



# REPORT

## Development Services - Planning

**TO:** Planning and Economic Development Committee

**FROM:** Marc Anthony Miller, Planning Technician

**DATE:** December 2, 2024

**REPORT: DS 67/24** **FILE NO.**

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**SUBJECT:** Downtown Community Improvement Plan (CIP)  
Redevelopment/ Rehabilitation Grant Program Application  
54 Main Street S, Uxbridge

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### BACKGROUND:

The Township of Uxbridge has two designated Community Improvement Project Areas identified in the Township's Official Plan. The 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 Act* enables the Township to make grants or loans, in conformity with the community improvement plan. Such grants and loans may be made 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.

On May 1, 2024 the property owner applied for the Downtown CIP – Redevelopment / Rehabilitation Grant Program. This program is intended to assist in offsetting the increased Township property taxes resulting from the redevelopment and rehabilitation of the site. Where eligible

property improvements result in an increase in property assessment by the Municipal Property Assessment Corporation (MPAC) and a corresponding increase in Township property taxes, a property owner can be considered to receive a grant towards a portion of the incremental tax increase.

The grant will be a percentage of the difference in taxes payable to the Township resulting solely from improvements, based on the value of the work completed, and the amount of municipal taxes paid prior to, and after the redevelopment/rehabilitation work is completed. The assessment of the net increases in taxes will be established by the Municipal Property Assessment Corporation (MPAC) and submitted to the Township. Pursuant to the terms of the program, the amount of the total grant shall not exceed the value of the work completed following the calculation by the Township.

By-law 2009-145 as amended in June 2022 provides the following terms and direction for the application of payment of the grant program:

#### Terms of Program

- The annual grant will be paid annually once the eligible project is complete with the final building inspection having been carried out by the Township, the property has been reassessed, and when the new property taxes have been paid.
- The grant would be provided on a declining rate basis for a ten-year period based on a schedule established by the Township, with a grant generally equal to 80% of the incremental taxes for the redeveloped property in Year 1. Year 1 is defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed.
- The grant represents a percentage of increased taxes payable to the Township resulting from improvements, as such the total value of the work completed as indicated on the building permit application, and the amount of municipal taxes paid prior to, and after the redevelopment/rehabilitation will have to be calculated by the Township as a basis for determining the amount of the grant, using a methodology established by the Township. As outlined above, the amount of the total grant shall not exceed the value of the work completed.
- The Township will only pay an annual grant based on the Township portion of the property tax collected for the year.
- The annual grant is based upon changes in property taxes as a result

of construction and improvement. It is not based upon occupancy or changes in occupancy or general re-assessments, changes in tax legislation, increases in the tax rate or other factors which may affect the tax rate; and,

- If the property is sold, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to future grant payments.

### Payment of Grant

The payment of the grant shall not take place until:

- The agreement with the Township is signed;
- The owner provides proof the development is complete;
- Township staff inspect the project;
- Township staff are satisfied with the documentation submitted;
- The property has been revalued by MPAC and post project Township taxes have been levied based on the new assessment;
- The owner has paid the taxes in full for at least one year the project is completed; and
- Any assessment appeals are resolved.

### **DISCUSSION:**

As part of the building permit process, the applicant has applied to the Downtown Community Improvement Plan Redevelopment/Rehabilitation Grant Program to facilitate a reduction in property taxes as a result of the building rehabilitation. The applicant is proposing to retrofit the existing building at 54 Main Street South (see Existing Building, Attachment 1) to accommodate a total of six rental dwelling units, one of which will be considered accessible. In addition, they have proposed improvements to the building's exterior facade that are consistent with the architectural elements described by the Brock Street Heritage Guidelines.

Specifically, the extent of the exterior rehabilitation includes changes to the exterior materials to introduce faux brick finishing; contrast masonry strips as window and door surrounds; contrast key stone finishing above the doors and windows and heritage style doors including a carriage style overhead door (see Proposed Exterior Elevations, Attachment 2).

Development Services has worked closely with the property owner to assess the application against relevant criteria of the Brock Street Heritage Guidelines. Building permits have been issued for all six of the proposed rental dwelling units.. Regular inspections are ongoing from the

Building Department.

The applicant will be required to enter into an agreement with the Township in order for the grant to be secured. The agreement will be prepared in accordance with the Downtown Community Improvement Plan By-law (By-law 2009-145) and will be registered on title.

## **ALIGNMENT TO STRATEGIC PRIORITIES:**

### **Good Governance**

The recommendations of this report support this priority.

### **A Vibrant and Growing Economy**

The Downtown Community Improvement Plan - Redevelopment/ Rehabilitation Grant Program specifically ensures the Township of Uxbridge is 'open for business' and 'opportunity ready' by placing priority on Downtown Revitalization and beautification.

### **Community Well-Being**

This application will improve accessibility in the municipality.

## **RECOMMENDATION**

THAT Report DS-67/24 of Marc Anthony Miller, Planning Technician, Development Services regarding a Downtown Community Improvement Plan Application for 54 Main Street South, Uxbridge be received for information.

AND THAT Council approves the application for the Downtown Community Improvement Plan - Redevelopment/Rehabilitation Grant Program for 54 Main Street South, Uxbridge, Ontario, subject to the Terms and Conditions as noted in Bylaw 2009-145.

AND THAT Council direct staff to prepare a Community Improvement Plan – Redevelopment/Rehabilitation Grant Program Agreement with the property owner of 54 Main Street South, Uxbridge, Ontario, in accordance with By-law 2009-145.

AND THAT the Mayor and Clerk are authorized to execute such an agreement.

Respectfully Submitted by:

Marc Anthony Miller

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Marc Anthony Miller  
Planning Technician  
Development Services Department - Planning