

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic Development

Subject: SoHo, Hamilton Road, and Lambeth Community
Improvement Plans – Performance Measures and Indicators
of Success

Meeting on: June 21st, 2021

Recommendation

That, on the recommendation of the Director, Economic Services & Support, the following actions be taken with respect to amending Community Improvement Plans to add performance measures and indicators of success:

- (a) This staff report with respect to potential changes to the Lambeth, SoHo, and the Hamilton Road CIPs' financial incentives programs. These programs are the Tax Grant (SoHo), Façade Improvement Loan (Lambeth, Hamilton Road, and SoHo), the Upgrade to Building Code Loan (Hamilton Road and SoHo), and the Forgivable Loans to Upgrade to Building Code and Façade Improvement Loans (Hamilton Road) for **BE RECEIVED**;
- (b) Civic Administration **BE DIRECTED** to circulate this staff report for public review.

IT BEING NOTED that input received through the circulation will inform a recommendation on changes to the grant and loan programs that will be presented at a future meeting of the Planning and Environment Committee.

Executive Summary

This report outlines the proposed performance measures and indicators of success for the Rehabilitation and Redevelopment Tax Grant available in the SoHo CIP, Upgrade to Building Code Loan available in the Hamilton and SoHo CIPs, and the Façade Improvement Loan available in the Hamilton Road, SoHo, and Lambeth CIPs, and the Forgivable Building Code and Façade Improvement Loan available in Hamilton Road area.

Preliminary targets have also been identified that, when met, will inform Civic Administration to modify the incentive programs, including potentially reducing grant or loan funding, or to discontinue the incentive program.

This report also discusses:

- How the grant and loan programs work and the up-take;
- Consultation to date;
- Research and data collection to date;
- The COVID-19 pandemic impacts generally on businesses in the Hamilton Road, SoHo, and Lambeth Community Improvement Project Areas;

This report recommends the proposed performance measures, indicators of success, and targets be circulated to specific individuals and organizations who use the programs on a regular basis, the general public, and standard planning application circulation recipients.

A report and a Public Participation Meeting at a future Planning and Environment Committee will discuss the input received during the circulation process and recommend amending the Hamilton Road, SoHo, and the Lambeth Community

Improvement Plans to add the refined performance measures, indicators of success, and targets.

2019-2023 Strategic Plan

Municipal Council's 2019-2023 Strategic Plan identifies "Building a Sustainable City" and "Growing our Economy" as strategic areas of focus. Directing growth and intensification to strategic locations by revitalizing London's urban areas.

The Hamilton Road, SoHo, and Lambeth Community Improvement Plans' grant and loan programs help to revitalize these areas through incentivizing and encouraging the development of new residential units and as a result, increasing the population of these neighbourhoods. Further, the loan and grant programs encourage and assist property owners in maintaining and improving the older building stock often found in these areas.

Climate Emergency

On April 23, 2019, Municipal Council declared a Climate Emergency. The grant and loan programs support the City's commitment to reducing and mitigating climate change by encouraging and incentivizing residential intensification and adaptive re-use of existing buildings in the SoHo, Hamilton Road Area, and Lambeth Community Improvement Project Areas. These grants and loans help support more intense and efficient use of existing urban lands and infrastructure, and the regeneration of existing neighbourhoods. The loans also help ensure older buildings are more energy efficient and sustainable through renovations and upgrades to the structure and mechanical systems.

