

Community Improvement Plan Expansion

Council Presentation Township of Cavan Monaghan

February 7, 2022

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Presentation Agenda



1. What is a CIP?
2. Project Purpose
3. Project Process
4. Background Overview
 - Policy and Review
 - Summary of Findings
5. Community Engagement and Consultation
6. Proposed CIP Directions
 - Programs, Implementation and Monitoring
7. Next Steps and Questions

What is a Community Improvement Plan?

Land Use Planning tool established under the Section 28 (1) of the *Planning Act*:

- Mechanism for municipalities to encourage and achieve community improvement goals
- Allows municipalities to provide financial assistance and incentives to support local industries
 - i.e. funding for environmental site assessment or remediation or the development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes
- Promotes private sector investment and revitalization

Project Purpose

- Determine options for expansion of the CIP across the Township
- Investigate how existing incentive programs can be modified to apply to urban, hamlet and rural areas
- Identify new incentive programs to serve the diversity of businesses across the Township

CIP Expansion - Project Process



Background Review (Sept – Nov 2021)

Policy Review

Technical Advisory
Committee

Background Report



Analysis and Recommendations (Nov – Feb 2022)

Community Open
House and Surveys

Policy Analysis

**CIP Directions Report
(We Are Here)**



Community Improvement Plan (Feb – May 2022)

Draft CIP

Statutory Public
Meeting

CIP Adoption

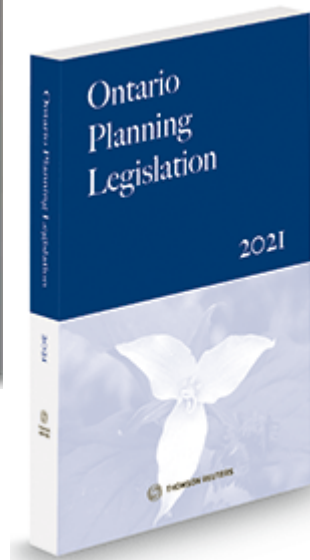
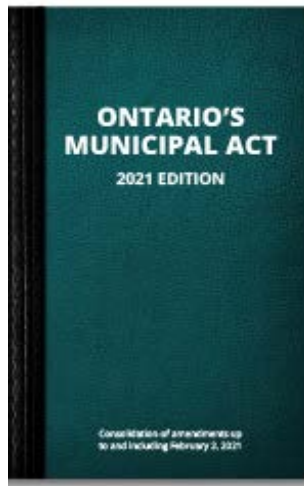


