

A 3D rendering of a puzzle with one red piece standing out among many white pieces. The puzzle pieces are arranged in a grid, and the red piece is the central focus, positioned slightly to the right of the center. The lighting creates soft shadows, giving the pieces a three-dimensional appearance.

# Southgate Community Improvement Plan

Public Meeting  
October 21, 2020

# What is a Community Improvement Plan

- A Community Improvement Plan (CIP) is a tool where municipal planners and economic developers can work to develop policies and provide incentives targeting specific types of growth and investment.
- The Township of Southgate has identified a need for a Community Improvement Plan program to help promote development in Southgate.

# Purpose of the CIP

Revitalization and improvement refer to activities that contribute to the economic development, beautification, quality of life, aesthetic improvements and the creation of a sense of place. Examples include:

- Redevelopment of underutilized properties;
- Development of existing properties;
- Improvement and beautification of buildings, façades and properties;
- Improvements of buildings to enhance accessibility for persons with disabilities;
- Improvement of community infrastructure, open spaces and pedestrian networks;

# Purpose of the CIP

- Conversion of upper storey space for residential uses;
- Adaptive reuse and restoration of historic properties and structures;
- Remediation and redevelopment or reuse of environmentally contaminated properties (brownfields);
- Providing opportunities for affordable/attainable housing; and
- Promotion of economic development and business growth.

# How to Use the CIP

- The CIP enables the municipality to issue financial incentives to private property owners interested in undertaking improvements to their building, property or to develop or redevelop their land.
- The programs are intended to facilitate the community enhancing property and building improvement projects.
- Programs will only be available when Council assigns funding to the programs.

# Financial Incentive Programs

- Tax increment equivalent grant;
- Building and land improvement grant;
- Façade, building and signage improvement grant;
- Property, landscaping and parking area improvement grant;
- Accessibility improvement grant;
- Public health and Safety related improvements related to a declared emergency\*

# Financial Incentive Programs

- Destination infrastructure grant;
- Planning and building permit fee grant;
- Development Charge grant;
- Housing Rehabilitation and Conversion Grant; and
- Startup Space Leasehold Improvement Grant.

# **Brownfield Incentives and Surplus Land & Building Programs**

- Environmental Study Grant
- Brownfield Property Tax Assistance
- Surplus Lands & Buildings



# Official Plan Amendment

- The Official Plan Amendment will allow the Township to pass a by-law designating the entire Township as part of the Community Improvement Project Area.
- The Official Plan will also allow the Township to adopt a Community Improvement Plan for the above mentioned Community Improvement Area.

## Next Steps

- The Community Improvement Plan is updated based on comments received at this meeting and any other agencies.
- Council adopts the Official Plan Amendment at the October 21,2020 meeting of Council following a public meeting to hear any additional comments regarding the CIP or implementing Official Plan Amendment.
- Forward the CIP and LOPA to the County for Approval.
- Once approved by the County a By-law passed under section 28(7) will be passed declaring the Entire Township as a Community Improvement Area.
- A By-law is passed adopting the Community Improvement Plan.
- Selecting and budgeting for selected incentive programs.
- Making those incentive programs available.