Background

1.0 Previous Report Pertinent to this Matter

Planning and Environment Committee – April 27, 2017 – Service Review of Community Improvement Plan Incentives

Planning and Environment Committee – December 4, 2017 – Updated Program Guidelines for Community Improvement Plan Financial Incentive Programs

Planning and Environment Committee – May 13, 2019 – New Measures and Indicators of Success

Strategic Priorities and Policy Committee – December 17, 2019 – Review of City Services for Potential Reductions and Eliminations – Downtown and Industrial Lands Community Improvement Plans (CIPs)

Planning and Environment Committee – November 16, 2020 – Community Improvement Plans Performance Measures and Indicators of Success

Planning and Environment Committee – March 29, 2021 – Downtown Community Improvement Plan – Performance Measures and Indicators of Success (O-9286)

Planning and Environment Committee – March 29, 2021 – Old East Village Community Improvement Plan – Performance Measure and Indicators of Success (O-9285)

2.0 Community Improvement Plan (CIP) Service Review

Civic Administration undertook an extensive Community Improvement Plan (CIP) Service Review in 2016 and 2017, which resulted in a May 2, 2017 Municipal Council resolution. The CIP Service Review recommended changes to existing financial incentive programs, introduced financial incentive programs to new or expanded areas, and requested the CIPs be amended to include performance measures and indicators of success.

This report will focus on the measures and indicators of success. The relevant clause of the May 2, 2017, Municipal Council resolution is provided below.

At its meeting held on May 2, 2017, Municipal Council resolved:

- n) that Community Improvement Plans for the following Community Improvement Plan Project Areas BE AMENDED to include performance measures and indicators of success to align with current City policies and Council strategic directions:
 - i.) Airport Area Community Improvement Plan;
 - ii.) Brownfield Community Improvement Plan;
 - iii.) Downtown Area Community Improvement Plan (including the “Richmond Row” expansion area);
 - iv.) Heritage Community Improvement Plan;
 - v.) Industrial Community Improvement Plan;
 - vi.) Old East Village Community Improvement Plan; and
 - vii.) SoHo Area Community Improvement Plan.

This staff report will focus on clause n) vii.) and adding Hamilton Road Area CIP and Lambeth CIP to introduce performance measures and indicators of success for the grant and loan programs available through the Hamilton Road, SoHo, and Lambeth CIPs (see maps in Appendix A, B, and C).

3.0 Grant Programs

3.1 The Grant Program

The Rehabilitation and Redevelopment Tax Grant is available in the SoHo Community Improvement Plan. The objective of the program is to encourage residential development in the area.

The Tax Grant provides a grant equal to a portion of the increase in municipal property taxes that results from renovating or adding onto an existing building or constructing a new building. Upon completion of the development project and reassessment of the property by the Municipal Property Assessment Corporation, a 10-year grant schedule is calculated based on the incremental municipal property tax increase in pre-project and post-project assessment value. Only the municipal portion of property taxes is included (not the education portion).

3.2 Grant Applications to Date

As of writing this report, there was one (1) Tax Grant application in the SoHo area where a commitment letter was sent, but no grant was issued, and the file is now closed.

4.0 Loan Programs

4.1 The Three Loan Programs

The Upgrade to Building Code Loan is available in the Hamilton Road Area and SoHo Community Improvement Project areas. The objective of the two loan programs is to support the maintenance, improvement, beautification, and viability of the older building stock. Further, the Upgrade to Building Code Loan is often used to support the development of residential units through the renovation, conversion, or adaptive re-use of a property.

The Upgrade to Building Code Loan program provides loans to property owners who improve their buildings for items that relate to Ontario Building Code requirements, Fire Code requirements, addresses one or more health and safety issues, and accessibility and/or environmental sustainability issues. Loans are up to \$200,000 or half the value of work, whichever is less. Loans are paid back at 0% interest over a 10-year period. In certain areas of Hamilton Road area, a portion of the loan may be forgivable.

The Façade Improvement Loan program is available in the Lambeth, SoHo, and Hamilton Road Area CIPs and provides loans to property owners for building façade improvements. For example, brick repair, lighting, signage, windows, doors, or a complete store-front reconstruction. The loan is up to a maximum of \$50,000 or half the value of work, whichever is less. Loans are paid back at 0% interest over a 10-year period. In certain areas of Hamilton Road area, a portion of the loan may be forgivable.