Background Review

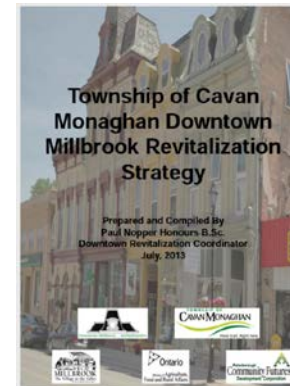
Background Review



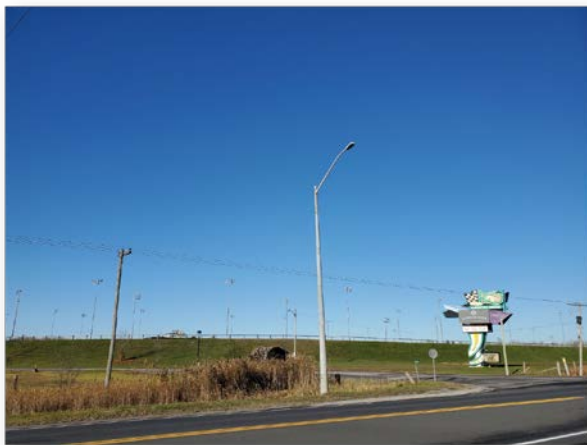
Legislative Framework



Local Policy



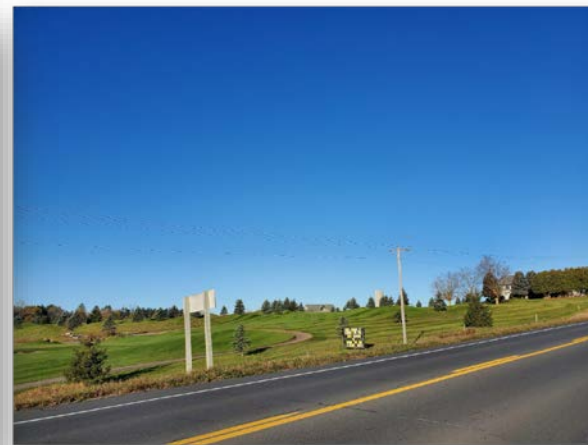
Background Review – Driving Tour



Kawartha Downs - view west from CR 28



Mount Pleasant - Existing commercial use



Baxters Creek viewing west



Cavan - Existing commercial uses



Fraserville - view east



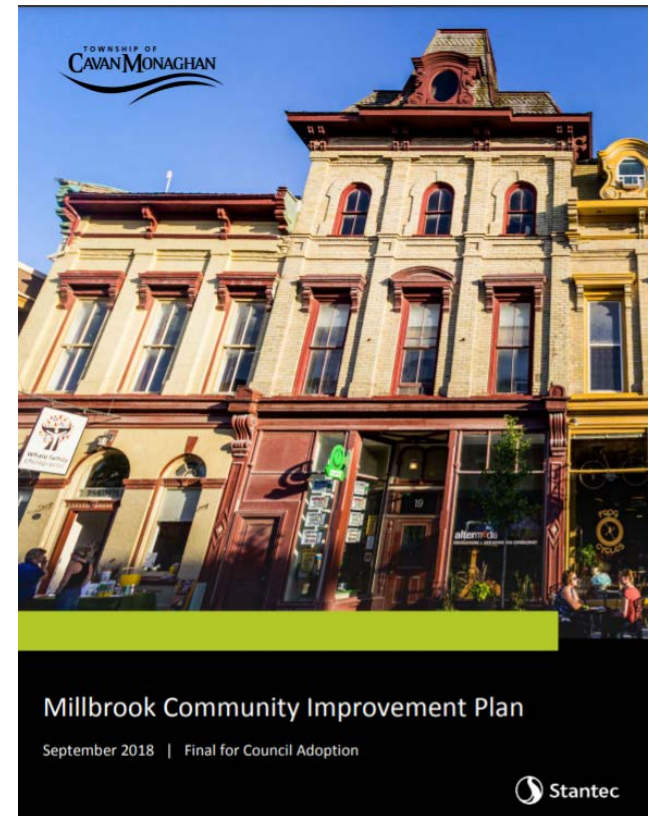
Springville viewing east

The following slides will highlight key findings through background review:

- Historical Update of the Millbrook CIP
- Business Composition throughout the Township
 - Census Data – Statistics Canada
- Employment Lands
- Existing CIP Policy and Amendments

2018 – CIP Approved

- 9 Incentive Programs:
 - Façade and Signage Improvement
 - Building and Site Improvement
 - Commercial Conversion and Expansion
 - Downtown Rental Housing
 - 'POPS' and Public Art
 - Sidewalk Café
 - Planning Application and Building Permit Fee Rebate
 - Redevelopment and Adaptive Reuse Grant (TIEG)
 - Brownfield Financial Tax Incentive Grant (**Provincial**)



2019 – First Year of Funding and Applications

- Budget: \$60,000.00
- Open Programs (3): Façade & Signage Improvement, Building and Site Improvement Grant, Sidewalk Café Grant
- Applications Received: 15 → 4 Applications Ineligible → Total of 9 Applications
- Funding Granted:
 - 3 properties: Building and Site Improvement
 - 5 properties: Façade and Signage Improvement
 - 1 property: Sidewalk Café.
- **Total Community Investment: \$417,828.55**

