



**COMMUNITY  
IMPROVEMENT PLAN**

**PROGRESS REPORT  
2016**



**Issue # 7**

## **BACKGROUND**

This Progress Report provides the year's activity for three of the City's Community Improvement Plans (CIP) which offers financial incentives to encourage private sector investment in redevelopment projects that support strategic objectives for defined areas throughout the municipality.

This is a final report covering the Downtown Next Wave and Allandale CIPs.

On October 24, 2016, the City approved a new Community Improvement Plan (CIP) called the *Built Boundary* CIP, which consolidates, with modifications, the financial incentive programs of the Downtown and Allandale CIPs. The intent of the Built boundary CIP is to provide financial incentives to promote the renovation and restoration of existing buildings within the Urban Growth Centre and buildings listed on the Municipal Heritage Register. Additionally it is to promote the development of Affordable Rental Housing, Brownfield Sites, and ground floor commercial uses in conjunction with higher density development in the intensification areas identified on Schedule I of the Official Plan.

Any applications in progress and carried over from the Downtown and Allandale CIPs will be included in the first annual report for the new Built Boundary CIP.

The Georgian College Neighbourhood Community Improvement Plan, which targets the provision of student accommodation in purpose-built apartment buildings, will remain in effect. Eligible applications may be considered under either the Georgian College CIP or the Built Boundary CIP.

## SUMMARY OF THE INCENTIVE PROGRAMS AVAILABLE IN THE DOWNTOWN, ALLANDALE, AND GEORGIAN COLLEGE NEIGHBOURHOOD CIPs

Forgivable Loans previously available under the Downtown Next Wave and Allandale CIPs included:

- Façade Improvement Loans;
- Adaptive Re-Use/Upgrade to Building Code Loans; and,
- Renovation Loans.

These loans are for a maximum of \$25,000 or 50% of the cost; whichever is less. These can be combined with a Signage or Artwork Loan to a maximum of \$5,000 or 50% of the cost; whichever is less.

**Grants previously** available under the Downtown New Wave, Allandale, and currently available under the Georgian College CIP include:

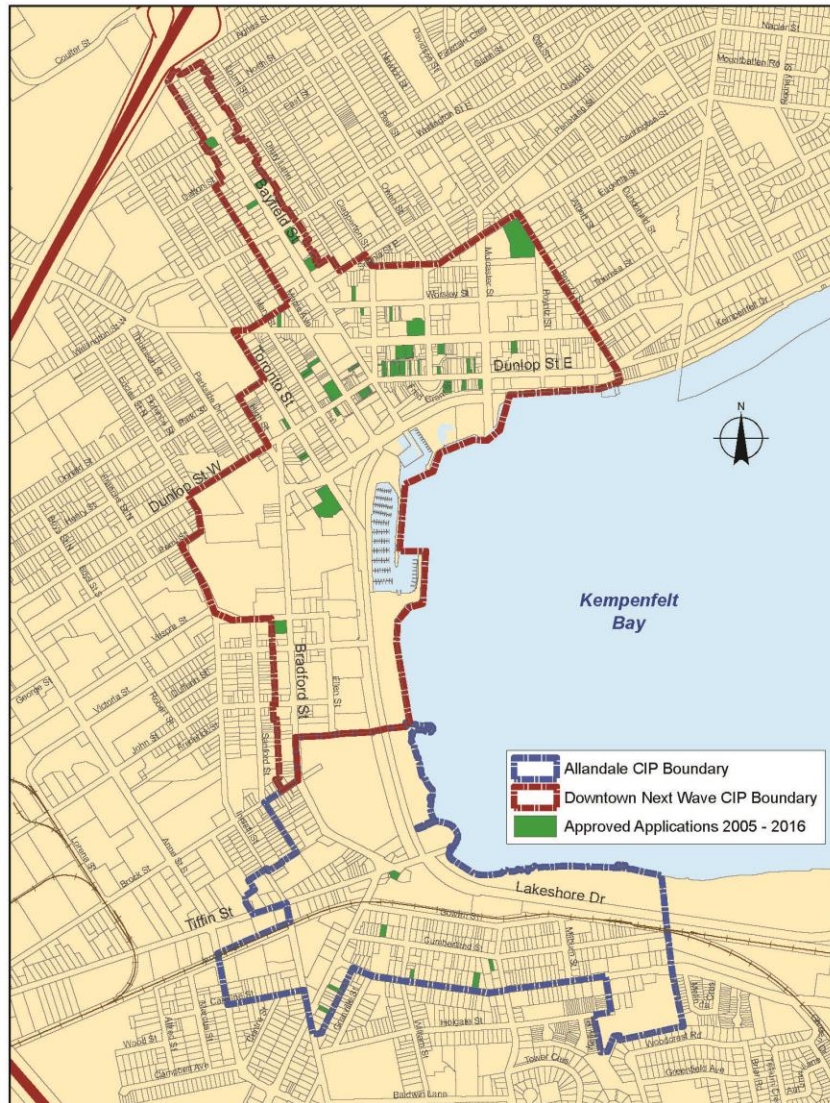
- **Application Fees Grant** - 100% for planning application fees for approved applications such as Official Plan Amendment, Rezoning, Site Plan, and Committee of Adjustment.
- **Building Permit Fees Grant** - 25% of the first \$25,000 of building permit fees and 50% for any amount above \$25,000. A Hotel/Convention Centre is eligible for a grant of 100% of the Building permit fee in the Downtown Next Wave CIP Area.
- **Tax Increment Based Grant** - this applies to properties where the improvements or redevelopment result in an increased assessment of \$100,000. The increment in municipal taxes as a result of the development is granted in decreasing percentages over a five year period starting at 100% in Years 1 and 2 and decreasing by 25% each year thereafter to year 5.
- **Sled Grant** - both the Downtown Next Wave and Allandale CIP offer a Grant for installing energy efficient exterior lighting to enhance safety in these CIP areas.

