



City of
Peterborough

To: General Committee of Council

From: Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Date: May 3, 2021

Subject: Report IPSPL21-018
Central Area Community Improvement Plan Program Update
and Extension

Purpose

A report to provide an update regarding the Central Area Community Improvement Plan, to propose minor revisions to the Plan and to request that all programs under the Plan be extended for an additional five years.

Recommendations

That Council approve the recommendations outlined in Report IPSPL21-018 dated May 3, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Central Area Community Improvement Plan Programs be extended for five years, to December 31, 2026.
- b) That the Central Area Community Improvement Plan policy document be amended as follows, in accordance with Exhibit A to Report IPSPL21-018:
 - i. That the Façade Improvement Grant Program be revised to state that the City may issue a Request for Applications up to three times per year depending on availability of funding, instead of once or twice, to provide greater flexibility to applicants.

- ii. That the Central Area Revitalization (Tax Increment Based) Grant Program (“CARP”) establish an eligibility threshold of a minimum municipal tax increase amount of \$1,500.00 and include additional eligibility criteria for condominium-ownership developments.
 - iii. That the Municipal Incentive Grant Program be clarified by establishing an upper limit to the cash-in-lieu of parkland of \$50,000 and cash-in-lieu of parking fees of \$50,000 that are eligible for program assistance.
 - iv. That the Residential Conversion and Intensification Grant Program include additional text to clarify that the intent of the program is also met when new residential floor space is constructed on existing properties, either by addition or comprehensive redevelopment, where significant portions of the existing building(s) are retained.
- c) That By-law 17-066 be repealed and replaced upon the adoption of the By-law attached as Exhibit A.

Budget and Financial Implications

Several programs under the Central Area Community Improvement Program (CA CIP) are funded through the capital budget and are contingent on this funding being secured every year. These programs include:

- a) Façade Improvement Grant Program: \$100,000.00 per year;
- b) Municipal Incentive Grant Program: \$100,000 per year for building permit refunds; and
- c) Residential Conversion and Intensification Grant Program: \$500,000 per year (2020 and 2021).

Other programs under the CA CIP provide incentives through refunds and do not require capital funding. Refund based programs include:

- a) Municipal Incentive Grant: provides refunds for planning application fees;
- b) Central Area Revitalization (Tax Increment Based) Grant Program;
- c) Brownfield Tax Assistance Program; and
- d) Municipal Brownfield Rehabilitation Grant Program.

The Municipal Incentive Grant refunds the identified fees once they are collected by the Planning Division which removes the need for capital funding. The remaining three programs provide refunds through a tax increment grant. This functions by calculating

the difference between the pre-redevelopment taxes and the post-redevelopment taxes and refunding the difference so that the municipal tax cost to the proponent is effectively frozen for several years until eligible costs are recovered or a specified time period is reached. While the City forgoes the increased tax revenue in the short term, the City will receive increased taxes in the future that may otherwise not be realized.

The five-year extension of the CA CIP Programs will require funding through the Capital Budget; however, Council has the authority to cancel a Program or remove or adjust funding at its discretion, without a formal amendment to the CA CIP.

Background

This report provides the information pertaining to the Council direction given to staff during the 2020 budget review:

That staff provide a report to Council on the distribution of funds related to the CIP program over the last five years.

Council approved the creation of the CA CIP on September 12, 2011 with the passage of By-law 11-115 which designated the Central Area of the City as a Community Improvement Project Area under Section 28(1) of the **Planning Act**. Such by-laws can be passed by a council where community improvement “is desirable because the age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.” Through the Community Improvement Plan (“CIP”) policies of the **Planning Act**, a council can provide financial incentives otherwise normally prohibited under the **Municipal Act, 2001**.

While plans to create a CIP can be traced back to 2002, Federal and Provincial initiatives and the release of the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) began around 2005. At that time, it was deemed premature to develop a CIP until the Federal and Provincial initiatives were completed. Additionally, staff reviewed the use of CIPs by other municipalities and found that they were being used to aid in redevelopment and rehabilitation of downtown areas which was a key component of the Growth Plan. The 2008 Downtown Economic Analysis completed by urbanMetrics for the City supported the view of Downtown Peterborough as being a regional centre and that incentive programs through a CIP would be desirable to encourage redevelopment. One of the recommendations put forward by urbanMetrics was for the City to adopt a CIP for the Central Area.

The City’s Central Area Master Plan (“CAMP”) further supported this view and recommended the creation of a CIP for the Central Area (CAMP Strategy 21). Official Plan Amendment (“OPA”) 140 adopted this strategic direction as a way of promoting economic development in the Central Area. These decisions also work to align the

City's Official Plan with Growth Plan policies which identify Peterborough's downtown as an Urban Growth Centre.

The CA CIP was first approved in 2011 (By-law 11-115) and implemented in phases as the budget became available. On February 3, 2014, the CA CIP was amended by the passage of By-law 14-015 which added the Municipal Brownfield Rehabilitation Grant Program to the CA CIP. The CA CIP went through a comprehensive update in 2017, where a number of revisions and updates were recommended to improve the effectiveness and administration of the programs, while also recommending an extension of the CA CIP by an additional five years. By-laws 11-115 and 14-015 were repealed and replaced by By-law 17-066 on June 26, 2017.

Since the previous review of the CA CIP in 2017, staff have found a few areas where improvements to programs can be made or where original assumptions on the usage of programs has been reconsidered.

Analysis

The six programs under the CA CIP provide different financial incentives that allow them to be used by applicants on an as-needed basis. Changes are proposed to four programs under the CA CIP to make refinements and provide clarity and can be seen in Exhibit B – Central Area Community Improvement Plan (2021). The program details are outlined below, and the proposed changes are described where applicable.

Façade Improvement Grant Program

Program Details

The Façade Improvement Grant Program ("FIGP") provides applicants with a grant for 50% of the eligible costs, up to a maximum of \$15,000 per building façade, for building façade improvements. Where a building is on a corner lot or otherwise has two visible façades, the grant may increase to \$30,000 provided work is being done on both façades.

The FIGP was implemented in 2012 with a starting budget of \$200,000 and has been provided with a budget of \$100,000 per year since. To date, approved applications for this grant have paid out and committed approximately \$800,000 compared to approximately \$3.95 million in private investment. A summary of the number of applications, amount of private investment and total grant funding paid out or committed from 2012 to 2020 is provided in Figure 1.

Figure 1 – Facade Improvement Grant Program Application Summary, 2012 to 2020

Year	Number of Applications	Total Value of Improvements	Total Grant Amount Provided or Committed
2012	16	\$ 463,222.94	\$185,697.06
2013	4	\$ 194,721.18	\$ 67,783.59
2014	4	\$ 185,368.30	\$ 61,556.15
2015	12	\$ 479,976.33	\$138,695.48
2016	5	\$1,099,770.28	\$ 93,362.88
2017	8	\$1,059,703.66	\$109,597.03
2018	2	\$ 102,478.34	\$ 45,000.00
2019	1	\$ 38,301.47	\$ 19,150.73
2020	3	\$ 325,755.12	\$ 80,877.56
Total	55	\$3,949,297.62	\$801,720.48

Proposed Changes

Currently, there are up to two application intake deadlines for the FIGP. The first deadline is at the end of March and, if additional funds remain, a second deadline is at the end of June. Staff are proposing to add a potential third deadline, at the end of October, if funding remains after the first two intake periods. This change will provide additional flexibility to applicants, in if interest in the program is expressed in July the applicant would not have to wait until the following March to have their application considered.

Central Area Revitalization (Tax Increment Based) Grant Program

Program Details

The Central Area Revitalization (Tax Increment Based) Grant Program (“CARP”) provides a tax increment grant to properties that have been redeveloped and, due to the redevelopment, received an increased tax assessment from the Municipal Property Assessment Corporation (“MPAC”).

This program provides a tax increment grant which refunds the municipal portion of the property taxes based on the difference between pre-development assessed value and the post development assessed value. The grant runs for nine years, providing a 100% refund of the tax differential for the first five years, 80% in year six, 60% in year seven, 40% in year eight, 20% in year nine, with full taxes being paid by the applicant in year 10. The total grant cannot exceed the total cost of the redevelopment and the grant will end early if that situation occurs. For properties that are designated under the **Ontario Heritage Act** or eligible properties that the proponent is willing to have designated, the 100% tax differential portion of the grant lasts an additional five years, with the grant concluding after 14 years as opposed to nine for other properties.

As of December 2020, the City has 26 active CARP files worth a combined total of approximately \$191.5 million in private investment. In comparison, the combined total of grants for these applications is approximately \$12.9 million. A summary of the number of active applications, amount of private investment and total grant funding paid out or committed from 2012 to 2020 is provided in Figure 2.

Figure 2 – Central Area Revitalization (Tax Increment Based) Grant Program Application Summary, 2012 to 2020

Year	Number of Applications	Total Value of Improvements (Est.)	Total Grant Amount Provided or Committed (Est.)
2012	5	\$ 7,001,560.00	\$ 456,926.26
2013	5	\$ 18,140,000.00	\$ 1,625,904.34
2014	2	\$ 5,000,000.00	\$ 387,455.25
2015	2	\$ 3,078,000.00	\$ 173,451.69
2016	4	\$ 18,050,000.00	\$ 856,166.43
2017	2	\$ 35,800,000.00	\$ 3,998,133.57
2018	1	\$ 850,000.00	\$ 15,193.52
2019	5	\$100,850,000.00	\$ 5,087,263.98
2020	1	\$ 2,700,000.00	\$ 325,156.06
Total	27	\$191,469,560.00	\$12,925,651.10

Proposed Changes

In general, the CARP has been functioning as intended however, some administrative changes will improve the function of the program.

Firstly, staff are proposing to establish a minimum differential between pre- and post-development municipal taxes of \$1,500. As the intent of the program is to encourage the redevelopment or renovation of properties within the Central Area that results in a significant investment, the introduction of a minimum value establishes a baseline for what could be considered significant investment. Staff will consider approval of projects that fall slightly below that floor, in relation to the goals and objectives of the program.

Secondly, the CARP is a tax increment-based program in which property assessment and taxes are assigned to property owners. Interest in the program from proposed condominium-ownership projects has raised concerns over the amount of staff time involved in administering the grant. Where a rental apartment building has one owner and would receive one grant payment, a condominium apartment could potentially have upwards of hundreds of different owners. Although condominium proposals currently meet eligibility requirements, their approval requires significant capacity for tracking changing ownership of the units, ensuring no outstanding taxes, processing amending agreements, and registering them on title. With the necessary administrative work to manage the program, staff is recommending amending the program to only provide

grant payments through the CARP while the condominium project is under a single ownership.

Staff has reviewed several municipalities with tax-based CIP grants for residential developments including City of Kingston, City of Toronto, City of Kitchener, City of Waterloo, City of Hamilton, Township of Centre Wellington, and City of Guelph. These municipalities process grant payments for condominium projects in different ways. Some allow for the grant payment to be reassigned from the condominium owners to the original developer through a third party, some allow for the grant payment to be reassigned to a single property owner and some continue to provide the grant to the condominium owners. It is staff's position that the most appropriate way for the City's CARP to be carried out is to continue to provide the CARP grant as long as the condominium development is under a single ownership. As soon as condominium units are sold, the grant agreement is ended.

Brownfield Tax Assistance Program and Municipal Brownfield Rehabilitation Grant Program

Program Details

The Brownfield Tax Assistance Program ("BTAP") has been offered since 2012 when the CA CIP was implemented. The BTAP is applicable to lands that have been contaminated and require clean-up before a Record of Site Condition ("RSC") can be filed with the Ministry of the Environment, Conservation and Parks to permit a change in land use. For example, an RSC would be required for a former industrial property to be used for residential purposes.

