

Expression of Interest
Downtown Sudbury
Community Improvement Plan



Planning
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Expression of Interest

Downtowns are important. They are the historic and symbolic heart of a community, the reflection of a city's image, pride and prosperity. They are the meeting place for the entire city, where all types of different people come together to celebrate and share common experiences.

A healthy, active, successful downtown makes a positive statement about the prosperity of a city, sending a confident message to future residents, businesses and investors. The reverse is also true, which is why a strong Downtown Sudbury is so important.

Updating the financial incentive framework for Downtown Sudbury is identified as an action to implement Council's 2015-2018 Corporate Strategic Plan. The new Downtown Sudbury Community Improvement Plan (CIP) is a series of incentive programs to reinforce the Downtown's role as the biggest, brightest and best downtown in Northern Ontario. Tools such as tax increment equivalent grants and residential grants have been designed to boost revitalization and to increase the level of investment and activity in Downtown Sudbury. Council is especially interested in mixed-use projects, which involve a mix of residential, ground-floor retail and structured parking.

In order to implement the CIP, the City of Greater Sudbury (CGS) is seeking and exploring all opportunities through this Expression of Interest (EOI) for development and redevelopment proposals in Downtown Sudbury. The following pages will guide you through the new Downtown Sudbury CIP and the EOI process. Please note that all proponents responding to this EOI who meet eligibility criteria will have their EOI considered.

All questions and requests for additional information should be directed to:

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CIP Priorities

Residential development in the Downtown is key to its future success and is consistent with the City's residential intensification policies. Residential development for the Downtown is a means of stimulating increased investment and business activity, reinforcing the City's urban structure and achieving a more efficient pattern of development.

Attracting new non-residential uses such as office, retail, cultural uses and institutional uses is key to growing the level of activity in the Downtown. Office uses foster a strong business environment and provide a customer base for other uses. Retail uses and restaurants reinforce the Downtown's role as a destination for shopping and dining. Cultural and institutional uses augment the Downtown's role as an arts, culture, entertainment and event destination.

Overall concept

The overall goal of the CIP is to reinforce the Downtown's role as the biggest, brightest and best downtown in northern Ontario, including to:

- a) Revitalize Downtown Sudbury;
- b) Increase the residential population of the downtown;
- c) Create and retain employment opportunities;
- d) Grow the municipal assessment base;
- e) Grow the municipal property tax revenue;
- f) Repair and intensify the existing urban fabric with compatible projects;
- g) Take advantage of existing infrastructure; and,
- h) Enhance the quality of the public realm;

Two-Stage Application Intake Process

The City is undertaking a competitive intake process, structured in two stages, including a request for expressions of interest and request for proposals, with a priority being placed on mixed-use projects. ***Although this document addresses both Stage 1 and Stage 2, interested parties are only being asked to respond to the requirements of Stage 1 at this time.***

First stage – Expression of Interest (EOI) – Submission Requirements

In this first stage, proponents are invited to submit expressions of interest (EOI) to the City. Proponents will provide the City with the following information, at a minimum:

- Proponent contact information
- Project team, if applicable
- Project description, including sketches (including massing, elevation, if applicable)
- Proposed improvements, in detail
- Property details

- Proposed start and completion times
- Programs being applied for under the Downtown Sudbury Community Improvement Plan
- If applicable, programs being applied for under the Brownfield Strategy and Community Improvement Plan
- Amount of incentive applied for, broken down by program
- If applicable, post development reassessment value (at the proponent's cost, please contact local Municipal Property Assessment Corporation (MPAC))
- Description of benefits the proposed improvements will have on the property, the business and Downtown Sudbury
- Work estimates and project financing

EOI received by **May 26, 2017** will be reviewed by the City. City staff will use criteria to review and evaluate these submissions. These criteria include, and are not limited to, the following:

- Revitalization of Downtown Sudbury;
- Increase in the residential population of the downtown;
- Creation and retention of employment opportunities;
- Growth in the municipal assessment base;
- Growth in municipal property tax revenue;
- Intensification;
- Synergy with other downtown projects;
- Improvements to the public realm; and,
- Completeness of application

The submissions and evaluations would be brought to Council for its consideration and direction regarding the next steps based on submissions received. Council can then decide to proceed to the second phase, including the types of project proposals it wishes to receive further information on and its planned level of investment.

Second Phase – Request for Proposals – Submission Requirements

Subject to Council direction, the City may select proponents to submit a second phase proposal with more detailed and comprehensive information. The information requirements include, and may be not limited to, the following:

- A conceptual design proposal for the redevelopment of the property describing the location, siting and the massing of buildings; the location and number of parking spaces; and, access and internal circulation;
- An outline of other key features such as density and height and any required regulatory approvals;
- A written statement describing how the proposal meets the objectives of the *Downtown Sudbury Community Improvement Plan*, the *Official Plan for the City of Greater Sudbury*, the *Downtown Master Plan*, and *From the Ground Up*
- A development strategy, including phasing and construction;
- A proposed development schedule;
- A business proposal including financial arrangements and other details;
- Other relevant financial matters;
- Firm independent evidence from a recognized reputable source as to the developer's creditworthiness and ability to obtain financing;

Proponents are encouraged to provide additional materials that they consider necessary to assist the City in the evaluation of their proposal.

City staff will review and assess these submissions, based on the following criteria:

- Project Viability (overall development plan, proposed timetable, anticipated completion date);
- Development capacity/history of Applicant;
- Current status of proposed development site (e.g. new construction or redevelopment? Vacant site?)
- Whether the development incorporates mixed use with retail at grade;
- Appropriate density for development site;

- Design and other qualitative benefits (e.g. contribution to streetscape, contribution to public realm);
- Preliminary pro forma;
- Proposed market base;
- Other quantifiable benefits (e.g. increase in assessment, short and long-term employment)
- Appropriate plans, reports, contracts and other information to support application
- Total financial request (grant and/or loan)

The results and potential financing strategy will be brought to Council for a Decision.

Key Dates

The Expression of Interest (EOI) period will last from ***April 18, 2017 to May 26, 2017.***

Staff, working with an Internal Evaluation Working Group, will bring the evaluations to Council in late early July for its consideration and direction regarding the next steps of the process. Should Council decide to proceed to the second phase, proponents will be invited to submit a proposal at a later date.

These submissions will be reviewed and assessed, and brought forward to Council for their consideration in the Fall and as part of the 2018 Budget process.

Important Links

Downtown Sudbury Community Improvement Plan

http://www.greatersudbury.ca/sudburyen/assets/File/Planning/Downtown%20Sudbury%20-%20Community%20Improvement%20Plan_Final_V2.pdf

Brownfield Strategy and Community Improvement Plan

<http://www.greatersudbury.ca/inside-city-hall/landuseplanning/community-improvement-plans/brownfields/>

Downtown Sudbury Master Plan

<http://www.greatersudbury.ca/inside-city-hall/downtown-sudbury/the-downtown-sudbury-master-plan/>

Official Plan for the City of Greater Sudbury (Current)

<http://www.greatersudbury.ca/inside-city-hall/official-plan/>

Comprehensive Zoning By-law

<http://www.greatersudbury.ca/business/zoning-by-laws/>

From the Ground Up

<http://www.investsudbury.ca/ftgu.pdf>

Draft Five-Year Update to the Official Plan for the City of Greater Sudbury (March, 2017)

<http://www.greatersudbury.ca/opreview>

Planning Services Division, City of Greater Sudbury

<http://www.planningsudbury.com>

Municipal Property Assessment Corporation

<https://www.mpac.ca/>