

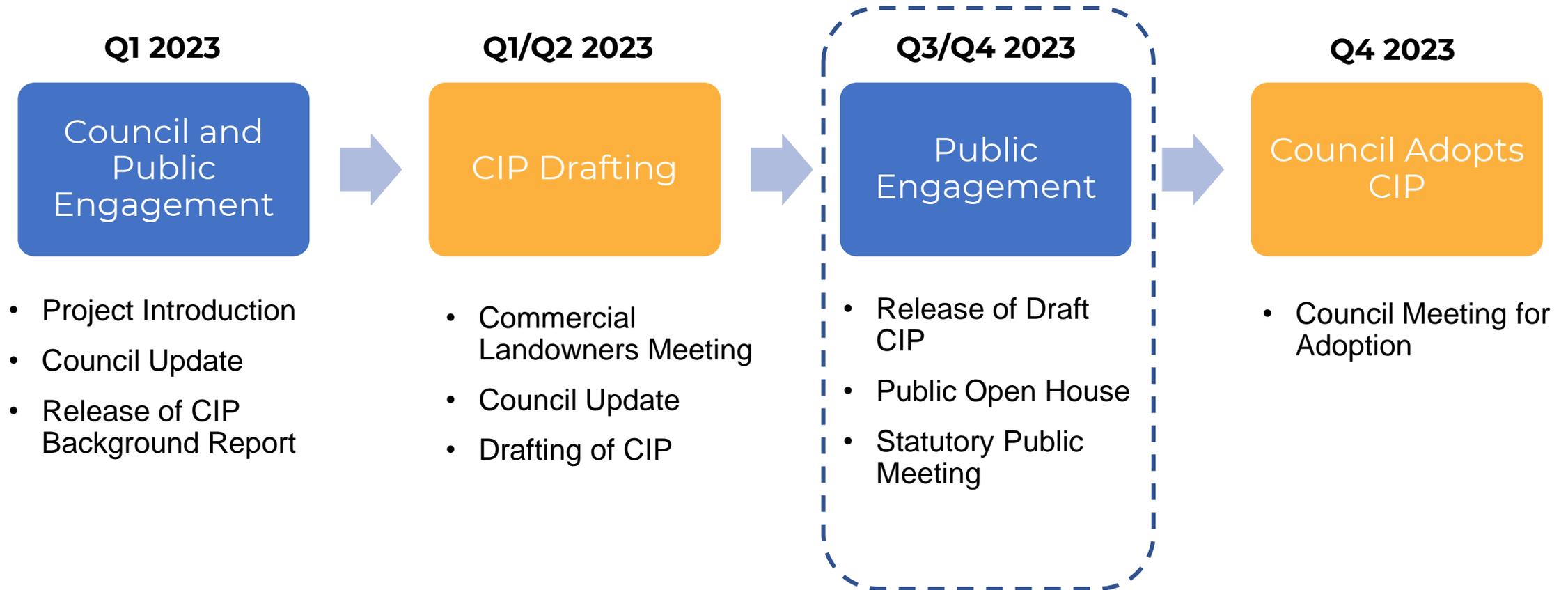
Municipality of Lambton Shores

Community Improvement Plan
(CIP)
Public Meeting

Today's Agenda

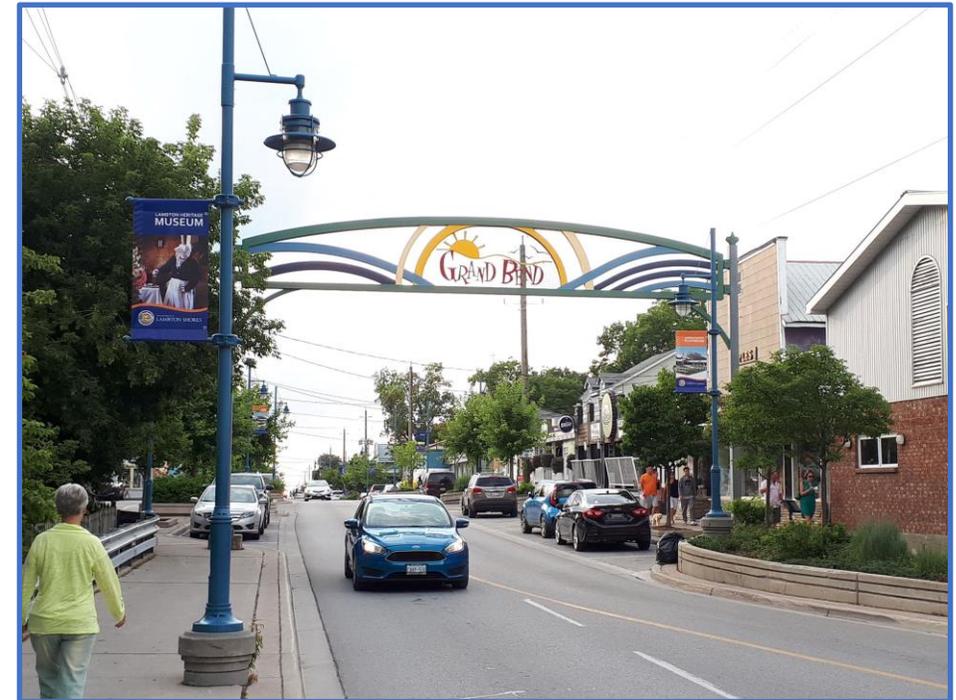
- CIP Creation Process
- What is a Community Improvement Plan (CIP)?
- Why does Lambton Shores need a CIP?
- Lambton Shores CIP Project Area
- Proposed Incentives
- Next Steps

