

Port Colborne CIPs Review

**Community Improvement Plan
Open House
July 14, 2022**



Outline

1. What is a CIP?
2. Purpose of the CIP Review
2. CIP Program Uptake/Results
3. Key Findings
4. Revised CIPA Boundaries
5. Revised Incentive Programs
6. Next Steps
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What is a CIP?

- A CIP is a planning and economic development tool that allows a municipality to provide grants and loans to property owners, tenants and assignees for building/property renovations, improvement, development.
- A CIP is an “enabling” policy document that:
 - ✓ Establishes incentive programs that can be made available by Council within a specified area known as a “Community Improvement Project Area”
 - ✓ Does not obligate Council to implement any/all of the incentive programs in the CIP;
 - ✓ Uses public sector investment to **leverage** private sector investment; and,
 - ✓ Can produce significant transformative results but is a long-term strategy, not a quick fix.

Purpose of CIP Review

- City currently has 6 CIPS adopted between 2008 and 2013:
 1. Brownfield CIP;
 2. Downtown CBD CIP;
 3. East Waterfront CIP;
 4. Gateway CIP;
 5. Industrial CIP;
 6. Main Street CIP (Olde Humberstone).
- All the CIPs are now dated.
- Policy direction, including planning, environmental, and economic goals have changed over the last 10 years.
- Some of the CIPs do not adequately align with current City policy directions, e.g., affordable housing, core intensification, and employment lands development.

Purpose of CIP Review

- 6 CIPs contain 11 different incentive program types – can be somewhat confusing for applicants and cumbersome to administer for staff.
- Lessons learned from existing program implementation and results.
- Evolving CIP best practices in Ontario municipalities.
- Region revised SNIPs, with some programs ending and new programs coming online over next 2 years.

