



Incentive Review Comments by Old East Village BIA

Presented by: Jennifer Pastorius, Old East Village BIA Manager

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As The Old East Village BIA, in support of our Community Improvement Plan (CIP) we facilitate the City of London Incentive Programs, therefore we fully understand the importance of said programs to the ongoing revitalization of the area and we also understand the City's need for greater predictability in funding the programs. The incentive programs have supported both large and small business and property development on Dundas Street and the change can be seen by way of building upgrades, infill developments and beautification on over three dozen properties.

As experienced users of the incentive programs our businesses and property owners provided feedback and through the Incentive Review process, City of London Planning staff was pleased to receive input and concerns regarding proposed changes to the programs. In this report it is clear that feedback provided by area businesses was integrated into the review process. I would like to thank the Planning and Finance Staff for the increases to the Upgrade to Building Code and Façade Programs. The increases to these incentives now better match today's costs of improving older buildings and with the addition of a grant portion; as was proven the last time grants were available, property owners will have some additional funds which will allow them to go above and beyond in structure and design.

A second area where the BIA and area businesses provided feedback was regarding the Development Charge Grants. In earlier reports and presentations concerns regarding the around prioritizing funding allocation and capped funding envelopes were identified by existing and potential area development groups. However, in the newly proposed recommendations, it is ensured that every application, if done to completion and in the incentivized areas will receive the either grant or loan funding for which they have applied. Thank you to City staff for their recommendation of the continuation of 100% Development Charge Grant program which will continue to incentivize developers to build in the Old East Village.

It is very important to ensure that the Old East Village remains a viable area for development interests and that the City of London gets the predictability in funding to sustain such needed incentives. We support the presented the proposed changes to the Development Charge Grant program however, I would like to request Staff receive this question for further consideration. I imagine you may have already considered this however; the concern has been brought to our attention:

The new process requires that Development Charges are paid in advance with reimbursement taking place after property reassessment, up to four years later. The Old East Village has identified properties that can sustain large scale developments; however they are in the minority. Other areas in the future to most likely be developed are smaller scale infill projects with mid-rise intensification as mandated by the London Plan and will be proposed by small scale and perhaps independent developers.

1. Is there a way to assist with small scale developments that may not be able to carry such costs over an up to 4 year duration, in order to encourage small footprint developments to be viable in the Old East Village?

As I have already identified, our concerns provided in the previous consultations with City of London Planning and Finance staff have been addressed in this recommendation. Overall, it is exciting to be able to share the additions to the Upgrade to Building Code, Façade and Tax Grant improvements to our business and property owners, it is a relief that the development charge grants are still guaranteed at %100 for Old East Village and Downtown.

Thank you once more to City of London staff who worked with us as well as many other groups to arrive at the proposed recommendations. I know it was a complicated process, your care to take Old East Village's needs into consideration is always greatly appreciated and we will happily continue to work with staff on the next steps of this review.