

Request for Decision City Council





Type of Decision											
Meeting Date		June 13, 2007				Report Date		June 1, 2007			
Decision Requested		X	Yes		No	Priority		X	High		Low
		Direction Only				Type of Meeting		X	Open		Closed

Report Title
Downtown Revitalization Program

Budget Impact / Policy Implication		Recommendation
X	This report has been reviewed by the Finance Division and the funding source has been identified.	<p>That Council approve the funding of the Downtown Community Improvement Plan, Financial Incentives, in the amount of \$250,000 from the Greater Sudbury Development Corporation 2005 Economic Development Capital Envelope.</p> <p>AND FURTHER, that staff in consultation with various community partners proceed to consider programs and other efforts designed to support and enhance the historic commercial centres of the Greater City.</p>
	Background Attached	Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
 Doug Nadorozny, General Manager Economic Development & Planning	 Mark Mieto Chief Administrative Officer

Date: June 1, 2007

Report Prepared By	Division Review
 Mark H. Simeoni, MCIP, RPP Senior Planner	 W. E. Lautenbach, MCIP, RPP Director of Planning Services

EXECUTIVE SUMMARY

The former City of Sudbury in Partnership with the downtown Business Improvement Area (BIA), known as Downtown Sudbury have traditionally focused a great deal of their resources on strengthening the historic downtown. This partnership has traditionally been beneficial for the downtown business community and the City as a whole.

In the past these partnerships have yielded physical improvements within the downtown. Things like the upgraded sidewalks, planter boxes, and the introduction of landscaping throughout the downtown are the direct result of these efforts.

More recently Council developed a "New Vision" for downtown, which in combination with recent changes to Provincial Planning legislation allow the partners to use innovative forms of financing to support the various initiatives within the downtown. These new tools offer an opportunity to continue to pursue improvements within the downtown core.

The lessons learned within the historic downtown over the past 30 years can now be applied throughout the Greater City in the traditional commercial centers of the former area municipalities.

What we have learned is that the success in the downtown has, in part, been centered around the following principles; partnerships, the benefit of a local voice for business through a BIA, a clear set of issues that must be resolved, a boundary which helps define the area on the ground where the issues are most seen, strong community support and participation in the problem solving and solution process, and clear Council support.

This report recommends, among other matters, that Council fully fund the Financial Incentive Community Improvement Program for the historic downtown. In addition this report recommends that based on the lessons learned within the historic core of Greater Sudbury, staff in consultation with various community partners proceed to consider programs designed to support and enhance the historic commercial centers of the Greater City.

Introduction

Over the years there has been considerable community debate surrounding Greater Sudbury's historic downtown. In concert with this debate there have been many initiatives which overall, have been intended to improve things within the downtown core. This report will provide an overview of the various initiatives that have been undertaken within the historic downtown, identify the partners, and discuss future strategies, for not only the historic downtown but other commercial centers

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throughout the Greater City.

Who Is Who And What Is What? - Glossary Of Terms

There are many acronyms and terms associated with the downtown, the following is a summary and an explanation of the most commonly referred to terms.

Community Improvement Plan (CIP)

This is a planning document which is developed in accordance with the provisions of section 28 of the Ontario Planning Act. CIP's provide municipalities a tool with which to undertake community processes which are designed to improve local area conditions. CIP's can be undertaken for any community development, social, economic development or environmental purpose. CIP's also provide innovative ways for partners to solve local issues, including the use of financial tools.

GSDC

The Greater Sudbury Development Corporation is the economic development entity for the City of Greater Sudbury. This Corporation pursues economic development opportunities through its Board. The GSDC has actively participated in downtown revitalization efforts.

Downtown Village Development Corporation DVDC

Incorporated in 2003, Downtown Village Development Corporation (DVDC) is a private sector not-for-profit organization. It is governed by a volunteer Board of Directors comprising downtown property and business owners and residents of the City of Greater Sudbury.

DVDC Board members and supporters provide general administrative, financial, accounting, legal, marketing and communication services "in-kind".

DVDC is dedicated to improving the market climate of downtown Sudbury through the enhancement of its identity and the strengthening of its economic vitality.

Tax Increment Financing (TIF)

This is an incentive that was developed through a CIP which allows a tax deferral on the increase of market value on buildings within the downtown that result from investment in the building.