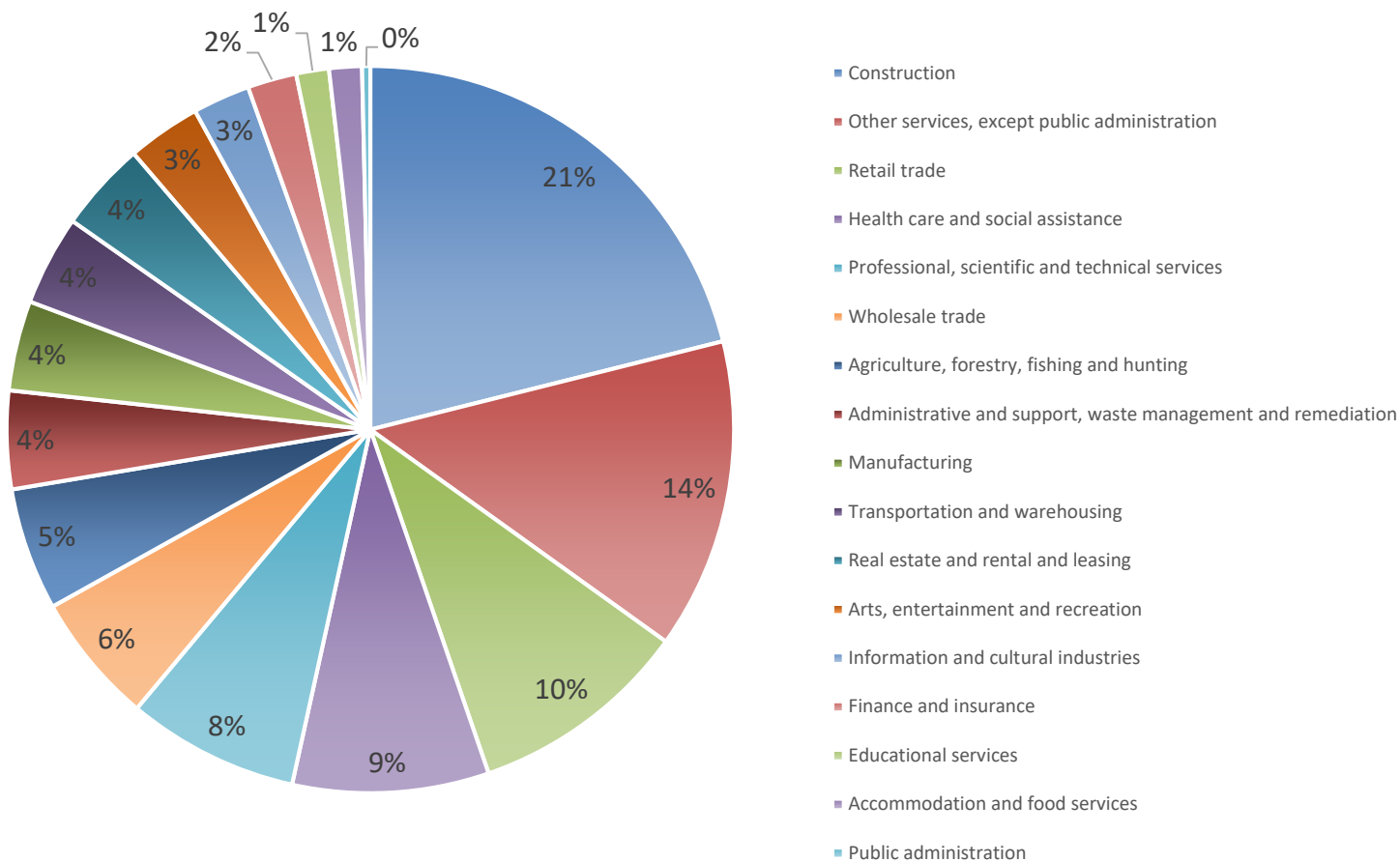
2020 – Year Two

- Budget: \$25,000.00
- Open Programs (9): All CIP Programs
- Applications Received: 5 (*intake delayed due to pandemic*)
- Funding Granted:
 - Sealing roofs, entrance improvements, glass window replacements, building painting and general building repair
- **Total Community Investment: \$64,788.10**

2021 – Year Three

- Budget: \$25,000.00
- Open Programs (9): All CIP Programs
- Applications Received: 8
- Funding Granted:
 - Currently under review
 - Applications eligible under Building and Site Improvement, Façade and Signage, and Sidewalk Patio Grants

High Diversity of Businesses Across the Township



From Business Review:

- Diversity of businesses is greater outside of the Millbrook downtown
- Businesses located in downtown Millbrook account for **approximately 16%** of total businesses in the Township
- **Approximately 84%** of local businesses in the Township are ineligible for the CIP given their location outside of downtown Millbrook

From Growth Management Study (Watson & Associates, 2020):

- Currently **589 net hectares** designated Employment Areas within the Township
 - Approx. 186 hectares of total (32%) are vacant
 - Approx. 86% of vacant lands **by area** (size) are in rural area; however
 - Of total employment lands in rural area, only 29% are vacant
 - Of total employment lands in Millbrook, 88% are vacant
- Employment lands are hindered by lack of servicing and increasingly protected environmental designations