Other clean-up work, such as the removal of asbestos products, does not require the filing of an RSC and is therefore ineligible for funding under the BTAP, but can still be costly. In an instance like this, the Municipal Brownfield Rehabilitation Grant Program ("MBRGP"), introduced in 2014, allows for these clean-up costs to be recouped by developers.

In both cases, approved properties receive a tax increment grant which covers the eligible costs of the remediation of the property or building. BTAP and MBRGP agreements will run until the eligible costs are recouped. Unlike a CARP grant, the tax increment grant does not phase out for a BTAP or MBRGP. Instead, 100% of the tax differential is refunded each year with the only reduction being in the final year of the program, to refund the last amount of eligible funds (if less than the differential).

To date, eight applications have been received under both programs with a combined soil and building remediation value of approximately \$6.5 million. Due to the nature of these grant programs this is also the total amount of the grant provided, although the grants are provided over several years. A summary of the number of active applications, amount of private investment and total grant funding paid out or committed from 2013 to 2020 is provided in Figure 3.

Figure 3 – Brownfield Tax Assistance Program and Municipal Brownfield Rehabilitation Grant Program Application Summary, 2013 to 2020

Year	Number of Applications	Total Value of Improvements (Est.)	Total Grant Amount Provided or Committed (Est.)
2013	2	\$1,809,882.94	\$1,809,882.94
2014	1	\$ 365,000.59	\$ 365,000.59
2015	1	\$1,410,000.00	\$1,410,000.00
2016	-	\$-	\$-
2017	2	\$1,843,522.83	\$1,843,522.83
2018	-	\$-	\$-
2019	2	\$1,060,678.00	\$1,060,678.00
2020	-	\$-	\$-
Total	8	\$6,489,084.36	\$6,489,084.36

Proposed Changes

No changes to the BTAP or MBRGP are proposed through this review.

Municipal Incentive Grant Program

The Municipal Incentive Grant Program (“MIGP”) began in 2012 with the full scope of the program available beginning in 2013 once capital funding was available. The MIGP provides refunds of planning application fees, cash-in-lieu of parkland and parking, as well as building permit fees. Building permits are refunded to a maximum amount of \$50,000 per project. Planning application fees are refunded at a rate of 50% for non-residential projects and 100% for residential projects. Cash-in-lieu of parking and parkland are refunded fully without a maximum threshold for new development projects.

As identified in the Budget and Financial Implications section of this report, building permit refunds are provided from a capital account while the remaining funds are provided after the payment is received and posted by the City. Per provincial law, building permit fees cannot simply be waived or refunded after payment so a capital budget is required to provide the refund for these fees as a grant.

The MIGP has had a budget of \$800,000.00 since the program’s inception. In this time, a total of approximately \$526,000 has been refunded from the MIGP capital budget for building permits. In addition, \$368,000 worth of planning application fees and cash-in-lieu charges have been refunded. A summary of the number of applications, amount of private investment and total grant funding paid out or committed from 2013 to 2020 is provided in Figure 4.

Figure 4 – Municipal Incentive Grant Program Application Summary, 2013 to 2020

Year	Number of Applications	Planning Application Fee and Cash-in-lieu Charge Refund	Building Permit Refund
2013	4	\$ 1,010.00	\$126,328.30
2014	1	\$ 24,840.00	\$ 50,000.00
2015	1	\$ 8,230.00	\$ 6,478.00
2016	3	\$ 38,616.00	\$ 65,762.60
2017	4	\$ 23,340.00	\$108,088.65
2018	1	\$ 0.00	\$ 17,289.00
2019	4	\$272,371.74	\$152,108.00
2020	0	\$ 0.00	\$ 0.00
Total	18	\$368,407.74	\$526,054.55

Proposed Changes

Since the introduction of this program in 2013, there has been an increase in the scale of development proposals within the Central Area. Larger developments create larger cash-in-lieu of parking and parkland amounts resulting in increased impacts on the parkland and parking reserve funds while the need for parks and parking facilities continues to grow. While the CA CIP provides discretion to the City in the amount of grant to approve through the review and approvals process, staff recommends establishing an upper limit of \$50,000 for cash-in-lieu of parkland and \$50,000 for cash-in-lieu of parking to ensure that there is still an influx of funding for these reserve funds.

Residential Conversion and Intensification Grant

The Residential Conversion and Intensification Grant Program (“RCIGP”) provides a grant to applicants at a rate of up to \$10 per square foot of new residential floor area. The RCIGP helps to incentivise the conversion of vacant commercial floor space in the Central Area to new residential floor space. Existing residential floor area being renovated is not eligible for the RCIGP. This program will help the City meet the density target of 150 residents and jobs per hectare for the Downtown Peterborough Urban Growth Centre established under the Growth Plan.

Beginning in 2015, the RCIGP received a budget of \$100,000 in the first two years. Given the popularity of the program and interest from several larger projects, the budget has increased since its inception to \$250,000 in 2017, \$1.3 million in 2018, \$800,000 in 2019 and \$500,000 in 2020 and 2021.

Since the program was established in 2015, approximately \$1.6 million has been provided for approximately 194,000 square feet of new residential floor space. The creation of new residential floor space represents an estimated \$52.1 million in private sector investment within the Central Area. A summary of the number of applications,

total floor area added, estimated private investment and total grant funding paid out or committed for each year is provided in Figure 5. The demolition of an existing building for the purposes of developing new residential units would not constitute development that meets the intent of the program.

Figure 5 – Residential Conversion and Intensification Grant Program Application Summary, 2015 to 2020

Year	Number of Applications	New Residential Floor Area (square feet)	Total Value of Improvements (Est.)	Total Grant Amount Provided
2015	2	5194.62	\$ 1,065,000.00	\$ 51,896.20
2016	1	1668	\$ 80,000.00	\$ 16,680.00
2017	3	152019.221	\$45,466,150.00	\$1,131,423.80
2018	0	0	\$ 0.00	\$ 0.00
2019	2	35230	\$ 5,500,000.00	\$ 352,030.00
2020	0	0	\$ 0.00	\$ 0.00
Total	8		\$52,111,150.00	\$1,552,030.00

Proposed Changes

Staff is proposing additional wording to the program eligibility to include new residential construction that is part of a comprehensive redevelopment for the grant, so long as a significant portion of the existing building(s) on site is maintained. The new language will formalize an existing interpretation of the program by staff. The intent of this interpretation is to support the increased intensification outside of existing building envelopes while maintaining the integrity of the built form within the Central Area.

Summary

The Central Area Community Improvement Plan has been offered by the City for over eight years and has allowed for significant investment and redevelopment to occur within the Central Area. Over the years that various programs have been offered, staff have found areas of the programs where amendments would be prudent, whether to clarify intent, provide better incentive to developers, or to make revisions where assumptions have changed in response to evidence. The proposed amendments to the CA CIP will assist staff in the administration of the program, provide better clarity and certainty to applicants, and provide for further revitalization of the Central Area of the City of Peterborough.

Submitted by,

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Commissioner of Infrastructure and Planning Services

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Attachment(s):

- Exhibit A – Proposed By-law to adopt an Updated Central Area Community Improvement Plan
- Exhibit B – Revised Central Area Community Improvement Plan Policy Document (2021)

Exhibit A - By-law



The Corporation of the City of Peterborough

By-Law Number 21-

Being a By-law to adopt an updated Central Area Community Improvement Plan

Whereas By-law No. 11-117 being “A By-law to Designate the Central Area Community Improvement Project Area” pursuant to Section 28(2) of the **Planning Act**, was passed by Council on the 12th day of September, 2011;

And Whereas By-law No. 11-115, being “A By-law to adopt a Central Area Community Improvement Plan”, was passed by Council on the 12th day of September, 2011;

And Whereas By-law No. 14-015, being “A By-law to adopt the Municipal Brownfields Rehabilitation Grant Program to add to the Central Area Community Improvement Plan”, was passed by Council on the 3rd day of February, 2014;

And Whereas By-laws 11-115 and 14-015 were repealed and replaced by By-law 17-066, being “A By-law to adopt an updated Central Area Community Improvement Plan”, was passed by Council on the 26th day of June, 2017.

And Whereas City Council wishes to continue implementing the Central Area Community Improvement Plan through the adoption of this By-law;

And Whereas the Community Improvement Plan for the Central Area conforms to the Official Plan of the City of Peterborough;

And Whereas Council passed Report IPSPL21-018 on the ____ day of _____, 2021 with respect to a Community Improvement Plan Update and Extension;

And Whereas By-laws 11-115 and 14-015 were repealed on the 26th day of June, 2017.

And Whereas By-law No. 17-066, being “To Adopt an Updated Central Area Community Improvement Plan”, was passed by Council on the 26th day of June, 2017;

Now Therefore, The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That the updated Central Area Community Improvement Plan consisting of the attached explanatory text, maps and appendices, is hereby adopted. The Central Area Community Improvement Plan is attached hereto as Schedule "A"
2. This By-law and attached schedules come into effect on the day it receives third reading.
3. By-law 17-066 is repealed on the date this By-law receives third reading.

By-law read a first, second and third time this ____ day of _____, 2021.

Diane Therrien, Mayor

John Kennedy, City Clerk



Central Area Community Improvement Plan

(2021)

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1.0 Introduction

The Peterborough Central Area Community Improvement Plan (CIP) is a tool that is intended to stimulate the revitalization and investment in the Central Area. CIP's are used widely across Ontario, and particularly in downtowns, to focus and initiate change and redevelopment. In accordance with Section 28 of the **Planning Act**, the Central Area CIP encourages investment in the Central Area by providing for financial incentives that may be applied to eligible properties for purposes that conform to the goals, objectives, and policies of the CIP. Eligible properties must be located within the Central Area Target Area designated on Schedule "H" – Community Improvement of the Official Plan.

The Central Area CIP has been prepared in accordance with the statutory requirements of the **Planning Act** and has had the benefit of a full consultation process.

1.1 Purpose

The purpose of this CIP is to assist in the revitalization and enhancement of the Central Area as a focal area for public and private investment. CIP provides City Council with a broader authority to encourage and implement public and private investment in the Central Area.

Public Sector Investment

The passage of a by-law designating the Central Area as identified on Schedule J of the Official Plan as a community improvement project area and the CIP provides the City with the ability to become more directly involved in the redevelopment of property within the Central Area for the purpose of community improvement, including:

- The acquisition or preparation of property for community improvement;
- Construction, rehabilitation or improvement of buildings on land held by the City; and
- The sale, lease or disposal of land and buildings held by the City of the purpose carrying out the CIP.

Private Sector Investment

In order to stimulate private investment, the CIP provides for financial incentive programs that will make grants or loans available to Central Area properties to:

- Improve the appearance of streetscapes and buildings, including built cultural heritage resources, through facades improvements;
- Promote sustainable development including energy efficiency through façade improvements;
- Encourage the redevelopment of underutilized buildings; and/or

- Stimulate the creation of residential development/redevelopment in the Central Area.

1.2 Community Improvement Project Area

Section 28 of the **Planning Act** allows municipalities, if they have provisions in their official plans relating to community improvement, to designate by by-law a “community improvement project area” and prepare and adopt a community improvement plan (CIP) for such an area.

The **Planning Act** defines a “community improvement project area” as a municipality or an area within the municipality, the community improvement of which in the opinion of the Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”.

