

Document 7 - Recommended Changes to Economic Development CIP Programs

<p>Current General Economic Development CIP Criteria</p>	<p>Recommended Additions to General Economic Development CIP Criteria</p>
<p>Projects must be a redevelopment and/or replacement of an existing building and not a greenfield project.</p> <p>The redevelopment of the site/building would require a minimum increase of a predetermined amount of assessed value of the property to be eligible for consideration as determined through post-construction reassessment by the Municipal Property Assessment Corporation (MPAC)</p> <p>The project would not have otherwise proceeded in the absence of the CIP.</p> <p>The project meets the needs of the community for either job creation appropriate to the local labour market or goods/services provision to the local consumer or business market.</p> <p>All CIP applications are subject to consideration and approval by Council.</p>	<p>Unless otherwise stated, all existing criteria and restrictions will be maintained.</p> <p>Projects must demonstrate through a CIP application pre-consultation process with Development Review, consistency with the policy context applicable to the development location with respect to density, built form, proposed uses and site design in keeping with the intent of Sections 3 and 5 of the Official Plan, or any applicable Secondary Plan, Community Design Plan, or Area-Specific Policy</p> <p>Projects must demonstrate through a CIP application pre-consultation with Development Review, and if in a Design Priority Area as identified in Schedule C7-A of the Official Plan, a pre-consult with the Urban Design Review Panel, how the application considers urban design and the contribution of the building to the public realm of the adjacent streetscape in keeping with Section 4.6 of the Official Plan and in keeping with any applicable urban design and public realm requirements as provided for in a Secondary Plan, Community Design Plan, or Area-Specific Policy, and any applicable Urban Design</p>

	<p>Guidelines that that may apply to the proposed development form</p> <p>Auto-oriented uses or development forms that depend on motor vehicle access for their primary function (automobile service stations, gas stations, body shops, automobile rental establishments, auto wreckers, automobile dealerships or showrooms, drive-through facilities, surface parking lots, warehousing, and storage facilities etc.) will not be eligible for CIP incentives.</p> <p>Adult novelty stores and/or adult entertainment, videogame arcades, industrial uses which by nature generate noise, odours, or fumes, correctional facilities, emergency shelters, massage parlours, and payday loan establishments will not be eligible for CIP incentives.</p> <p>Projects must obtain Site Plan approval (if required), a demolition permit (if needed), and a building permit in all cases, and commence construction within 18 months of Council approval of the CIP application.</p>
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Montréal Road Community Improvement Plan

<p>Current Criteria for Montreal Road CIP</p>	<p>Recommended Criteria Amendments/Deletions for Montreal Road CIP (in addition to General CIP Criteria changes above)</p>
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<p>The applicant must demonstrate that the redevelopment will result in a minimum increase of \$50,000 in the assessed value of the property.</p> <p>Annual Tax Increment Equivalent Grant (TIEG) equal to 75 per cent of municipal property tax increase attributable to the redevelopment</p> <p>TIEG grant increases to 100% of municipal property tax increase attributable to the redevelopment if the project includes one or more of the following: Affordable Housing (minimum of 10 new residential units of which 30% are designated affordable), Support for Cultural Activities and Artists (minimum of 300 square meters dedicated to arts and cultural activities), Support for Social Enterprises (minimum of 300 square meters dedicated to social enterprise)</p> <p>Maximum cumulative grant over 10-year period is the lessor of \$5,000,000 or 50 per cent of total eligible project costs.</p> <p>Excluded uses include video arcades, adult novelty stores, services and/or adult entertainment warehousing and storage facilities, bingo parlour or other gaming facilities, industrial uses, including those, which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious, wholesale operation, cross-dock facilities, body rub establishment, correction facilities, corrections residences, emergency shelters.</p>	<p>The applicant must demonstrate that the redevelopment will result in a minimum increase of \$250,000 in the assessed value of the property.</p> <p>Annual Tax Increment Equivalent Grant (TIEG) equal to 50 per cent of municipal property tax increase attributable to the redevelopment</p> <p>TIEG grant increases to 75% of municipal property tax increase attributable to the redevelopment if the project includes one or more of the following: Housing (minimum of 10 new residential units), Support for Cultural Activities and Artists (minimum of 300 square meters dedicated to arts and cultural activities), Support for Social Enterprises (minimum of 300 square meters dedicated to social enterprise).</p> <p>Section 2.1 reference to Affordable Housing Development Supplementary Benefit will be removed.</p> <p>Where zoning permits, mixed-use developments with ground floor commercial will be required to be a minimum of four (4) storeys.</p> <p>Projects must demonstrate, through a CIP application pre-consultation with Development Review, consistency with the policy intent of Section 2.1</p>
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<p>The project would not otherwise have proceeded in the absence of the incentive.</p> <p>The project meets a need in the community for either job creation appropriate to the local labour market or goods/services provision to the local consumer or business market</p>	<p>"General Policies" of the Montreal Road District Secondary Plan.</p> <p>The existing CIP stacking provision will be replaced with the following:</p> <p>The Montreal Road CIP may be combined with any other CIP program, including the Brownfields Redevelopment Program, Affordable Housing CIP, and Heritage CIP to encourage the creation of new affordable housing units. The total aggregate grant would still not exceed five million dollars (\$5,000,000) or fifty per cent (50%) of eligible costs for the project</p>
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Integrated Orléans Community Improvement Plan