The Partners

Many projects within the downtown are supported by the City, the GSDC, Downtown Sudbury, DVDC and FedNor. Collectively we can refer to them as "the partners".

Business Improvement Area (BIA)

This is a defined area where business owners have come together to form a Board of Management to promote common business interests. These areas are created under the provisions of the Municipal Act.

Downtown Sudbury

Downtown Sudbury is the operating name of the downtown Business Improvement Area Board of Management. BIA Boards are governed by the provisions of the Municipal Act. These Boards are restricted to focusing their resources on the promotion of common business interests and the enhancement of public spaces within the BIA.

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BACKGROUND

In June of 2003, City Council adopted an Economic Development Strategic Plan for Greater Sudbury, entitled "Coming of Age in the 21st Century". The Plan identified five economic engines of growth which will enhance Greater Sudbury's core capabilities.

"A City for the creative, curious and adventuresome" is identified as Engine #2. Under this engine, Greater Sudbury will become an attractive "people" place that welcomes and encourages talented individuals of diverse cultural backgrounds and lifestyles. The under 35 generation will experience Greater Sudbury as a "youth-friendly" city with a dynamic urban environment. It will cater to a range of interests, provide supportive educational and technological infrastructure and policies, and offer an enviable quality of life.

In December 2004, the Greater Sudbury Development Corporation endorsed the proposal to develop a new vision for the Downtown. In part the idea behind the development of the new vision was to assist in achieving the goal of Engine #2. Downtown Sudbury was seen as a natural place to develop a City for the creative, curious and adventuresome.

The Process

Developing community consensus around downtown issues was seen as critically important in terms of developing a new vision for the Downtown. Open dialogue amongst the various stakeholders was identified as an important part of the process. To this end, a series of facilitated meetings were held over a four-week period in the Spring of 2005, which involved both large and small groups, key stakeholders, community institutions, and key decision makers.

The sessions developed consensus amongst the various stakeholders on core values around downtown issues. The sessions identified an overall vision and also the guiding principles to support that vision. It is important to note that there were many good ideas that came forward.

The Vision

The following vision was crafted and refined based on input from the facilitated sessions.

"To develop and sustain the Downtown as the vibrant hub of a dynamic city by preserving its historical built form, promoting arts and culture, improving linkages to neighbourhoods and amenities, integrating natural features, developing residential uses, and creating unique urban spaces through innovative design."

What is a Downtown, what is its value?

"The image that citizens and visitors have of a City is usually created by its downtown; it is a powerful symbol of the City's vitality or lack of it. A City's downtown is a center of its history, culture, and heritage." **Downtown Development Handbook, Urban Land Institute.**

Sudbury's Downtown has been referred to as "Sudbury's first neighbourhood." Unlike other neighborhoods, however, this one is shared by the entire community. This neighbourhood is unique in a number of ways. Its built form defines it as distinct and separate from the rest of the community. The wide range of uses and services that are present in the Downtown area attract a cross-section of the entire community. As Sudbury's first neighbourhood, it enjoys a long and rich history - one which has touched everyone who has ever lived in this community.

As an urban space within a broader community, Sudbury's Downtown, more than any other

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neighborhood, belongs to us all. Therefore, efforts directed at ensuring the Downtown's continued viability, must involve the whole community. There are many opportunities and challenges facing our Downtown and there are many potential community-based solutions. Accordingly, the value of Downtown Sudbury is to the broader community.

Who Has Done What?

Many partners have participated in the evolution of Sudbury's Downtown. The Downtown Business Improvement Area (BIA), which is known as Downtown Sudbury, and formerly known as "Metro Center" has represented downtown business interests for over 25 years. Downtown Sudbury's efforts have been focused on a range of projects which have included such things as streetscape improvements, the development of the Farmers' Market, the development of the Centre for Life, the Santa Clause Parade, Blues for Food and various business promotion and retention programs, to mention a few.

In all cases Downtown Sudbury has partnered with many other agencies, community groups and levels of government to achieve success in its various projects. Downtown Sudbury is an association of business people, which is governed under the provisions of the Municipal Act.

In the amalgamated City of Greater Sudbury, there are many Town Centres, each acting as the heart of the communities they serve. Sudbury's Downtown has expanded in part due to the expansion of the City itself. This larger community has many interests which affect Downtown, and some of these interests are at play outside of the borders of the BIA. In thinking of a strategy for the future of the Downtown, it is reasonable to consider partners outside of the traditional boundaries of the existing BIA.