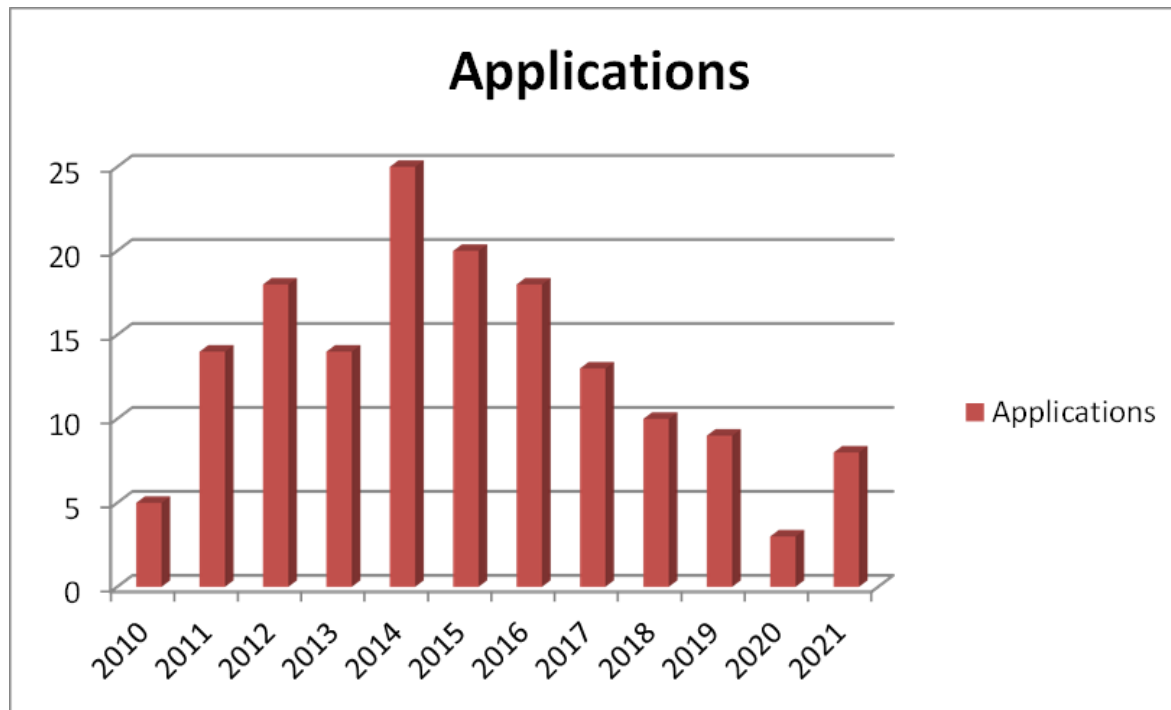
Purpose of CIP Review

- **Methodology**

- ✓ City established Project Review Team (PRT) - (Strategic Initiatives, Planning, Economic Development, Finance).
- ✓ 3 meetings to date with PRT to obtain input and feedback.
- ✓ Reviewed uptake of current CIP Programs.
- ✓ Reviewed current Policy Framework (City, Region, Province)
- ✓ Reviewed best practices, i.e., emerging programs/areas.
- ✓ Toured current CIPAs and adjacent areas.
- ✓ Identified key community improvement needs not being met.
- ✓ Developed Draft revised CIPA and Incentive Programs.
- ✓ Updated Council on June 28 and obtained feedback.
- ✓ Today - Provide project update/obtain input and feedback from key stakeholders and other interested parties.

CIP Program Uptake

- Total of 158 approved applications from 2010 to 2021.
- Total City Funding = \$522,733 (61.3%).
- Total Regional Funding = \$330,657 (38.7%).
- Total City/Region Funding = \$853,390.
- Leverage Ratio in 2014 was 1.35 and in 2016 was 1.65.



CIP Program Uptake

Program Type	Downtown/ CBD	Main Street	East Waterfront	Brownfield	Industrial	Gateway	
							TOTAL
1) Urban Design Study Grant	10	1	1				12
2) Environmental Site Assessment Grant				16			16
3) Façade Improvement Grant	62	19	12				93
4) Residential Intensification Grant	8	1	1				10
5) Residential Rehabilitation			12				12
6) Affordable Housing Grant							0
7) Tax Increment Grant	5			1	1	1	8
8) Planning/Building Fees Grant							0
9) Sidewalk Café Grant							0
10) Sign Replacement Grant		3					3
11) Parking Lot Grant		4					4
TOTAL	85	28	26	17	1	1	158

CIP Program Results

- **244 West Street – Downtown CBD CIPA**
- Incentives
 - 2016 – Urban Design Study Grant (\$1.75K), Residential Grant for 2nd storey conversion (\$10K), Facade Improvement Grant (\$15K).
 - 2018 – Facade Improvement Grant (\$12.4K)
 - Total Incentive Program Funding = \$39.2K



CIP Program Results

- **209 Main Street West – Main Street CIPA**
- Incentives
 - 2015 – Facade Improvement Grant (\$10K) and Parking Lot Improvement Grant (\$3K).
 - Total Incentive Program Funding = \$13K.



CIP Program Results

- **Southport Condos – 72 units – Downtown CBD CIPA**
- Incentives
 - Brownfields Property Tax Assistance Program (TAP) (tax freeze for max. 3 years);
 - Downtown Revitalization Tax Increment Grant (TIG) Program (80% TIG for 10 years);
 - 100% DC City DC Exemption in City DC Bylaw.



Key Findings

- Programs have been well utilized and effective, but some gaps/weaknesses have emerged, e.g. affordable housing.
- Need to streamline number of programs and focus on more substantive programs.
- Goal is to roll most/all of the CIPs into a Comprehensive CIP.
- Policy goals suggest more emphasis on intensification, brownfields, affordable housing, and employment lands.
- Some CIPAs merit expansion based on current building/property conditions and updated policy directives.
- Incorporate recent CIP best practices on brownfields, downtown revitalization, and affordable housing.
- Convert current DC Bylaw Exemptions to Grant Programs under the CIP to improve program flexibility and coordination.
- Revised City CIP programs should dovetail as much as possible with new Regional SNIPs.

