

▶ TOWN OF AURORA, PLANNING AND DEVELOPMENT

# Promenade Area Community Improvement Plan (CIP) Best Practices Overview

## Seeking Input: Four 'Bucket' Incentives

The Town of Aurora is looking to review each of our 7 CIP programs with the following (4) themes that are in line with the official plan:

- Sustainability
- Heritage
- Accessibility
- Affordable Housing

## ▶ 1. Façade Grant Program

### **Façade CIP Comparison: Neighbouring Municipalities**

<b>Municipality</b>	<b>Aurora</b>	<b>King</b>	<b>Richmond Hill</b>	<b>Newmarket</b>	<b>Whitchurch-Stouffville</b>	<b>Bradford</b>
<b>Grant</b>	Façade & Signage Improvement Grant Program	Façade and Signage Improvement Grant	Façade and Signage Improvement Grant	Façade Improvement & Restoration Program	Building, façade and Signage Loan	Façade, Landscape and Signage Improvement Grant
<b>Allocated Amount (%)</b>	50% of eligible costs	50% of eligible costs	50% of eligible costs	50% of eligible costs	Matching amount spent by proponent	50% of eligible costs
<b>Maximum Amount</b>	\$15,000	Varies	\$15,000	\$15,000	\$15,000	\$25,000
<b>Eligible Expenses</b>	Replacement of doors, windows, façades & signage	Signage & façade improvement architectural services	Building façades, front/side lot landscaping, signage	Repainting masonry/ brickwork redesign of storefronts, window repair	Upgrading buildings to comply with the OBC, canopies, building signage, barrier-free entries	Roof repair, historic restoration, exterior window treatment, signage

# 1. Façade Grant Program

## Overview:

- Aurora's Façade program is very comparable in terms of **grant amounts, maximum amounts, and eligible expense criteria** to neighbouring municipalities.

## Suggestions:

- To address our four key themes, **heritage-related** criteria could be written as an additional eligible expense (*i.e. Bradford offers historic restoration in their eligible expenses*).
- Better use of language to incorporate one or more key themes.

## 2. Building Renovation &amp; Restoration



## **Building Renovation & Restoration Comparison:** **Neighbouring Municipalities**

<b>Municipality</b>	<b>Aurora</b>	<b>King</b>	<b>Richmond Hill</b>	<b>Newmarket</b>	<b>Whitchurch-Stouffville</b>	<b>Bradford</b>
<b>Grant</b>	Building Restoration, Renovation and Improvement Program	Property Improvement Grant	Building Renovation Grant	Interior Renovation & Improvement Program	Building, façade and Signage Loan	Building Restoration, Renovation, and Improvement Program
<b>Allocated Amount (%)</b>	50% of eligible costs	50% of eligible costs	50% of eligible costs	50% of eligible costs	Matching amount spent by proponent	50% of eligible costs
<b>Maximum Amount</b>	\$40,000	\$10,000	\$50,000	\$15,000 / loan of \$100,000	\$15,000	\$50,000
<b>Eligible Expenses</b>	Building, fire and other code compliance, expansion/additions, general	Automatic doors, accessibility ramps, building/ fire code compliance,	Materials, labor, professional fees, building/ fire code compliance, structural	Structural, leasehold and fixed improvements	The conversion of the upper storey commercial buildings to residential use/ offices, barrier free entry, building/ fire	Building/ fire code compliance, expansion/additions, retrofitting existing space, additional on-site

## 2. Building Renovation & Restoration

### Overview:

- Aurora's Building Renovation program is very comparable in terms of **grant amounts** to neighbouring municipalities.
- Maximum amounts/ eligible expense criteria varies slightly.

### Suggestions:

- Express better language to promote sustainability and accessibility-related incentives in the eligible expense criteria section.
- **Sustainability**-related incentive examples: green roofs, updated heating systems, lighting and window replacements, etc.
- **Accessibility**: barrier free entry, accessibility ramps, etc.

### 3. Development Charge Grant Program

#### **Development Charge Grant Program** **Comparison**

<b>Municipality</b>	<b>Aurora</b>	<b>King</b>	<b>Richmond Hill</b>	<b>Newmarket</b>	<b>Whitchurch-Stouffville</b>	<b>Bradford</b>
Grant	Development Charge (DC) Grant Program	N/A	N/A	Development Charges Rebate/Credit Program	N/A	The Development Charge (DC) Grant Program
Allocated Amount (%)	75% of the Development Charge	N/A	N/A	TBD based on project/ merit	N/A	50% DC reduction
Maximum Amount	\$100,000	N/A	N/A	TBD based on project/ merit	N/A	Max. 50%
Eligible Expenses	Only applicable to commercial developments / projects	N/A	N/A	New construction, building preservation, restoration of heritage, residential intensification	N/A	Assistance for the development & redevelopment of sites

### 3. Development Charge Grant Program

#### Overview:

- The Development Charge Grant Program offered in Aurora is somewhat comparable to its neighboring municipalities.
- Newmarket and Bradford offer a DC grant similar in description title to Aurora's, but allocated amounts and maximum time frames are not specified in Newmarket.