The Director of Planning and Building has delegated approval authority for incentive applications up to \$100,000. Typically this includes forgivable loans and smaller grants such as planning application or building permit fees. Council approval is required for grants or loans over \$100,000; which usually applies to Tax Increment Based Grants.

*Council approved \$420,392 in the 2016 CIP Budget; of this, approximately \$165,700 was allocated to new projects covered under delegated approval. Approximately \$145,000 was paid out for previous approved commitments; which included a final installments totaling \$22,179 paid for a Tax Increment Based Grants previously approved by Council. The remaining balance from the 2016 Budget has been approved for funding of affordable Housing in 2017 under the new Built Boundary CIP which was approved in 2016.*



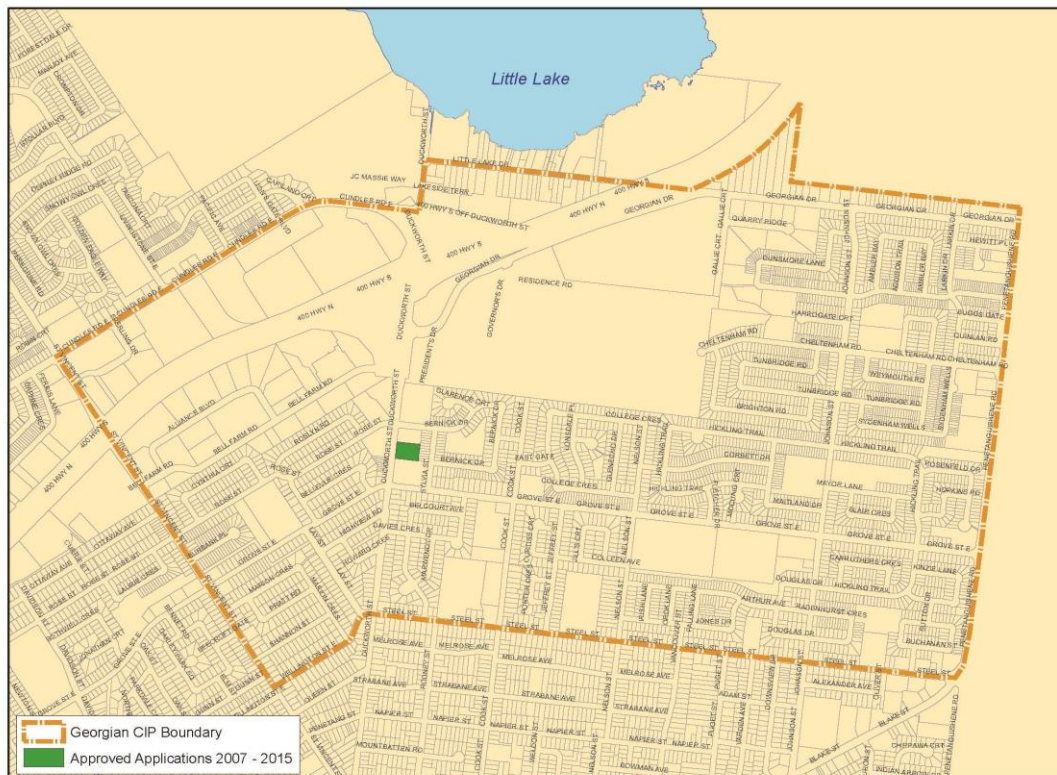
**DOWNTOWN AND ALLANDALE CIP:  
ACTIVITY TO END OF 2016**



