

Heritage Community Improvement Plan Review and Consultation



Presented By: Court Curry and Lesley Collins

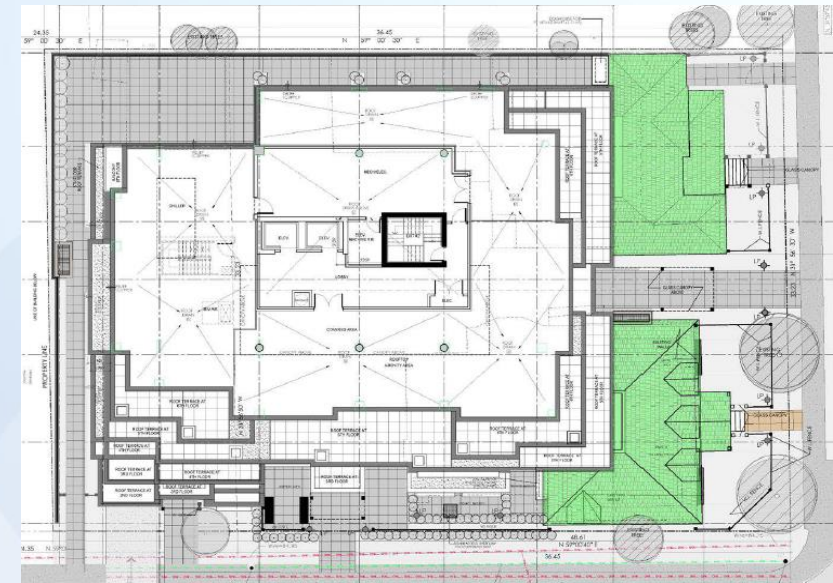
May 9, 2023

Heritage Community Improvement Plan

- The Heritage Community Improvement Plan program was adopted by Council in January 2020 as a pilot program.
- The goal of the program is to provide financial relief for large scale redevelopment projects involving designated properties
- The program uses tax increment-based grants paid through the anticipated increase in the municipal portion of property taxes attributable to the redevelopment. Owners may receive grants equal to up to 75% of the increase in taxes, paid over a 10-year period to a maximum of \$500,000.
- Eligible project costs include restoration costs, heritage consultant and study costs
- Two applications have been approved- 35 William Street and 278-280 O'Connor Street