Subsection 28(4) of the **Planning Act** requires that the Community Improvement Project Area be designated by a by-law prior to approving a CIP.

On September 12, 2011, Council adopted a by-law designating the Central Area Target Area as shown on Figure 1, as a Community Improvement Project Area pursuant to Section 28(2) of the **Planning Act**.

1.3 Central Area Opportunities and Challenges

The Central Area has been the economic and cultural centre of Peterborough since its establishment in 1825. It is the focus of the broad range of public and private uses that make the Central Area the civic, cultural, social and economic centre of the City.

The Central Area supports a broad mix of uses within a 239-hectare area with a density of approximately 78 residents and jobs per hectare. There are approximately 6,700 people living and 12,000 employees working in the Central Area (2016).

The City of Peterborough is committed to a healthy and vibrant downtown as a desirable place for people to live, work, conduct business, engage in civil and social activities, and pursue cultural and recreational interests. This commitment is evidenced through public investment in community facilities such as the Market Hall, Del Cray Park and Millennium Park, major infrastructure investment in roads and streetscape improvements and continued investment in the Otonabee River Trail.

The revitalization of the Central Area also requires the complementary participation of the private sector, through the reinvestment and establishment and expansion of new office and retail businesses and the development of new residential projects.

In May 2009, City Council approved the Central Area Master Plan which provided an update to the planning strategies that had guided the traditions of this priority area of Peterborough. One of the key strategies identified in the Central Area Master Plan is the adoption of a Central Area CIP to provide a suite of financial incentives to promote private investment throughout the Central Area.

The purpose of this Plan is to attract more public and private sector investment to help ensure the long-term economic, social and cultural vitality of the Central Area. To achieve this, the City is committed to taking a role in stimulating Downtown investment to attract private development and redevelopment in Peterborough's Central Area.

2.0 Legislative Authority

The legislative authority for Community Improvement Plans and related incentives and powers is derived from the **Planning Act** and the **Municipal Act, 2001**.

2.1 Planning Act

The **Planning Act** is the primary vehicle and provides for the establishment of community improvement project areas where the Official Plan contains provisions related to community improvement and the “community improvement project area” is designated by by-law pursuant to Section 28 of the **Planning Act**.

Once a “community improvement project area” has been designated by by-law, a municipality may then prepare a “community improvement plan” for the project area.

Under Section 28 of the **Planning Act**, “Community Improvement” means:

“the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.”

To carry out a Community Improvement Plan that has come into effect, a municipality may engage in the following activities within the Community Improvement Project Area:

- a) acquire, hold, clear, grade or otherwise prepare land for community improvement (28 (3));
- b) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan (28(6));
- c) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in the community improvement project area to any person or government authority for use in conformity with the community improvement plan (28(6)); and
- d) make grants or loans, in conformity with the community improvement plan, to register 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 eligible costs of the community improvement plan (28(7)).

Section 28(7) of the **Planning Act** provides for grants and loans for eligible costs established in an approved CIP related to:

- environmental site assessment;
- environmental remediation;
- development;
- redevelopment;
- construction and reconstruction of lands and buildings for rehabilitation purposes; and
- the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

The **Planning Act** restricts the total value of all grants and loans made under the **Planning Act** and tax incentives under the **Municipal Act, 2001** (where applicable) from exceeding the eligible costs defined in the CIP.

2.2 Municipal Act, 2001

Pursuant to Section 106 (3) of the **Municipal Act, 2001** municipalities are exempt from the prohibition on providing assistance through the granting of bonuses when exercising its authority under Section 28 (6), (7) or (7.2) of the **Planning Act** within Community Improvement Areas. Bonusing includes giving or lending any property of the municipality including money, guaranteed borrowing, leasing or selling any municipal property at below fair market value; and giving a total or partial exemption from any levy, charge or fee.

3.0 Guiding Planning Policies

3.1 Official Plan (December 2019 Office Consolidation)

The Official Plan places high priority on the enhancement of the downtown and describes the Central Area as Peterborough's "traditional centre" and the "historic heart of the community". The importance of the Central Area to the entire community is referenced throughout the Official Plan. The strategic direction of the Central Area found in Section 2.3.3, the detailed land use policies in Section 4.3.2, and the specific Central Area Planning Strategies provided in the updated Central Area Master Plan in Section 10.6.

Examples of this policy direction include:

2.3 Commercial Structure

2.3.1 Rules and Components

The urban structure of Peterborough and its image and identity as a community are profoundly influenced by the locational pattern of commercial functions carried on in the City.

The essence of Peterborough's commercial structure is illustrated by Figure 1. This commercial structure includes, on a base illustrating the major transportation network serving the City and the schematic distribution of commercial land uses, the following major structural elements:

- Central Area
- Shopping Nodes
- Special Policy Area

These are not necessarily areas exclusively devoted to commercial use.

The Central Area is the Historic heart of the community and has the broadest range of commercial activity within the City. It is the prime focus of office, cultural and entertainment uses as well as a diverse range of retail facilities including specialty stores, regional uses and services, in addition to stores and services which support its resident population. It is also much more than a commercial area and provides the focus for government activities, community and recreational uses, higher density and specialized forms of housing, heritage sites and buildings, tourist facilities, as well as the site of several key industries. Differing land use designations (identified by Section 4.3.2 and Schedule J of the Plan) reflect this diversity.

2.3.2 Commercial Structure Goals and Objectives

It is the intention of this Plan that the actions of the City, in carrying out its responsibilities with respect to the planning of commercial land uses and the development approval process for commercial developments, shall be guided by the following goals and objectives:

- g) To maintain the economic vitality, historic and community value of the Central Area, by encouraging the development, redevelopment and rehabilitation of the area for a diverse range of uses, including retailing of all types, office uses, entertainment, cultural and recreation facilities, tourism and hospitality facilities, other types of service commercial uses and businesses, as well as governmental, institutional, residential and community uses. It is the intent of this Plan that, in most instances, Central Area lands will be rezoned to permit the full range and density of uses contemplated for various areas subject to site plan approval and other implementation processes.
- h) To increase the amount and intensity of residential uses in and around the Central Area by supporting appropriate multi-unit residential or mixed-use development and redevelopment.
- i) To undertake, by both direct municipal action and the encouragement of action by other parties, a program of on-going improvements in the Central Area to enhance the efficiency, convenience, safety and appearance of the area and the activities it accommodates, including streetscape improvements, waterfront and riverside enhancement, infrastructure upgrading, facilities for off-street and on-street parking, improved vehicular connections and circulation patterns, and facilities for those not travelling by private automobile, including improvements for pedestrians, the elderly and physically-challenged, and those using transit services, taxis, and transportation for the disabled.

2.3.3 Central Area

- a) The planned function of the Central Area is to be a multi-faceted activity centre for the City and surrounding region, incorporating retailing of all types, business and professional offices, entertainment, cultural and recreation facilities, tourism and hospitality facilities, other types of service commercial uses and businesses, a number of important industries as well as governmental, institutional, residential and community uses.
- b) In order to maintain and enhance the breadth, depth and continued viability of the Central Area's functions, it is intended that the land use policies for those portions of the Central Area most suited for commercial uses be permitted the broadest practical range of retail

and other commercial uses. At the same time, however, the following are regarded as the particular priority functions for the Central Area:

- i) those types of small scale higher-order retail facilities such as specialty shopping and comparison shopping which attract and serve residents from throughout the City and surrounding region, business and professional offices, service commercial uses, entertainment facilities including cinemas and theatres, and hospitality and tourist facilities, governmental and community facilities, and
 - ii) the food, drug and convenience shopping functions, personal services and other facilities which are of particular significance in reinforcing the attractiveness of the Central Area and nearby areas of Peterborough for residential purposes and in maintaining convenience and service for the population residing in those areas.
- c) As office development is important to the planned function of the Central Area, new offices in Shopping nodes shall only be small scale and limited to the Shopping Centre Designation. Notwithstanding the office development opportunity prescribed in Section 4.2.6 and 4.3, zoning applications for new office permissions in commercial designations outside of the Central Area, with the exception of major sites referenced in Section 2.3.6 will be deferred until a new Downtown Master Plan has been approved by Council as an amendment to this Plan. The new Master Plan will include an assessment of the office inventory, office vacancies and the impact of vacancies on the planned function of the Central Area. The Master Plan will also provide policies to promote a healthy office sector in the Central Area.

4.3.2 Central Area

- 4.3.2.1 The Central Area is Peterborough's traditional centre, consisting of the downtown core and other central lands. This area accommodates the largest and most diverse concentration of central place functions in the City, including retail, office, service, entertainment and other commercial uses, as well as governmental, institutional, residential and community activities. Retail uses are a significant component of this mix of activities, and includes a broad range of comparison shopping, specialty outlets and more localized facilities related to the needs of nearby residents and the downtown working population. The form of development in the Central Area is more intensively urban than any of the City's other commercial areas.

The retail and service activities and other facilities in the Central Area are collectively the most significant location for the provision of specialized and higher-order functions serving the diverse needs of residents, businesses, and institutions of Peterborough and of the surrounding regional area which looks to Peterborough for those functions not available locally.

10.6.3 Objectives of the Master Plan

The goal of this Master Plan is to promote the continued growth and development of the Central Area. The specific objectives are as follows:

- a) To confirm that the priority functions of the Central Area, worthy of protection, are Entertainment and Cultural Uses, Major Office Uses, and Institutional Uses;
- b) To stabilize and strengthen the retail function of the Central Area, in particular, food, services and convenience shopping for residents of the Central Area;
- c) To encourage new residential development, particularly in higher density or mixed-use forms, that will add to the vitality of the Central Area and create an expanding local market for retail growth;
- d) To promote the quality of life in Central Area neighbourhoods;
- e) To foster pedestrian connectivity throughout the Central Area particularly the completion of linkages to the Otonabee River, Little Lake and Jackson Creek, new trail and walkway development, and the further development of the Otonabee River Trail;
- f) To continue the program of improvements to municipal infrastructure including streetscapes and storm water management systems; and
- g) To promote the unique function of each Sub-area within the Central Area through targeted economic development strategies.

10.6.4 Program of Central Area Enhancements

In order to achieve progress on each objective identified in section 10.5.3, the City will, as can be reasonably accomplished through annual budget allocations, pursue a program of Central Area enhancement. The program of enhancement is identified in sections 10.6.4.1 to 10.6.4.7 and addressed in detail in the Background Study to the Master Plan. The specific strategies are unique to this planning period and do not preclude the continuation of established and successful initiatives that are not yet complete.

10.6.4.6 Strategies to Promote Economic Development

- f) The adoption of a Community Improvement Plan for the Central Area.

3.2 Official Plan Amendment No. 142 (November 20, 2009)

Official Plan Amendment No. 142 was adopted by Council on August 10, 2009 and approved by the Province on November 20, 2009, to bring the City's Official Plan into conformity with the planning framework of the Growth Plan for the Greater Golden Horseshoe. The Amendment added a new Schedule to the Official Plan which illustrated growth plan elements including an Urban Growth Centre. The Urban Growth Centre represents an area closely resembling the "Commercial Core" area of the Central Area.

3.3 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning development. The proposed CIP is consistent with the applicable provisions of the PPS, and implements the following policies:

- 1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.
- 1.4.3 c) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.
- 1.6.3 b) Before consideration is given to developing new infrastructure and public service facilities opportunities for adaptive re-use should be considered, wherever feasible.