The Built Boundary CIP was approved by Council on October 24, 2016. This CIP replaces and expands upon the Downtown and Allandale CIPs.

No new applications will be received for the Downtown and Allandale CIPs. Applications for incentives in the Downtown and Allandale CIPs which were received prior to April 30, 2016, will continue to be considered and reviewed in accordance with these CIP programs.

**GEORGIAN COLLEGE NEIGHBOURHOOD CIP:  
ACTIVITY TO END OF 2016**



The Georgian College CIP remains in effect and overlaps with parts of the new Built Boundary CIP.

New applications received in the Georgian College CIP that also fall within the Built Boundary CIP may be considered under either one or these CIPs, but not both.

**SUMMARY OF APPROVED PROJECTS AND FUNDS SPENT  
ON FORGIVABLE LOANS AND LIGHTING GRANT**

<b>Table 1 - Summary of Funding, Approvals and Commitments 2015 – 2017</b>				
<b>Project</b>	<b>2015</b>	<b>2016</b>		<b>2017</b>
	<b>Funds Committed</b>	<b>Funds Spent</b>	<b>Funds Committed</b>	<b>To Be Spent</b>
<b>89 Dunlop Street East</b> Adaptive Re-use and Upgrade Loan	\$49,000	\$49,000		
<b>91 Dunlop Street East</b> Façade and Sign Loan and Adaptive Re-use and Upgrade Loan	\$50,000	\$50,000		
<b>82 Essa Road</b> Adaptive Re-use and Upgrade Loan	\$25,000	\$24,000		
Façade and Sign Loan	\$24,700		Extension Granted	\$20,000
<b>174 Bayfield Street</b> Façade and Sign Loan		\$11,600	\$13,600	
<b>35 Dunlop Street East</b> Façade and Sign Loan and Adaptive Re-use and Upgrade Loan			\$50,000	\$50,000
<b>39 Dunlop Street East</b> Façade and Sign Loan and Adaptive Re-use and Upgrade Loan			\$39,500	\$39,500
<b>97 Collier Street</b> Adaptive Re-use and Upgrade Loan and Signage Loan			\$28,200	\$28,200
<b>6 Toronto Street</b> SLED Grant			\$10,000	\$10,000
<b>86 Cumberland Street</b> Renovation Loan			\$25,000	\$25,000
Totals	\$148,700	\$134,600	\$166,300	\$172,700

A more detailed outline of completed projects funded in 2016 is provided on the following pages.

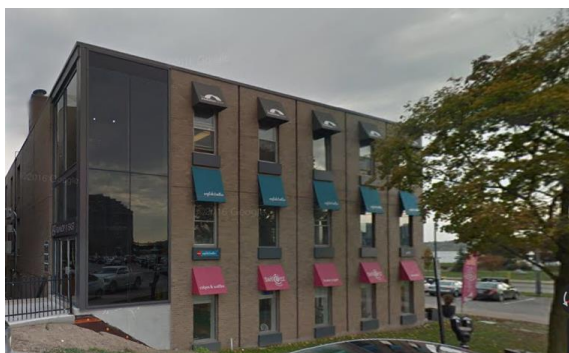


## COMPLETED NEW PROJECTS APPROVED IN 2015 AND FUNDED IN 2016

### 89 Dunlop Street East



**Before**



**After**

**Project:** Structural upgrades to west façade, with awnings and fire escape on south and east façades.

**Program:** Adaptive Re-Use/Upgrade to building code loan.

**Benefit:** Structural improvements to foundation, new window wall facing Memorial Square and improved fire escape resulting in enhanced office space for approximately 26 employees.

