

Memorandum

Date: April 20, 2021

To: Members of Council

From: Sandra Dolson, Economic Development Officer, Office of the CAO

Subject: Community Improvement Plans Update

Community improvement planning is a tool under the *Planning Act* that can be used by municipalities to advance goals of enhancing economic vitality and physical appearance of the community and address key community planning and urban design issues for commercial properties.

Community Improvement Plans (CIPs) establish frameworks that guide community improvement through the identification of a Municipal Leadership Strategy and Financial Incentive Programs.

Currently there are 3 CIPs in Caledon:

- Bolton – adopted April 21, 2009 (application process amended April 5, 2011)
- Caledon East – adopted January 14, 2014
- Six Villages – adopted April 12, 2016 (includes: Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave)

CIPs are living documents that are monitored and amended as necessary. Typically, CIPs are implemented over a 10-year period. Implementation of the CIPs promotes beautification and prosperity, improves form and function, and enhances environmental features within the CIP areas.

As part of the monitoring program contained in the CIPs, a periodic review is recommended to determine effectiveness.

Detailed review and update of the Bolton CIP is scheduled to be initiated in 2021.

The CIPs contain Financial Incentive Programs and a Municipal Leadership Strategy (Strategy). The Strategy will apply municipal resources to contribute to, motivate, and assist in community improvement activities and undertakings, while the Financial Incentive Programs are used to motivate private property investment by offsetting costs.

Some Strategy actions are within the jurisdiction of the Region of Peel, those that are in the jurisdiction of the Town of Caledon are considered through the annual departmental work and budget planning process. Progress to date is attached to this memorandum as Schedule A.

Financial Incentive Programs

Bolton CIP

Within the Bolton CIP there are 8 Financial Incentive Programs:

• tax increment equivalent grants	• energy efficiency retrofit grants
• development charge grants	• landscape improvement grants
• application and permit fee grants	• mixed use construction/conversion grants
• building and façade improvement	• environmental study grants

Financial Incentive Program applications received since the adoption of the Bolton CIP are as follows:

Year Application Received	Number of Applications Received	Type of Grant Program Applied For	Total Grants Paid or Committed	Investment by Property Owners*
2009	0	N/A	-	-
2010	2	Building & Façade, Landscape	\$10,373.68	\$20,747.35
2011	5	Building & Façade, Landscape, Energy Efficiency Retrofit, Application Fees	\$34,372.00	\$105,386.00
2012	1	Building & Façade, Landscape Application Fees	\$22,957.60	\$700,000.00
2013	0	N/A	-	-
2014	3	Building & Façade, Landscape, Signage, Energy Eff. Retrofit, Application Fees	\$67,788.28	\$318,428.00
2015	4 (1 denied due to tax arrears)	Signage, Development Charges, Application Fees	\$88,058.50	\$7,350,000.00
2016	3	Façade, Energy Efficiency, & Landscape	\$25,022.50	\$95,040.00
2017	3	Façade, Sign & Landscape	\$28,996.25	\$73,446.00
2018	5	Building & Façade, Signage, Energy Eff. Retrofit, Application Fees	\$67,449.53	\$6,173,600.00
2019	3	Building & Façade, Signage, Energy Eff. Retrofit	\$43,207.06	\$291,382.00

*As estimated by the property owners.

Caledon East CIP

Within the Caledon East CIP there are 6 Financial Incentive Grant Programs:

<ul style="list-style-type: none"> • tax increment equivalent • building, façade and signage • application and permit fee 	<ul style="list-style-type: none"> • energy efficiency retrofit • landscape improvement • historic property improvement
--	--

Financial Incentive Program applications received since the adoption of the Caledon East CIP:

Year Application Received	Number of Applications Received	Type of Grant Program Applied For	Total Grants Paid or Committed	Investment by Property Owners*
2014	0	N/A	-	-
2015	2	Landscape, Façade Improvement	\$23,303.00	\$77,000.00
2020	3	Landscape, Façade Improvement	\$23,236.79	\$62,501.38

*As estimated by the property owners.

Six Villages CIP

Within the Six Villages CIP there are 8 Financial Incentive Grant Programs:

<ul style="list-style-type: none"> • tax increment equivalent • landscape and parking area • property conversion and reuse • application and permit fee 	<ul style="list-style-type: none"> • energy efficiency retrofit • historic property improvement • signage improvement • building accessibility
---	--

Financial Incentive Program applications received since the adoption of the Six Villages CIP:

Year Application Received	Number of Applications Received	Type of Grant Program Applied For	Total Grants Paid or Committed	Investment by Property Owners*
2016	2	Landscape, Property Conversion, Permit Fees, & Energy Efficiency	\$9,730.51	\$31,900.00
2017	1	Landscape	\$7,500.00	\$22,701.00
2020	1	Landscape, Façade Improvement	\$14,272.00	\$46,100.00

Applications received to date in Bolton, Caledon East and Six Villages represents a total of \$466,267.70 paid or committed in financial incentives and an estimated \$26 million in investment by commercial and industrial property owners to develop, redevelop or improve their property and streetscape. The CIP approved project property owner and location list is attached as Schedule B.

In addition, numerous property owners have had pre-consultation meetings with staff and are in the process of completing application requirements.

Financial Implications

The current uncommitted balance in the Community Improvement Plans (CIP) reserve fund is \$134,688.06.

In the 2015 Budget process \$100,000 was removed from the base Operating Budget as a budget efficiency and to utilize the CIP reserve funds available. Staff will continue to monitor the CIP reserve funds and CIP applications and trends. When required, staff will bring forward a request for sustainable CIP grant funding in a future budget.

Attachments:

Schedule A: CIP Municipal Action Plan Progress

Schedule B: CIP Approved Project Property Owner and Location List