
Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor D. Beatty
Councillor J. Earle
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Museum Board
Library Board
Arts Centre
Tourism

Page

DISCLOSURE OF INTEREST

STAFF REPORTS

3-14

1. 2011-061-06
Community Improvement Plans – Program Extension

CONSENT AGENDA

MOTION TO MOVE INTO CLOSED SESSION

1. **Motion**

THAT pursuant to *Municipal Act*, 2001, Section 239 Sub 2 (c),
Council resolve itself into the Committee of the Whole, In Camera,
closed to the public to consider:

1. a proposed or pending acquisition or disposition of land by the
municipality or local board.

2 June 2011

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 7 JUNE, 2011

2011-061-06

**COMMUNITY IMPROVEMENT PLANS
PROGRAM EXTENSION**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

**D. PAUL
DIRECTOR OF ECONOMIC DEVELOPMENT**

RECOMMENDATION:

THAT the programs available under the Community Improvement Plan for Downtown Brockville and City of Brockville Brownfields Community Improvement Plan be extended for a period of 6 months from the date of expiry, being June 30, 2011.

PURPOSE

The purpose of this report is to provide an interim recommendation with respect to the extension of programs available under the City's two Community Improvement Plans.

ANALYSIS

The City of Brockville has two (2) Community Improvement Plans, created under authority of Section 28 of the Planning Act whereby a municipality with provisions in their Official Plan relating to community improvement may designate a "community improvement project area" and prepare a "community improvement plan" for the project area.

The Community Improvement Plan for Downtown Brockville was initially adopted in April 2004 with the primary goal of promoting and encouraging commercial revitalization in the downtown area, and the ancillary goal of promoting the construction and rehabilitation of residential development, and the conversion of upper floor commercial buildings into residential space. The stated objectives are to improve the existing building stock, and to encourage infill development on underutilized sites downtown.

While interest in the Downtown CIP programs gained momentum in the early years of implementation, feedback received from the development community expressed concern that requirements and associated costs of environmental remediation of contaminated sites was a disincentive to investment.

Council took action by creating the City of Brockville Brownfields Community Improvement Plan, adopted in April 2007. At the same time, the Downtown CIP was modified for seamless integration of the two (2) Plans.

The CIP Downtown contains three (3) incentive programs:

- Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant*
- Heritage Signage Grant (funded from 2005 to 2007 only)
- Building and Plumbing Permit Fee Grant*

The Brownfields CIP contains the following programs:

- Brownfields Remediation Tax Increment Equivalent Grant (TIEG)*
- Environmental Remediation Tax Cancellation Assistance*
- Environmental Site Assessment (ESA) Grant (unfunded to date)
- Brownfield Building Permit Fees Grant*
- Key Sites Marketing Database

A brief description of these programs is contained in the marketing and promotional brochure produced by the Planning Dept. attached to this report as **Schedule "A"**. The priority areas to which programs apply are also depicted therein.

Those programs indicated above with an asterisk will expire on June 30, 2011 unless this deadline is extended by resolution of Council.

Staff are currently analysing the uptake and relative success of the programs, and are obtaining feedback through a variety of means, including face to face interviews with stakeholders such as the DBIA and Chamber of Commerce. Input from the DBIA with respect to the CIP's is attached as **Schedule "B"**. A survey to property owners and past applicants is also in the works.

It is intended that a full report be prepared for Council with respect to the success of our CIP programs, and the extent to which we have reached our goals. We also anticipate providing recommendations respecting potential extension of and/or modification to existing programs, and also with reference to potential new program enhancements.

Given that a thorough review is not yet complete, it is recommended that a short six (6) month extension be provided, by resolution of Council, to keep the current slate of active programs alive.

A disruption in the programs prior to the 6 month formal review period could negatively impact on the current momentum and established marketing and promotion of the CIP that exist in print and on our websites. Additionally, we have at least three confirmed clients who are in a readiness mode to potentially execute an agreement within the calendar year.

POLICY IMPLICATIONS

The current and future Official Plans recognize that Community Improvement provisions under the Planning Act provide the City with a range of tools to proactively stimulate rehabilitation, redevelopment and revitalization.

The Downtown and Waterfront Master Plan and Urban Design Strategy, adopted in December of 2009, recognizes that the CIP's for Downtown Brockville and for Brownfields Remediation provide important tools and incentives to help stimulate reinvestment.

While optional on the part of Council, the use of such tools can effectively advance the City's goals and objectives within the targeted areas.

