



# Halton Hills Community Improvement Plan Update

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Presentation to Council

July 5, 2021



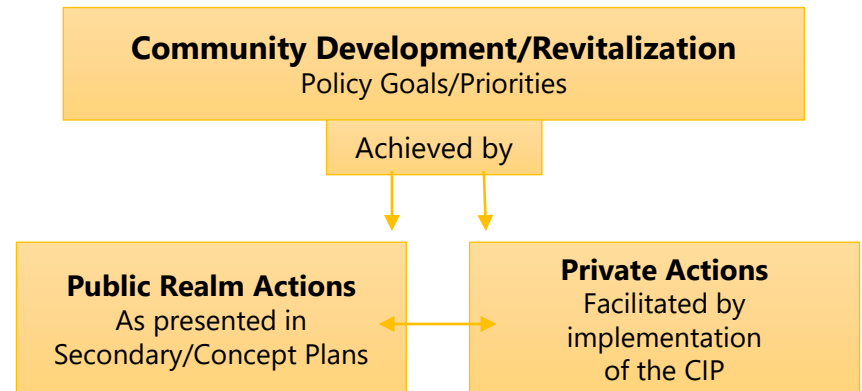
# What is a CIP?

- A tool of the *Planning Act* to promote private property development and investment which has clear public interest goals.
- CIPs involve programs of financial, procedural and other incentives to encourage private sector investment.
- Often part of larger strategies involving public realm investments, economic development priorities and sector strategies.

## What kind of programs may be enabled through a CIP?

- Grants or loans for eligible community improvement costs per the *Ontario Planning Act* (e.g. environmental remediation, construction and reconstruction of lands and buildings).
- Property tax assistance per the *Municipal Act*.

## HOW CAN/WHY WOULD A MUNICIPALITY USE A CIP?



# CIP Project Process

## Purpose of Update

The Town of Halton Hills is seeking to review and update their existing Community Improvement Plan to guide and support the Town's economic development priorities – including:

- Affordable housing
- Brownfield redevelopment
- Storefront/main street revitalization
- Agriculture/agri-business
- Heritage
- Arts and culture
- Climate change
- Accessibility
- Economic Assistance Program

## Update Process



# Consultation Undertaken in Phases 1 + 2

- ✓ **Launched CIP webpage:** <http://investhaltonhills.com/community-improvement-plan-update-project>
- ✓ **2 Meetings with Technical Advisory Committee (TAC)**
- ✓ **2 Meetings with CIP Consultation Group (CCG)**
- ✓ **Online Survey for Property Owners & Tenant Businesses**
- ✓ **7 Subject Matter Expert Engagements**
- ✓ **4 Focus Group Sessions**
  - Small + Medium Businesses
  - Large Employers
  - Developers + Landowners
  - Agricultural/Rural
- ✓ **Engagement with Senior Management Team (SMT)**
- ✓ **Related Engagement: 2 COVID-focused Surveys** (completed prior to the CIP project)

# Background Discussion Report (Phase 1)

## Highlights:

- Identifies the relevant **legislative and local policy framework** within which the CIP will be crafted.
- Provides a **baseline understanding of Halton Hills' existing CIP** programs, historic take-up, evaluation process, and overall success.
- Provides **area character assessments** of the existing CIP sub-areas and other areas for consideration within the CIP Update.
- Case review of **CIP practices** across the GTA and in other jurisdictions similar to Halton Hills including observations related to:
  - General versus target driven programs
  - Regional participation
  - Variety of programs on offer
  - Application process and evaluation methods
  - Approaches to funding of CIPs





# Background Discussion Report (Phase 1)

## Key Takeaways + Items for Consideration:

- Critical review of program focus, organization and eligibility criteria required
- Further drill down on the key issues within each CIP sub-area to best determine needs
- Determine the suitability of the following as part of the CIP update:
  - identified key areas of consideration
  - focus areas
- Opportunity to enhance the criteria to evaluate/prioritize CIP applications
- Ensure appropriate resources required to successfully implement the CIP Update



## Success of Current CIP

- 29 Grants provided since 2015
- Average of nearly \$70,000 per year in total grant funding
- Currently processing 5 applications:
  - 2 Façade Grants
  - 2 ESA Grants
  - 1 Brownfield Parkland Dedication Reduction Program
- Leveraged impacts (private/public funding ratio):
  - \$5.10 : \$1.00

# Next Steps

- ✓ Planning Justification and Recommended Strategy Report to complete Phase 2:
  - Summary of Engagement Outcomes
  - CIP Rationale + Objectives
  - Preliminary Suite of Programs
- ✓ Economic Assistance Program Report
- ✓ Follow-Up Stakeholder Interviews, as required
- ✓ Phase 3: Draft CIP
  - Preferred Program Suite
  - Financial Strategy
  - Draft CIP Report



# Thank You!