Wharncliffe Road Corridor Sign Loan Program is available in the Lambeth Community Improvement Plan area. Matching financial assistance for eligible signage works to improve building signage and bring participating properties into conformity with the Property Standards By-law, Sign By-law, and applicable City Design Guidelines. The City may provide no-interest loans that are paid back to the City over a 10-year period. A maximum of \$5,000 per eligible property for up to 50% of eligible works can be provided.

In 2020, the ability to defer loan repayment due to road construction projects was introduced. Further, for property owners who decided to defer, loan repayments have been deferred because of COVID-19 until January 2021.

4.2 Loan Applications to Date

As of writing this report, there were three (3) Upgrade to Building Code Loans issued in the SoHo CIP Area and four (4) Forgivable Upgrade to Building Code Loans issued in the Hamilton Road CIP Area. Six (6) of the Upgrade to Building Code Loans are currently in repayment and one (1) has been paid off. In addition, there were two (2) commitment letters issued in the Hamilton Road Area for Forgivable Upgrade to Building Code loans and administration is waiting for the construction work to be completed before issuing the loans.

At the time of writing, there has been three (3) Forgivable Façade Improvement Loans issued that are currently in repayment and two (2) commitment letters sent for Forgivable Façade Improvement Loans in the Hamilton Road area.

There have been no Façade Improvement Loan or Wharncliffe Sign Loan applications submitted in the Lambeth area at the time of writing.

Because of the COVID-19 repayment deferrals, many of these issued loans will take an additional 10 months to repay in full. City Planning staff continue to meet virtually and safely-distanced on-site with property owners who are interested in the City's loan programs.

5.0 Consultation to Date

5.1 Development Industry

A meeting was held on September 11, 2020 with members of the London Development Institute, the London Home Builders' Association, and representatives from The Tricar Group, and York Developments to discuss potential changes including reductions in the two grants program. There was a three-month comment period for Old East Village and Downtown Area CIP amendments to include performance measures and indicators of success. Further, a Planning and Environment Committee Public Participation meeting was held on March 29th, 2021 with no individuals speaking at the meeting and only one individual submitted a written response against the proposed amendment.

Discussions with the development industry will continue prior to the proposed changes to the grant programs for SoHo, Lambeth, and Hamilton Road areas being introduced at a future Planning and Environment Committee meeting.

5.3 Future Consultation

If the recommendation is approved by Municipal Council, this staff report will be circulated for public review to:

- City Councillors;
- City Staff;
- Property owners who have an active Community Improvement Plan loan and/or grant in Lambeth, SoHo, and Hamilton Road;
- Hamilton Road Village Business Improvement Areas;
- SoHo Community Network;
- Lambeth Community Network;
- London Development Institute;
- London Home Builders' Association;
- London Economic Development Corporation;
- Housing Development Corporation, London;
- Developers who construct apartment buildings in the city; and
- General public notice, including a Get Involved London webpage.

A Public Participation Meeting at a future Planning and Environment Committee meeting will be required to amend the Lambeth, Hamilton Road Area, and SoHo Community Improvements Plans to introduce the performance measures and indicators of success, as well as any recommended changes to the grant and loan programs.

Discussion

6.0 Research and Data Collection

Research and data collection has been on-going since 2018, focused on:

- The annual collection of data related to the loan programs, including: ground floor vacancy rates and ground floor targeted uses;
- How other municipalities have approached the development of measures and indicators for Community Improvement Plans and Official Plans;
- How the Ministry of Municipal Affairs and Housing approached the development of measures and indicators for the Growth Plan for the Greater Golden Horseshoe, 2006;
- A review and analysis of pertinent Census of Canada data, including: population, population density, and growth rate; and
- The development of a Façade Evaluation Tool to help rate how well building façades meet design guidelines and policy.

Research and data collection continues for this project and will be an annual or biennial exercise.