Revised CIPA Boundaries

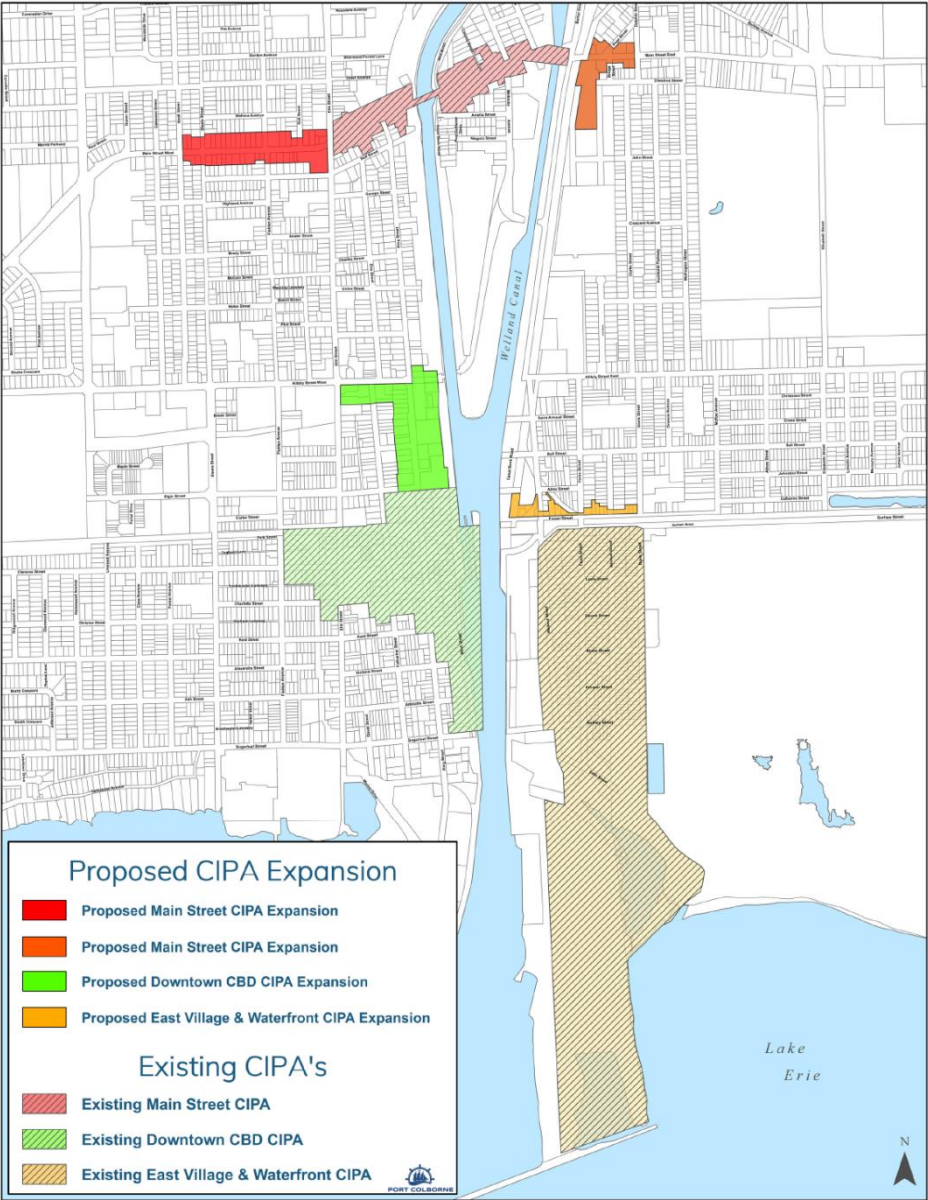
- **6 Current CIPAs**

- 3 CIPAs (Downtown CBD, Main Street, and East Waterfront) are designated by map reference.
- 3 other CIPAs (Brownfield CIPA (Urban Area), Industrial CIPA (all lands designated “Industrial” in Urban Area (UA)) and Gateway CIPA (all lands designated “Employment” in UA) area designated by text reference.
- Industrial CIPA can be covered off by the Gateway CIPA.

- **Methodology**

- ✓ Reviewed policy directions in OP, including vision, goals and objectives of the associated CIPs.
- ✓ Conducted a needs examination of each CIPA, including:
 - Initial walking/driving tour with City staff and a follow up walking tour and examination of geographic areas identified by staff;
 - Photos and notes taken re: building and property condition;
 - Reviewed land uses as per OP and Zoning Bylaw.