- 1.7.1 d) Long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets.
- 1.8.1 c) Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future.
- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

3.4 Growth Plan for the Greater Golden Horseshoe (2019)

The provincial Growth Plan identifies Downtown Peterborough as an “Urban Growth Centre”, which must be planned:

- as a focal area for investment in institutional and region wide public services, as well as commercial, recreational, cultural and entertainment uses;
- to accommodate and support major infrastructure;
- to serve as a high-density major employment centre that will attract provincially, nationally or internationally significant employment uses; and
- to accommodate a significant share of population and employment growth.

The Growth Plan also requires that Downtown Peterborough be planned to achieve a minimum density of 150 residents and jobs (combined) per hectare by the year 2031. In 2016, density of Peterborough’s Urban Growth Centre is approximately 109 residents and job per hectare. The Urban Growth Centre makes up a portion of the Central Area.

4.0 Peterborough Central Area Community Improvement Plan

4.1 Goals and Objectives

The downtown of any City is both a measure of the general health of the municipality as well as an indicator of economic health, civic pride, and history of a community. A healthy downtown is a significant factor in attracting new residents, knowledge-based workers and new business to the City.

The CA CIP will help to enhance the Peterborough Central Area as the community's focus for public and private sector investment.

4.1.1 Goals

The overall goals of the CIP are to ensure that the Central Area is:

- a) an attractive, vibrant, multi-functional urban centre, and
- b) a focal area for investment in residential, employment, retail, entertainment, recreational, arts and cultural, institutional, civic and public service uses, and major infrastructure investment.

4.1.2 Objectives

The objectives of the Central Area CIP are:

- a) providing for public sector investment;
- b) stimulating private sector investment;
- c) improving the appearance of the Central Area streetscape and buildings, including built cultural heritage resources, through façade improvements;
- d) promoting the renovation and reuse of underused and contaminated properties; and,
- e) promoting sustainable development including energy efficiency through façade improvements.

4.2 Community Improvement Program

The following outlines the programs to be implemented and establishes the related guidelines, eligible costs, and application procedures. The administrative details of the specific programs may be changed by Council without requiring a formal amendment to the Community Improvement Plan as outlined in Section 5.3.

4.2.1 Façade Improvement Grant Program

a) Background

The Façade Improvement Grant Program would provide grants to property owners who rehabilitate and improve the facades (including signs) of buildings within the Central Area Target Area. Façades will include side and/or rear facing facades where the additional façade has a high public visibility.

b) Program Assistance

The Façade Improvement Grant will provide a grant of 50 percent of the cost of eligible work up to \$15,000 per building with one façade. An additional grant of up to \$15,000 may be issued for buildings with two highly visible facades, such as on corner lots where façade improvements are proposed on both street facing facades. Where a single property contains multiple buildings, each building will be eligible for a Façade Improvement Grant. A façade is the face of a building, usually the front, which has been designed with a particular style and incorporates design elements.

c) Eligibility Requirements

- i) The grant shall not exceed 50 percent of the costs of eligible work. No municipal address façade or owner/tenant shall receive more than a total of \$15,000 for one façade, or \$30,000 for two facades, under this program within a ten-year period. Not more than 10% of the entire grant may be used for indirect costs, such as consultant, design, or project management services.
- ii) All applications for assistance under this program will be considered subject to the availability of funding.
- iii) Any property owner within the Central Area Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the grant.
- iv) The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved grant application. Should the City deem the monetary value of work completed not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.
- v) The subject property shall not be in a position of property tax arrears.
- vi) The improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.

- vii) Façade improvements and signs should maintain the historical character of the Central Area and the design drawings must be approved by the City in order to access funding for improvement. No grant shall be issued until such time as the eligible works are deemed to be complete by the City.
- viii) Outstanding Work Orders from the City's Fire Services or Building Division and requests to comply must be addressed prior to grant approval.
- ix) Grants will be paid on the basis of the actual cost of the eligible work and will be approved at the sole discretion of the City.
- x) Eligible works include:
 - repair or restoration of façade masonry, brickwork or wood;
 - repair, replacement or restoration of architectural features;
 - repair or replacement of windows or doors;
 - repainting, cleaning or re-facing of facades;
 - improvements to the appearance or access to entrances of commercial units;
 - installation or appropriate new signage or improvements to existing signage;
 - installation of appropriate new canopies and awnings or improvements to existing canopies and awnings; and
 - installation of appropriate new exterior lighting or improvements to existing exteriors.
- xi) Preference will be given to those properties that have a heritage designation or are eligible for such designation.

4.2.2 Central Area Revitalization (Tax Increment Based) Grant Program

a) Background

The intent of the Central Area Revitalization (Tax Increment Based) Grant Program ("CARP") program is to stimulate the remediation, rehabilitation or renovation of existing buildings, the redevelopment of previously developed sites that are now vacant, under-utilized sites or Waterfront Commercial properties that result in a significant investment.

b) Program Assistance

- i) This program would provide a grant to property owners who undertake the remediation, rehabilitation, restoration or redevelopment of their properties that results in a reassessment of the properties. The amount of the grant would be determined based upon the incremental increase in the municipal taxes and shall not exceed the value of the work that resulted in the reassessment. For this reason, the total value of the work, plus the amount of the municipal taxes paid prior to and after the redevelopment, would have to be known. "Municipal taxes" under this program refers to only the general portion of municipal taxes of the total taxes paid and would not include any other taxes or amounts, including but not limited to, education and all servicing charges.
- ii) The development shall result in a minimum increase in municipal taxes of \$1,500 resulting from MPACs reassessment associated with the proposed improvements. The City reserves the right to use its discretion on projects where the increase in municipal taxes is less than \$1,500 but Staff has determined that the development otherwise meets criteria of significance, construction dollar value, and impact on the public good.
- iii) This program will be implemented over a nine-year period. Owners of properties participating in this grant program who apply in any year of the program will be eligible for the full grant.

In the Central Area Target Area, the grant amount for this program shall not exceed 100% of the increase in the municipal portion of the taxes in years one to five of the program, decreasing to 80% in year six, 60% in year seven, 40% in year eight, 20% in year nine and with the owner paying the full amount of taxes in year ten.

Where a property in the Central Area Target Area is designated under the **Ontario Heritage Act**, or the property is eligible for such designation and the applicant is willing to have the property designated, the grant will be provided over a 14-year period. The grant amount shall not exceed 100% of the increase in the municipal portion of the taxes in years one to ten of the program. This grant amount will then decrease to 80% in year 11, 60% in year 12, 40% in year 13, and 20% in year 14. In year 15, the grant will no longer apply, and the owner shall pay the full amount of taxes. Properties approved for this version of the Central Area Revitalization (Tax Increment Based) Grant Program will not be eligible for the Heritage Property Tax Relief Program both during payment of tax incentives of this CIP and after-tax incentives cease.

In the Central Area Target Area, the grant will apply to the rehabilitation of existing buildings and redevelopment of vacant sites.

The property owner would be responsible for the full payment of taxes, after which the City would provide the grant. For that period beyond nine or 14 years the owner would be required to pay the full amount of the taxes with no grant provisions.

- iv) A property owner may register their intent to participate in the grant program by filing an application at the time of building permit application. The amount of municipal taxes paid would be determined, and upon completion of the works, the municipal taxes to be paid as a result of the reassessment by the Municipal Property Assessment Corporation (MPAC) would be calculated. The difference between the municipal taxes prior to the works being undertaken and the municipal taxes after the completion of the works would be the portion eligible for a grant under this program. The grant will be provided on a declining rate basis for a nine- or 14-year period with a grant generally equal to 100% of the incremented taxes for the redeveloped property in a year. Year 1 is defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed. By using the building permit as the “trigger” for establishing participation in the program, the approximate value of the rehabilitation work to be undertaken can also be determined. As indicated above, the total value of the grant will not exceed the value of the work done. At the building permit stage, the construction value of the project is known, since this is what establishes the cost of the permit. In some cases, an audit may be required to confirm the construction value.
- v) This program would not exempt property owners from an increase in municipal taxes due to a general tax rate increase or in a change in assessment for any other reason after the property has been improved, except by reason of an assessment appeal.
- vi) For a condominium development, the Grant shall be retained by the developer subject to City’s approval and subject to the following limitations:
 - 1) The grant cannot be assigned to a purchaser of any condominium unit or to a subsequent purchaser of all of the condominium units;
 - 2) An approved grant shall expire upon sale of the first condominium unit to a purchaser other than the applicant and the City shall stop issuance of the remaining grant amount; and,
 - 3) If a developer retains ownership of 100% of the condominium units and provided all other conditions of the program are met, the first rebate will be paid for the calendar year in which 100% of the units were first fully assessed. The rebate payable is processed first month of the following year.

c) Eligibility Requirements

- i) Any property owner within the target area must apply in writing at the time of making an application(s) for a planning application or building permit approval.
- ii) The subject property shall not be in a position of property tax arrears.
- iii) Outstanding Work Orders from the City's Fire Services or Building Division and requests to comply shall be addressed prior to grant approval.
- iv) Ownership is under one entity (individual or corporation). If subject proposal is a condominium (ownership structure), developer must retain ownership of 100% of the condominium units.

4.2.3 Brownfield Tax Assistance Program

a) Background

The purpose of the Brownfield Tax Assistance Program (BTAP) is to encourage the remediation and rehabilitation of Brownfield sites by providing a cancellation of the property tax increase on a property that is undergoing or has undergone remediation and development to assist with payment of the cost of environmental remediation. This program applies only to properties requiring environmental remediation and/or risk assessment/management.

b) Program Assistance

The legislative authority for the BTAP is established under Sections 365.1 (2) of the **Municipal Act, 2001** which allows municipalities to pass a by-law providing tax assistance to an eligible property in the form of cancellation of all or part of the taxes levied on that property for municipal and education purposes during the "rehabilitation period" and the "development period" of the property, as defined in Section 365.1 of the **Municipal Act, 2001**.

An "eligible property" for the BTAP is a property within the community improvement project area where a Phase II Environmental Site Assessment (ESA) has been conducted, and that as of the date the Phase II ESA was completed, did not meet the required standards under subparagraph 4i of Section 168.4(1) of the **Environmental Protection Act** to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry.

"Rehabilitation period" means, with respect to an eligible property, the period starting on the date on which the by-law under subsection 365.1(2) providing tax assistance for the property is passed and ending on the earliest of:

- i) the date that is 18 months after the date that the tax assistance begins to be provided;
- ii) the date that a record of site condition for the property is filed in the Environmental Site Registry under section 168.4 of the **Environmental Protection Act**; and
- iii) the date that the tax assistance provided for the property equals the sum of:
 - 1. the cost of any action taken to reduce the concentration of contaminants on, in or under the property to permit a record of site condition to be filed in the Environmental Site Registry under section 168.4 of the **Environmental Protection Act**, and
 - 2. the cost of complying with any certificate of property use issued under section 168.6 of the **Environmental Protection Act**; (“period de rehabilitation”).

“Development period” means, with respect to an eligible property, the period starting on the date the rehabilitation period ends and ending on the earlier of:

- i) the date specified in the by-law made under subsection 365.1(2); or
- ii) the date that the tax assistance provided for the property equals the sum of:
 - 1. the cost of any action taken to reduce the concentration of contaminants on, in or under the property to permit a record of site condition to be filed in the Environmental Site Registry under section 168.4 of the **Environmental Protection Act**; and
 - 2. the cost of complying with any certificate of property use issued under section 168.6 of the **Environmental Protection Act**; (“period of amendment”).