7.0 Key Considerations

7.1 COVID-19 Impacts

The City continues to support long term economic recovery through a wide range of community relief measures and programs, such as deferring Community Improvement Plan loan repayments. In addition, the City initialized the London Community Recovery Network (LCRN) to support businesses that were impacted by the Covid-19 pandemic. One of the LCRN initiatives is the Recovery Grant that was approved by Council on May 6th, 2021. The Recovery Grant is available to assist businesses in all CIP areas (Lambeth, SoHo, Hamilton Road, Downtown, and Old East Village) and is a temporary financial incentive program to encourage community beautification and to address safety concerns. The deadline for the first round of applications was June 11th, 2021, and at the time of writing there were no additional rounds of Recovery Grants approved. Staff will track the number of applications received, the amount of money issued for the Recovery Grants, and the amount of public to private sector return on investment.

7.2 Importance of Incentives to Development

The financial incentive programs are important for cultural heritage protection and conservation. Further, the programs incentivize desirable development in targeted areas. In previous consultations with the development community, the financial incentive programs were cited as one of the top three reasons for constructing in the Downtown and the Old East Village neighbourhoods, where the programs have been in place longer than in the CIP Areas subject of this report. Further, their BIAs have indicated that financial incentives are an effective way of attracting businesses to their areas. There is a BIA group for the Hamilton Road area, but not for the Lambeth and SoHo CIP area.

8.0 Grant Performance Measures

This Section outlines the two (2) measures being proposed for the Rehabilitation and Redevelopment Tax Grant program: population and assessment value. Population will also be separated into population density and growth rate, but total residential population will be the primary measure used to determine when the grant programs should be modified. Assessment value is also measured to help indicate the health and tax base growth of SoHo.

8.1 Population

Indicator

Residential population in SoHo.

Question

Does the SoHo residential population grow enough to support the needs — both daily and long-term — of the residential and commercial community?

Why it Matters

The SoHo area is identified as a Rapid Transit Corridor Main Street segment of *The London Plan*. Main Street segments will continue to provide local shopping and commercial options so that residents can walk to meet their daily needs. Further, the Strategic Direction #5 'Build a mixed-use compact City' of *The London Plan* is to sustain, enhance, and revitalize main streets and urban neighbourhoods.

Baseline

SoHo:

- The 2016 Census of Canada indicated the population at 4,232 people;
- The 2016 residential population density is 22.73 people / hectare;
- The five-year residential population growth rate (2011 to 2016) is 5.83%

Proposed Targets

SoHo:

- A residential population of 6,000 people in the SoHo area has been identified as the target needed for the neighbourhood to have the ability to support the needs of the residential and commercial communities.
- A population of 6,000 people is 32.2 people / hectare.
- Five-year SoHo residential population growth rates:
 - 2021-2026: > 6 %
 - 2026-2031: > 6 %
 - 2031-2035: > 6 %

Note, that using the target percentages, the population target will be reached in 2046.

Considerations

The Protected Major Transit Station Areas Information Report presented at the August 10, 2020 meeting of the Planning and Environment Committee contained forecasted density (residents and jobs combined per hectare) for identified major routes for the City of London until 2034.

The City of London's population and employment are forecast to grow by 77,000 new residents and 43,000 new jobs by 2035, according to the Protected Major Transit Station Areas Information Report (August 10, 2020, Planning and Environment Committee). In the South Rapid Transit Corridor where SoHo is located, the 2035 target is 48 jobs and residents per ha.

It is unknown how much the COVID-19 pandemic will affect residential population growth in Ontario and London. For example, will the recent drop in immigration to Canada be a blip in the short to mid-term or last much longer? Will housing price increases affect in-migration to London from other cities in Ontario and beyond?

Proposed Changes to Grant Programs

The Tax Grant program will reduce as the population targets are met.

