

Presented To:	Planning Committee
Presented:	Monday, Jun 24, 2019
Report Date	Monday, Jun 03, 2019
Type:	Managers' Reports

Request for Decision

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

Resolution

THAT the City of Greater Sudbury approves the application for 525 Notre Dame Avenue received under the Town Centre Community Improvement Plan and authorize staff to enter into any necessary agreements with the property owner, as outlined in the report entitled "Main Street Revitalization Initiative" from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on June 24, 2019.

Relationship to the Strategic Plan / Health Impact Assessment

The City of Greater Sudbury, through Council's Corporate Strategic Plan (2015-2018) directs staff to "begin to realize the Nodes and Corridors Strategy, ensuring the Downtown in better connected to revitalized Town Centres, and other strategic commercial and core areas by allowing for mixed uses, connecting citizens across Greater Sudbury, while providing excellent public transit." The Main Street Revitalization Initiative has a similar goal of making investments in main street areas that will support and benefit small businesses.

Report Summary

The Town Centre Community Improvement Plan (CIP), under Section 38(7) of the Planning Act, uses grants and loans to stimulate private sector improvement and redevelopment on properties in designated areas. The Main Street Revitalization Initiative, which is administered by AMO, provides funds to municipalities for implementation of community improvement plans or projects identified in other land use planning documents which will help to attract residents and visitors to town centres and downtowns, supporting the business community. Staff recommends that the City approve the applications under the Facade Improvement program and Planning and Building Fees rebate program for 525 Notre Dame Avenue.

Signed By

Report Prepared By

Melissa Riou
Senior Planner
Digitally Signed Jun 3, 19

Manager Review

Kris Longston
Manager of Community and Strategic Planning
Digitally Signed Jun 3, 19

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Jun 3, 19

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed Jun 5, 19

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Jun 7, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jun 9, 19

Financial Implications

The City has been allocated \$172,487 to undertake main street revitalization activities as identified through a Community Improvement Plan or other land use planning documents. The City entered into a Municipal Funding Agreement to receive the funds through AMO, which must be used between April 1, 2018 and March 31, 2020. The current application is in the amount of \$15,000 under the Facade Improvement Program and \$3,000 under the Planning and Building Fee Rebate Program.

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>

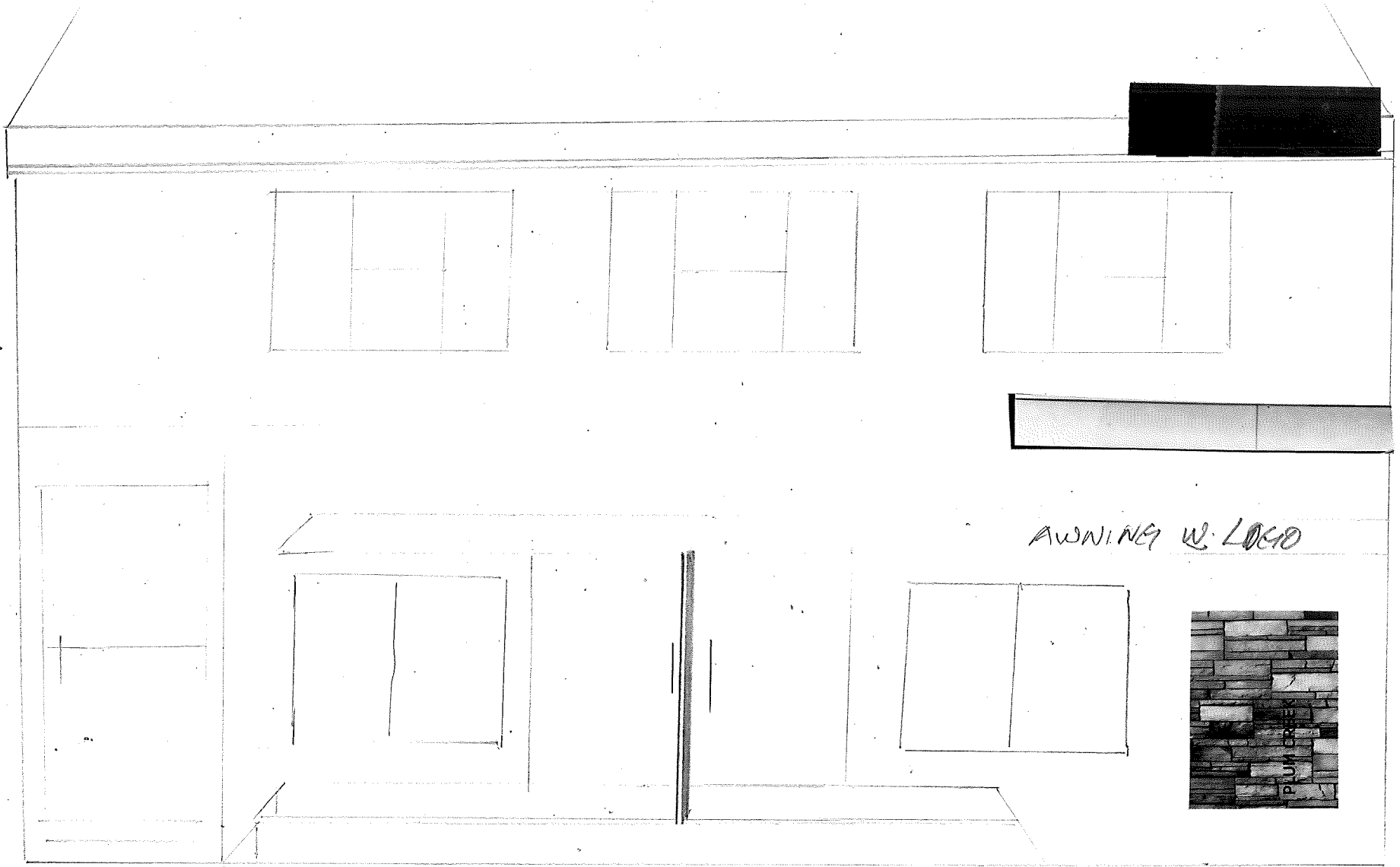


AFTER

41' x 19' high.

STUCCO
↳

Lower
dry-stack
brick
↳



AWNING w. LOGO