Council's Historical Support For Downtown Development

City Council has had a long standing tradition of working co-operatively with the Downtown Business Improvement Area (BIA). Downtown Sudbury, as it is known, is the administrative arm of the BIA. Council's support over the years has been aimed at eliminating perceived barriers to development within the downtown core. The idea behind this support was to provide downtown businesses the greatest degree of flexibility so that they are best able to take advantage in the market place. In turn it is anticipated that more opportunities for business in the downtown will contribute to a stronger and more vibrant downtown.

Some examples of Council's support for downtown Sudbury include:

1. The elimination of development charges within the downtown core.
2. Amendments to the Planning documents which permit the conversion of vacant commercial or retail space to residential uses without the requirement of providing parking. This provides building owners more flexibility in dealing with changing market conditions and their buildings.
3. The elimination of parking requirements for commercial uses in the zoning bylaw.
4. The tax increment financing component of the Community Improvement Plan.
5. The downtown Community Improvement Plan - Financial Incentives.

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Streetscape Project Phase 1

Once the Vision was in place, the partners, along with FedNor moved quickly to take the elements of the vision and see how best they could be implemented 'on the ground'. The challenge at that time was to move from concept to reality. This task took on the form of a project known as the "Streetscape project"

The Streetscape project was designed to create the elements required to create a unique and authentic "sense of place" that is reflective of Sudbury's geographical, historical and cultural influences.

Greater Sudbury Development Corporation Support

At their meeting of September, 2006 the GSDC Board approved the following resolution:

"That the Greater Sudbury Development Corporation Board of Directors support Phase 1 - Downtown Revitalization programs (Historic Core) outlined in a report to the GSDC Board dated September 8, 2006, in the amount of \$250,000 in an effort to create a mechanism to promote investment, generate economic development and increase assessment.

Further, that this financial contribution come from the 2005 Economic Development Capital Envelope."

Previous Downtown Community Improvement Plans

The City of Sudbury Secondary Plan was adopted in September of 1987. Section 28(2) of the Planning Act provides that where an Official Plan is in effect that contains provisions pertaining to Community Improvement, a municipality may designate an area as a Community Improvement Area. The City of Sudbury Secondary Plan satisfies this Planning Act requirement.

PRIDE

In December of 1987, a Community Improvement Plan was adopted for the Sudbury Metro Centre. This area is the same area as the downtown Sudbury BIA. This Plan was prepared as a prerequisite for utilizing a PRIDE allocation for the City in 1987-88. (PRIDE was a provincial funding opportunity that existed at the time.) The focus of PRIDE funding was primarily infrastructure and capital improvements within the downtown. The introduction to that plan identifies the fact that it was the first of many comprehensive improvement plans for the downtown. As such, it was considered to be one component of an overall improvement strategy which has its basis in the City of Sudbury Secondary Plan.

Tax Increment Financing

In March of 2003, Council adopted a Second Community Improvement Plan, known as The Tax Increment Financing Component(TIF). This Plan utilized new powers in the Planning Act to provide for tax relief for new developments in the downtown area. Under this Plan, if landowners or their designates undertake improvements in accordance with the direction set forth in the Tax Increment Financing CIP, then the land owner or designate qualifies for a grant. The TIF component provides a reduction in property taxes to the land owner or designate based on the anticipated increase in the municipal portion of property taxes resulting from the redevelopment or improvement to a property within the improvement area. The full value of new assessment as a result of improvements are not fully realized by the City for a ten year period.

The opportunity is described as a Tax Increment Finance Scheme (TIFS). The amendments to the Planning Act provide for the development of innovative approaches to providing financial incentives

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for redevelopment led by the private sector and community improvement initiatives that at the same time minimizes the financial pressures on the municipality.

Essentially, what happens is that the municipality establishes a community improvement area which sets forth a rationale for improvement and criteria for improvement. If landowners or their designate undertake improvements in accordance with the directions set forth in the TIFS Plan then the land owner or designate is able to qualify for a grant.

The legislation permits the municipality to essentially provide a rebate to the land owner or designate, based on the anticipated increase in the municipal portion of property taxes that will be realized as a result of a redevelopment or improvement to a property within the improvement area.