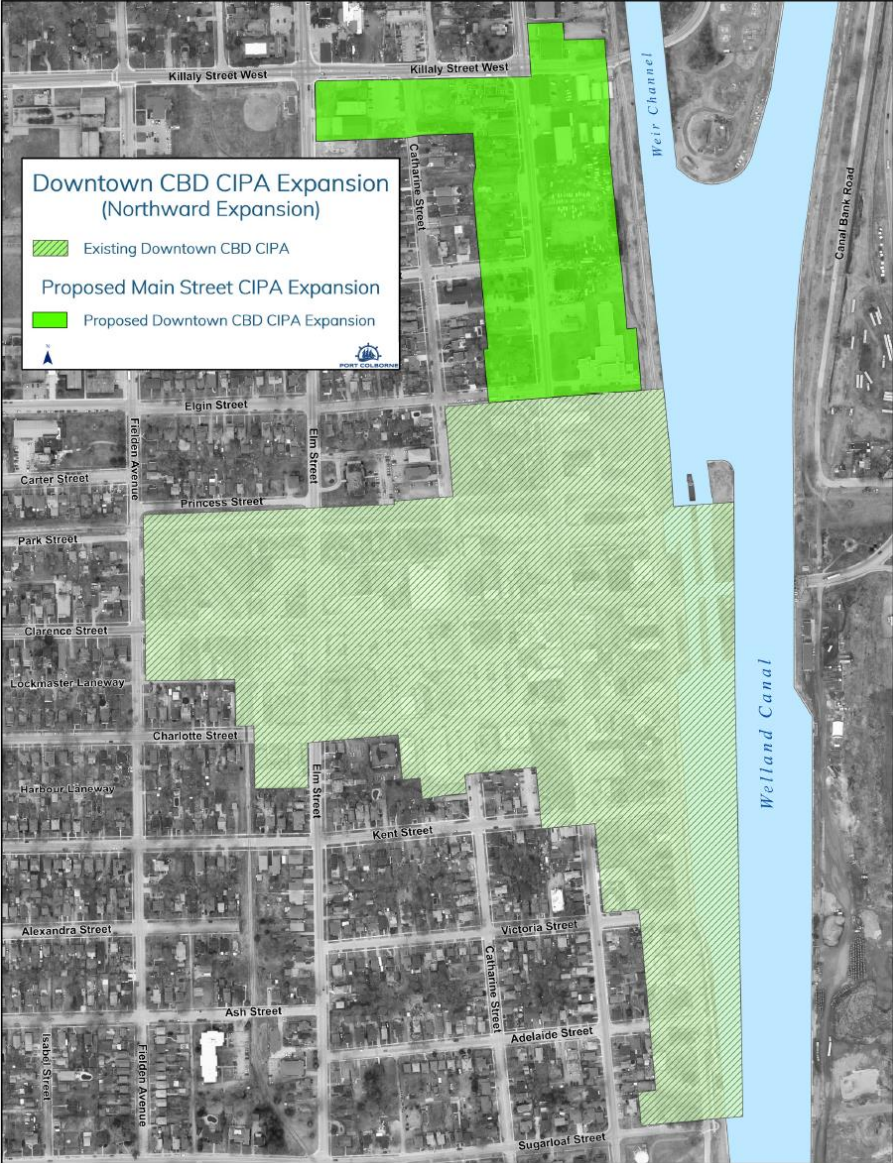
Revised CIPA Boundaries



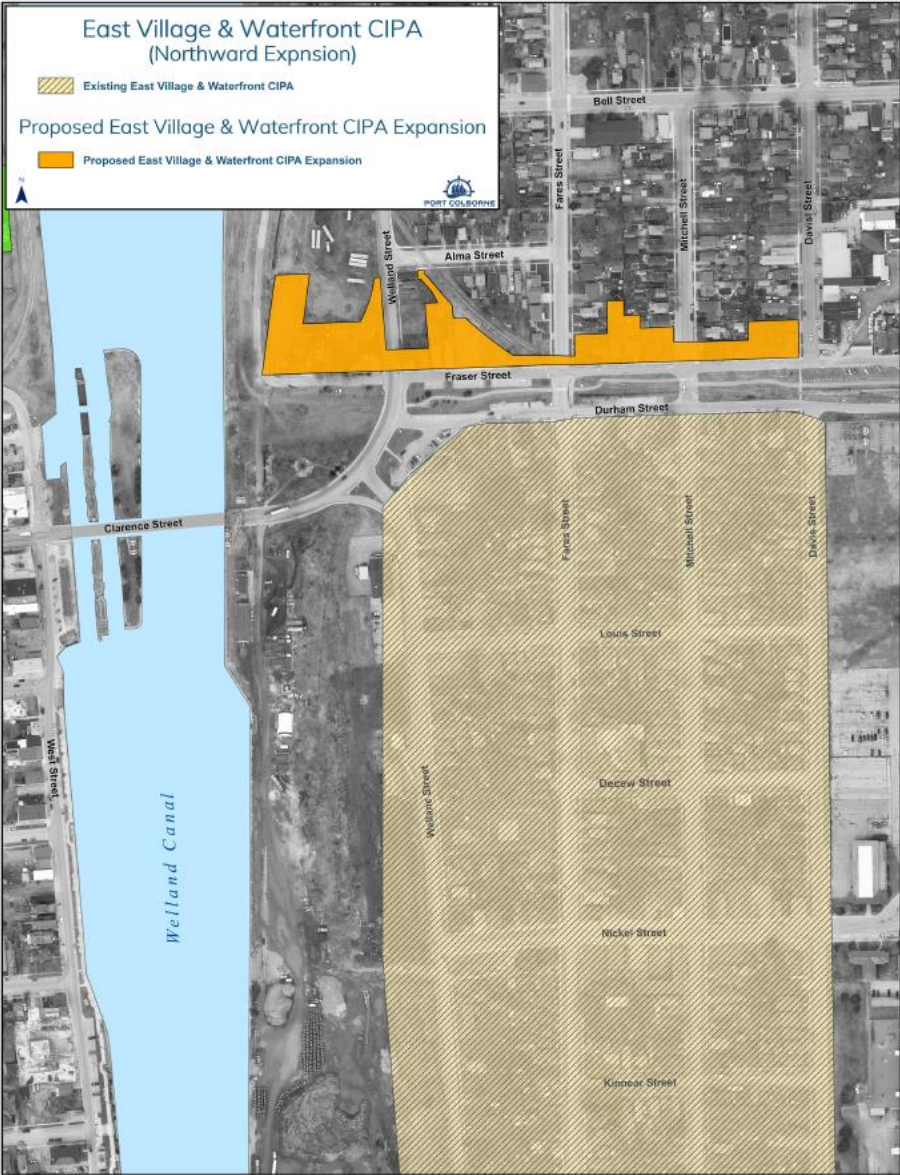
Main Street CIPA



Downtown CBD CIPA



East Waterfront CIPA



Revised Incentive Programs

- **Current** - 6 CIPs contain 11 types of incentive programs.
- **Proposed** – A Comprehensive CIP with 6 substantive programs.
 1. Environmental Site Assessment Grant Program
 2. Facade Improvement Grant Program
 3. Residential Intensification Grant Program
 4. Affordable Housing Grant Program
 5. Tax Increment Grant Program
 6. DC Grant Program
- Port Colborne is one of 5 municipalities covered by a standardized Gateway CIP - retain Gateway CIP as is.
- Strategic geographic targeting of incentive programs to reflect key policy goals and direction.
- Maximum grant amounts increased for a number of programs.

