



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Robin Prentice, MCIP, RPP

Position: Director of Development Services

Title / Subject: Community Improvement Plan Application 2023-001, 16/18 Cameron St. W, Cannington

Date of Report: February 15, 2023

Date of Meeting: February 27, 2023

Report No: 2023-DS-005

1.0 Issue / Origin

On January 13, 2023, the Township received an application under the Downtown Community Improvement Plan (CIP) from W. Hudson and M. Almeida for their property at 16/18 Cameron St. W in Cannington (Attachment 1 – CIP Application).

The purpose of this report is to provide recommendations regarding the Regional Official Plan Amendment (ROPA-2022-004) and Zoning By-law Amendment (13-2022-RA) applications.

2.0 Background

A CIP is a tool available to municipalities under Section 28 of the Planning Act and Section 106 of the Municipal Act, 2001. CIPs guide the revitalization of communities through programs, grants and incentives, addressing the reuse and restoration of lands, buildings and infrastructure, energy efficiency, growth management challenges and planning for rehabilitation, development and land use change in defined areas. CIPs are an important tool to assist in encouraging local economic development initiatives and can be used to promote and attract tourism and business investments. They are undertaken by municipalities for specific areas and types of development.

Township Council adopted the Downtown CIP in 2013 to help stimulate investment in the downtown areas. The Downtown CIP provides financial incentives to stimulate private investment to lands within the designated Regional Centres (downtown areas) of Beaverton, Cannington, and Sunderland and helps to promote beautification, commercial revitalization, tourism, residential choice, intensification of properties, preservation of heritage and architectural buildings, and sustainable development within the downtown cores.

The Downtown CIP provide opportunities for the municipality to offer financial incentives in the following areas: planning, building, and development charge fee rebates, parkland dedication and parking standard exemptions, property tax grants, commercial façade and residential rehabilitation grants/loans, project feasibility and design studies programs, as well as programs for environmental rehabilitation.

3.0 Analysis

The owners are undertaking improvements at their commercial property located at 16/18 Cameron St. W in Cannington. The property is being renovated to take the existing boarded up building to a restored retail space. The renovations include upgrades to front façade from a structural perspective, along with new windows and doors and restoring the exposed brick walls. Some of the structural work has been completed already, but there are additional works required to bring the structure up to code.



Figure 1. Before



Figure 2. Current

The CIP application is requesting assistance under the following areas:

- Commercial Façade Improvement Grant Program - \$4,000
- Planning and Building Fees Grant Program - \$1,155
- Property Tax Increment Equivalent Grant Program

Staff conducted a pre-application consultation meeting with the applicant and have verified that the eligibility requirements have been met and that the proposed work is consistent with the goals and objectives of the CIP, as well as the Township's Official Plan and Zoning By-law.

If approved, the owners would enter into an agreement with the Township and the Commercial Façade Improvement Grant, and Planning and Building Fees Grant would be paid by the Township following completion of the work and confirmation of the costs.

The Property Tax Increment Grant is based on the increase in the Township portion of the property taxes resulting from reassessment of the property following its redevelopment. The grant may be equivalent to 100% of the increase in Years 1 and 2 and 50% in Years 3-5. The reassessment will be determined by MPAC, which would be used to calculate the value of the

incremental increase and associated grant amount. Finance staff have looked at some comparable properties and a potential estimate for this grant could be in the range of \$3,200 over a 5-year period. If approved, the Township would pay this grant on an annual basis once the property owners paid their property taxes in full.

4.0 Related Policies / Procedures

Section 4.6 of the Township's OP outlines policies related to Community Improvement and supports a CIP for the three Regional Centres/downtown areas.

5.0 Financial / Budget Assessment

\$20,000 has been included in the 2023 operating budget to support CIP grants. All three grants requested as part of CIP Application 2023-001 would be in the range of \$8,355, pending MPAC's reassessment of the property following the improvements. The Commercial Façade Improvement and Planning and Building Fees grants would be paid following completion of the work, while the Property Tax Increment Equivalent Grant would be back over a 5-year period.

6.0 Climate Change Impacts

The proposed retrofits to the existing building offer many benefits from a sustainability perspective. The proposed improvements will help to make the existing structure more energy efficient and will help to reduce greenhouse gas emissions. The Township's investment in the project helps to reduce the environmental footprint by encouraging the rehabilitation and reuse of an existing building in the Township's downtown core, as opposed to construction of a new building.

7.0 Communications

There are no further communications required as a result of this report.

8.0 Conclusion

Township staff recommend approval of this CIP application based on the improvements proposed relative to the goals and objectives contained within the CIP, to a maximum amount of \$8,355 overall.

9.0 Recommendation

Be it resolved that staff report 2023-DS-005 regarding Community Improvement Plan Application 2023-001 for 16/18 Cameron St. W, be received; and

That Council approve CIP Application 2023-001 for 16/18 Cameron St W as follows:

- i. Commercial Façade Improvement Grant Program - \$4,000
- ii. Planning and Building Fees Grant Program - \$1,155
- iii. Property Tax Increment Equivalent Grant - up to a maximum of \$3,200 over a 5-year period pending MPAC's reassessment of the property.

Attachments:

Attachment 1 – CIP Application Form for 16/18 Cameron St W

Attachment 2 – Proposed Plans