



May 29, 2012

## City Council Committee Report

**To: Mayor & Council**

**Fr: Tara Rickaby, Planning Administrator**

**Re: Harbourtown Centre Community Improvement Plan**

### **Recommendation:**

**That** Council endorses the amended Harbourtown Centre Community Improvement Plan; and

That the statutory public hearing required under the provisions of the Planning Act be held on July 10, 2012 at 10:00 a.m., and a decision on the approval of the amendments to be provided by Council at the regular meeting of Council scheduled on July 16, 2012.

### **Background:**

The *Planning Act*, specifically Section 28, allows municipalities, with provisions in Official Plans relating to Community Improvement Plans (CIPs), to designate by by-law a "community improvement project area" and prepare and adopt a community improvement plan. CIPs also include financial incentives which are legislated under Section 365.1 of the *Municipal Act*. CIPs provide the planning and economic development framework for municipalities to use in shaping the local needs, priorities and circumstances for CIP project areas.

Heritage Kenora, the City's Heritage Committee, administers the Harbourtown CIP on behalf of Council. The Committee has worked with the plan since 2007 and recently reviewed it. Based on the review and identification of recurring matters which limited the scope of work, the Committee is proposing the changes indicated in the attached schedule. The main revision would see an increase in the grant permitted in section 5.4 Landscaping from a maximum of \$2500 to a maximum of \$15,000.00 with associated changes in criteria.

Heritage Kenora adopted the resolution below at its May 10, 2012 meeting:

Motion: Moved by Rory McMillan, seconded by Lisa Moncrief to recommend that the Council of the City of Kenora adopt the amended Community Improvement Plan as amended. Carried

Budget: \$100,000 in approved budget for 2012

**Communication Plan/Notice By-law Requirements:** Notice by agenda of Property and Planning Committee and Council, Notice per Planning Act for statutory public meeting, Heritage Kenora, Portal

2012 Proposed Amendment	2007 Original CIP	Rationale
<p>5.4 Landscaping and Property Improvement A grant of 50 per cent (up to a maximum of \$15,000) of the costs will be available for improving outdoor landscaping on private property in the Community Improvement Area. Grants shall be provided for the rehabilitation and/or construction of patios, gardens, trees &amp; shrubs, walkways, park benches, waste receptacles, fountains, retaining walls, fencing, outdoor lighting, accessibility structures and any other outdoor landscape related improvements. The grant will be payable upon completion of the works.</p>	<p>5.4 LANDSCAPING AND PROPERTY IMPROVEMENT A grant of 50 per cent (up to a maximum of \$2,500) of the costs will be available for improving parking and docking spaces in the Community Improvement Area. Grants shall be provided the at a rate of \$500 per new space or slip created plus up to \$1,000 for landscape improvements between parking areas and docking areas and roadways or laneways. The grant will be payable upon completion of the works.</p>	<p>The 2007 version of the CIP constrained prospective applicants to improving parking and docking spaces only. This will provide property owners with opportunity to beautify properties by encouraging the rehabilitation and improvement to private lands</p>
<p><b>5.5 Application Fees</b> These are not CIP incentive programs but are intended to augment the grants and loan program under Section 28 of the Planning Act. In particular, the waiving of building permit fees is permitted per s. 7 of the Ontario Building Code Act.</p> <p>Where a property owner or business is undertaking improvements to lands and buildings in accordance with this report, the City will provide a grant equivalent to the cost of the normal application fees for approved projects in accordance with the provisions of Section 69 of the Planning Act and the City's Tariff of fees by-law.</p> <p>The applicant will be responsible for all mapping and registration costs for agreements where applicable.</p>	<p>5.5 APPLICATION FEES These are not CIP incentive programs but are intended to augment the grants and loan program under Section 28 of the Planning Act. In particular, the waiving of building permit fees is permitted per s. 7 of the Ontario Building Code Act.</p> <p>Where a property owner or business is undertaking improvements to lands and buildings in accordance with this report, the City will provide a grant equivalent to the cost of the normal application fees for approved projects in accordance with the provisions of Section 69 of the Planning Act and the Town's Tariff of fees by-law:</p> <ul style="list-style-type: none"> <li>- Site Plan approval (\$850)</li> <li>Rezoning (\$850)</li> <li>- Minor Variance (\$250)</li> <li>- Building Permit (\$40)</li> </ul> <p>The applicant will be</p>	<p>Removed reference to specific fee amounts in case they change/have changed.</p>

	responsible for all mapping and registration costs for agreements where applicable	
<p><b>5.6 Heritage Buildings</b></p> <p>These are not CIP incentive programs but are intended to augment the grants and loan program under Section 28 of the Planning Act.</p> <p>Heritage Kenora will assist property owners seeking Federal and Provincial financial assistance to rehabilitate buildings that have been designated under the Ontario Heritage Act.</p>	<p>5.6 HERITAGE BUILDINGS</p> <p>These are not CIP incentive programs but are intended to augment the grants and loan program under Section 28 of the Planning Act. The City of Kenora will assist property owners seeking Federal and Provincial financial assistance to rehabilitate buildings that have been designated under the Ontario Heritage Act. <del>A municipal grant provided in accordance with this incentive program will be considered as a portion of the owner's contribution to the costs where matching Provincial funding under the Heritage Challenge Fund Community Program, Commercial Heritage properties Incentive Fund (CHIF), or other similar programs that may become available.</del></p>	Removed references to municipal grant program.
<p>6.4 Building façade grants will be granted based on a primary grant for the building façade that forms the primary entrance to the building, <b>or faces a navigable waterway</b>, and a secondary grant for a building side that faces the street.</p>	<p>6.4 Building façade grants will be granted based on a primary grant for the building façade that forms the primary entrance to the building, and a secondary grant for a building side that faces the street.</p>	Addition of "navigable waterway" as it is recognized that the Harbourtown Centre includes many structures located adjacent to navigable waterways and that those facades may benefit from improvement
<p>6.9 Façade Improvement grants are encouraged for entire building faces. <b>Partial improvements to a portion of a building face may be approved on a limited basis.</b> However, one façade may be improved on buildings that have side or rear facades</p>	<p>6.9 Façade Improvement grants will only be available for entire building faces. <del>Partial improvements to a portion of a building face will not be eligible.</del> However, one façade may be improved on buildings that have side or rear facades</p>	This provides an opportunity for owners to apply only for certain portions of facades. Decisions will be made on a case by case basis.

that are also eligible for grants.	that are also eligible for grants.	
6.10 The owner <b>may</b> be required to register a site plan agreement on the title of the lands guaranteeing all of the improvements where grants have been provided.	6.10 The owner <del>will</del> be required to register a site plan agreement on the title of the lands guaranteeing all of the improvements where grants have been provided.	The City of Kenora's Site Plan Control By-law also permits undertakings to be signed rather than agreements to be registered on title.