CIP Creation Process



What is a Community Improvement Plan (CIP)?

- A tool that allows a municipality to direct funds and create policy initiatives for a specifically defined area in the municipality
- Allows the municipality to provide tax assistance, grants, and loans to developments in the defined project area aligned with Council's priorities
- Completed in order to encourage development and/or rehabilitation for a specifically defined area in the City

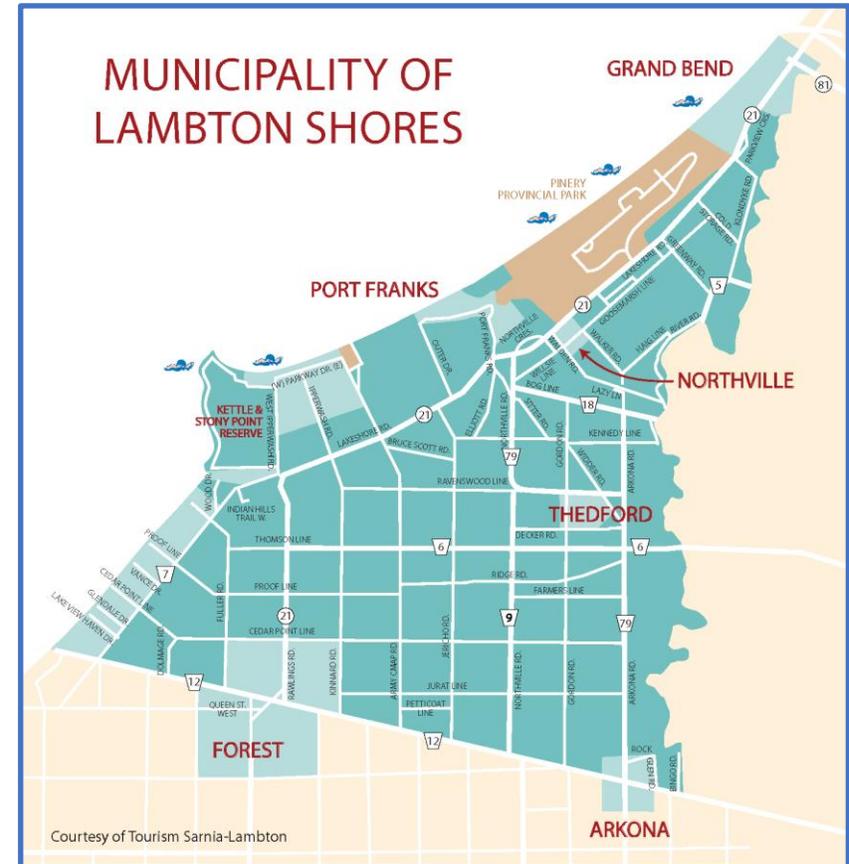


Why does Lambton Shores need a CIP?

- Improve the physical and visual quality of buildings and spaces within the targeted commercial cores
- Improve the energy efficiency and accessibility of buildings within targeted commercial cores
- Reduce the number of vacant or underdeveloped buildings and sites in targeted commercial cores
- Encourage innovative improvement to existing properties in commercial cores
- Create new housing units above commercial businesses in commercial cores
- Attract new economic investment to create more jobs and increase municipal tax revenue

Proposed CIP Project Area

- Acknowledging the economic diversity of the targeted commercial cores, it was determined that the entire municipality will be the CIP Project Area, with incentives targeted to commercial areas.
- Targeted Commercial Areas
 - Arkona
 - Forest
 - Grand Bend
 - Port Franks
 - Ipperwash
 - Thedford
 - Northville



Proposed CIP Incentive Programs



Façade Improvement Grant

- supports the rehabilitation, repair and/or improvement of façades and signage.
- will match 50% of improvement with up to \$5,000 in grant funding, up to a maximum of \$10,000.