In a publication entitled "Municipal Financial Tools for Planning and Development", by the Ministry of Municipal Affairs and Housing, summer 2000, the Province provides an example of how Tax Increment Financing works. The following is a reproduction of that example:

- Assume that a property is currently paying \$10,000 per year in property taxes.
- Assume that a land owner or designate undertakes various improvement to the building and or land in accordance with the approved TIFS Plan.
- Assume that as a result of the improvements the property taxes that would be paid amount to \$110,000 per year.
- Taxes after redevelopment - taxes before redevelopment = TAX Increment
Projected Outcome.
- Municipal tax portion for the program years one through 10 = \$1 million
- Grant value for the program years one through 10 = \$550,000. It should be noted that the grant portion is applied on a pro-rated basis, declining by 10% annually on the tax increment.

Downtown Revitalization Program (DRP)

The DRP is in effect a Community Improvement Plan approved through section 28 of the Planning Act. This Plan is now legally in effect and is awaiting funding. This Plan is also known as the Financial Incentive Community Improvement Plan. This CIP was dealt with by Council in November 2006 and finally approved in March of 2007. The plan provides financial incentives in the form of a loan or a grant. The financial incentives available are as follows:

- Planning and Building Fees Rebate Program (in the form of a grant)
- Project Development Study Report Grant (maximum \$5,000)
- Facade Improvement (in the form of a grant with a maximum of \$15,000)
- Building Improvement Loan (maximum \$50,000)

What's Next - Future Strategies

In the first part of this report we have outlined some of the initiatives that have occurred downtown, and who has been involved. The question then becomes , what's next? In order to help with this the following section will provide a status as to the various initiatives focused on the downtown.

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What About Other Downtowns? - Constellation City Report

Floyd Laughren, Chair of the Community Solutions Team, presented the Community Solutions Team (CST) Final Report to the members of City Council during the Priorities Committee meeting, at their meeting of January 10, 2007. The 58-page report titled Constellation City; Building a Community of Communities in Greater Sudbury provides a total of 35 recommendations for City Council. The recommendations were grouped into four major categories. A city that is (1) connected, (2) caring, (3) empowered, and (4) equitable.

One of the recommendations of the report dealt specifically with the issue of downtowns and parks. Through the transition team process residents in communities across the City of Greater Sudbury expressed concern that the downtown areas and parks outside the city core receive less attention than those within the former City.

The recommendation of the report respecting downtown was as follows:

“That the City of Greater Sudbury designate specific downtown areas in appropriate communities. Further, that the City commit to improving the development of downtowns in outlying areas and ensure that city programs that are established for improvement or enhancement of downtown and target areas be made available across the city.”

The direction of the report as adopted by Council is clear, we are to move to develop strategies which support the historic commercial cores of the former area municipalities. Given the lengthy experience with the historic downtown of the City there are many lessons learned which can be applied to the other parts of the City. Essentially the task at hand is to go out across the City and with the help of the local community to define other ‘downtown areas’. Once defined staff will then set out to develop appropriate policies and programs which will enhance the areas selected and help resolve any barriers to growth within these areas.

Focus Of The Projects

To date much of the discussion has been centered around the historical downtown of the former City of Sudbury. As we know Greater Sudbury is an amalgamated City made up of seven former area municipalities. Each of these former municipalities would have been served by an historic commercial center. In some cases they would function for all intents and purposes as the local ‘downtown’. In some cases they would look like a traditional ‘downtown’ area in a smaller community. In other cases they are not so much ‘downtown’ areas as they are commercial, or neighborhood centers. Although a Community Improvement Plan process will be undertaken to develop solutions to issues within these centers, a one solution for all is probably not appropriate.

Key Elements Of "Other Downtown" Projects

As stated previously, there are many local lessons learned through the experience of Sudbury’s historic downtown that should be included when ‘other’ downtown areas are considered. These include but are not limited to:

- Partnerships. The presence of partners which come together to work on local solutions is key to the overall success of revitalization strategies.
- Business Improvement Area. Established under the Municipal Act these organizations are essentially a self help business group. Their mandate is to focus on promoting and improving business areas.