<p>Current Criteria for Integrated Orléans CIP</p>	<p>Recommended Criteria Amendments/Deletions for Integrated Orléans CIP (in addition to General CIP Criteria changes above)</p>
<p>1. <u>St. Joseph Boulevard Main Street Program</u></p> <p>The applicant must demonstrate that the redevelopment will result in a minimum increase of \$50,000 in the assessed value of the property.</p> <p>Development Incentive Grant – annual Tax Increment Equivalent Grant (TIEG) equal to 70 per cent of</p>	<p>The applicant must demonstrate that the redevelopment will result in a minimum increase of \$250,000 in the assessed value of the property.</p> <p>Annual Tax Increment Equivalent Grant (TIEG) equal to 50 per cent of municipal property tax increase attributable to the redevelopment.</p>

<p>municipal tax increase attributable to the redevelopment</p> <p>Planning Fee Grant – 25 per cent of City fees for initial applications made under the <i>Planning Act</i></p> <p>Building Permit Fee Grant – 30 per cent of building permit fee increasing to 40 per cent if 3 or more affordable housing units are included.</p> <p>Maximum grant is lessor of \$1,000,000 or 50 per cent of total eligible project costs</p>	<p>TIEG grant increases to 75% of municipal property tax increase attributable to the redevelopment if the project includes a minimum of 10 new residential units.</p> <p>Remove Planning Fee Grant.</p> <p>Remove Building Permit Fee Grant.</p> <p>Maximum cumulative grant over 10-year period is the lesser of \$5,000,000 or 50 per cent of total eligible project costs.</p> <p>Projects must demonstrate, through a CIP application pre-consultation with Development Review, consistency with the policy intent of Section 5.3 of the Orléans Secondary Plan.</p> <p>Where zoning permits, mixed-use developments with ground floor active uses will be required to be a minimum of four (4) storeys.</p> <p>The Integrated Orléans St. Joseph Boulevard Main Street Program may be combined with any other CIP program, including the Brownfields Redevelopment Program, Affordable Housing CIP, and Heritage CIP to encourage the creation of new affordable housing units. The total aggregate grant would still not exceed five million dollars (\$5,000,000) maximum; or fifty per cent (50%) of eligible construction costs;</p>
<p>2. <u>Employment Creation Incentive Program</u></p>	<p>The applicant must demonstrate that the redevelopment will result in a minimum increase of \$250,000 in</p>

The applicant must demonstrate that the redevelopment will result in a minimum increase of \$50,000 in the assessed value of the property.

Annual Tax Increment Equivalent Grant (TIEG) equal to 75 per cent of municipal property tax increase attributable to the redevelopment

Maximum cumulative grant over 10-year period is the lessor of \$5,000,000 or 50 per cent of total eligible project costs.

Eligible projects must create a minimum of 20 net new permanent full-time jobs where the additional jobs cannot account for existing employee relocations

the assessed value of the property.

Annual Tax Increment Equivalent Grant (TIEG) equal to 50 per cent of municipal property tax increase attributable to the redevelopment.

Maximum cumulative grant over 10-year period is the lessor of \$5,000,000 or 50 per cent of total eligible project costs.

Projects must demonstrate, through a CIP application pre-consultation with Development Review, consistency with the policy intent of Section 5.3 of the Orleans Secondary Plan

Where zoning permits, mixed-use developments with ground floor active uses will be required to be a minimum of four (4) storeys

The Integrated Orléans CIP Employment Creation Incentive Program may be combined with any other CIP program, including the Brownfields Redevelopment Program, Affordable Housing CIP, and Heritage CIP to encourage the creation of new affordable housing units. The total aggregate grant would still not exceed the lesser of fifty per cent (50%) of eligible construction costs or five million dollars (\$5,000,000)