- Several existing CIP programs can be expanded beyond the downtown
- Additional incentive programs are required to promote employment and economic opportunity
- Amendment required to the Township Official Plan to include CIP policies beyond Millbrook
- Amendment required to the CIP By-law to include additional CIP areas



Community Engagement and Consultation

Consultation to date:

- Online surveys
 - General Public – 69 responses
 - Business Owners – 7 responses
- Virtual Open House
- Stakeholder feedback has been obtained by local residents, business owners and members of the Technical Advisory Committee
- Feedback was categorized into key common themes

Existing Community Vision



Township Residents	Business Owners	Technical Advisory Committee
Increase economic opportunities specific to small businesses	Financing for establishment and expansion	Development of employment opportunities
Upgrade infrastructure including internet connectivity	Marketing	Focus less on beautification as a key program
Respect culture and heritage features	Land use (i.e. zoning by-laws)	Inclusion of home based businesses
Increase variety of local retail and grocery	Availability of commercial space	Sector specific programs and potential for growth
Maintain and improve recreational offerings and trails	Staffing	Access to amenities
Incorporate green infrastructure and promote environmental stewardship	Lack of utilities and infrastructure	Environmental impacts
Reuse older and vacant/underutilized buildings		Focus on impactful and useful opportunities

Common Key Themes among all three stakeholder groups:

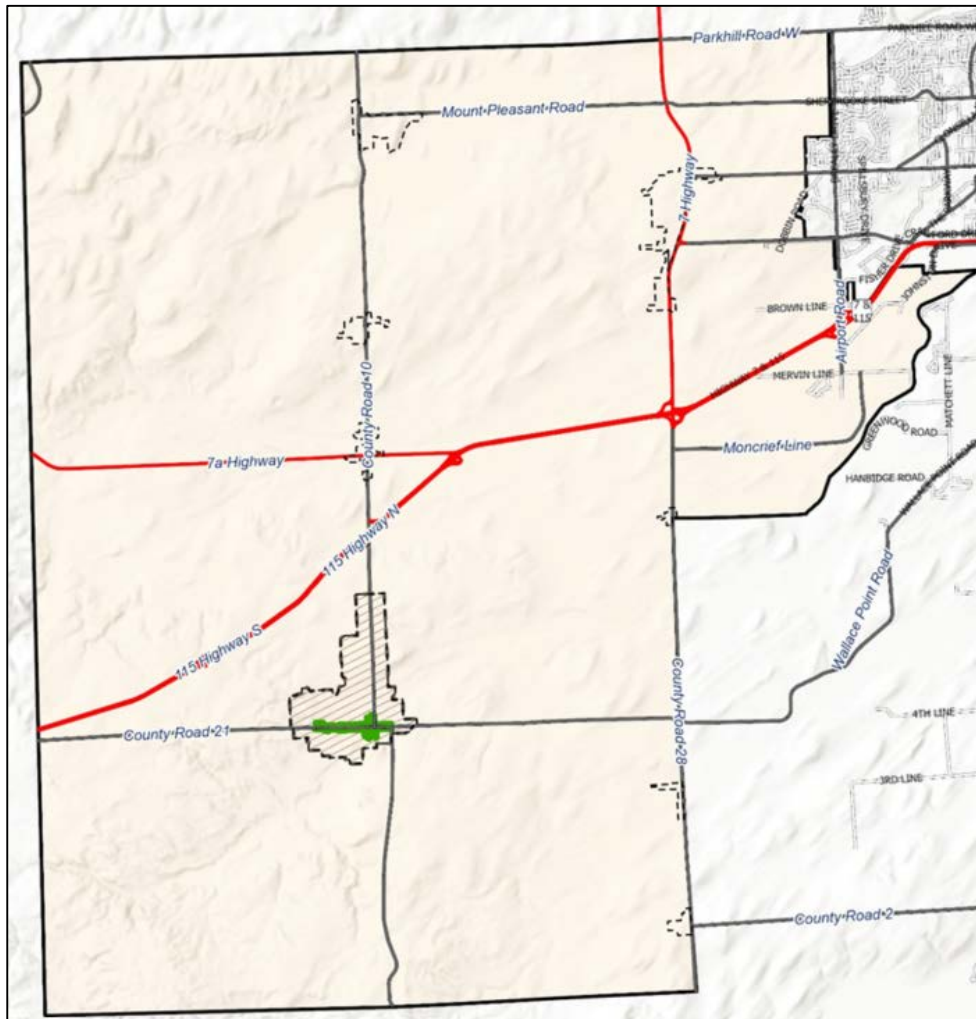
- opportunities for economic development
- availability of infrastructure
- increase in access and a variety of amenities
- environmental stewardship
- business and employment growth