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- A Clear Set of Issues. The focus of programs and policies is usually in response to some clear problem or problems. It is important to understand upfront the Problem Statement that needs to be resolved. This clarity helps bring in partners, funding and other resources.
- A Boundary. Once the problems and issues that need to be addressed are identified the next task is to see where they exist on the ground. Where they are no longer present should form the boundary of the area that can benefit from the strategies that are designed to resolve them. Boundaries are often hard to set as there is always someone else on the other side of the line that wants to participate in the programs that are available.
- Community Input/Participation. This provides the local residents an opportunity to participate in the project. This input will form the basis of the actions that are taken in response to local issues that are identified.
- Council Support. Council will have to show its support for various downtown initiatives by providing resources in terms of staff and funding to the various initiatives identified in the other downtown projects.

As the other downtown work is commenced the key elements identified above will be incorporated into them.

Request for Recommendation Planning Committee



Type of Decision									
Meeting Date	November 21, 2006				Report Date	November 2, 2006			
Recommendation Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
Downtown Sudbury Community Improvement Plan - Financial Incentives

Section Review	Division Review	Department Review
 Paul A. Baskcomb Manager of Community and Strategic	 W.E. Lautenbach Director of Planning Services	 Doug Nadorozny, General Manager, Growth & Development

Policy Implication + Budget Impact	Recommendation
This report has been reviewed by the Finance Division and the funding source has been identified. Funding for this project has been committed from the 2005 Economic Development Capital Envelope.	That Planning Committee recommends to Council: <ol style="list-style-type: none"> That a By-law designating the lands identified on Schedule 'A' of this report as a Community Improvement Project Area under the provisions of Section 28(2) of the Planning Act be adopted. That the Downtown Sudbury Community Improvement Plan - Financial Incentives be adopted. That staff forward the Plan to the Minister of Municipal Affairs and Housing for approval.
Background Attached	Recommendation Continued
Planning Staff Report	Recommended by the C.A.O.
Report Prepared by:	 Mark Mieto Chief Administrative Officer
File #:	
Mark H. Simeoni, MCIP, RPP Senior Planner	

Date: November 2, 2006

Background

This report introduces a new proposed Community Improvement Plan for the downtown Sudbury area which describes a series of tools which the City can use in partnership with the private sector to stimulate an opportunity for renewed investment within the City's historic core area.

The Ontario Planning Act provide municipalities an opportunity to encourage renewed investment within cities. Specifically, the Financial tools component within the Community Improvement provisions of the Act can be utilized to support downtown redevelopment or rehabilitation. These financial tools are being implemented through a new Community Improvement Plan (CIP), which will affect the historic downtown core area.

This report outlines the current incentives in effect within the downtown core, provides an overview of the role of the Greater Sudbury Development Corporation (GSDC) with respect to this proposed CIP, describes the previous downtown CIP's and how the proposed CIP works with them and finally it provides a complete description of how the proposed CIP will work.

A copy of the proposed CIP is attached to this report as Schedule 'A'.

A map identifying the area of application of the proposed CIP is attached hereto as Schedule 'B'.

Council's Historical Support For Downtown Development

City Council has had a long standing tradition of working co-operatively with the Downtown Business Improvement Area (BIA). Downtown Sudbury, as it is known, is the administrative arm of the BIA. Council's support over the years has been aimed at eliminating perceived barriers to development within the downtown core. The idea behind this support was to provide downtown businesses the greatest degree of flexibility so that they are best able to take advantage in the market place. In turn it is anticipated that more opportunities for business in the downtown will contribute to a stronger and more vibrant downtown.

Some examples of Council's support for downtown Sudbury include;

1. The elimination of development charges within the downtown core.
2. Amendments to the Planning documents which permit the conversion of vacant commercial or retail space to residential uses without the requirement of providing parking. This provides building owners more flexibility in dealing with changing market conditions and their buildings.
3. The elimination of parking requirements for commercial uses in the zoning bylaw.
4. The tax increment financing component of the Community Improvement Plan.

The proposed downtown Community Improvement Plan - Financial Incentives can be seen as one more opportunity for Council to provide tools to the private sector which in turn help to strengthen the downtown.

Greater Sudbury Development Corporation Support

At their meeting of September, 2006 the GSDC Board approved the following resolution;

" That the Greater Sudbury Development Corporation Board of Directors support Phase 1 - Downtown Revitalization programs (Historic Core) outlined in a report to the GSDC Board dated September 8, 2006, in the amount of \$250,000 in an effort to create a mechanism to promote investment, generate economic development and increase assessment.