**Approximate Loan Amount:** \$49,000 **Construction Value:** More than \$100,000

### 91 Dunlop Street East



**Before**



**After**



**Project:** Improvement of an existing professional office space providing a large window facing memorial square and enhanced fire escape provisions.

**Program:** A façade and sign loan and adaptive re-use loan.

**Benefit:** Previously underutilized office space provides for approximately 36 employees, and enhances streetscape facing Meridian Square.

**Approximate Loan amount:** \$50,000    **Construction Value:** More than \$175,000

### 174 Bayfield Street



**Before**



**After**

**Project:** Façade and Sign improvement of an existing architect's office.

**Program:** Façade and Sign loan.

**Benefit:** Exterior improvements to an existing professional office offer an enhanced streetscape on Bayfield Street, a gateway to the downtown.

**Approximate Loan Amount:** \$11,600    **Construction Value:** More than \$25,000



82 Essa Road



Before



Source: Google Street View Nov 2016

After

**Project:** Upgrade of a former insurance office for medical services and chiropractic office; including interior and exterior barrier free upgrades.

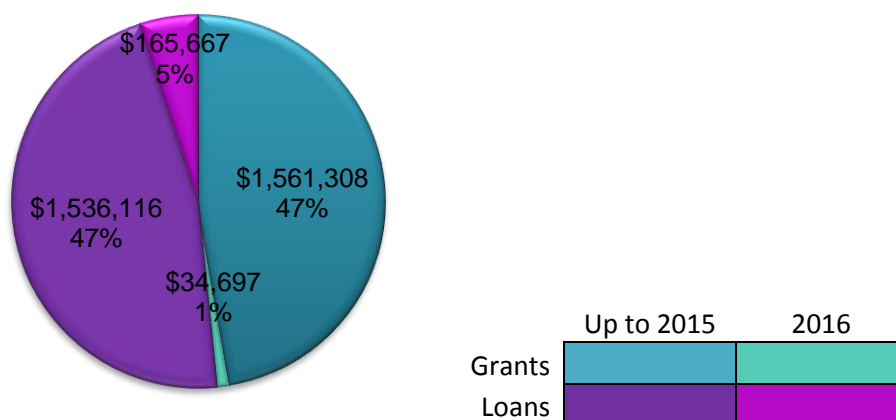
**Program:** An adaptive re-use loan completed and façade and sign loan approved to be completed in 2017.

**Benefit:** Accessible healthcare service employing approximately 12 people in Allandale.

**Approximate Loan Amount:** \$24,000    **Construction Value:** More than \$110,000

## LOANS AND GRANTS OVERVIEW

Chart 1 - Loans and Grants Paid  
2005-2015 and 2016



*The total amount spent on grants and loans to date is roughly equal; with slightly more, 52%, being spent on forgivable loans and 48% being spent grants.*

## TAX INCREMENT GRANT PROGRAM

Approximately \$22,179 was paid in the final two installments for the tax increment based grant for 81 Mulcaster Street in 2016. Final installments on previously approved Tax Increment based Grants were paid out by 2015.

Final installments for other tax increment based grants paid in 2014 and 2015 are as follows:

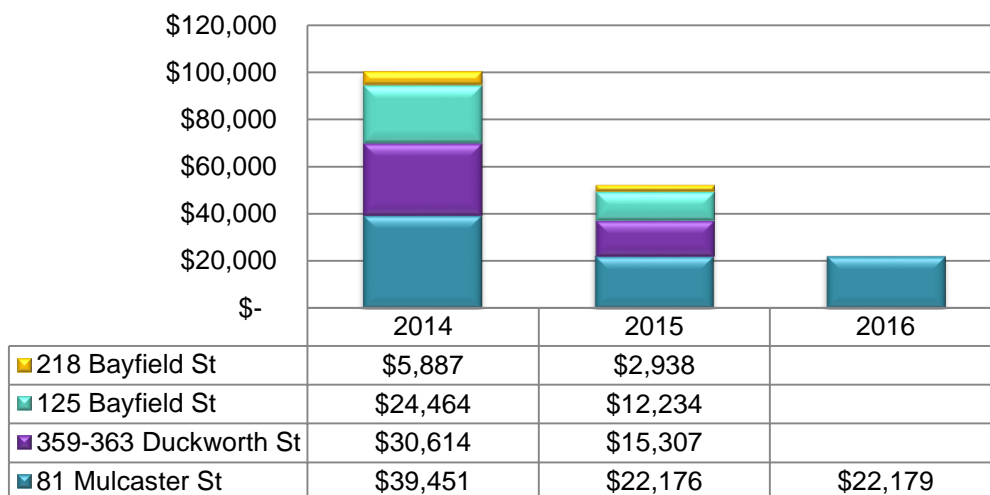
**125 Bayfield Street** - Affordable Housing Project \$36,698