“Eligible costs” for the BTAP are the costs of any action taken to reduce the concentration of contaminants on, in or under the property to permit a record of site condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the **Environmental Protection Act**. This includes the cost of:

- i) a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the ESA Grant Program;
- ii) environmental remediation, including the cost of preparing a RSC;

- iii) placing clean fill and grading;
- iv) installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment;
- v) monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment; and
- vi) environmental insurance premiums.

In no case will the total amount of tax assistance provided under the BTAP exceed the total of these eligible costs. The same eligible costs cannot be doubly counted for in a subsequent application of the Central Area Revitalization (Tax Increment Based) Grant Program.

The municipal property tax assistance provided will cease when the total tax assistance provided equals the total eligible costs as specified above. Costs may be subject to an independent audit.

The matching education property tax assistance will cease:

- i) when the total tax assistance provided equals the total eligible costs as specified above; or
- ii) after such time period as is approved by the Minister of Finance, whichever comes first.

Matching education property tax assistance for eligible properties under the provincial Brownfields Financial Tax Incentive Program (BFTIP), or through any other replacement programs administered by the Province, is subject to approval of the Minister of Finance on a case by case basis, may be provided on a different schedule from the tax assistance provided by the City, and may be subject to additional conditions.

If a property that has been approved for Brownfield tax assistance is severed, subdivided, sold or conveyed prior to the end of the tax assistance period specified above, both the education property tax assistance and the municipal property tax assistance will continue to add to the property.

Any property approved for tax assistance will be subject to passing of a by-law by the City that authorizes the provision of the tax assistance. This by-law will contain conditions required by the City as well as conditions required by the Minister of Finance. For the by-law to apply to education property taxes, before it is passed by the City, the by-law must be approved in writing by the Minister of Finance. Applications will be processed and approved on a first come, first serve basis, subject to availability of funding as approved by Council, with a higher priority being placed on applications for sites where planning approvals are not

required or sites where planning applications have been submitted. Review and evaluation of an application and supporting materials against program requirements will be completed by City staff, which will then make a recommendation to City Council or Council's designate.

c) Eligibility Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements and the following program requirements:

- i) An application must be submitted to the City prior to the start of any remediation works to which the tax assistance will apply;
- ii) The application must be accompanied by a Phase II ESA prepared by a qualified person that shows that the property does not meet the standards under subparagraph 4i) of Section 168.4(1) of the **Environmental Protection Act** to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry;
- iii) The application must be accompanied by a Phase II ESA, Remedial Work Plan or Risk Assessment prepared by a qualified person that contains:
 - 1. an estimate of the cost of actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a record of site condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the **Environmental Protection Act**; and
 - 2. a work plan and budget for said environmental remediation and/or risk management actions
- iv) As a condition of the application, the City may require the applicant to submit a Business Plan for redevelopment of the property (as applicable), with said Plan to the City's satisfaction;
- v) The property shall be rehabilitated such that the work undertaken is sufficient to at a minimum result in an increase in the assessed value of the property;
- vi) The total value of the tax assistance provided under this program shall not exceed total eligible costs. This includes the eligible costs of:
 - 1. a Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the ESA Grant Program;
 - 2. environmental remediation, including the cost of preparing a RSC;

3. placing clean fill and grading;
 4. installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment;
 5. monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment;
 6. environmental insurance premiums;
- vii) All property owners participating in this program will be required to enter into an agreement with the City that will specify the terms, duration and default provisions of the tax assistance;
 - viii) All BTAP applications and agreements must be approved by Council or Council's designate;
 - ix) Should the owner of the property default on any of the conditions in the by-law, the tax assistance provided (plus interest) will become payable to the City and Province;
 - x) The owner shall file in the Environmental Site Registry an RSC for the property signed by a qualified person, and the owner shall submit to the City proof that the RSC has been acknowledged by the Ministry of Environment (MOE).

4.2.4 Municipal Brownfield Rehabilitation Grant Program

a) Background

The 'Municipal Brownfield Rehabilitation Grant Program' (MBRGP) encourages the remediation, rehabilitation and adaptive re-use of Brownfield sites and structures. The City will grant the equivalent of the tax increase back to the applicant to cover eligible costs associated with the cleanup. This grant continues annually until the eligible costs are recovered. This program benefits the City with increased private investment, increased tax assessment, adaptive re-use of existing properties and structures, providing overall improvement of the Central Area.

The legislative authority for the Municipal Brownfield Rehabilitation Grant Program is established under Section 28 of the **Planning Act**. Subsection 7 indicates that a municipality can make grants or loans to pay for whole or part of the eligible costs associated with the Community Improvement Plan. Subsection 7.1 outlines what are considered eligible costs. This includes environmental site assessment and environmental remediation for rehabilitation of lands and buildings.

This program is set up similarly to the 'Brownfields Tax Assistance Program' (BTAP). However, eligible sites under BTAP are only those that require a Record of Site Condition as per Provincial Law. The proposed MBRGP extends benefits of receiving assistance for eligible rehabilitation costs to those sites and structures not necessarily covered by BTAP (such as the safe removal of asbestos from a structure). The MBRGP enables proposed redevelopment where an RSC is not required by Provincial Law.

The same rehabilitation costs cannot be covered by multiple community improvement plan incentive programs.

Once the total amount of grants received from the MBRGP equal the agreed upon eligible rehabilitation costs outlined in the agreement between the Applicant and the City, the applicant is no longer eligible for grants under MBRGP.

b) Program Assistance

This program provides grants to property owners who remediate or rehabilitate contaminated properties or structures in the Central Area Target Area. The amount of the grant is a function of the increase in the municipal taxes due to increased assessment of the property and shall not exceed the eligible rehabilitation costs. The property owner would be responsible for the full payment of taxes, after which the City would provide the grant.

The total value of the rehabilitation work, plus the amount of the municipal taxes paid prior to and after the redevelopment, would have to be known. "Municipal taxes" under the program refers to only the general portion of municipal taxes of the total taxes paid and would not include any other taxes or amounts, including but not limited to, education taxes and all servicing charges and general tax rate increases.

The program length is a function of the costs associated with rehabilitation and the reassessed municipal taxes. These are established at the time of drafting the agreement. In the Central Area Target Area, the grant amount for this program shall not exceed 100% of the increase in the municipal portion of the taxes in any given year and total grant provided shall not exceed the eligible rehabilitation costs.

- i) An "eligible property" for the MBRGP is one that is not eligible under the BTAP and requires remediation or rehabilitation to enable redevelopment when an RSC is not required by provincial law. This may include land or structures within the property.

When benefits from the MBRGP end, the Central Area Revitalization Grant Program (CARP) may begin, provided that reassessment of the property has taken place, and the property owner has paid the property taxes in full for the year in which the grant is to be provided.

- ii) A property owner may register their intent to participate in the grant program by filing an application at the time of building permit application. For the purposes of drafting an agreement between the applicant and the City, the amount of municipal taxes paid prior to works would be required. Upon completion of the works, the municipal taxes to be paid as a result of the reassessment by the Municipal Property Assessment Corporation (MPAC) would be calculated. The municipal tax difference between pre and post rehabilitation work would be the portion eligible for a grant under this program.

The Building Permit application is the “trigger” for establishing participation in the program. At this time, the approximate value of the rehabilitation work to be undertaken can be determined. As indicated above, the total value of the grant will not exceed the eligible rehabilitation costs. At the Building Permit stage, the construction value of the project is known, since this is what establishes the cost of the permit. In some cases, an audit may be required to confirm the construction value.

- iii) This program would not exempt property owners from an increase in municipal taxes due to a general tax rate increase or in a change in assessment for any other reason after the property has been improved, except by reason of an assessment appeal. This program does not cover education property tax assistance.

c) Eligibility Requirements

- i) Any property owner within the target area must apply in writing at the time of making an application(s) for a Building Permit approval.
- ii) The subject property shall not be in a position of property tax arrears.
- iii) Outstanding Work Orders from the City’s Fire Services or Building Division and requests to comply shall be addressed prior to grant approval.
- iv) Remediation or rehabilitation work is needed at the subject property prior to successful adaptive re-use of Brownfield sites and structures.

d) Eligible Rehabilitation Costs

- i) Cannot be costs covered by the ‘Brownfields Tax Assistance Program’; the same eligible costs cannot be doubly counted for in a subsequent application of the Central Area Revitalization (Tax Increment Based) Grant Program.
- ii) Environmental remediation; including remedial action plans, risk management plans and implementation costs.

- iii) Removal of hazardous materials from a site or structure, waste transfer to landfill and tipping fees for contaminated materials.
- iv) Fill and grading to replace contaminated soils.
- v) Partial demolition

4.2.5 Municipal Incentive Grant Program

a) Background

The goal of this program is to provide an additional incentive to augment the other Central Area redevelopment programs and to facilitate and spur adaptive re-use and new construction activity in the Central Area by refunding planning application fees, cash-in-lieu of parkland and parking charges and building permit fees. Specifically, the refunds will apply to most municipal fees for planning applications (e.g. zoning by-law amendments), cash-in-lieu charges and building permit applications. While planning approval fees can be refunded, building permit fees cannot simply be waived or refunded as per provincial requirements. Therefore, the implementation of this aspect of this Grant Program is subject to Council approval of a budget item to refund building permit fees.

b) Program Assistance

Assistance will be in the form of 50% (for projects other than those creating new residential units) and a 100% (for new residential projects) refunding of fees for planning applications and refund of building permit applications fees to a maximum of \$50,000.00. Grants are also provided for cash-in-lieu of parkland and parking to a maximum of \$50,000 for each levy.

Upon entering into an agreement, the City will refund fees for planning applications once the payment has been made by the applicant and is posted. Any cash-in-lieu requirements will be refunded at the time approvals are granted and the fee is paid and posted. The City will require payment of building permit fees at the building permit application stage. Upon final inspection of the completed and occupied project, the building permit fee component of the grant will be refunded to the applicant.

This program does not apply to any required performance securities to be posted by the proponent, required professional studies, or to expenses incurred by the applicant because of an appeal to the Ontario Municipal Board.

c) Eligibility Requirements

- i) Any property owner(s) within the Central Area may apply in writing at the time of making an application or applications for a planning or building approval.

- ii) The subject property shall not be in a position of property tax arrears.
- iii) Outstanding work orders for the City's Building Division and/or the City's Fire Department and requests to comply must be addressed prior to grant approval.

4.2.6 Residential Conversion and Intensification Grant Program

a) Background

This program is intended to promote the conversion of existing vacant commercial space into new residential units in the Central Area. This program would offer a grant to pay for conversion of existing commercial space to residential units and the construction of new residential floor space on properties where a comprehensive redevelopment is proposed, and a significant portion of the existing building(s) are maintained.

b) Program Assistance

This program will provide a grant to property owner(s) who rehabilitate, redevelop, or convert their properties for residential purposes. To provide a significant and direct financial incentive, the maximum grant amount of up to \$10 per square foot of habitable floor space as determined by the City. Existing residential floor space that is simply being renovated (including creation of additional units from existing units) will not be eligible for funding under this program. The demolition of existing buildings for the purpose of developing residential units also does not constitute development that meets the intent of the program.

c) Eligibility Requirements

- i) Assistance under this program will be considered subject to the availability of funding.
- ii) Any property owner(s) within the Central Area may apply in writing to the City and must receive approval prior to commencing any work related to the grant.
- iii) Tax payment for the subject property shall be up-to-date.
- iv) Outstanding work orders for the City's Building Division and/or the City's Fire Department and requests to comply must be addressed prior to grant approval.