Building Restoration, Renovation, or Improvement Grant

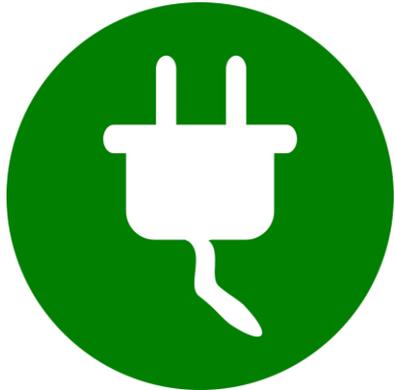
- stimulates investment in interior building renovations or building expansions which are intended to improve the viability of older commercial buildings.
- will match 50% of the cost of improvement with up to \$7,500 in grant funding up to a maximum of \$15,000.

Proposed CIP Incentive Programs



Accessibility Improvement Grant

- improvements to buildings which result in removal of physical barriers and greater accessibility to persons with disabilities.
- will match 50% of improvement with up to \$5,000 in grant funding, up to a maximum of \$10,000.



Energy Efficiency and Retrofit Grant

- upgrades for structural, electrical, or other utilities for the purpose of improving the energy efficiency of a building.
- will match 50% of improvement with up to \$5,000 in grant funding, up to a maximum of \$10,000.

Proposed CIP Incentive Programs



Property Improvement Grant

- facilitates improvements that contribute to the aesthetic appearance and character of private non-residential properties such as landscaping and surface parking areas improvements
- will match 50% of improvement with up to \$5,000 in grant funding, up to a maximum of \$10,000.



Patio Grant

- supports the creation of on-street patios for commercial uses.
- will match 50% of the cost of improvement with up to \$2,500 in grant funding up to a maximum of \$5,000.

Proposed CIP Incentive Programs



Commercial Area Housing Grant

- provides financial assistance for converting existing vacant space into new residential units, renovations to existing residential units, or construction of new units.
- will match 50% of improvement with up to \$10,000 in grant funding up to a maximum of \$20,000



Destination Infrastructure Grant

- invests in destination infrastructure that positively contributes to the public realm.
- will match 50% of improvement with up to \$500 in grant funding, up to a maximum of \$1,000.

Proposed CIP Incentive Programs



Development Charges Grant Program

- helps with the development and redevelopment of sites by providing a grant to assist with the cost of Development Charges within the CIPA.
- the Owner pays 100% of the Development Charge. This cost, to a maximum of 100%, is reimbursed to the Owner or developer.



Tax Increment-Equivalent Grant Program

- stimulates investment by providing a grant equal to the tax increase because of a redevelopment or rehabilitation project of a commercial or mixed-use building.
- the tax increment does not include any general increases or decrease in municipal taxes.

Proposed CIP Incentive Programs



Environmental Site Assessment Grant

- promotes the undertaking of environmental site assessments on brownfield properties.
- provides grant equivalent to up to 50% of the cost of an eligible environmental site assessment up to \$15,000 per study or \$25,000 per property.

Who is eligible for the incentives/ grants?

- Must satisfy both general and program-specific criteria.