Further, that this financial contribution come from the 2005 Economic Development Capital Envelope."

Previous Downtown Community Improvement Plans

The City of Sudbury Secondary Plan was adopted in September of 1987. Section 28(2) of the Planning Act provides that where an Official Plan is in effect that contains provisions pertaining to Community Improvement, a municipality may designate an area as a Community Improvement Area. The City of Sudbury Secondary Plan satisfies this Planning Act requirement.

In December of 1987, a Community Improvement Plan was adopted for the Sudbury Metro Centre. This area is the same area as the downtown Sudbury BIA. This Plan was prepared as a prerequisite for utilizing a PRIDE allocation for the City in 1987-88. (PRIDE was a provincial funding opportunity that existed at the time.) The focus of PRIDE funding was primarily infrastructure and capital improvements within the downtown. The introduction to that plan identifies the fact that it was the first of many comprehensive improvement plans for the downtown. As such, it was considered to be one component of an overall improvement strategy which has its basis in the City of Sudbury Secondary Plan.

In March of 2003, Council adopted a Second Community Improvement Plan, known as The Tax Increment Financing Component (TIF). This Plan utilized new powers in the Planning Act to provide for tax relief for new developments in the downtown area. Under this Plan, if landowners or their designates undertake improvements in accordance with the direction set forth in the Tax Increment Financing CIP, then the land owner or designate qualifies for a grant. The TIF component provides a reduction in property taxes to the land owner or designate based on the anticipated increase in the municipal portion of property taxes resulting from the redevelopment or improvement to a property within the improvement area. The full value of new assessment as a result of improvements are not fully realized by the City for a ten year period.

Summary of the CIP

As stated previously in this report, a complete copy of the proposed CIP is appended to this report as Schedule 'A'. The following is a summary of the purpose of the proposed CIP and its proposed programs.

Section 28 (7) of the Planning Act R.S.O. 1990, provides municipalities the following authority;

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"For the purpose of carrying out a community improvement plan that has come into effect, the municipality may make grants or loans to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan."

In summary, the only tools available are either a grant or a loan. However, there are many applications of this grant or loan, which can be used on a case-by-case basis to encourage development or redevelopment within the project area. The proposed CIP contains provisions which would provide financial incentives for the following types of applications:

- Planning and Building Fees Rebate (in the form of a grant)**
- Project Development Study/Report Grant (business Plan, soils study etc)**
- Facade Improvement Grant (retention of facades)**
- Building Improvement Loan Program (assistance with building rehabilitation and adaptive reuse i.e. residential intensification)**

The GSDC has set aside an initial investment in these incentives of \$250,000. This amount represents the GSDC's first commitment to this program. It is anticipated that staff will monitor the uptake of the available money and report back to the GSDC on how the program is functioning. Should the program prove to be successful, the GSDC will have an opportunity to further consider the provision of additional funds on an annual basis. Accordingly, this CIP has no set funding limit and the GSDC and Council will consider providing additional funds as required in the future.

**THE FIFTY-EIGHTH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Council Chamber
Tom Davies Square**

**Tuesday, November 21st, 2006
Commencement: 5:30 p.m.
Adjournment: 8:15 p.m.**

COUNCILLOR RON DUPUIS PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds, Thompson (A6:45pm)

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; P. Baskcomb, Manager of Community and Strategic Planning; M. Simeoni, Senior Planner; D. Nadorozny, General Manager of Growth and Development; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Others Councillor Elect Cimino

News Media MCTV; Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

PUBLIC HEARINGS

DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following plan.

Report dated November 2nd, 2006 was received from the General Manager of Growth and Development regarding Downtown Sudbury Community Improvement Plan - Financial Incentives.

Mark Simeoni, Senior Planner, made an electronic presentation regarding Downtown Sudbury Community Improvement Plan - Financial Incentives. He indicated this plan is a new tool for the downtown 'tool box' with a goal of downtown revitalization. He provided a background including Council's approval of the elimination of development charges, amendments to parking standards and tax increment financing. He indicated that until amendments to the Planning Act were made in 2003, the Community Improvement Plan could only focus on public lands. It can now focus on private lands which has opened up new

PUBLIC HEARINGS (cont'd)

DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES (cont'd)

possibilities. He outlined the New Community Improvement Plan's financial incentives as follows: planning and building fees rebates; project development study/report grants; fascade improvement grants and building improvement loans. He explained to the Committee the two zone approach with the secondary area having access to one-half of the amount of any incentive available to the primary area.