- v) The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, the Central Area Community Improvement Plan, City's Conservation Standards and Guidelines for Heritage Properties if designated or eligible, and any other documents (e.g. Façade improvement Manual, Urban Design Plan etc.) that the City deems relevant.
- vi) Drawings acceptable to the City must accompany any written request for approval under this program.
- vii) All costs associated with the conversion/renovation are to be borne by the owner(s) with the City retaining the right to assess the reasonableness and eligibility of costs under the terms of this program.
- viii) Grants will be approved at the sole discretion of the City.

4.3 General Administration Provisions Applicable to Incentive Programs

The provision of any grant as described in Sections 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6 is subject to the following general administration provisions:

- i) Owners, tenants, and assignees of properties within the Central Area Community Improvement Project Area are eligible to apply for funding under the grant programs. Application may be made either on a "first come first served basis" to the limit of the available funding or by a deadline should one be established. In both cases, submissions will only be considered where all conditions are met for each program. Where applicable, tenants of properties may apply for funding with the written consent of the property owner.
- ii) All applicants shall be required to have a pre-consultation meeting with City staff prior to filing their applications, to determine factors such as program eligibility, scope or work and project timing.
- iii) Where other sources of government funding and/or non-profit organization funding to be applied against the eligible costs is anticipated or has been secured, these must be declared as part of the application and the grant may be reduced on a pro-rated basis.
- iv) All arrangements for financial incentives under the program shall be to the satisfaction of the Treasurer for the City. All applicants who are approved will be required to enter into an agreement with the City approved by Council or its designate. Actual costs may be subject to independent audit, at the expense of the property owner.
- v) Property taxes shall be in good standing at the time of application and throughout the length of any loan or grant commitment.

- vi) All proposed development shall conform to the Official Plan and Zoning By-law and other planning requirements. There shall be no outside work orders issued by the City against the property. In addition, all improvements shall be made pursuant to a building permit and constructed in accordance with the Ontario Building Code where required.
- vii) Any property that has a heritage designation or is in the Heritage Property Tax Relief Program must be in compliance in these programs to be eligible for any CIP Programs.
- viii) The City may, at its discretion, and without further amendment to the Community Improvement Plan, extend or discontinue any program when and as it deems appropriate. Notwithstanding this, participants in various programs prior to their closing may continue to receive approved grants after the closing of the program as determined through individual agreement with the City and subject to available funding approved by the City.
- ix) On July 16, 2012, City Council adopted the recommendations contained in PLPD12-044 which outlines the approval and signing authority for the CA CIP. This delegated authority is in keeping with the City's Procurement By-law 18-084. An applicant may appeal a staff decision to Council. The general administration of the program is the responsibility of Infrastructure and Planning Services, in consultation with other departments as appropriate.
- x) The City will develop a handbook and/or set of guidelines for each incentive program that are intended to assist with interpretation and administration of the Plan by applicants and Staff.
- xi) Continuation of those programs requiring funding through the annual Capital Budget is subject to City Council approval of the Capital Budget.

5.0 Implementation and Interpretation

5.1 Funding

This Community Improvement Plan will be administered by the City of Peterborough. All programs require funding funded by the City based on a budget established by Council. Each year the funding allocation for the CA CIP will be evaluated and assessed by Council through the deliberations of the Central Area Operating and Capital Budget program.

5.2 Monitoring

The City shall conduct a review of the CA CIP programs a minimum of every five years with respect to their effectiveness. Monitoring will include reviewing the programs, the municipal financial contribution to the programs and the use of the programs.

5.3 Amendments

Council may review and amend any of the terms of any of the programs prescribed in this CIP and their application to specific target area and make modifications to the boundaries of the target area without amendment to the Plan, provided that the general intent of the Plan is maintained.

Minor revisions, once approved by Council, will be forwarded to the Ministry of Municipal Affairs and Housing for their information.

Additions of other community improvement project areas and additions of grant or loan programs shall require an amendment to this Plan in accordance with the **Planning Act**.

Appendix A

Facade Improvement Grant Program Administration

Step 1 – Application Submission

Applicants will be required to have a pre-application consultation meeting with City staff in order to determine program eligibility, proposed scope of work, and project timing, among other details. Staff will perform an initial site visit(s) and inspection(s) of the building/property, as necessary.

Before accepting an application, staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If City staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application. Acceptance of the application by the City in no way implies program approval.

The City may accept applications all year round for this program or may issue a Request for Applications (RFA) for this program up to three times per year depending on availability of funding and program interest.

The City may request that applications for this program be accompanied by supporting documentation, including but not necessarily limited to:

- a) Photographs of the existing building facade;
- b) Historical photographs and/or drawings;
- c) A heritage impact statement for designated or eligible properties;
- d) A site plan and/or professional design study/architectural drawings;
- e) Specification of the proposed works, including a work plan for the improvements to be completed and construction drawings;
- f) Two (2) cost estimates for eligible work provided by a licensed contractor.

If the application is approved, and the applicant elects to engage the contractor who provided the highest cost estimate, the City's grant contribution will be based on the lowest cost estimate. An application fee may be collected at the time of application.

Step 2 – Application Review and Evaluation

Applications, supporting materials and documentation will be reviewed by a City staff committee against program requirements. Staff will determine the eligible works and costs and conduct a title search.

The determination of eligible works and costs and the recommendation on the application will be guided by the City's Site and Building Design Guidelines and any other City approved

guidelines, as amended from time to time, and other appropriate reference material as determined by staff.

For buildings designated under the **Ontario Heritage Act**, the façade restoration and improvement works must be supported by documentation in the form of historic photographs or drawings clearly showing the feature(s) to be restored or reconstructed. Any work that alters or impacts designated heritage attributes must be approved by the Heritage Preservation Office, the Municipal Heritage Committee, or City Council as applicable.

Step 3 – Application Approval

An application for a Façade Improvement Grant will be approved by Council or Council's designate. A recommendation report will be prepared by City staff. If this report recommends approval of the application, a grant agreement satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion.

If Council or Council's designate approves the application and grant agreement, the agreement will be forwarded to the applicant to be dated and signed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search, the agreement can be executed (signed and dated) by City officials and a copy is provided to the applicant.

Step 4 – Payment

Payment of the grant shall not take place until:

- a) The grant agreement has been executed by the applicant and the City;
- b) Construction of the eligible works is completed;
- c) Photographic evidence of the completed works (satisfactory to the City) has been submitted;
- d) Staff have inspected the completed works (as necessary) to ensure that the project has been completed in accordance with the program application and grant agreement;
- e) Invoices clearly showing the amount paid for all eligible works have been submitted;
- f) Written verification that all contractors have been paid in full has been provided; and
- g) Staff are satisfied with all reports and documentation submitted.

Prior to issuance of the grant payment, staff will check to ensure that all program requirements (general and program specific) and grant agreement requirements have been met. If all program requirements and grant agreement requirements have been met to the City's satisfaction, then the City will issue payment of the approved grant in conformity with the grant agreement.

City staff will monitor the project, periodically checking that the project is in compliance with the grant agreement requirements. Staff will take appropriate remedies as specified in the grant agreement if the applicant defaults on the agreement.

Figure A-1: Facade Improvement Grant Program Administration

Step 1 Application Submission	Step 2 Application Review and Evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City staff and applicant to review eligibility requirements. • Staff inspects building/site (as necessary). • If proposal is eligible to make an application, the applicant is provided with: <ul style="list-style-type: none"> a) Program Guide; b) Application Form; • Applicant submits application including required supporting documentation. • Application fee is collected (if applicable). 	<ul style="list-style-type: none"> • Staff checks application to ensure conformity with all program eligibility requirements. • Staff review and evaluate application and supporting documentation. • Staff determines eligible works and costs. • Staff prepares report to Council or Council's designate, including recommendation and grant agreement. 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the application and agreement, the agreement is signed by applicant and returned to City staff along with payment of title search costs. • The agreement is then executed by City official and a copy is provided to the applicant. 	<p>The applicant provides the City with:</p> <ul style="list-style-type: none"> a) Proof of completion of the project including "after" photos; b) Invoices with description and cost of eligible works; c) Proof of payment in full of contractors. <ul style="list-style-type: none"> • Staff conducts building/site inspection of completed works (as necessary). • Staff checks to ensure that all program and grant agreement requirements have been met. • Payment of approved grant amount is made to applicant or assignee.

Appendix B

Central Area Revitalization (Tax Increment Based) Grant Program Administration

Step 1 – Application Submission

Applicants will be required to have a pre-application consultation meeting with City staff in order to determine program eligibility, proposed scope of work, and project timing, among other details. City staff will perform an initial site visit(s) and inspection(s) of the building/property (if necessary).

Before accepting an application, City staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application. Acceptance of the application by the City in no way implies program approval.

The City may request that applications for this program be accompanied by supporting documentation, including but not necessarily limited to:

- a) Photographs of the existing building facade;
- b) Historical photographs and/or drawings;
- c) A heritage impact statement for designated or eligible properties;
- d) A site plan and/or professional design study/architectural drawings;
- e) Specification of the proposed works including a work plan for the improvements to be completed and construction drawings;
- f) Professional design study/architectural drawings;
- g) Estimated project construction costs, including a breakdown of said costs;
- h) Impact studies such as traffic studies and studies of microclimatic conditions (sun, shadow, wind
- i) Environmental reports and/or a Record of Site Condition (RSC);
- j) A Business Plan; and,
- k) Any other financial information.

An application fee may be collected at the time of application.

Step 2 – Application Review and Evaluation

Applications and supporting materials and documentation are reviewed by a City staff committee against program requirements and applicable City guidelines. City staff will determine the eligible works and costs. The determination of eligible works and costs and the recommendation on the application will be guided by the City's Site and Building Design Guidelines and any other City approved guidelines, as amended from time to time, and other appropriate reference material as determined by staff. Staff will also conduct a title search of the subject lands and may procure a Certificate of Status for the applicant, if applicable.

For buildings designated under the **Ontario Heritage Act**, the façade restoration and building improvement works must be supported by documentation in the form of historic photographs or drawings clearly showing the feature(s) to be restored or reconstructed. Designated building will be eligible for grants over a longer time frame under this program. Any work that alters or impacts designated heritage attributes must be approved by the Heritage Preservation Office, the Municipal Heritage Committee, or City Council as applicable.

City staff will utilize the actual pre-project City property taxes and estimated post-project assessed value and applicable tax rates to calculate the estimated post-project property taxes, increase in City property taxes, and the estimated annual and total grant amount to be provided. Once actual post-project property taxes are known, they will be substituted for the estimated values as applicable.

Step 3 – Application Approval

An application for a Central Area Revitalization (Tax Increment Based) Grant Program will be approved by Council or Council's designate. A recommendation report will be prepared by City staff. If this report recommends approval of the application, a grant agreement satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion.

If Council or Council's designate approves the application and grant agreement, the agreement will be forwarded to the applicant to be dated and signed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search and registration, the agreement can be executed (signed and dated) by City officials, registered on title of the subject lands and a copy is provided to the applicant.

Step 4 – Payment

Prior to payment of the grant, the applicant must provide the City with:

- a) Photographic evidence of the completed project satisfactory to the City;
- b) Other documentation proving completion of the project, e.g., engineer's report (if required);

- c) All final reports and documentation as required.