#### Suggestions:

- To include both affordable housing & heritage-related incentives under their eligible expenses criteria.
- Allowing multi-unit (rather than only commercial) projects to advance affordable housing development possibilities



## 4. Tax-Based Increment Program

### Tax-based Increment Program Comparision

Municipality	Aurora	King	Richmond Hill	Newmarket	Whitchurch-Stouffville	Bradford
Grant	Tax-based Redevelopment Grant Program	Tax increment equivalent grant	Tax Increment Equivalent Grant (TIEG)	Redevelopment & Rehabilitation Tax Incentive Program	Redevelopment/Rehabilitation Grant Program	Tax-based Redevelopment Grant (TIG) Program
Allocated Amount (%)	80% for non residential, 100% for multi-unit residential	Grant provided on a declining rate basis	Grant provided on a declining rate basis	Annual grant based on tax increase the property will experience	Grant provided on a declining rate basis	100% of annual tax
Maximum Amount	10 year period	Up to 100% over a 10 year period.	90% of the annual tax increment. Max 10 years.	10 year period	Year 1- 80% property tax bill, Year 10- owner pays full	10 year period
Eligible Expenses	Site development and infrastructure work including demolition & building rehabilitation	Re-purposing of an historic property, improvements to energy/water efficiency	Development of office use (stand-alone or as part of mixed use developments) across the entire CIPA.	Redevelopment of properties	Redevelopment and rehabilitation of sites as deemed appropriate by the Town	Building rehabilitation, environmental protection, public infrastructure (water services)

## 4. Tax-Based Increment Program

### Overview:

- The Taxed-Based Increment Program offered is very comparable.
- Most municipalities offer a reduction in taxes on a declining basis throughout 10 years or less, until finally reaching a 100% reduction by the 10th year.

### Suggestions:

- Aurora should consider expressing affordable housing & sustainability-related incentives to its eligible criteria for this program.
- Affording housing incentives would fit well into this program because it is already related to site development and multi-unit residential buildings.

## Heritage Grant Program Comparison

Municipality	Aurora	King	Richmond Hill	Newmarket	Whitchurch-Stouffville	Bradford
Grant	Heritage Property Tax Relief Program	N/A	N/A	N/A	N/A	N/A
Allocated Amount (%)	10-40% reduction of taxes	N/A	N/A	N/A	N/A	N/A
Maximum Amount	Up to 5 years	N/A	N/A	N/A	N/A	N/A
Eligible Expenses	Improvement work to preserve, restore and enhance historic character/ elements of Heritage Properties which are being utilized for	N/A	N/A	N/A	N/A	N/A

## 5. Heritage Property Tax Relief Program

### Overview:

- The Heritage Property Tax Program is very unique to Aurora and not offered in other neighbouring municipalities.
- This incentive can only be applied to a development in conjunction with applications under programs 1 and 2 (façade & building restoration).

### Suggestions:

- Aurora is already exceeding other municipalities in terms of heritage-related incentives through this program.



## Environmental Site Assessment Program Comparison

Municipality	Aurora	King	Richmond Hill	Newmarket	Whitchurch-Stouffville	Bradford
Grant	Environmental Site Assessment Program	N/A	N/A	N/A	N/A	N/A
Allocated Amount (%)	Matching financial assistance / deferring property tax increases	N/A	N/A	N/A	N/A	N/A
Maximum Amount	N/A	N/A	N/A	N/A	N/A	N/A
Eligible Expenses	Brownfield redevelopment (Phase II ESA Remedial Action Plans)	N/A	N/A	N/A	N/A	N/A

## 6. Environmental Site Assessment Program

### Overview:

- Similar to the Heritage program, the Environmental Site Assessment Program is unique and specific to Aurora.
  - This program specifically targets brownfield development that has been an issue in this area of Aurora's downtown district.

### Suggestions:

- Aurora should reassess the need for this incentive moving forward.



## **Environmental Remediation Tax Assistance Program Comparison**

<b>Municipality</b>	<b>Aurora</b>	<b>King</b>	<b>Richmond Hill</b>	<b>Newmarket</b>	<b>Whitchurch-Stouffville</b>	<b>Bradford</b>
Grant	Environmental Remediation Tax Assistance Program	N/A	N/A	N/A	N/A	N/A
Allocated Amount (%)	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Amount	N/A	N/A	N/A	N/A	N/A	N/A
Eligible Expenses	Phase II environmental site assessments, risk assessments and risk management plans.	N/A	N/A	N/A	N/A	N/A

## 7. Environmental Remediation Tax Assistance Program

### Overview:

- Aurora's neighboring municipalities do not offer a comparable environmental tax remediation program.
- This is site specific to address needs to large Brownfield sites.

### Suggestions:

Review the various site-specific needs within the town and determine if this program is still feasible.





# Next Steps

- Continue with Advisory Committee consultations
- Public Session with Council in June 2022
- Assess and implement feedback
- Conduct program analysis
- Conduct cost/benefit analysis
- Report back to Council in 2023