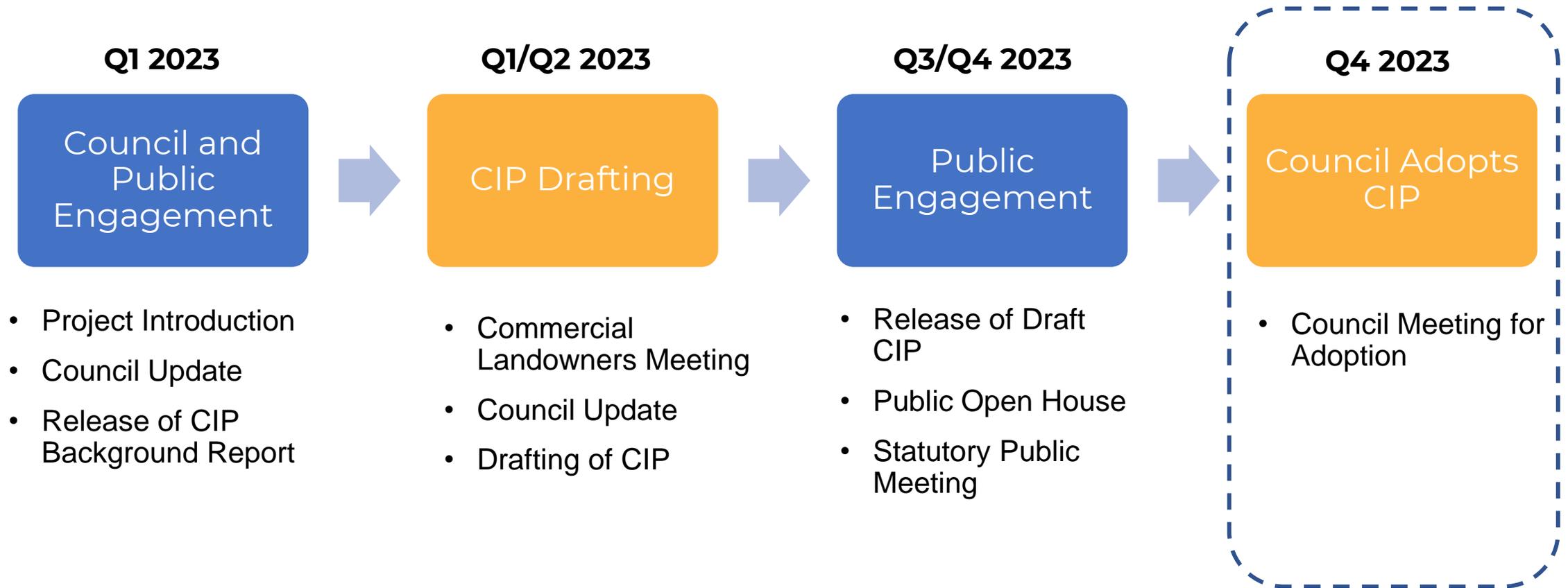
General Requirement Examples (apply to all applications)

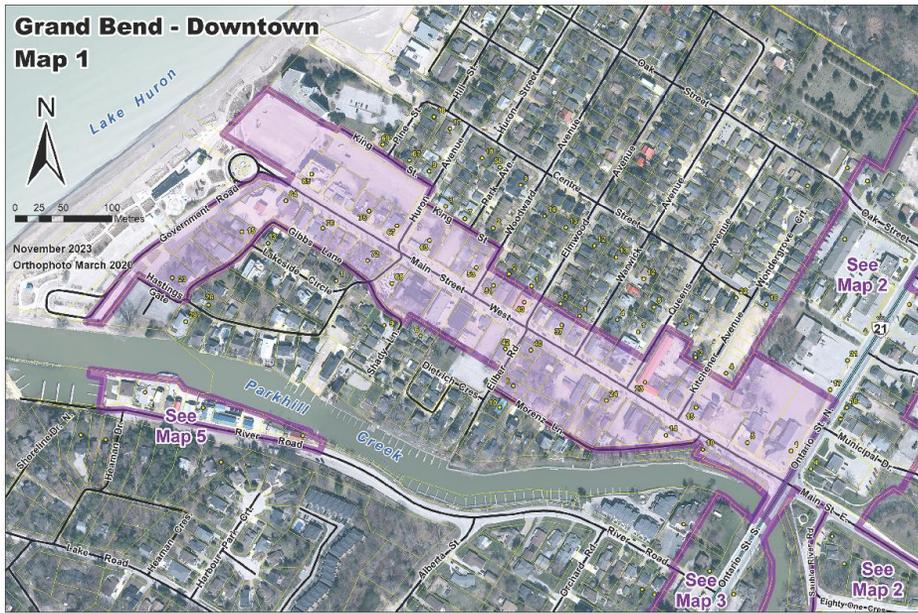
- Consistent with CIP's intent
- Conform to Official Plan and Zoning By-law
- Disclosing all other sources of funding
- Total amount of funding will not exceed projects costs
- Completion of application forms;

