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Planner: A-B. Watson/P. Yeoman

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DEVELOPMENT CHARGES GRANT PROGRAM FOR DOWNTOWN AND OLD EAST VILLAGE CIP AREAS MEETING ON MARCH 2, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions **BE TAKEN**:

- (a) Staff **BE DIRECTED** to return to a future meeting of the Planning Environment Committee with the following:
 - a. recommended amendments to the Downtown and Old East Village Community Improvement Plans to provide for the Development Charge Grant program; and,
 - b. the final Development Charge Grant program guidelines;
 it being noted that comments received from community stakeholders at the March 2, 2015 Planning and Environment Committee will be reflected in changes to the draft program guidelines, where warranted; and,
- (b) it **BE CONFIRMED** that the Municipal Council has determined that no further notice or public meetings are required pursuant to Section 28 of the *Planning Act, 1990*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- Development Charges Grant Program for Downtown and Old East Village CIP Areas – February 2, 2015 – Planning and Environment Committee
- Development Charges Grant Program for Downtown, Old East Village and SOHO CIP Areas – March 25, 2014 – Planning and Environment Committee
- Strategic Change in Delivery of Development Charge Exemptions and Incentives Policies – August 26, 2013 – Strategic Priorities and Policy Committee

CIRCULATION OF DRAFT PROGRAM GUIDELINES
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At the February 2, 2015 meeting of the Planning and Environment Committee, Staff introduced draft program guidelines for a Development Charge Grant program for the Downtown and Old East Village, replacing the existing Development Charge exemption for residential unit construction. The February 2nd staff report is attached as Appendix A.

The staff report and the draft Development Charges Grant program guidelines have been available on the City of London’s website since Thursday January 29, 2015, when Planning and Environment Committee Meetings agenda was posted. The report and program guidelines were also posted on the Planning Services webpage.

On February 17, 2015 staff provided a copy of the February 2nd report and draft program Guidelines by way of email to key stakeholder groups including: Downtown and Old East Village BIAs, London Development Institute, London Home Builders Association, and London Area Planning Consultants.

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

At the time of preparing this report, one comment has been received.

PUBLIC LIAISON:	Notice was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 26 th , 2015.	1 reply was received
Nature of Liaison: <i>This meeting is to provide the public an opportunity to comment on the draft Development Charges Grant Program which is to be added to the suite of financial incentives offered for the Downtown and Old East Village Community Improvement Project Areas. The Development Charges Grant Program replaces the former DC exemption contained in the Development Charges By-law. The parameters of the proposed DC grant programs are consistent with the former exemption.</i>		
Responses: "Supportive of change from DC exemption under the DC By-law to a DC Grant under the Community Improvement Plan, but believes there is a need to re-state what targets are being sought with the program and how program success will be measured."		

CONCLUSION

The draft Development Charges Grant program for the Downtown and Old East Village CIPs has not been altered in any way from what was presented in the February 2nd staff report.

Comments received from the March 2, 2015 public participation meeting will be reflected in changes to the DC Grant program guidelines, where warranted.

Moving to a Development Charges Grant Program for residential units provides a more responsive tool for incenting residential development in the Downtown and Old East Village than the development charges exemption programs currently offered. Based on Council direction, Staff has proposed the DC Grant program features to mirror those currently found in the DC by-law. As a result, applicants should notice little difference between the previous exemption program and its replacement grant program.

PREPARED BY:	PREPARED BY:
PAUL YEOMAN, MCIP, RPP MANAGER, DEVELOPMENT FINANCE, FINANCE AND CORPORATE SERVICES	AMANDA-BREA WATSON, MCIP, RPP PLANNER II URBAN REGENERATION
SUBMITTED BY:	SUBMITTED BY:
PETER CHRISTIAANS, CA, CPA DIRECTOR, DEVELOPMENT FINANCE	JAMES YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	RECOMMENDED BY:
MARTIN HAYWARD, CGA, CPA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	J.M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

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ABW/PY

cc.: Alan Dunbar, Manager, Financial Planning & Policy
Peter Kokkoros, Deputy Chief Building Official

Appendix A: "Development Charges Grant Program for Downtown and Old East Village CIP Areas" – February 2, 2015, Planning and Environment Committee

Responses to Public Liaison Letter and Publication in "The Londoner"

Telephone

Written

J. Kennedy, London Development Institute

None