Revised Incentive Programs

	Program	Description	Applicable CIPA	Program Changes
1	ESA Grant	Grant = 50% of study cost. Max. grant per study = \$20K. Max. 2 studies per project. Max. grant for 2 studies = \$30K.	Urban Area Wide (Brownfields)	Increased max. grant from \$15K to \$20K and max. for 2 studies from \$25K to \$30K to reflect increased costs.
2	Facade Improvement Grant	Grant = 50% of costs up to max. grant of \$20K. 50% grant can be increased up to \$5K for designated heritage properties. 50% grant for side and/or rear facades to max. grant of \$5K.	Downtown, Main Street and East Waterfront	Increased max. grant from \$10K to \$20K to reflect increased costs and better address wider buildings.
3	Residential Intensification Grant	Grant = \$15 per sq.ft. to max. grant of \$15K per unit up to 5 units.	Downtown, Main Street and East Waterfront	Increased max. grant from \$10 per sq.ft. to \$15 per sq.ft. to reflect increased costs. Increased from 4 to 5 units to match new Regional program.

Revised Incentive Programs

	Program	Description	Applicable CIPA	Program Changes
4	Affordable Housing Grant	Grant = \$15 per sq.ft. to max. grant of \$15K per unit, up to 5 units. Can be stacked with Residential Intensification Grant.	Urban Area Wide, but priority given to applications in Downtown, Main Street and East Waterfront.	New program to promote affordable housing. \$15 per sq.ft. to max of 5 units.
5	Tax Increment Grant (TIG)	Brownfield TIG = 100% of City Tax Increment (TI) for up to 10 years.	Urban Area Wide (Brownfields).	Simplified and increased from current 60%/80%/100% level to 100%.
		Downtown, Main Street, and East Waterfront TIG = 80% for 10 years, bumps up to 100% for 10 years if affordable housing project.	Downtown, Main Street, and East Waterfront.	Added 20% bump up for affordable housing.
		Gateway TIG = between 40% and 100% for 10 years if in Strategic Location for Investment, 5 years elsewhere.	Gateway CIPA.	No change.

Revised Incentive Programs

	Program	Description	Applicable CIPA	Program Change Notes
6	DC Grant	Brownfields DC Grant = 100%, but DC Grant is deducted (offset) from TIG.	Urban Area Wide (Brownfields).	All DC Exemptions in current DC Bylaw, except Industrial over 5,000 sq.ft., to be removed from DC Bylaw (at next DC Bylaw review) and converted into DC Grants within the CIP.
		Downtown, Main Street, and East Waterfront, DC Grant = 50%, but applicant must choose between DC Grant and TIG.	Downtown, Main Street, and East Waterfront.	Downtown decreases from 100% to 50%. Main Street and East Waterfront increase from 0% to 50%.
		Gateway DC Grant = between 70% and 100% if project achieves minimum score, as per Gateway CIP.	Gateway CIPA.	No change.
		Affordable Housing DC Grant = 100%, but applicant must choose between DC Grant and TIG.	Urban Area Wide	New program to promote affordable housing. 100% DC Grant.

Comment Sheets

1. Company/Organization?
2. Previously applied for incentive programs?
3. Comment on proposed expanded CIPAs?
4. Which proposed programs do you see using in next 5 years?
5. Most important programs?
6. Any changes to the proposed programs?
7. Any other incentive programs that should be added?
8. Other actions the City should take to promote community improvement?

Please fill in comment sheet and drop in the box on sign-in table on your way out; OR submit your comment sheet via:

- ✓ **Online fillable version (tomorrow). See “Incentives and Grants” page;**
- ✓ **Email to: Gary.Long@portcolborne.ca**
- ✓ **Fax to: 905-835-2939**
- ✓ **Drop off at City Hall, 2nd Floor, to attention of: Gary Long**

N.B. ALL comment sheets must be submitted by July 25, 2022.

Next Steps

1. Review input/feedback from Open House Session, including comment sheets.
2. Finalize Draft CIPAs and Draft Incentive Programs (Summer).
3. Prepare Draft CIP Report including Monitoring Program and Marketing Strategy (Summer).
4. PRT to review and comment on Draft CIP
5. Finalize Draft CIP (Late Summer/Early Fall).
6. Circulate to MMAH/prescribed agencies for comment (Fall).
7. Statutory Public Meeting (Late Fall).
8. Council consideration and adoption of new CIP (target by end of 2022).
9. 20 day appeal period.
10. Implementation (Early 2023)