Program-specific Requirement Examples

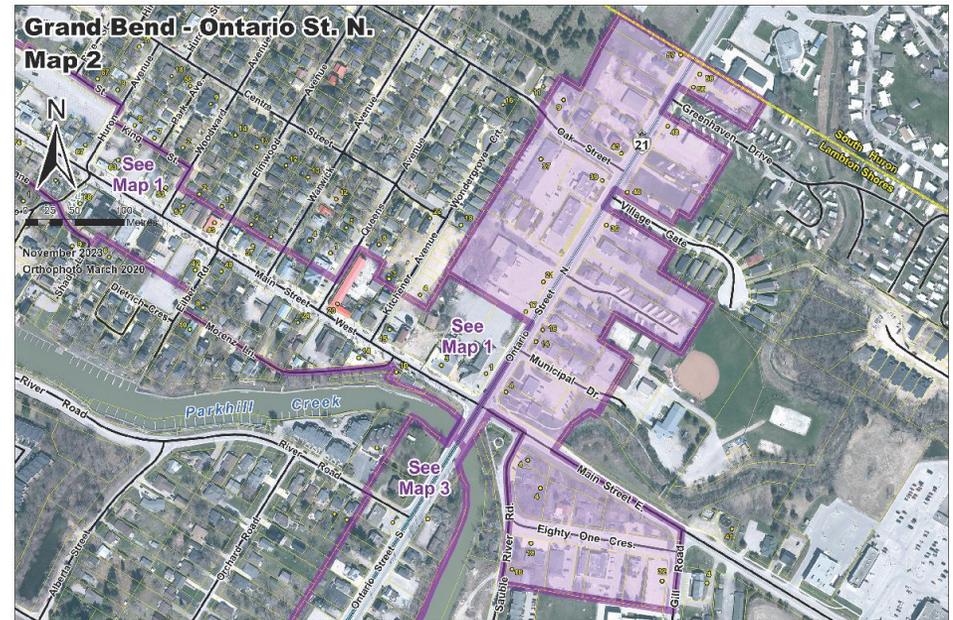
- Submission of architectural/engineering plans
- Located within a specific community
- Only commercial buildings, office buildings are eligible
- Applicant required to submit receipts