As each population target is met as confirmed by Census of Canada data, a two-year grace period will be set before the grant percentage is reduced. The trigger for a development project to be included in the program is the submission of a building permit application and the payment of the required development charges prior to the end of the grace period. Upon reaching the final target population, the Residential Development Charges Grant program reduction will conclude. At that time, Staff will make a recommendation if the program should continue for affordable housing units only.

The SoHo Rehabilitation and Redevelopment Tax Grant Program will continue to operate as outlined in the program guidelines for the SoHo area until the population target is met.

8.2 Assessment Value

Indicator

The assessment value of the properties in the SoHo Community Improvement project area.

Question

Is the assessment value growing?

Why it Matters

An increasing assessment value can indicate that property values are increasing because of growth and investment in the community. This can help increase the tax base city-wide.

Proposed Target

A 1% per year assessment value growth rate in the SoHo area. The proposed target was derived from the analysis of the Downtown and Old East Village Community Improvement project areas as the sample size for the program uptake in SoHo is too small (1 commitment letter sent, but no grant issued) to determine appropriate assessment value increase specific to the area.

Considerations

None at this time.

Proposed Changes to Grant Programs

Not applicable.

9.0 Loan Performance Measures

This Section outlines the measures being proposed for the loan programs: façade condition, targeted uses, ground floor vacancy, and the existing loan measures (private-sector investment vs. public-sector investment ratio and number of loans issued). The first three (3) measures will have targets that when met, may result in changes to the loan programs. The existing loan measures are used to report out on the success (or need for improvement) of the loan programs to contribute to the revitalization of the SoHo, Lambeth, and Hamilton Road area building stock and will help inform Civic Administration when undertaking any future Community Improvement Plan reviews.

9.1 Façade Condition

Indicator

Building façade condition.

Question

Are building façades being improved and upgraded?

Why It Matters

A well-maintained building façade provides an interesting and aesthetically pleasing environment for people to enjoy while living in or visiting a neighbourhood. The intent of the community improvement policies in the *London Plan* are to stimulate private sector property maintenance, repair, rehabilitation, redevelopment, and other forms of private sector investment and reinvestment activity. Within each of the CIP areas subject of this report, there are improvement policies meant to target specific areas, such as commercial corridors. Community improvement policies also encourage the conservation, restoration, adaptive re-use, and improvement of cultural heritage resources — including the façades of any heritage resource.

Baseline

A façade evaluation tool has been developed and will be tested to determine the baseline data. Data collection has been delayed due to COVID-19.

Proposed Target

90% of façade condition being rated ‘does not need improvement.’ This target will be refined once the baseline data has been collected.

Considerations

The evaluation of a façade’s condition tends to be subjective. City Staff developed the façade evaluation tool to mitigate the subjectivity of evaluating the façade condition. The calculation of the façade value will provide a percentage of applicable façade attributes that need improvement or not. Further, evaluations may include multiple individuals reviewing the same façade independently and taking the average of the results as the final value. At the time of writing, the façade evaluation tool has not been tested in the field.

It is also important to note that the façade evaluation tool is for purposes only related to the Façade Improvement Loan Program and does not replace or overrule the City of London’s Property Standards By-Law or a Heritage Alteration Permit process.

Proposed Changes to Façade Improvement Loan Program

Civic Administration will complete a comprehensive review of façade condition and compliance on a biennial basis for Lambeth, SoHo, and Hamilton Road areas.

Once the target is met for façade conditions that are rated ‘does not need improvement’, Civic Administration will begin to transition the loan program to:

- Focus on the areas that are rated as ‘needs improvement’;

- Focus on the parts of façades that are receiving the lowest scores (for example, upper façades, storefronts, or lighting); and
- Possible reduction in the amount of funds available for façade improvement loan program.

The Façade Improvement Loan amount will remain at a maximum of \$50,000 until the next Community Improvement Plan Review for the 2024-2027 Multi-Year Budget.

9.2 Targeted Uses

Indicator

The percentage of targeted uses in the Hamilton Road community improvement project area.

