



REPORT

Chief Administrative Officer

TO: Planning and Economic Development Committee

FROM: Judy Risebrough, Project Manager

DATE: January 16, 2023

REPORT: CAO-02/23 **FILE NO.**

SUBJECT: UDRP – Community Improvement Plan (CIP) 2023 Priorities

The Township of Uxbridge has two designated Community Improvement Project Areas identified in the Township's Official Plan. The two CIPs are the "Uxbridge Downtown Community Improvement Plan (September 2009 /Updated June 2022)" and "Uxbridge Toronto Street Corridor Community Improvement Plan (July 2012)".

The designation of a Community Improvement Project Area (in accordance with Part IV, Community Improvement, Section 28, of The Planning Act¹) enables the Township to make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the community improvement area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to encourage and stimulate the redevelopment and improvement of these areas.

DISCUSSION

The June 2022 update of the Downtown CIP (September 2009) incorporated current Township practices and the Uxbridge Downtown Strategic Plan and Action Plan. Of note, Section 2.17 of Amendment No.1 states that "Priority will be placed on projects which implement the 2022 Downtown Revitalization Strategic Plan & Action Plan, and the 2022 Downtown Uxbridge Public Consultation and Visualization Report".

¹ [Planning Act, R.S.O. 1990, c. P.13 \(ontario.ca\)](#)

Each year, the Township Council, through its Operating and Capital Budget Program, establishes the annual funding allocation and priorities for the Community Improvement Plan. Historically, the average annual allocation has been \$30,000. In 2022, the budget allocation was reduced to \$15,000 in response to the COVID funding pressures.

For 2023, we are recommending the following:

- Priority be given to applications that fall within the Downtown CIP Area;
- That up to \$30,000 be included in 2023 budgetary considerations for the Building, Façade and Signage Improvement Grant Program;
- That approval for the Building, Façade and Signage Improvement Grant Program be delegated to Development Service, with a requirement that a quarterly report be submitted to the General Purpose and Administration Committee for information purposes; and
- That approval for the other programs named within the Downtown CIP (Updated June 2022) be considered by Council on a case-by-case basis, based on the recommendations of the Director, Development Services. These programs include the Redevelopment / Rehabilitation Grant; Fee, Reduced or Eliminated Securities Grant; Sale or Lease of Municipal Buildings or Landholdings; Brownfields Tax Incentive Program; and Heritage Property Tax Relief.

We are recommending the following conditions:

- Applicants must complete an application based on the CIP Financial Incentives Program Application Manual (2023);
- No work shall commence before written approval is received from the Township; and
- Payment will be made to the applicant, provided they have no property tax arrears, have paid taxes for the year, and have no outstanding orders on the property.

NEXT STEPS

To promote the CIPs, the Township will prepare a brochure for general distribution, update the Township website and create forms for the various CIP programs.

RECOMMENDATION

THAT Report CAO-02/23 of Judy Risebrough, Project Manager be received for information;

AND THAT Committee consider a budget allocation in the amount of \$30,000 to be available for the 2023 Building, Façade and Signage program;

AND THAT the Downtown CIP Area be considered the priority for 2023;

AND THAT Committee approve the CIP Financial Incentives Program Application Manual (2023);

AND THAT Bylaw 2009-145 be revised to incorporate Amendment No. 1 that was presented in DS 46/22 and approved by Council on September 12, 2022;

AND THAT Bylaw 2010-033 be amended to read: THAT approval for the Building, Façade and Signage Improvement Grant Program is delegated to Development Services. Approval for the other CIP programs, including the Redevelopment / Rehabilitation Grant; Fee, Reduced or Eliminated Securities Grant; Sale or Lease of Municipal Buildings or Landholdings; Brownfields Tax Incentive Program; and Heritage Property Tax Relief will be presented to Council for approval.

Respectfully Submitted by:

Judy Risebrough, PMP
UDRP Project Manager

Attachment: CIP Financial Incentives Program Application Manual (2023)