Next Steps

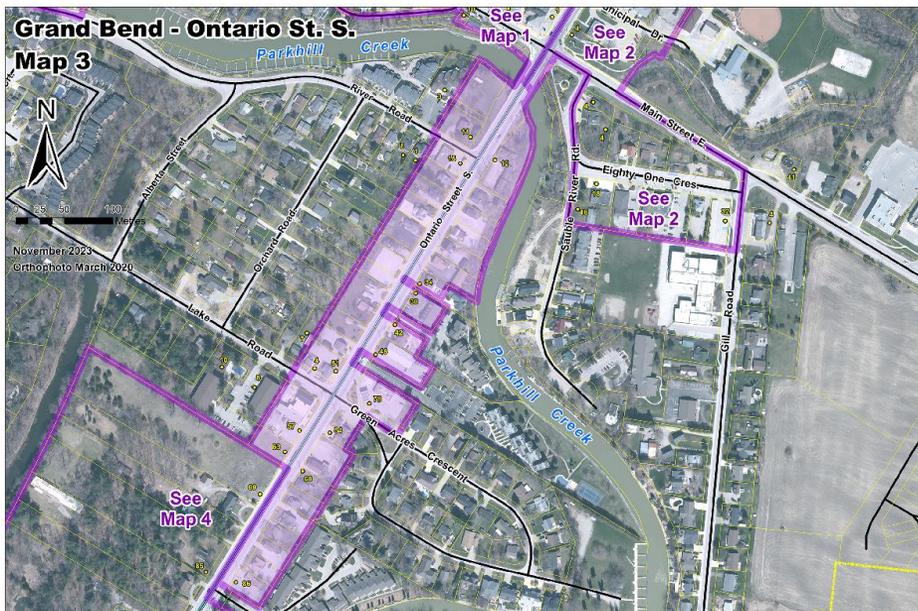




Grand Bend – Downtown



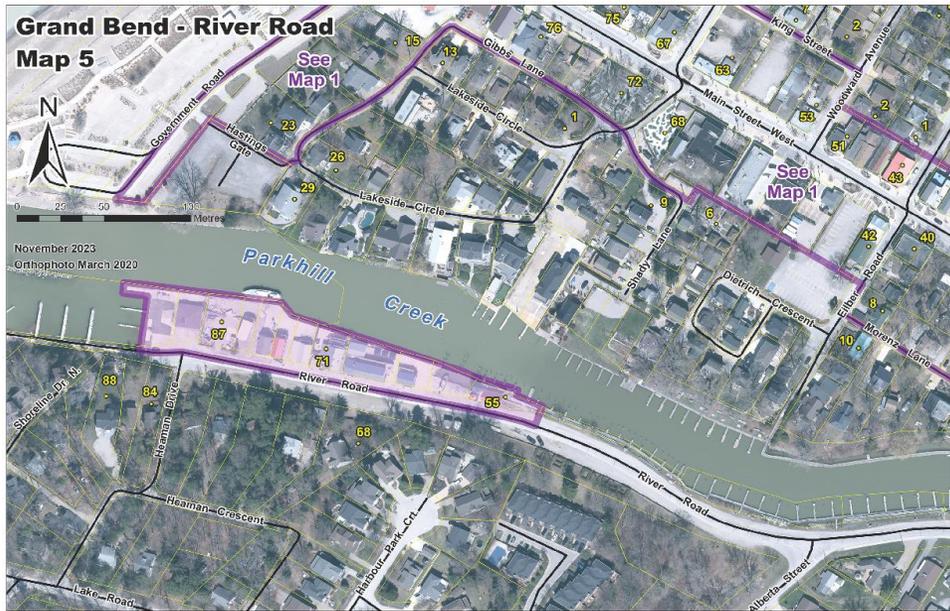
Grand Bend – Ontario St. N



Grand Bend – Ontario St. S



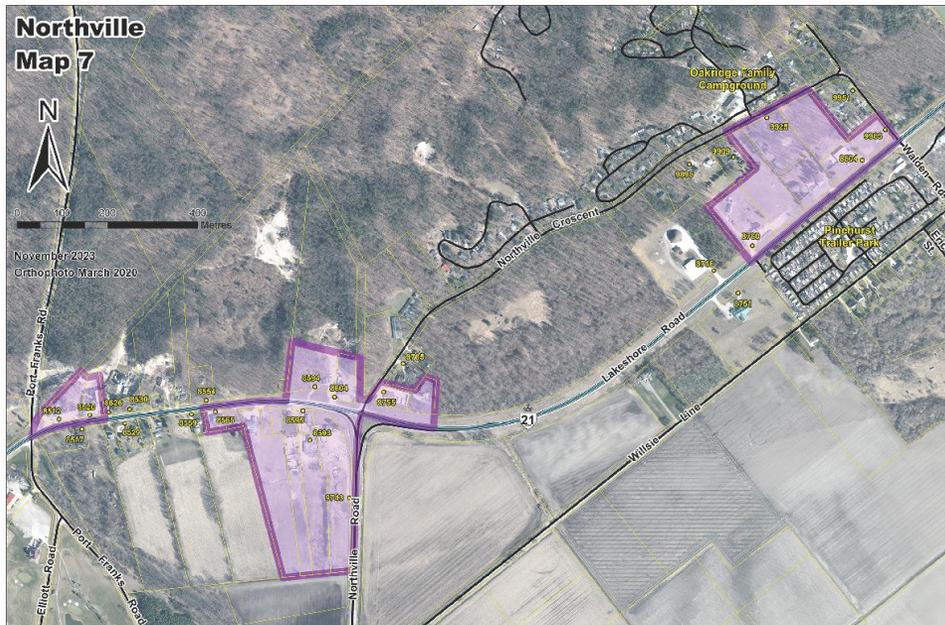
Grand Bend – Ontario St. S



