
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: K. SUGGITT, RPP, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS

**FROM: M. BANFIELD, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES**

**NOTED: A. MILLER, RPP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING
PROPOSED NEW COMMUNITY IMPROVEMENT PLAN (FILE: D18-CIP)**

DATE: SEPTEMBER 23, 2019

OVERVIEW:

The purpose of this memorandum is to advise members of General Committee of a public meeting for a proposed new Community Improvement Plan, initiated by the City.

The proposed new Community Improvement Plan (CIP) is intended to replace the existing Built Boundary and Georgian College Neighbourhood Community Improvement Plans. The proposed Community Improvement Project Area includes all lands within the City as shown on Schedule "A".

The new CIP is aligned with Council's strategic priorities and is intended to focus financial incentives in support of emerging community goals and priorities which target key planning and growth management objectives for development within the City including: affordable housing with specific emphasis on providing housing options for the low and low-moderate income households; brownfield redevelopment, and encouraging a mix of uses within the Urban Growth Centre (UGC) and strategic intensification areas to achieve a more complete community especially in the downtown area.

Financial incentives will be offered through two programs under this new CIP, namely the **Affordable Housing Development Grant Program** and the **Redevelopment Grant Program**.

The **Affordable Housing Development Grant Program** is intended to provide financial incentives to promote the development of affordable housing units, especially those targeted at providing housing solutions for the low and low-moderate income households in the community. The City has proposed a modified definition of "affordable" for purposes of this CIP program in order to account for the inflated housing market in the regional market area in both home ownership and rental housing.

The **Redevelopment Grant Program** is intended to provide incentives to promote the redevelopment of sites within the Urban Growth Centre (UGC) and strategic growth areas (SGA), including but not limited to brownfield sites, for the purpose of providing a mix of land uses including residential, commercial, office and institutional to help create a more complete community within the downtown and UGC.

Proposed incentives under both programs include such things as grants for a percentage of the eligible Planning Application and Building Permit fees, as well as the eligible portion of Development Charges, and tax increment based funding. For brownfields in particular, opportunity is provided for grants to help cover a portion of the costs of remediation work to get a site ready for re-development.

BACKGROUND:

On June 12, 2019 Council approved motion 19-G-170 as follows:

OPITIONS FOR PROVIDING INCENTIVE PROGRAMS WITHIN A COMMUNITY IMPROVEMENT PLAN PROCESS TO INCENTIVIZE DEVELOPMENT PRIORITIES

1. That \$2.5 million be committed through the City's Annual Business Plan and Budget to the Community Improvement Plan (CIP) Reserve to incentivize land development priorities.
2. That staff in the Planning and Building Services Department be authorized to hold a Public Meeting under the *Planning Act* in the Fall of 2019 to amend the CIP Program in accordance with the provisions identified within Staff Report PLN022-19 for affordable housing and development within the Urban Growth Centre.
3. That in the period between adoption of the Development Charges By-law and the approval of a new Community Improvement Plan under the *Planning Act*, the eligibility requirements and evaluation criteria identified in paragraphs 16 to 21 of Staff Report PLN022-19, be used to assess development projects for affordable housing and development in the Urban Growth Centre.

Planning staff have prepared a proposed new CIP meant to replace the existing two CIPs in order to better support the current emerging community goals and priorities expressed through City Council's Strategic Plan 2018-2022 including 1) Growing Our Economy; 2) Fostering a Safe & Healthy City; 3) Building Strong Neighbourhoods; and 4) Improving the Ability to Get Around.

There are **basic eligibility criteria** that applicants must meet in order to be considered for either program. As well, each program has its own set of **specific eligibility requirements** to help determine their eligibility for funding.

Applications for either program must be made before the commencement of any project development (i.e. construction) unless otherwise stated in the details of the grant program. Some allowance has been provided for some applications to be received ahead of July 31, 2020 for proposals that have been continuing with their approvals during the time of transition to the new CIP, should it be approved.

PLANNING CONSIDERATIONS:

The application forms are currently being drafted based on the two grants programs outlined in the proposed new CIP. Once Council approves the new CIP, all information including the application forms will be available on the City's website.

All comments received during the public meeting as well as comments provided ahead of time will be considered by Planning staff in order to finalize the text of the CIP and help inform the application forms and process clarifications as necessary.

NEXT STEPS:

Planning staff are targeting to bring a staff report to General Committee in November to recommend approval of the New CIP based on feedback received at the public meeting and during the consultation period.

If you have any questions, please contact Kathy Suggitt, RPP at 705-739-4220 extension 5268.

Schedule "A" - Community Improvement Project Area Boundary