The Community Strategic Plan of 2009 does identify, under the Economy banner, that the Community Improvement and Brownfields Remediation Program are to be evaluated.

FINANCIAL IMPLICATIONS

Financial elements of the CIP programs have been incorporated into the City's budget since their inception. The 2011 budget was premised on the CIP grant programs being available for the full calendar year.

CONCLUSION

A short extension to the life of the current programs under the Downtown and Brownfields CIP's is desirable while a comprehensive review of programs, expected later this year, is complete.



M. Pascoe Merkley, RPP, MCIP
Director of Planning



D. Paul
Director of Economic Development



B. Casselman
City Manager



COMMUNITY IMPROVEMENT PLANS



Brockville Downtown and Brownfield Financial Incentive Programs

The City of Brockville is committed to taking a leadership role to continue to promote a high quality of life in the downtown and waterfront as a strategy to protect the sense of place, promote its way of life and ensure economic vitality.

Downtown & Waterfront Master Plan & Urban Design Strategy, 2009

SCHEDULE "A" - Report 2011-061-06

WHAT IS A COMMUNITY IMPROVEMENT PLAN (CIP)?

Community improvement planning activities are shaped by local needs, priorities and circumstances. Through community improvement plans, our community can:

- Focus public attention on local priorities and municipal initiatives
- Target areas in transition or in need of repair, rehabilitation and redevelopment
- Facilitate and encourage community change in a coordinated manner
- Stimulate private sector investment through municipal incentive-based programs.

A community improvement approach is a framework for dealing with lands and buildings, which can address many physical, social, economic and environmental matters.

Goals and Benefits

Brockville's CIPs have created financial grant, loan and tax incentives in order to promote regeneration and development. Projects such as:

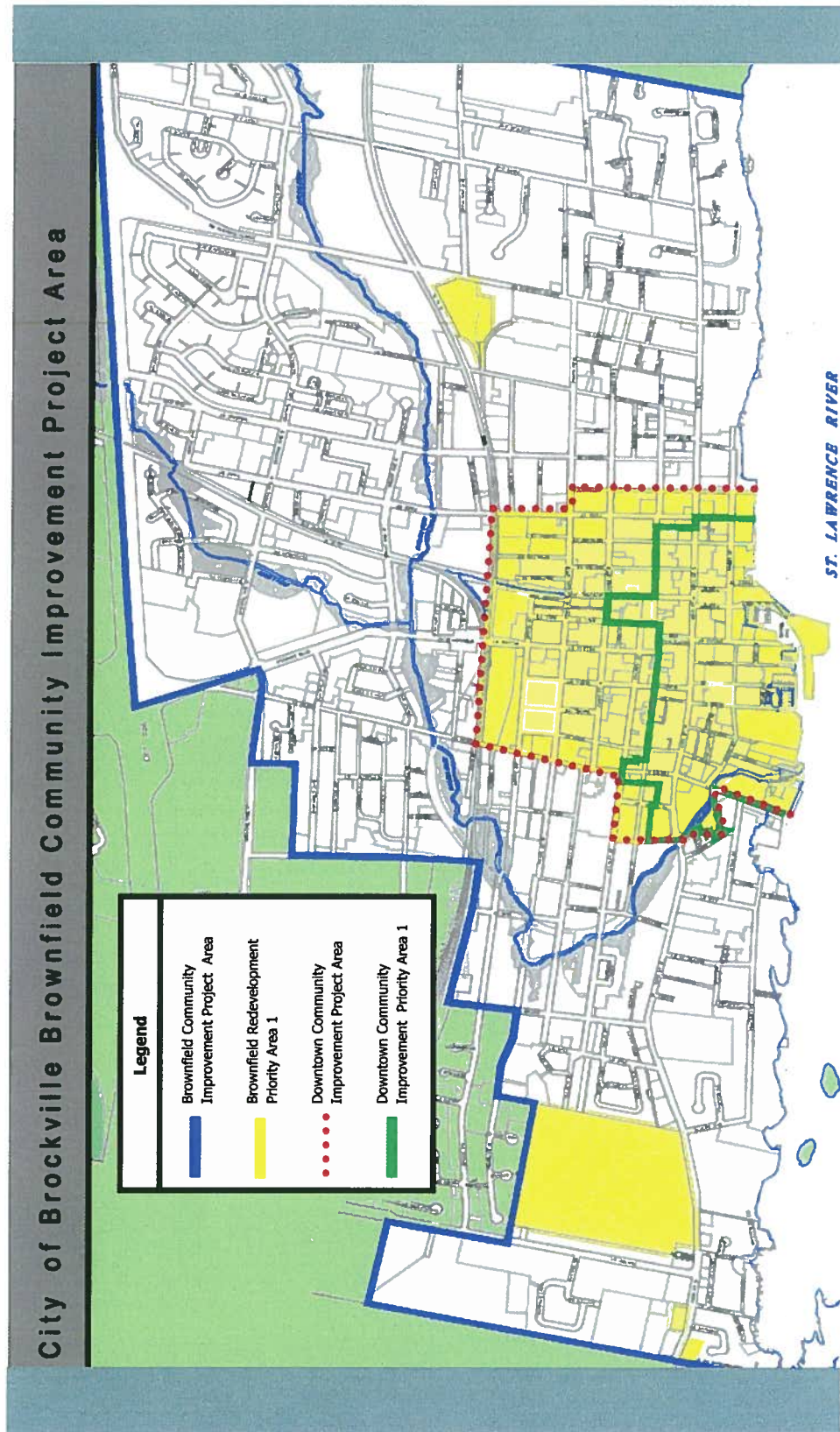
- Infill developments on vacant and/or contaminated lots
- Upper-storey residential or office conversion
- Façade and building repairs and restoration, and
- Renovations and building additions

