

Port Colborne East Waterfront Community Improvement Plan



Preliminary Incentive Programs

WORKSHOP

September 12, 2011



Primary Community Improvement Goals

- 1) Repair and renovate existing houses and other buildings 
- 2) Protect, restore and reuse architecturally and historically significant buildings 
- 3) Improve the quality of streetscapes in the neighbourhood 
- 4) Reduce environmental and visual impact of industrial uses 
- 5) Attract new investment and development to vacant properties 
- 6) Create new open spaces and recreational opportunities
- 7) Improve pedestrian and cycling connections to Nickel Beach and the lake generally
- 8) Establish more attractions at Nickel Beach
- 9) Enhance the environment and accessibility of the lakefront

Opportunity Areas

Welland Street – low-rise mixed use development and redevelopment opportunities (east side)

Nickel Street – commercial and mixed use redevelopment opportunities

The Neighbourhood – rehabilitation of existing residential and low-medium density residential infill

South of Rodney – new medium density residential



Existing CIP Programs

Incentive Program	Downtown CBD CIP	Olde Humberstone Main Street CIP	Brownfield CIP ¹
Urban Design Study Grant/Planning Fee Grant	X	X	
Façade Improvement Grant	X	X	
Feasibility Study Grant			X
Environmental Site Assessment Grant			X
Residential Grant/Loan	X	X	
Affordable Housing Grant/Loan		X	
Revitalization/Rehabilitation Tax Increment Grant	X	X	X
Brownfield Property Tax Assistance			X
Brownfields Development Charge Exemption			X
Planning Application and Building Permit Fees Grant/Rebate	X	X	X
Sidewalk Café Grant		X	
Sign Replacement Grant		X	
Shared Parking Grant		X	
Parking Lot Improvement Grant		X	

Notes:

¹ Applies Urban Area Wide

Potential Incentive Programs for East Waterfront CIP

- Existing CIP programs
 1. Urban Design Study Grant
 2. Façade Improvement Grant
 3. Residential Grant/Loan
 4. Affordable Housing Grant/Loan
 5. Revitalization Tax Increment Grant
 6. Development Charge Reduction
 7. Planning and Building Permit Fees Grant
 8. Sign Replacement (only if no Façade Improvement Grant)
- New CIP Programs
 9. Commercial/Mixed Use Building Improvement Grant/Loan
 10. Neighbourhood Residential Rehabilitation Grant
 11. Parking Lot Improvement Grant

Potential Incentive Programs

- 1. Urban Design Study Grant** – 50% of cost of urban design study to max. grant of \$1,750 per project.
- 2. Commercial/Mixed Use Building and Façade Improvement Grant/Loan**
 - a) Façade Component:** 50% of cost of facade improvements to commercial, mixed use and institutional buildings to max. grant of \$10,000 per property/project + up to \$5,000 (50% matching) if designated heritage building or side and/or rear facade is highly visible. Component a) includes signage component.
 - b) Building Improvement Component:** Grant = 70% of cost interior and exterior building improvements to max. grant of \$10,000. Loan = 70% of cost interior and exterior building improvements to max. loan of \$20,000. Component b) includes parking lot improvements. Applicant can apply for both components.

Potential Incentive Programs

3. **Residential Intensification and Rehabilitation Grant/Loan**
 - a) **Intensification Component:** for renovations to existing residential units in a mixed use building, conversion of vacant and commercial space to residential units, or construction of new residential units:
Grant = \$10 per sq.ft. to max. grant of \$10,000 per unit/max of 4 units per property/project. OR Loan = \$15 per sq.ft. to max. loan of \$15,000 per unit/ unit/max of 4 units per property/project.
 - b) **Rehabilitation Component :** For existing residential properties (single and multi-unit): Grant = 50% of cost of eligible exterior building maintenance and property improvement works. Minimum grant per property of \$2,000 and maximum grant per property of \$12,500, with maximum of one application per property.

Potential Incentive Programs

4. **Affordable Housing Grant/Loan** - Grant = \$10 per sq.ft. to max. grant of \$10,000 per unit/max of 4 units per property/project. OR Loan = \$15 per sq.ft. to max. loan of \$15,000 per unit/ unit/max of 4 units per property/project. Can be combined with Residential Intensification and Rehabilitation Grant/Loan.
5. **Revitalization Tax Grant** – Annual grant = 80% of municipal property tax increase for up to 10 years after project completion.
6. **Development Charge Reduction** – 75% reduction + 25% reduction if project is LEED certified or meets at least 3 of the 5 Regional Smart Growth Design Principles or 50% + 50% on same basis.
7. **Planning and Building Fees Grant** – Grant = 100% of planning application, building permit and sign permit fees to max. grant of \$5,000 per property/project.

Potential Incentive Programs for East Waterfront CIP

Incentive Program	Opportunity Area					Rank
	Welland Street	Nickel Street	The Neighbourhood	South of Rodney	Priority	
1) Urban Design Study Grant	X	X			Med	7
2) Commercial/Mixed Use Building and Facade Improvement Grant/Loan	X	X			High	2
3) Residential Intensification and Rehabilitation Grant/Loan	X	X	X	X	High	1
4) Affordable Housing Grant/Loan	X	X	X	X	Med	4
5) Revitalization Tax Increment Grant	X	X	X	X	Med	5
6) Development Charge Reduction	X	X	X	X	Med	6
7) Planning and Building Permit Fees Grant	X	X	X	X	High	3

Workshop Questions

1. What changes or additions to the proposed preliminary incentive programs would you like to see?
 - Eligible projects/costs?
 - Maximum grant/loan?
 - Other?
2. Which of the proposed preliminary incentive programs recommendations do you think are most important?, i.e., is the ranking and priority rating appropriate?