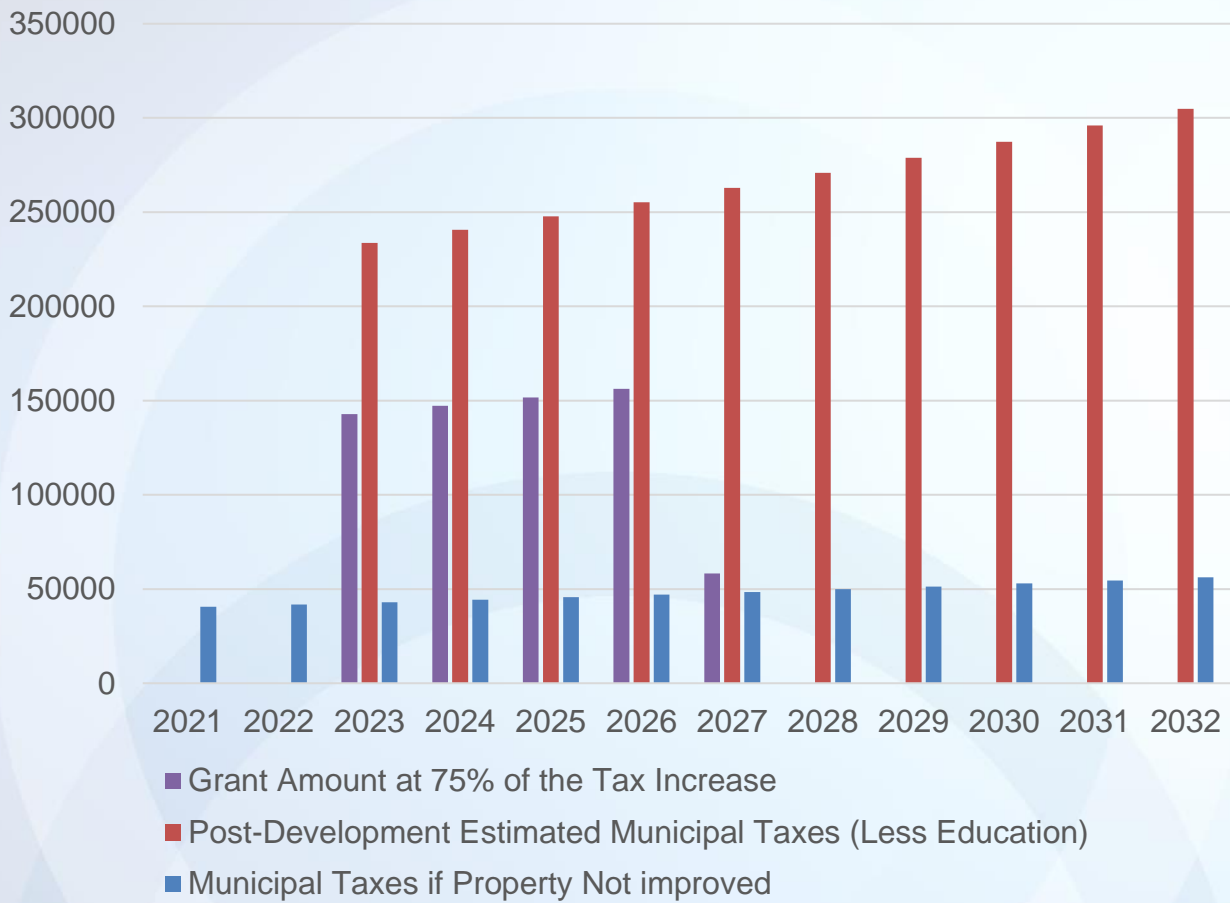


278-280 O'Connor Street



Grant Calculations

Current property taxes:	\$40,574
Estimated property taxes post development (2023):	\$233,600
Estimated aggregate tax increase over 10-year period (2023-2032) with 3% annual increase in tax rate:	\$2,184,503
Cumulative grant amount over 10-year period (2023-2032):	\$500,000
Estimated restoration costs:	\$1,357,317



CIP Review

- Heritage CIP pilot program was due to end in December 2022
- Council direction to review all CIP programs
- Staff recommendations to Finance and Corporate Services Committee and Council in June

Pilot Project Program Analysis

- Two applications submitted and approved, few other potential applicants at present, one project built = not enough data to understand the impact of the program
- Unclear if the program is achieving its goals of spurring development of important/neglected heritage sites
- At a maximum of \$500k, it is unclear if financial impact is enough to make/break a project
- Scope of the program should align more with other Official Plan goals and be of exemplar heritage conservation

Option 1: Maintain CIP with Amendments

- Extend the pilot program to the end of 2025, return to Council with a report regarding the long term prospects of the program
- Require that in order to be eligible for the CIP, the highest standards of heritage conservation must be met, and other public policy goal(s) are achieved
- Introduce time limits on approvals. A building permit must be issued and work must have commenced within two years of signing the agreement or the agreement is expired.

Option 2: Renewed Heritage Grant Program

- The Heritage CIP is tied to adaptive reuse and development of heritage properties and so does not allow some of the groups who are custodians of important historic buildings to access funding to offset the cost of restoration and maintenance of heritage buildings if there is no development involved.
- There are, and will as a result of Bill 23, be many more significant large heritage buildings in Ottawa that are owned by charities, not-for-profits or religious groups that could benefit from funding to assist in building conservation works.
- There are many large buildings that are nearing 115-125 years old that are facing significant conservation issues, particularly related to stone masonry.
- Provide additional \$500,000 towards grant program to provide larger grant amounts to scoped sector