City staff will conduct a final building/site inspection (as necessary) to ensure that the project has been completed. Once the project is complete, an occupancy permit has been issued, and the property has been re-valued by the Municipal Property Assessment Corporation, the property owner will be sent a new tax bill. After the property owner has paid in full the new property taxes for one (1) year, the City will check to ensure that:

- a) The applicant has not filed any assessment appeals; and,
- b) All program and grant agreement requirements have been met.
- c) Ownership is under one entity (individual or corporation)

If all program and grant agreement requirements have been met to the City's satisfaction, then the City will calculate the actual tax increment and grant payment. The City will then issue payment of the grant in the form of a cheque in the amount specified as per the calculation of the actual grant payment.

City staff will monitor the project, periodically checking that the project is in compliance with all program and grant agreement requirements. City staff will take appropriate remedies as specified in the grant agreement if the applicant defaults on the agreement.

Staff will monitor ownership of the property on annual basis to ensure applicant to the grant program remains the sole owner, thus demonstrating financial costs are recouped by the same entity entitled to the grant.

Figure B-1: Central Area Revitalization (Tax Increment Based) Grant Program Administration

Step 1 Application Submission	Step 2 Application Review and evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City staff and applicant. • Staff inspects building/site (if necessary). • If proposal is eligible for funding, applicant is provided with: <ul style="list-style-type: none"> a) Program Guide; b) Application Form; • Applicant submits application including all required supporting documentation. • Application fee is collected (if applicable). 	<ul style="list-style-type: none"> • Staff checks application to ensure conformity with all program eligibility requirements. • Staff review and evaluate application and supporting documentation. • Staff calculates an estimated City tax increment, annual grant and total grant amount based on estimated post-project assessed value. • Staff prepares report to Council including recommendation and grant agreement. 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the grant application and agreement, the agreement is signed by the applicant and returned to City staff along with payment of title search and registration costs. • The agreement is then executed by City officials, registered on title, and a copy is provided to the applicant. 	<ul style="list-style-type: none"> • Applicant provides the City with proof of completion of project, including: <ul style="list-style-type: none"> a) photographic evidence of the completed project satisfactory to City; b) actual cost of project; c) other documentation proving completion of the project, e.g., engineer's report (if required); d) all final reports and documentation as required. • Staff conduct building/site inspection (if necessary). • Staff review all final reports and documentation submitted for conformity with program and grant agreement requirements. • After property re-valuation by MPAC and once property taxes have been paid in full for 1 year, staff check to ensure applicant has not filed any assessment appeals and all program and grant agreement requirements have been met. • Staff calculates actual grant payment. • Payment of approved grant is made to applicant or assignee. • Project is monitored to ensure all program and grant agreement requirements continue to be met.

Appendix C

Brownfields Tax Assistance Program (BTAP) Administration

Step 1 – Application Submission

Applicants will be required to have a pre-application consultation meeting with staff in order to determine program eligibility, proposed scope of work, and project timing.

Staff will perform an initial site visit(s) and inspection(s) of the building/property (if necessary).

Before accepting an application, staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If City staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application. Acceptance of the application by the City in no way implies program approval.

Applications submitted to the City shall be accompanied by a Phase II ESA and/or Remedial Work Plan and/or Risk Assessment prepared by a qualified person that identifies and details estimated eligible costs and a work plan and budget for the proposed remediation. The City may also require submission of a Business Plan for the proposed redevelopment project.

An application fee may be collected at the time of application.

Step 2 – Application Review and Evaluation

Applications and supporting materials and documentation are reviewed by a City staff committee against program requirements. City staff will determine the eligible works and costs.

The actual pre-project education and municipal property taxes and estimated post-project assessed value and applicable tax rates will be used to calculate the estimated post-project property taxes, increase in municipal property taxes, education property taxes, and the estimated maximum amount of municipal and education property tax assistance to be provided during the rehabilitation period and the development period (as defined under Section

365.1 (1) of the **Municipal Act, 2001**.

Where staff will be recommending approval of an application for Brownfields Tax Assistance, staff will prepare the following documents:

- a) A recommendation report to Council or Council's designate on the Brownfields Tax Assistance Program Application;
- b) A Brownfields Tax Assistance Program Agreement;
- c) (Optional) A draft by-law to authorize municipal and education tax assistance under Section 365.1 of the **Municipal Act, 2001**; and
- d) (Optional) An application to the Minister of Finance for matching education property tax assistance.

Staff will forward this information to the Minister of Finance. Matching education property tax assistance through the Brownfield Financial Tax Incentive Program (BFTIP), or through any other replacement programs administered by the Province is subject to approval by the Minister of Finance. Once written approval of the by-law is received from the Minister of Finance, any conditions or restrictions specified by the Minister will be included in the by-law.

Step 3 – Application Approval

The Minister of Finance is currently prepared to authorize municipal applications for matching education property tax assistance for a maximum of three (3) years from the date of the passing of the by-law. Applications seeking matching education property tax assistance for a longer period are subject to approval of the Minister of Finance. The City may continue to offer municipal tax assistance up to the time period specified for City tax assistance in the agreement and/or by-law, or when the total tax assistance provided equals the total eligible costs, whichever comes first. The matching education property tax assistance may be provided on a different schedule from the tax assistance provided by the City and may be subject to additional conditions.

A recommendation report will be prepared by staff. If this report recommends approval of the application, a grant agreement satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion. This agreement will be forwarded to the applicant to be dated and signed.

The recommendation report, the Agreement (dated and signed by the applicant), and the by-law (where applicable) will then be forwarded to Council (or Council's designate) for consideration. If Council or Council's designate approves the BTAP Application and the Agreement, and adopts the by-law (where applicable), then the agreement will be forwarded to the applicant to be executed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search and registration, the agreement will be executed by City officials, registered on title of the subject lands and a copy is provided to the applicant. A copy of the by-law (where applicable), including all information prescribed by Ontario Regulation 274/04 will be forwarded to the Minister of Municipal Affairs and Housing and the Minister of Finance within 30 days of passing of the bylaw by the City.

Step 4 – Payment

Where the Minister of Finance has approved an application for matching education property tax assistance, the municipal property tax assistance and education property tax assistance will begin when Council passes the Minister of Finance approved by-law for tax assistance.

Once remediation of the property is complete, the property owner shall file in the Environmental Site Registry a Record of Site Condition (RSC) for the property signed by a qualified person, and the owner shall submit to the City proof that the RSC has been acknowledged by the Ministry of the Environment (MOE). The owner shall, within 30 days of filing the RSC, notify the City of the filing, and within 30 days after receiving said notice, the City shall advise the Minister of Finance of the filing of the RSC where applicable.

Where applicable, the Ministry of Finance's tax assistance will be given as a tax deferral followed by cancellation to the landowner when conditions are met. During the deferral and cancellation stage, the landowner would not be required to pay the education taxes that have been deferred or cancelled. The City has the option of providing conditional tax assistance, which means that the tax assistance will not be provided until the landowner has first met municipal conditions related to the rehabilitation and development of the lands. Under a conditional tax assistance scenario, the City has decided to provide no deferral, only cancellation when conditions are met. The full municipal taxes are payable and collected until these conditions have been satisfied. Once the conditions have been satisfied, the City would provide the accumulated tax assistance to the landowner as identified in the by-law.

Figure C-1: Brownfields Tax Assistance Program Administration

Step 1 Application Submission	Step 2 Application Review and Evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City staff and applicant. • Staff inspects building/site (as necessary). • If proposal is eligible for funding, applicant provided with: <ul style="list-style-type: none"> a) Program Guide; and, b) Application Form. • Applicant submits application including all required supporting documentation. • Application fee is collected (if applicable). 	<ul style="list-style-type: none"> • Staff checks application to ensure conformity with all program eligibility requirements. • Staff review and evaluate application and supporting documentation. • Staff calculates estimated maximum amount of municipal and education property tax assistance. • Staff prepare the following documentation: <ul style="list-style-type: none"> a) a recommendation report on the application; b) an agreement; c) a draft by-law (where applicable); and, d) an application to the Minister of Finance for matching education property tax assistance (where applicable). • Where applicable, items a) - d) above are forwarded to the Minister of Municipal Affairs and Housing. • Where applicable, Ministry of Finance approval is received in form of a letter from Minister of Finance. • Any conditions specified by the Minister of Finance are included in the by-law 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the grant application and agreement, the agreement is signed by the applicant and returned to City staff along with payment of title search and registration costs. (Where a by-law will be passed, Council approves the tax assistance and passes a bylaw.) • The agreement is then executed by City officials, registered on title, and a copy is provided to the applicant. • Where applicable, A copy of by-law and information as prescribed by Ontario Regulation 274/04 is forwarded to Minister of Municipal Affairs and Housing and Minister of Finance within 30 days of passing of by-law. 	<ul style="list-style-type: none"> • Within 30 days of filing an RSC, the property owner notifies the City that an RSC has been filed and provides the City with proof that the RSC has been acknowledged by the MOE. • The City notifies the Minister of Finance that an RSC has been filed within 30 days of receiving notice from the owner. • Staff conduct building/site inspection (if necessary). • Staff review all final reports and documentation submitted for conformity with program and grant agreement requirements. • Staff calculates actual tax assistance. • The project is monitored to ensure all programs and grant agreement requirements continue to be met.

Appendix D

Municipal Brownfields Rehabilitation Grant Program Administration

Step 1 – Application Submission

Applicants will be required to have a pre-application consultation meeting with staff in order to determine program eligibility, proposed scope of work, eligibility with other CIP incentive programs and project timing.

Staff will perform an initial site visit(s) and inspection(s) of the building/property (if necessary).

Before accepting an application, staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If City staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application.

Acceptance of the application by the City in no way implies program approval.

Applications submitted to the City shall be accompanied by a Phase II ESA and/or Remedial Work Plan and/or Risk Assessment prepared that identifies and details estimated eligible costs and a work plan and budget for the proposed remediation. It needs to be demonstrated that environmental rehabilitation of lands or buildings is required to enable redevelopment of the site. The City may also require submission of a Business Plan for the proposed redevelopment project.

Step 2 – Application Review and Evaluation

Applications and supporting materials and documentation are reviewed by a City staff committee against program requirements. City staff will determine the eligible works and costs.

City staff will utilize the actual pre-project City property taxes and estimated post-project assessed value and applicable tax rates to calculate the estimated post-project property taxes, increase in City property taxes, and the estimated annual and total grant amount to be provided. Once actual post-project property taxes are known, they will be substituted for the estimated values as applicable

Step 3 – Application Approval

An application for a Municipal Brownfields Rehabilitation Grant Program will be approved by Council or Council's designate. A recommendation report will be prepared by City staff. If this report recommends approval of the application, a grant agreement

satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion.

If Council or Council's designate approves the application and grant agreement, the agreement will be forwarded to the applicant to be dated and signed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search and registration, the agreement can be executed (signed and dated) by City officials, registered on title of the subject lands and a copy is provided to the applicant.

Step 4 – Payment

Prior to payment of the grant, the applicant must provide the City with:

- a) Photographic evidence of the completed project satisfactory to the City;
- b) Other documentation proving completion of the project, e.g. engineer's report (if required);
- c) All final reports and documentation as required.

City staff will conduct a final building/site inspection (as necessary) to ensure that the project has been completed. Once the project is complete, an occupancy permit has been issued, and the property has been revaluated by the Municipal Property Assessment Corporation, the property owner will be sent a new tax bill. After the property owner has paid in full the new property taxes for one year, the City will check to ensure that:

- a) The applicant has not filed any assessment appeals;
- b) All program and grant agreement requirements have been met; and
- c) All work has been completed in accordance with the grant application and agreement.

If all program and grant agreement requirements have been met to the City's satisfaction, then the City will calculate the actual tax increment and grant payment. The City will then issue payment of the grant in the form of a cheque in the amount specified as per the calculation of the actual grant payment.