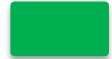
Proposed CIP Directions

1. Create 2 new CIP areas to reflect lands outside of the Millbrook downtown
 - Total of 3 CIP areas
 - Downtown Area
 - Urban Fringe Area
 - Rural Area
2. Expand existing CIP Programs to other sectors / areas
3. Include additional CIP Programs that reach a wider range of business sectors
4. Implement CIP through a program-based approach

Existing and Proposed CIP Areas



Existing Millbrook CIP Area



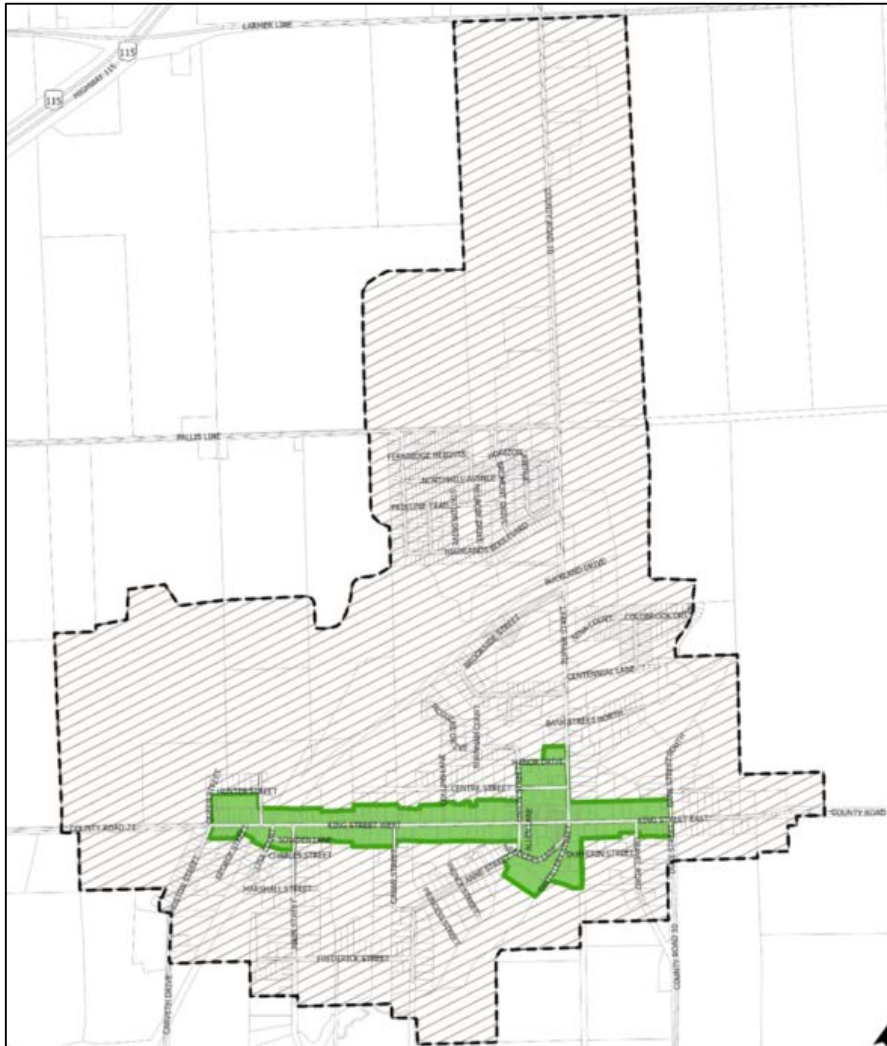
Proposed Urban Fringe CIP Area



Proposed Rural CIP Area



Existing and Proposed CIP Areas



Existing Millbrook CIP Area



Proposed Urban Fringe
CIP Area



Existing CIP Programs



Existing Downtown CIP Program	Expanded CIP Area
Façade and Signage Improvement Grant	UFA and Rural
Building and Site Improvement Grant	UFA and Rural
Commercial Conversion and Expansion Grant	UFA
Downtown Rental and Housing Grant	
POPS and Public Art Grant	UFA
Sidewalk Café Grant	UFA
Design and Study Grant	UFA and Rural
Planning Applications and Building Permit Fee Rebate Grant	UFA and Rural
Redevelopment and Adaptive Reuse Grant	UFA and Rural
Brownfield Financial Incentive Grant (Provincial)	UFA and Rural

