Improvement Plan, using

for the purpose of Schedule "B", funds available under the Main Street Revitalization Initiative, and funds from the tax levy for the purposes of Schedule "C".

6. The General Manager of Growth and Infrastructure is authorized to allocate any unspent funds from the Crown's Main Street Revitalization Initiative Funds towards any projects which qualify under the Main Street Revitalization Initiative Guidelines, to enter into an agreement for each grant and to authorize payment of funds, but only to the maximum available under the Main Street Revitalization Initiative Funds. The Treasurer is further authorized to set aside in Tax Rate Stabilization Reserve Committed any amount not advanced in a budget year.

7. Schedule "A", Schedule "B" and Schedule "C" are incorporated into and form a part of this By-law.

8. This By-law comes into effect upon passage.

**Read and Passed in Open Council** this 5<sup>th</sup> day of May, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**Schedule "A"**  
**to By-law 2020-78 of the City of Greater Sudbury**

**Schedule "A"**  
**to By-law 2019-39 of the City of Greater Sudbury**

Page 1 of 2

**Grants by way of Financial Incentives authorized under the  
Town Centre Community Improvement Plan  
By-law 2012-167, as amended**

<b>Column A Address of Benefitting Property</b>	<b>Column B Recipient</b>	<b>Column C Type of Financial Incentive Approved</b>	<b>Column D Description of work to be done using Financial Incentive</b>	<b>Column E Estimated Cost of Project</b>	<b>Column F Maximum Authorized Financial Incentive</b>
1 Serpentine	1039573 Ontario Limited	Façade Improvement Program Grant	Improve storefronts of 4 commercial units, including entrance doors	\$20,057	\$10,029
76 Kathleen Street / Multi-Residential	Jean Alfred Sauve and Jeanne Christine Sauve	Façade Improvement Program Grant	Replacement of vinyl siding, awnings	\$37,021	\$15,396
47A Levack Drive	John Albert Gouchie and Kathie Marie Gouchie	Façade Improvement Program Grant	Replacement of façade windows	\$12,158	\$6,079
375-377 Laforest Ave / Multi-residential	Jean-Francoise Demore and Chantal Romain	Façade Improvement Program Grant Building Fee Rebate Program	Replacement of vinyl siding, awnings	\$64,596	\$15,800
55 Main Street Chelmsford / Multi-Residential	Chico Kenneth Vaillancourt	Tax Increment Grant Program Planning and Building Fee Rebate Programs Per-Door Grant Program	Replace existing single family residential with a triplex	\$400,000	\$35,468

**Schedule "A"**  
**to By-law 2020-78 of the City of Greater Sudbury**

**Schedule "A"**  
**to By-law 2019-39 of the City of Greater Sudbury**

Page 2 of 2

**Grants by way of Financial Incentives authorized under the  
Town Centre Community Improvement Plan  
By-law 2012-167, as amended**

Column A Address of Benefitting Property	Column B Recipient	Column C Type of Financial Incentive Approved	Column D Description of work to be done using Financial Incentive	Column E Estimated Cost of Project	Column F Maximum Authorized Financial Incentive
495 Notre Dame Ave	Sylvie Jacqueline Turgeon-Gervais	Façade Improvement Program Grant Planning Fee Rebate Program	Repair brick and install steel siding, replace/cap windows, update signs	\$36,900	\$20,000
<b>Total</b>				<b>\$570,732.00</b>	<b>\$102,772.00</b>

**Schedule "B"**  
**to By-law 2020-78 of the City of Greater Sudbury**

<b>Column A Address of Benefitting Property</b>	<b>Column B Recipient</b>	<b>Column C Description of work to be done using Financial Incentive</b>	<b>Column D Type of Financial Incentive Approved</b>	<b>Column E Maximum Authorized Financial Incentive</b>
17-19 Main Street, Chelmsford	Chico Kenneth Vaillancourt	Creation of 3 new residential units	Tax Increment Equivalent Grant Program	\$11,170
			Planning and Building Fee Rebate Program	\$6,209
			Residential Per-Door Grant Program	\$28,000
19 Main Street, Chelmsford	Chico Kenneth Vaillancourt	Façade improvement of existing 5-plex	Façade Improvement Grant	\$14,750
			Building Fee Rebate Program	\$2,500
55 Main Street, Chelmsford	Chico Kenneth Vaillancourt	Replace existing single family residential with a triplex	Tax Increment Equivalent Grant Program	\$31,728
61 Main Street, Chelmsford	Chico Kenneth Vaillancourt	Façade improvement of building	Façade Improvement Grant	\$15,000
			Building Fee Rebate Program	\$2,500
525 Notre Dame Avenue	MSBK Holdings Inc.	Façade improvement of building	Façade Improvement Grant	\$15,000
			Planning and Building Fee Rebate Program	\$250
			Feasibility Study Grant	\$2,250
1 Serpentine Street, Copper Cliff	1039573 Ontario Limited	Façade improvement of building	Façade Improvement Grant	\$15,000
<b>TOTAL</b>				<b>\$144,357.00</b>

**Schedule "C"**  
**to By-law 2020-78 of the City of Greater Sudbury**

<b>Column A Address of Benefitting Property</b>	<b>Column B Owner of Benefitting Property</b>	<b>Column C Description of work to be done using Financial Incentive</b>	<b>Column D Type of Financial Incentive Approved</b>	<b>Column E Maximum Authorized Financial Incentive</b>
17-19 Main Street, Chelmsford	Chico Kenneth Vaillancourt	Creation of 3 new residential units	Tax Increment Grant to be paid out over five years	\$25,344
<b>Total</b>				<b>\$ 25,344</b>