City staff will monitor the project, periodically checking that the project is in compliance with all program and grant agreement requirements. City staff will take appropriate remedies as specified in the grant agreement if the applicant defaults on the agreement.

Figure D-1: Municipal Brownfield Rehabilitation Grant Program Administration

Step 1 Application Submission	Step 2 Application Review and Evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City staff and applicant. • Staff inspects building/site (if necessary). • If proposal is eligible for funding, applicant is provided with: <ul style="list-style-type: none"> a) Program Guide; b) Application Form; • Applicant submits application including all required supporting documentation. • Application fee is collected (if applicable). 	<ul style="list-style-type: none"> • Staff checks application to ensure conformity with all program eligibility requirements. • Staff review and evaluate application and supporting documentation. • Staff calculates an estimated maximum amount of municipal property tax assistance. • Staff prepare a recommendation report, an agreement and a draft by-law • Grant agreement is signed by applicant and returned to City staff. 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the grant application and agreement, the agreement is signed by the applicant and returned to City staff along with payment of title search and registration costs. • The agreement is then executed by City officials, registered on title, and a copy is provided to the applicant. 	<ul style="list-style-type: none"> • Applicant provides the City with proof of completion of project, including: <ul style="list-style-type: none"> a) Photographic evidence of the completed project satisfactory to the City; b) Actual cost of project; c) Other documentation proving completion of the project, e.g. engineer's report (if required); d) All final reports and documentation as required. • Staff conduct building/site inspection (if necessary). • Staff review all final reports and documentation submitted for conformity with program and grant agreement requirements. • After property revaluation by MPAC and once property taxes have been paid in full for one year, staff check to ensure applicant has not filed any assessment appeals and all program and grant agreement requirements have been met. • Staff calculates actual grant payment. • Payment of approved grant is made to applicant or assignee once all taxes are paid for the tax year. • Project is monitored to ensure all program and grant agreement requirements continue to be met.

Appendix E

Municipal Incentive Grant Program Administration

Step 1 – Application Submission

Only owners of properties are eligible to apply for this program.

Applicants will be required to have a pre-application consultation meeting with City staff in order to determine program eligibility, proposed scope of work, project timing and preliminary development concept including proposed building size, height and density, number of residential units, gross floor area of residential and commercial space and other project details. This pre-application meeting shall occur prior to commencement of any works to which the Municipal Incentive Grant will apply.

City staff will perform an initial site visit(s) and inspection(s) of the building/property (as necessary).

Before accepting an application, City staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If City staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application. Acceptance of the application by the City in no way implies program approval.

The City may request that applications for this program be accompanied by supporting documentation, including but not necessarily limited to:

- a) A site plan and/or professional design study/architectural drawings;
- b) Specification of the proposed works including a work plan for the improvements to be completed and construction drawings;
- c) A heritage impact statement for designated or eligible properties;
- d) Professional design study/architectural drawings;
- e) Estimated project study/architectural drawings;
- f) Impact studies such as traffic studies and studies of microclimatic conditions (sun, shadow, wind);
- g) Environmental reports and/or or Record of Site Condition (RSC);
- h) A Business Plan; and
- i) Any other financial information.

Step 2 – Application Review and Evaluation

Applications and supporting materials and documentation are reviewed by a City staff committee against program requirements and application guidelines.

The recommendation on the application will be guided by the City's Site and Building Design Guidelines and any other City approved guidelines, as amended from time to time, and other appropriate reference material as determined by staff.

For buildings designated under the **Ontario Heritage Act**, any façade restoration and improvement works must be supported by documentation in the form of historic photographs or drawings clearly showing the features(s) to be restored or reconstructed. Any work that alters or impacts designated heritage attributes must be approved by the Heritage Preservation Office, the Municipal Heritage Committee, or City Council as applicable.

If the application meets the general and program specific requirements and is approved, the Municipal Incentive Grant will be applied at the time of issuance of building permit.

Step 3 – Application Approval

An application for a Municipal Incentive Grant will be approved by Council or Council's designate. A recommendation report will be prepared by City staff. If this report recommends approval of the application, a grant agreement satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion.

If Council or Council's designate approves the application and grant agreement, the agreement will be forwarded to the applicant to be dated and signed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search, the agreement can be executed (signed and dated) by City officials and a copy is provided to the applicant.

Step 4 – Payment

The City will refund the planning application fees and the cash-in-lieu charges after payment is recorded. Planning application fees are payable at the time of application and cash-in-lieu requirements are payable following planning approvals, where required as a condition of approval.

The City will collect the building permit fee, at the time of building permit issuance as the Municipal Incentive Grant. Prior to payment of the grant (if applicable), the applicant must provide the City with:

- a) Photographic evidence of the completed project satisfactory to the City;
- b) Other documentation proving completion of the project, i.e. engineer's report (if required); and
- c) All final reports and documents are required.

City staff will conduct a final building/site inspection (as necessary) to ensure that the project has been completed in accordance with the grant application and agreement. Once the project is complete and an occupancy permit has been issued, City staff will ensure that all

program and grant agreement requirements have been met to the City's satisfaction. The City Treasurer will then issue payment of the grant in the amount collected for the building permit fees.

Figure E-1: Municipal Incentive Grant Program Administration

Step 1 Application	Step 2 Application Review and Evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City Staff and applicant • Staff inspects building/site (if necessary) • If proposal is eligible for funding, applicant is provided with: <ol style="list-style-type: none"> a) Program Guide; b) Application Form; c) Site and Building Design Guidelines • Applicant submits application including all required supporting documentation 	<ul style="list-style-type: none"> • Staff reviews the application to ensure conformity with all program eligibility requirements and City guidelines. • Staff review and evaluate application and supporting documentation. • Planning application fees will need to be paid at the time of application and building permit fees will need to be paid once issued. Any cash-in-lieu charges will need to be paid if required as a condition of approval. • Staff prepare report to Council including recommendation with regard to the municipal fees grant and a grant agreement. 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the application and agreement, the agreement is signed by applicant and returned to City staff along with payment of title search costs. • The agreement is then executed by City official and a copy is provided to the applicant. 	<ul style="list-style-type: none"> • Planning application fees and cash-in-lieu requirements are refunded after being paid and recorded. • The applicant provides the City with proof of completion of project, including: <ol style="list-style-type: none"> a) Photographic evidence of completed project satisfactory to City; b) Other documentation proving completion of the project, i.e. engineer's report (if required); c) All final reports and documentation as required. • Staff conduct building/site inspection of occupied buildings (if necessary). • Staff review all final reports and documentation submitted for conformity with program and grant agreement requirements. • Payment of the grant is the amount paid for building permit fees.

Appendix F

Residential Conversion and Intensification Grant Program Administration

Step 1 – Application Submission

Applicants will be required to have a pre-application consultation meeting with City staff in order to determine program eligibility, proposed scope of work, and project timing, among other details. Staff will perform an initial site visit(s) and inspection(s) of the building/property, as necessary.

Before accepting an application, staff will screen the proposal and application. If the application is not within the Community Improvement Project Area, or the application clearly does not meet the program eligibility criteria, the application will not be accepted. If City staff determines that the application is not acceptable for one or more of the above noted reasons, the application will be returned to the applicant with a letter explaining the reason for not accepting the application. Acceptance of the application by the City in no way implies program approval.

The City may accept applications all year round for this program or may issue a Request for Applications (RFA) for this program once or twice per year depending on availability of funding and program interest.

The City may request that applications for this program be accompanied by supporting documentation, including but not necessarily limited to:

- a) Photographs of the existing building facade;
- b) Historical photographs and/or drawings;
- c) A heritage impact statement for designated or eligible properties;
- d) A site plan and/or professional design study/architectural drawings;
- e) Specification of the proposed works, including a work plan for the improvements to be completed and construction drawings;
- f) Two (2) cost estimates for eligible work provided by a licensed contractor.

If the application is approved, and the applicant elects to engage the contractor who provided the highest cost estimate, the City's grant contribution will be based on the lowest cost estimate. An application fee may be collected at the time of application.

Step 2 – Application Review and Evaluation

Applications, supporting materials and documentation will be reviewed by a City staff committee against program requirements. Staff will determine the eligible works and costs.

The determination of eligible works and costs and the recommendation on the application will be guided by the City's Site and Building Design Guidelines and any other City approved guidelines, as amended from time to time, and other appropriate reference material as determined by staff.

For buildings designated under the **Ontario Heritage Act**, the improvement works must be supported by documentation in the form of historic photographs or drawings clearly showing the feature(s) to be restored or reconstructed. Any work that alters or impacts designated heritage attributes must be approved by the Heritage Preservation Office, the Municipal Heritage Committee, or City Council as applicable.

Step 3 – Application Approval

An application for a Municipal Incentive Grant will be approved by Council or Council's designate. A recommendation report will be prepared by City staff. If this report recommends approval of the application, a grant agreement satisfactory to the City Solicitor and City Treasurer will also be prepared. This agreement will contain conditions to ensure that the project is commenced and completed in a timely fashion.

If Council or Council's designate approves the application and grant agreement, the agreement will be forwarded to the applicant to be dated and signed. Once the signed agreement has been returned to the City, along with a fee to cover the costs of the title search, the agreement can be executed (signed and dated) by City officials and a copy is provided to the applicant.

Step 4 – Payment

Payment of the grant shall not take place until:

- a) The grant agreement has been executed by the applicant and the City;
- b) Building permit for applicable residential units is closed; and
- c) Staff are satisfied with all reports and documentation submitted.

Prior to issuance of the grant payment, staff will check to ensure that all program requirements (general and program specific) and grant agreement requirements have been met. If all program requirements and grant agreement requirements have been met to the City's satisfaction, then the City will issue payment of the approved grant in conformity with the loan agreement.

City staff will monitor the project, periodically checking that the project is in compliance with the grant agreement requirements. Staff will take appropriate remedies as specified in the grant agreement if the applicant defaults on the agreement.

Figure F-1: Residential Conversion and Intensification Grant Administration

Step 1 Application Submission	Step 2 Application Review and Evaluation	Step 3 Application Approval	Step 4 Payment
<ul style="list-style-type: none"> • Pre-application meeting between City staff and applicant to review eligibility requirements. • Staff inspects building/site (as necessary). • If proposal is eligible to make an application, the applicant is provided with: <ul style="list-style-type: none"> a) Program Guide; b) Application Form; c) Site and Building Design Guidelines • Applicant submits application including required supporting documentation. • Application fee is collected (if applicable). 	<ul style="list-style-type: none"> • Staff checks application to ensure conformity with all program eligibility requirements. • Staff review and evaluate application and supporting documentation. • Staff determines eligible works and costs. • Staff prepares report to Council or Council's designate, including recommendation and grant agreement. 	<ul style="list-style-type: none"> • A recommendation report and the grant agreement are forwarded to Council or Council's designate for consideration. • If Council or Council's designate approves the application and agreement, the agreement is signed by applicant and returned to City staff along with payment of title search costs. • The agreement is then executed by City official and a copy is provided to the applicant. 	<ul style="list-style-type: none"> • The applicant provides the City with proof of completion of project, including: <ul style="list-style-type: none"> a) Photographic evidence of completed project satisfactory to City; b) Other documentation proving completion of the project, i.e. engineer's report (if required); c) All final reports and documentation as required. • Staff conduct building/site inspection of occupied buildings (if necessary). • Staff review all final reports and documentation submitted for conformity with program and grant agreement requirements. • Grant is issued for the converted floor area.