**218 Bayfield Street** - New chiropractic office: \$8,825

**359-363 Duckworth Street** - Student housing: \$45,921

Chart 2, on the following page, shows the combined payment schedule for approved Tax Increment Based Grants over the period from 2014 to 2016.

**Chart 2 - Tax Increment Based Grant Payment  
Schedule for Previously Approved Projects 2014-2016**



Two significant grant applications for projects, which included Tax Increment Based Grant applications, were received in 2013. It is anticipated that one of these applications, located in the Georgian College area, will be brought forward for Council consideration in 2017.

An additional three applications were received for proposed developments in the Downtown and Allandale CIP areas prior to the cut-off date for these CIPs. Once planning approvals are dealt with, a determination will be made as to their eligibility. Subsequently, if eligible they will be brought forward for Council consideration at the appropriate time in the development process.

## **DOWNTOWN AND ALLANDALE CIP GRANT PROGRAM SUMMARY**

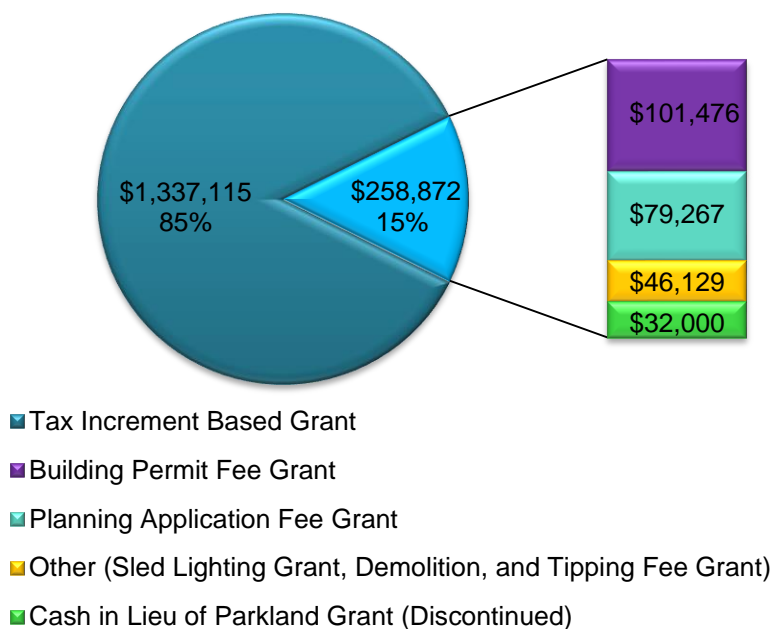
The Tax Increment Based Grant constitutes the most significant share (approximately 85%) of all grant funding. The remaining grant funding goes toward returning a percentage of the building permit fees, payment of full planning application fees, and grants towards costs to install safe, energy efficient exterior lighting (SLED grants). In 2016, a SLED Grant Application was approved to improve lighting in a parking lot on Toronto Street. Funds will be advanced when the project is complete.



## SUMMARY OF GRANTS APPROVED TO END OF 2016

Table 2 - Summary of Payments for Grants Approved 2005 to 2016			Total 2005-2016	Percentage
Program Type	Amount 2005-2015	2016 Incremental Amount		
Tax Increment Based Grant	\$1,314,936	\$22,179	\$1,337,115	85%
Building Permit Fee Grant	\$98,978	\$2,500	\$101,476	5%
Planning Application Fee Grant	\$79,267	0	\$79,267	5%
Other (Sled Lighting Grant, Demolition, and Tipping Fee Grant)	\$36,129	\$10,000	\$46,129	3%
Cash in Lieu of Parkland Grant (Discontinued)	\$32,000	0	\$32,000	2%
Totals	\$1,561,308	\$34,932	\$1,595,987	100%