Bold identifies appropriate programs based on business owners responses

Recommended New CIP Programs



Recommended CIP Programs	Applicable CIP Sector
Development Charges Grant	Downtown, UFA and Rural
Heritage Conservation Grant	Downtown, UFA and Rural
Technology Improvement Grant	Downtown, UFA and Rural
Secondary Suites Grant	Downtown, UFA and Rural
Vacant Lands Tax Assistance	Downtown, UFA and Rural
Rural & Agricultural Economic Development Grant	Rural
Sustainability Grant	Downtown, UFA and Rural
Business Retention and Expansion Grant	Downtown, UFA and Rural

Bold identifies appropriate programs based on business owners responses

CIP Implementation



Criteria	Option #1 – Geographic Area	Option #2 – Geographic Area and Sector Specific Programs	Option #3 – Program Based
Budget (municipal)	Somewhat Limited	Somewhat Limited	Limited
Program Availability	Limited	Limited	Unlimited
Program Type	Limited	Limited	Unlimited
Potential Business Sector Uptake	Limited	Limited	Somewhat Limited
Overall Rating	Limited	Limited	Somewhat Limited

Preferred Option – Option #3

- least amount of limiting factors
- variety of program options
- driven by business sector needs
- inclusive of all markets
- increased chance of program uptake

Summary of Recommendations



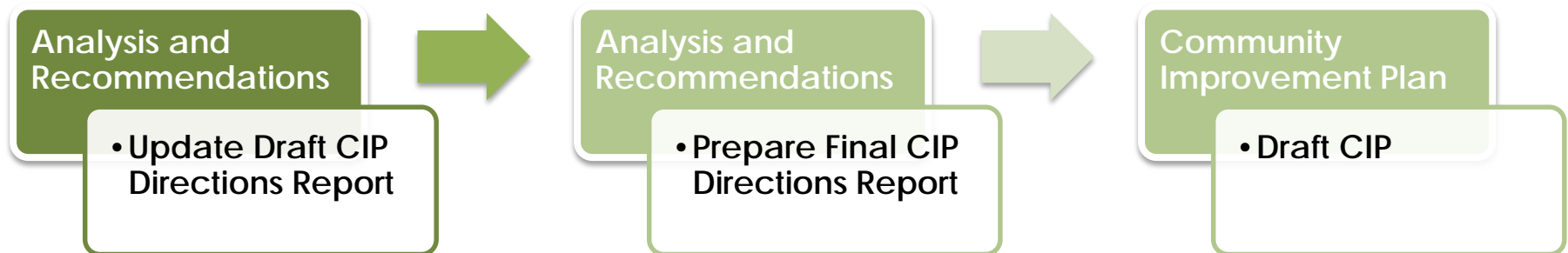
- Expand existing CIP to include balance of Township
- Include 2 new CIP areas in the By-law schedule
 - Downtown Area
 - Urban Fringe Area
 - Rural Area
- Add more CIP programs to reach broader business sectors
- Program based approach to implementation
- Year 1 of expanded CIP open to UFA and Rural areas only

- Document existing conditions to establish baseline
- Monitor - track and document applications received
 - type of program
 - sectors
 - location (Downtown, UFA, Rural Areas)
 - approved vs. rejected
 - financial investment
- Review and amend where necessary
- Marketing
 - make information available in a variety of formats
 - community outreach

Next Steps



- Feedback from this Council meeting will be used to inform the recommendations in the Final CIP Directions Report
- Transition from Phase 2 of the Project to Phase 3
- Commence the preparation of the CIP



Stakeholder Engagement



Project Website:

Please see Cavan Monaghan's website page for information and updates on the CIP project and process:

<https://www.cavanmonaghan.net/communityimprovementplan/>

Project Contact Information:

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Thank You



Questions?