Grand Bend – River Road



Port Franks



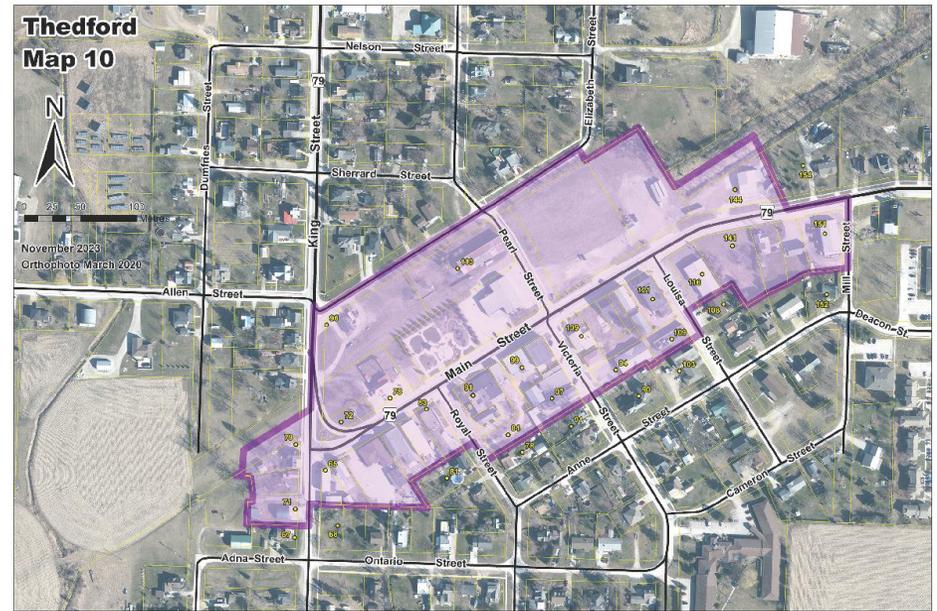
Northville



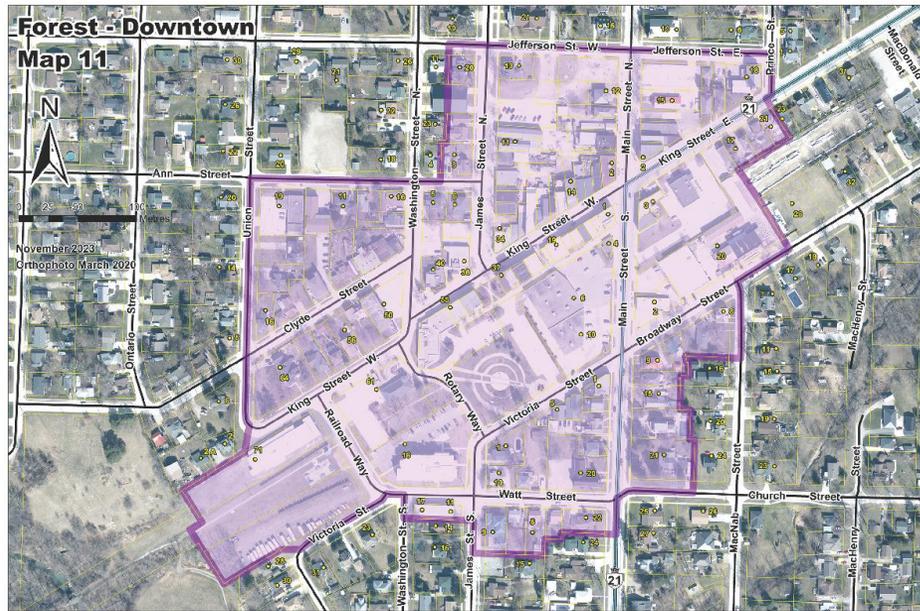
Ipperwash – Ipperwash Road



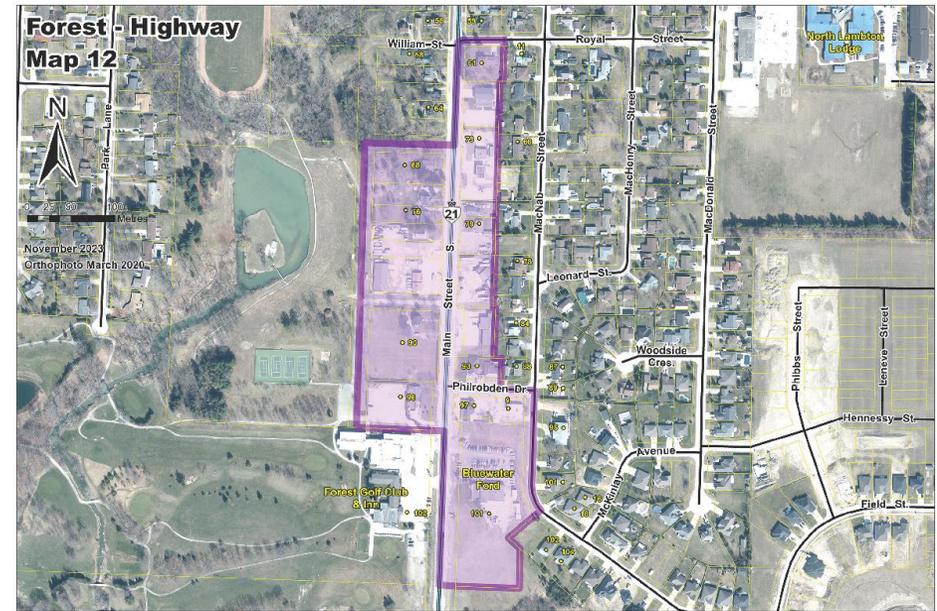
Ipperwash – West Ipperwash Road