**Chart 3 - Summary of Grants**

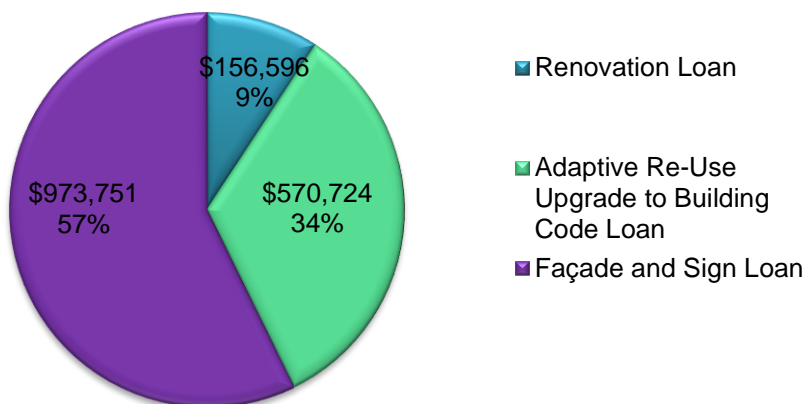


## **DOWNTOWN AND ALLANDALE CIP LOAN PROGRAM SUMMARY (continued)**

The projects approved in the Downtown and Allandale in 2016 constituted four façade and sign loans, four adaptive re-use loans, and one SLED energy efficient lighting grant. The incentives affected five properties in the Downtown CIP area and one property in Allandale. Approximately \$50,000 was allocated to four façade loans, \$75,000 to three adaptive re-use/upgrade loans in the downtown, \$25,000 to a renovation loan in Allandale, \$10,000 to a SLED loan, and approximately \$2,500 was allocated to building permit fees grants associated with these projects.

The graph below shows the cumulative amount allocated and spent between 2005 and 2016 on forgivable loans, with a breakdown in terms of loan type, being: Façade and Sign Loans, Adaptive Re-use and Upgrade to Building Code loans, and Renovation Loans applicable to the Allandale CIP area.

**Chart 4 - Cumulative Total Spent on Forgivable  
Loans Downtown and Allandale 2005-2016**



*The forgivable renovation loans apply to Allandale; thus \$156,595 or 9% of funds for forgivable loans have been allocated to Allandale compared with \$1,544,475 or 91% of funds allocated to Downtown CIP forgivable loans.*

**MONITORING PARAMETRES  
CUMULATIVE RESULTS 2005 – 2016**

- ❖ Total Dollars Awarded to Date: **\$3.29 million**
  - Total Awarded for Loans: **52%**
  - Total Awarded for Grants: **48%**
- ❖ Total Dollars Spent on Loans and Grants in 2016: Approximately **\$201,000**
  - Total Dollars Spent on Loans: Approximately **\$166,000 (83% of 2016 spending)**
  - Total Dollars Spent on Grants: Approximately **\$35,000 (17% of 2016 spending)**
- ❖ Number of Improved Façades: **51**
  - 2016: Four new facades were completed by December
- ❖ Number of Renovation /Adaptive Re-Use Projects: **31**
  - 2016: One new project was completed by December
- ❖ Number of Grants for Fees and Permits: **28**
  - 2016: Four were approved
- ❖ Total Safety Lighting Projects: **11**
  - 2016: One was approved
- ❖ Number of Tax Increment Based Grants Approved to Date: **6**
  - 2016: No new projects were approved under this program
- ❖ Estimated Total Jobs Accommodated Downtown and Allandale: **531**
  - 2016: Approximately **74** are estimated from projects approved
- ❖ Estimated Increase in Retail Floor Area to Date: **2,883m<sup>2</sup>**
  - Projects approved in 2015 did not include new commercial floor space
- ❖ Estimated Increase in Office Floor Area to Date: **6,744.53m<sup>2</sup>**
  - 2016: No new offices were added, however existing office space was enhanced through projects approved
- ❖ Number of New Rental Residential Units to Date: **118**
  - 2016: No new units were added through CIP projects in 2016; however upgrades affect approximately five units
- ❖ Estimated Total Construction Value: **\$16.6 million**
  - 2016: Approximately **\$430,000** was in projects approved
- ❖ Total Increase in Assessment on Projects with Approved Tax Increment Based Grants: **\$16.7 million**, resulting in an increase of \$292,000 in additional taxes per year
  - 2016: No new Tax Increment Based Grants were approved