Tom Corbett, area property owner, indicated he is a partner in 1662397 Ontario Inc., owner of lands known as St. Aloysius and St. Louis de Gonzague Schools property which abut the secondary area in the plan. He asked that their property be included in the secondary area.

Troy Rainville of Quality Inn indicated they would also like to be included in this Community Improvement Plan and was advised the Quality Inn property is in the secondary area.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this plan and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the plan.

The following recommendation was presented:

Bradley-Reynolds: THAT the Planning Committee recommends to Council:

1. That a By-law designating the lands identified on Schedule "A" of the report dated November 2nd, 2006 from the General Manager of Growth and Development as a Community Improvement Project Area under the provisions of Section 28(2) of the Planning Act be adopted.
2. That the Downtown Sudbury Community Improvement Plan - Financial Incentives be adopted.
3. That staff forward the Plan to the Minister of Municipal Affairs and Housing for approval.

PUBLIC HEARINGS (cont'd)

DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES (cont'd)

The following amendment to the recommendation was presented:

Recommendation #2006-256:

Bradley-Reynolds: That the Community Improvement Areas identified on Schedule "1B" be revised to include lands identified on Schedule "B" Revised November 21, 2006.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-257:

Bradley-Reynolds:: THAT the Planning Committee recommends to Council:

1. That a By-law designating the lands identified on Schedule "A" of the report dated November 2nd, 2006 from the General Manager of Growth and Development, as revised by Schedule "B" Revised November 21, 2006, as a Community Improvement Project Area under the provisions of Section 28(2) of the Planning Act be adopted.
2. That the Downtown Sudbury Community Improvement Plan - Financial Incentives be adopted.
3. That staff forward the Plan to the Minister of Municipal Affairs and Housing for approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

APPLICATION FOR REZONING TO PERMIT INSTITUTIONAL USES AND OFFICE SPACE, 2750 BANCROFT DRIVE, SUDBURY - GRACE & GILLES MORIN AND PAT & LORETTA MICELOTTA (AGENT: RONA RAMSEY)

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Declaration of
Pecuniary Interest

Councillor Gasparini, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

Planning Committee
Recommendation
2006-259

Councillor Rivest requested that Planning Committee Recommendation 2006-259 (Rezone - 1821 Yorkshire Dr., Val Caron - John and Anne Robert) be pulled and dealt with separately.

Motion for Deferral

Councillor Rivest did not receive the concurrence of Council to defer the foregoing item to the next meeting of the Planning Committee.

Item C-3
Report No. 58
Planning Committee
2006-11-21
(continued)

2006-969 Rivest-Craig: THAT Report No. 58, Planning Committee Minutes of 2006-11-21 be adopted, with the exception of Recommendations 2006-260 and 2006-261 (Sudbury Shrine Club) and Recommendation 2006-264 (OP - Ministry of Municipal Affairs & Housing), as otherwise dealt with.

TENDERS

Item C-15
Contract IES06-58
House Demolitions

Report dated 2006-11-22 from the General Manager of Infrastructure & Emergency Services regarding Tender Award - Contract IES06-58 - House Demolitions - Various Locations was received.

The following resolution was presented:

2006-970 Caldarelli-Berthiaume: THAT the tender for Contract IES06-58, House Demolitions - Various Locations, be awarded to Lacroix Construction Co. Sudbury Ltd. in the amount of \$87,698.04 (including GST), being the lowest tender meeting all requirements in accordance with the report from the General Manager of Infrastructure and Emergency Services, dated November 22, 2006.

The funding for this work is included in the approved 2006 Capital Roads Budget.

CARRIED

Declaration of
Pecuniary Interest

Councillor Rivest, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

CORRESPONDENCE FOR INFORMATION ONLY

Item C-16
Emergency Culvert
Repair/Replacement

Report dated 2006-11-20 from the General Manager of Infrastructure & Emergency Services regarding Emergency Culvert Repair/Replacement Work was received for information only.