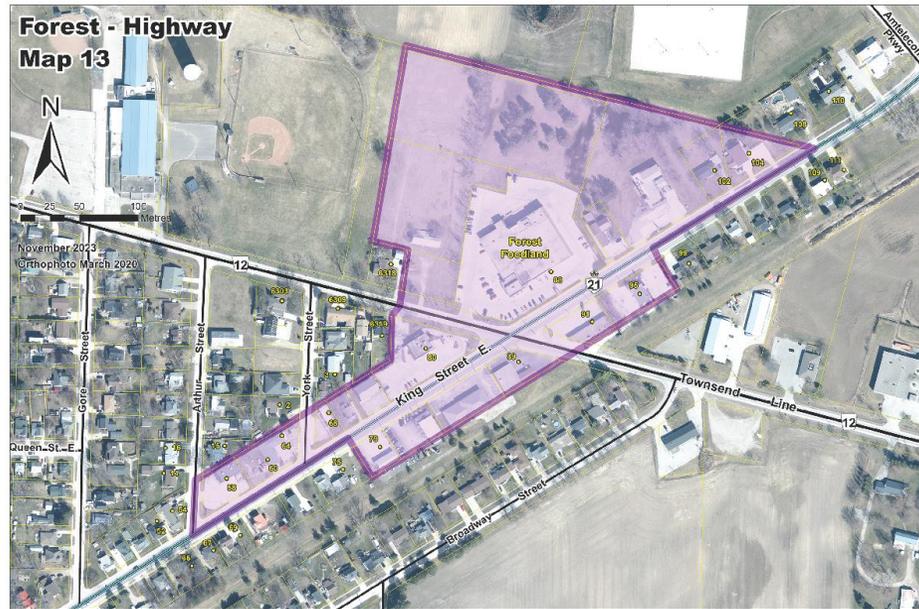
Thedford



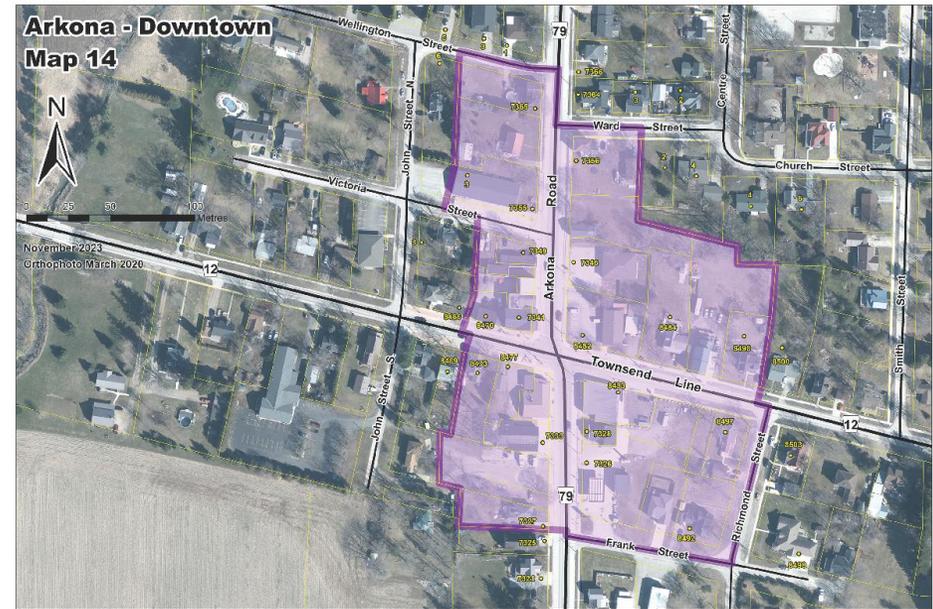
Forest – Downtown



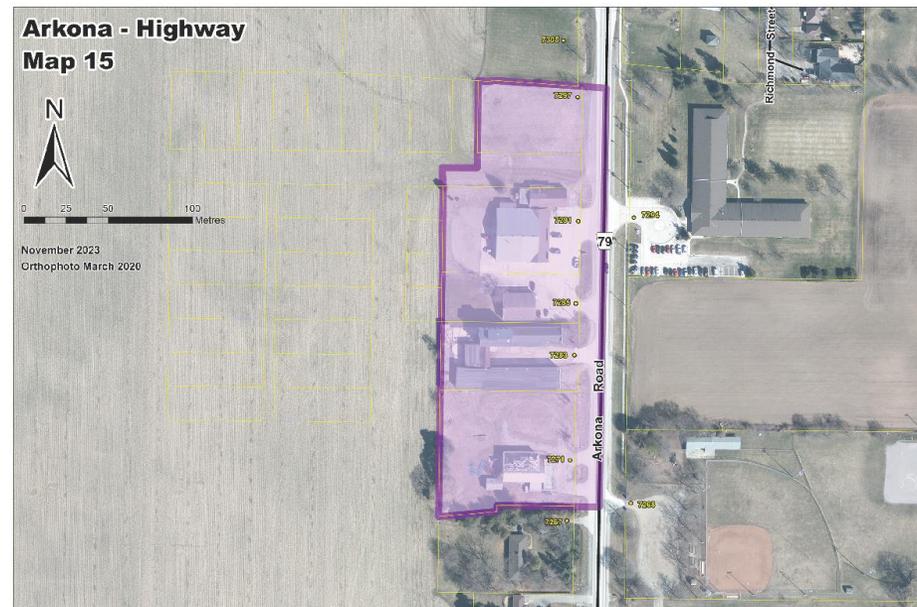
Forest – Highway



Forest – Highway



Arkona – Downtown



Arkona – Highway