may be eligible for one or multiple financial incentives depending on the property's location and current condition.

Who's Eligible?

All land and building owners within the Downtown CIP project area boundary qualify through this project (see page 3). Brownfield sites (former industrial or commercial lands) are covered under the Brownfield CIP and in certain areas, financial incentives from both programs may be applicable.

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SCHEDULE "A" - Report 2011-061-06

HOW DO BROCKVILLE'S COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVES WORK?

The City has two Community Improvement Plans: the Downtown CIP, bordered by the dotted red and solid green lines, and the Brownfields CIP, bordered by the blue line and shaded yellow zones, shown on page 3.

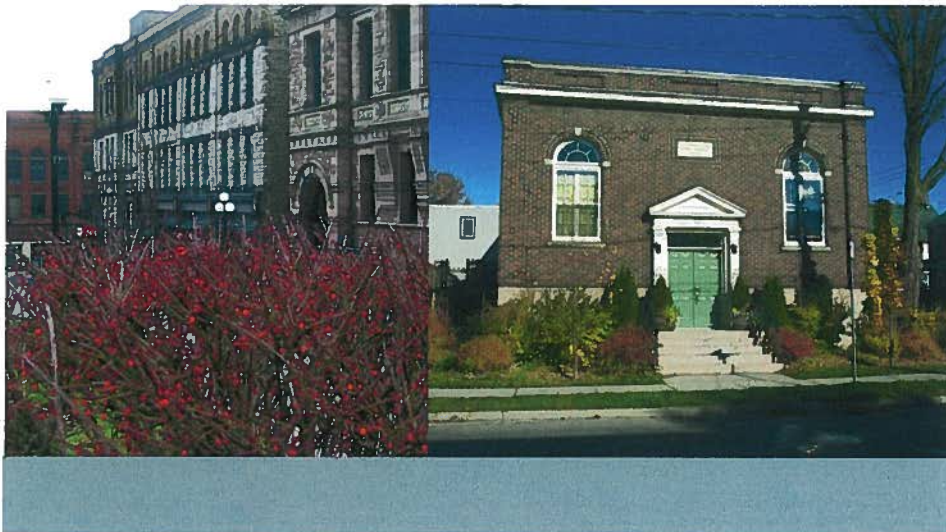
Financial Assistant Programs are available to those landowners within the Community Improvement Project Areas and who meet the general eligibility requirements. Some projects may be eligible for more than one of the Financial Incentive Programs.

DOWNTOWN CIP

The Downtown CIP supports the preservation and enhancement of downtown's unique role and character.

Building and Plumbing Permit Fee Grant

All commercial and residential property owners within the Downtown Improvement Area may apply for involvement in the program. This program provides the equivalent to 100% of the fees paid for building permits and plumbing permits.

