



## Report to Council

Department: Development Services

Division: Planning

Date: January 20, 2020

Prepared by: Rita Jabbour, Manager, Planning Services

Report Number: Planning-2020-02

Subject: Community Improvement Plan (CIP) Update

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### Recommendation(s)

**That** Planning-2020-02 entitled "Community Improvement Plan (CIP) Update" prepared by Rita Jabbour, Manager, Planning Services dated January 20, 2020 be received, and

**That** Council adopt Bylaw 1877, being a bylaw to amend Bylaw 1143 (A Bylaw to Adopt a Downtown Community Improvement Plan for Downtown Harrow Centre), and

**That** Council adopt Bylaw 1878, being a bylaw to amend Bylaw 1314 (A Bylaw to Adopt a Community Improvement Plan for Part of Essex Centre), and

**That** Council adopt Bylaw 1879, being a bylaw to amend Bylaw 1612 (A Bylaw to Adopt a Community Improvement Plan for Part of Colchester Centre).

### Purpose

Any substantive changes to the Community Improvement Plan (CIP) project area boundaries or the introduction of new programs require an amendment to the Plan by by-law.

## Background and Discussion

A Community Improvement Plan (CIP) provides municipal funding incentives to property owners within a defined geographical area ("Community Improvement Project Area" or "CIPA"). To date, the Town of Essex has adopted a CIP for Harrow (2012), Essex Centre (2014), and Colchester and County Road 50 (2018).

In accordance with section 6.0 "Monitoring and Assessment" of the Harrow, Essex Centre and Colchester and County Road 50 CIP Implementation Strategy, Staff conducted a review of the individual CIP programs and reported to Council on the effectiveness of the programs and whether modifications to a program or the future level of funding are necessary at their regular meeting of Council on Monday December 16, 2019. Planning report Planning-2019-58 also provided an annual recommendation on the merits of continuation, expansion or cessation of the CIPs and their programs.

### Proposed Changes to the Community Improvement Plan (CIP) Programs

Planning proposed a number of changes to the Harrow, Essex Centre and Colchester Community Improvement Plan and its individual grant programs. A summary of the changes are attached to this report. The following, however, are notable revisions:

- Delegation of approval authority on CIP applications from Planning to the Economic Development Officer (EDO);
- Harrow and Essex Centre implementation period amended to expire at the end of 2021 to assist with financing the debt related to implementing the Harrow and Essex Centre streetscape projects;
- The cessation of the Parks Levy Equivalent Grant Program;
- The extension of the CIP project area for the Essex Centre;
- The removal of employment generation as a qualifier for the tax increment grant; and,

- The removal of the affordability qualifier for the allocation of funds under the Conversion Grant Program to assist with the creation of new rental dwelling units.

Following consultation with Council, an amendment was made to the terms of the Demolition Grant which would permit issuance of the grant without an executed development agreement if the demolition would result in the fulfillment of an outstanding work order.

Bylaws 1877, 1878 and 1879 amend the individual bylaws adopting the Harrow, Essex Centre and Colchester and County Road 50 Community Improvement Plans (CIP) to incorporate the changes noted above.

## **Financial Impact**

None.

## **Consultations**

### **Link to Strategic Priorities**

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.