

Strategic Core Areas Community Improvement Plan Applications

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Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides recommendations related to Strategic Core Areas Community Improvement Plan Applications received in Q4, 2023 and Q1, 2024.

Resolutions

Resolution 1:

THAT The City of Greater Sudbury approves the application for 40 Elm Street and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

Resolution 2:

THAT The City of Greater Sudbury approves the applications at 517 and 519 Notre-Dame Avenue and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

Resolution 3:

THAT The City of Greater Sudbury approves the applications at the Coulson Block and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

Resolution 4:

THAT The City of Greater Sudbury approves the application at 143 Durham Street and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

Resolution 5:

THAT The City of Greater Sudbury approves the application at 120 Larch Street and directs staff to prepare

a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 15, 2024.

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 Downtown and 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 recommended grants and loans for all applications is \$387,154.50. Taken together, the total proposed private investment is \$1,611,978.00, for a total public to private investment ratio of 1 : 3.16.

The Community Improvement Plan (CIP) fund currently has a balance of approximately \$586,000. The CIP fund is composed of a combination of annual operating dollars, CIP loan repayments, and funds from the Tax Stabilization Reserve - Committed. If this CIP application is approved, the balance of the CIP fund would be approximately \$199,000.

Background

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.

All applications pre-date the Council motion that put a hold on those portions of new applications that include façade improvements, the loan program, or concurrent applications involving both an owner and tenant on the same property.

40 Elm Street (Tenant)

The City received a SCACIP application from a tenant at 40 Elm Street (Elm Place Mall) on November 2, 2023. The proposal is to introduce a medical centre in the mall (See Attachment A), thereby achieving the following objectives of the SCACIP:

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

- Increase the energy efficiency and climate readiness of the existing building stock.

The request includes the following:

Incentive Program	Amount Requested
Building Permit Fee Rebate Program	\$13,375
Business Improvement Area Tenant Attraction Program	\$250,000
Feasibility Grant Program	\$5,000
TOTAL	\$268,375
Total Work Estimates	\$1,250,000
Public : Private Ratio	1 : 3.66

Recommendation

Staff recommends that the City approve the CIP application at 40 Elm Street. It should be noted that SCACIP loans are required to be registered on title.

517-519 Notre Dame

The City received applications from the owner 517 Notre-Dame and 519 Notre-Dame on January 12, 2024 (See Attachment B). The proposal is to prepare both spaces to attract eventual commercial tenants, thereby achieving the following objectives of the SCACIP:

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

The requests include the following:

Incentive Program	Address	
	517 Notre Dame	519 Notre Dame
Commercial Vacancy Assistance Program	\$10,000	\$10,000
TOTAL	\$10,000	\$10,000
Total Work Estimates	\$26,500	\$41,500
Public : Private Ratio	1 : 1.65	1 : 3.15

Recommendation

Staff recommends that the City approve the CIP applications at 517 and 519 Notre-Dame Avenue in Sudbury. It should be noted that the grant would be conditional upon the applicant entering into a lease with commercial tenants.

Coulson Block

The City received SCACIP applications from the owner of the Coulson Block on January 24, 2024 (See Attachment C). The proposal is to include rolling security shutters at 86 Durham (Oscar's Grill), 88 Durham (Vintage Clothing), 92 Durham (Monteleone Custom Fashions, 96 Durham (Thrive) and 52 Larch Street (Diamonds Durham Street Entrance). The applications were accompanied by a Crime Prevention Through Environmental Design (CPTED) Assessment reviewed by the Greater Sudbury Police Service.

The applications help achieve the following objectives of the SCACIP:

1. Revitalize Strategic Core Areas of the City.
2. Create and retain employment opportunities, including new commercial and office spaces.
3. Enhance the quality of the public realm.

The request includes the following:

Incentive Program	Address				
	86 Durham	88 Durham	92 Durham	96 Durham	52 Larch
Façade Improvement	\$1,685	\$5,495	\$5,495	\$5,617.50	\$5,495
Building Permit Fee Rebate Program	\$108	\$108	\$108	\$108	\$108
TOTAL	\$1,793	\$5,603.00	\$5,603	\$5,725.50	\$5,603
Total Work Estimates	\$3,478	\$11,098	\$11,098	\$11,343	\$11,098
Public : Private Ratio	1 : 1	1 : 1	1 : 1	1 : 1	1 : 1

Recommendation

Staff recommends that the City approve the CIP applications related to the Coulson Block.

143 Durham Street

The City received an application from the owner 143 Durham Street on February 20, 2024. The proposal is to convert the two top floors to residential. The second storey is proposed to be converted to one 4-bedroom and the third storey to one 4-5 bedroom apartment (See Attachment D).

The proposal would therefore help achieve the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Increase the residential population of the Strategic Core Areas.
- Take advantage of existing infrastructure.

The request includes the following:

Incentive Program	Amount Requested
Building Permit Fee Rebate Program	\$4,000
Per Door Grant	\$40,000
Feasibility Grant Program	\$7,500
TOTAL	\$51,500
Total Work Estimates	\$200,000
Public : Private Ratio	1 : 2.88

Recommendation

Staff recommends that the City approve the CIP application at 143 Durham Street.

120 Larch Street

The City received an application from the owner 120 Larch Street on February 28, 2024. The proposal is to improve the façade (See Attachment E), and to undertake a feasibility study to investigate the potential to renovate the second floor into apartments or to invest in updating the existing office space. The proposal thereby helps achieve the following objectives of the SCACIP:

- Revitalize Strategic Core Areas of the City.
- Enhance the quality of the public realm.
- Increase the energy efficiency and climate readiness of the existing building stock.

Depending on the applicant's next steps, the proposal may also meet the goals of the SCACIP to increase the residential population of the area, and/or create and retain employment opportunities, including new office spaces. The applicants are also requesting an easement over City property immediately west of the property. This matter would be considered by Council via a separate process.

The current request includes the following:

Incentive Program	Amount Requested
Façade Improvement Program	\$20,000
Feasibility Grant Program	\$2,952
TOTAL	\$22,952
Total Work Estimates	\$45,863.00
Public : Private Ratio	1 : 1

Recommendation

Staff recommends that the City approve the CIP application at 120 Durham Street.

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/>