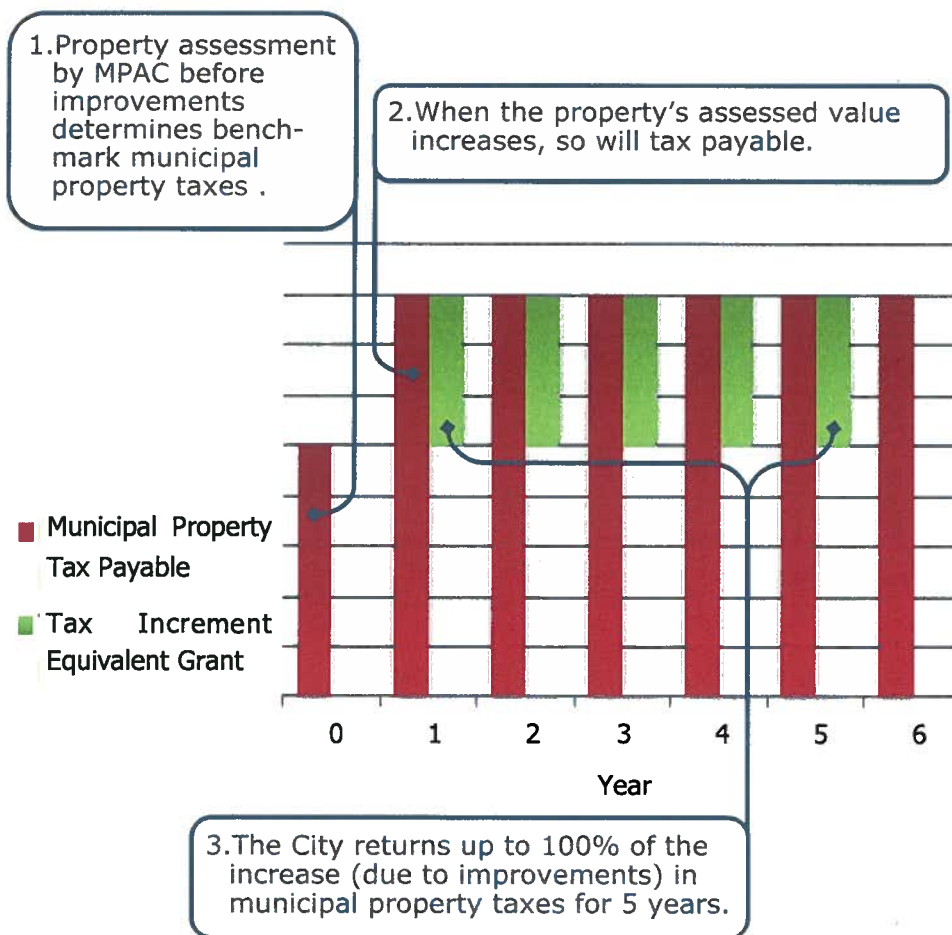


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DOWNTOWN CIP

Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant

This program provides grants to building and land owners who undertake improvements or redevelopment that would result in an increase in property assessment. The TIERR Grant Program offers a grant of up to 100% of the increase in municipal realty taxes associated with the increased property assessment due to improvements or redevelopment, for up to 5 years. The deadline for receipt of Registration of Intent for the TIERR Grant Program is **June 30, 2011.**



SCHEDULE "A" - Report 2011-061-06

BROWNFIELDS CIP

Are you the owner of a contaminated site interested in cleaning it up prior to development? The City of Brockville can help with eligible costs such as:

- Environmental Site Assessments (Phase I and II ESAs and Risk Assessment)
- Environmental remediation and costs of achieving a Record of Site Condition and Certificate of Property Use, as may be required, including Risk Management Plans
- Waste transfer to landfill and tipping fees for contaminated soils landfill
- Fill and grading to replace contaminated soils
- Demolition costs, at the discretion of Council, where demolition is required as part of the overall site remediation
- Site development and infrastructure work, at the discretion of Council, triggered by the existence of contamination and requirements for remediation
- Legal fees directly related to site investigation and remediation and filing a RSC and compliance with Certificate of Property Use
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) insurance
- Ongoing site environmental monitoring and management for environmental control
- Interim financing on eligible rehabilitation costs



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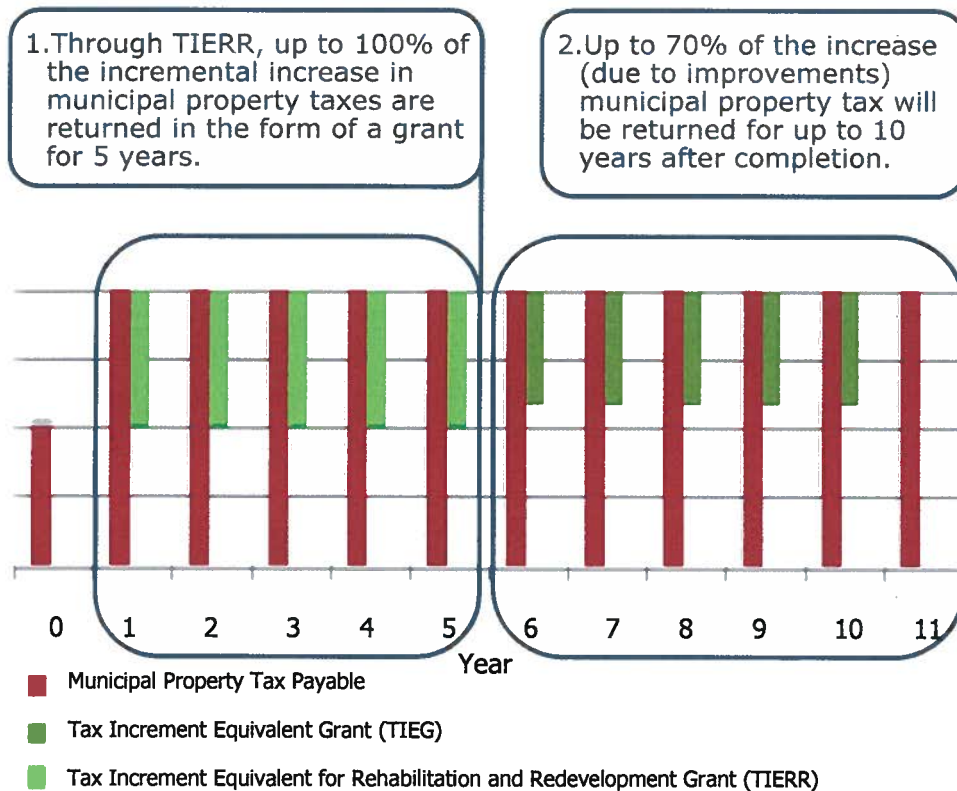
BROWNFIELDS CIP

Tax Increment Equivalent Grant (TIEG)

Qualifying properties which undergo building improvements or redevelopment receive a grant equivalent to up to 70% of any incremental increase for up to 10 years or until all eligible costs are recovered, whichever occurs first. Deadline for a Registration of Intent is **June 30, 2011** with approval in principle by Council by **December 31, 2011**.

Blended Tax Assistance for Contaminated Downtown Land

Lands which are both contaminated and located within Priority Area 1 of the Downtown CIP may be eligible for blended tax assistance through both CIPs. In this scenario, years 1 through 5 receive grants under the Downtown CIP's TIERR program. Following this, the TIEG grant under the Brownfields CIP is applied from years 6 to 10.



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BROWNFIELDS CIP

Ontario Brownfield Financial Tax Incentive Program (BFTIP)

Similar to the TIEG, this program provides provincial education property tax assistance to match municipal property tax assistance for cleanup of eligible brownfield properties. Under the program, the province can cancel all, or part of the education property taxes of a property for up to three years. Municipalities can apply for an extension prior to the termination of the tax assistance.

1000 ISLANDS COMMUNITY DEVELOPMENT CORPORATION COMMUNITY RETROFIT PROGRAM

Upgrades which increase the viability, use and efficiency of commercial and industrial buildings may qualify for zero-interest loans through the Community Retrofit Program. Façade, structural and utilities improvements are covered under the program.

QUESTIONS

Questions and requests for additional information can be directed to the City of Brockville's Planning Department. Staff can help you take advantage of these programs and get the most out of your development plans and needs.

City of Brockville
P.O. Box 5000
1 King Street West
Brockville, ON K6V 7A5
www.brockville.com
613.342.8772x449



SCHEDULE "B" - Report 2011-061-06



May 19th, 2011

Dave Paul
Director of Economic Development
1 King St. W.
Brockville, ON
K6V 7A5

Dear Dave,

The DBIA Economic Development Committee has recently met to review the existing CIP and we would like to see it continue in its existing form for an additional 12 months.

We have reviewed another communities program and would like to have the opportunity to work with you and the planning department on potentially enhancing the current CIP.

In the next 6 months we are planning a landlord meeting and to review additional programs so we may put a proposal together that could enhance the existing program.

Our goal is to work towards having a CIP that will be beneficial for existing landlords and tenants and to also potentially help with attracting new enhancements/ upgrades to the Downtown.

We hope that this is in keeping with your focus for the next 12 months and would appreciate your support with this direction.

Sincerely,

Brenda Clarke
Executive Director
Downtown Business Improvement Area