Question

Are the financial incentive programs being used to establish businesses and uses that are in line with the objectives of the Hamilton Road CIP and key directions of *The London Plan*?

Why It Matters

Targeted Uses are uses that are considered pedestrian generators by helping increase the liveliness of a neighbourhood and encouraging shopping and eating in the Hamilton Road area. Common examples include, restaurants, retail stores, and support services for the surrounding residential community and people who work in the area.

Targeted Uses play an important role in the City's Loan programs. In the Hamilton Road area, only properties with a Targeted Use are eligible to receive a Forgivable Loan. *The London Plan* Strategic Direction #5 discusses building a mixed-use compact city - mixing stores, restaurants, clean industry, live-work arrangements, and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity. By incentivizing for Targeted Uses, the City can help achieve this direction.

Baseline

Hamilton Road – 105 (40.2 %) of storefronts and properties were considered to have a targeted use in 2019 measured in the Targeted Incentive Zone of the CIP, see **Appendix A**.

2020 data was not collected due to COVID-19.

Proposed Targets

Hamilton Road Area – 70% to trigger a refinement; 90% to eliminate programs

Considerations

To reach the proposed targets in the Hamilton Road Area, properties that are vacant will require targeted use tenants and non-targeted uses will need to be replaced with targeted uses.

Proposed Changes to the Loan Programs

Civic Administration will complete a comprehensive review of the targeted uses in the Hamilton Road area on a biennial basis to determine the number of properties with a targeted use on the ground floor.

Once the 90% target is met, eliminate the Forgivable Façade Improvement Loan. If the target is not met, continue the programs to encourage targeted uses where they are needed most.

The Forgivable Upgrade to Building Code Loan amount will remain at a maximum of \$200,000 with 12.5% of the annual loan repayment being forgivable if the ground floor of the property is actively occupied by a Targeted Use. This will continue until the next Community Improvement Plan Review for the 2024-2027 Multi-Year Budget.

9.3 Ground Floor Vacancy Rate

A healthy ground floor vacancy rate in the Lambeth, SoHo, and Hamilton Road areas is a key aspect community improvement.

Question

Are the loan programs being used to renovate properties to help reduce ground floor vacancies?

Why It Matters

A healthy ground floor vacancy rate indicates there is choice in the market for interested business owners to locate in the neighbourhood.

A high vacancy rate may create gaps in the streetscape with little to no “eyes on the street” to help reduce undesirable behaviour.

Baseline

CIP	2016	2017	2018	2019	Average
Hamilton Road	7.3 %	N/A	N/A	7.3 %	7.3 %
Lambeth	N/A	N/A	4.2 %	4.3 %	4.3 %
SoHo	N/A	N/A	N/A	12.7 %	12.7 %

2020 data was not collected due to COVID-19.

Proposed Target

A ground floor vacancy rate below 3%.

Considerations

The COVID-19 pandemic is having a significant impact on businesses across the city. At this time, it is too early to know how the pandemic, the resulting operating interruptions to local businesses, and the changing public behaviour around working from home, dining out, or gathering in large groups will affect the ground floor vacancy rate.

Civic Administration notes that the loan programs may contribute to reducing ground floor vacancies for property owners who are interested and motivated in finding tenants; however, there are property owners that do not always have that motivation.

Baseline data is a “snap-shot” of ground floor vacancies on the day the surveying was done.

Proposed Changes to the Loan Programs

Civic Administration will complete a comprehensive review of the ground floor businesses in Lambeth, Hamilton Road, and SoHo CIP areas on a biennial basis to determine the number of properties with a vacant ground floor.

If the target is not met, continue the program and refine the loan program to target areas seeing the highest level of vacancies where they are needed most, prior to the adoption of the 2024-2027 Multi-Year Budget.

If the target is met, focus the loan programs to ensure the ground floor businesses are filled with targeted uses.

9.4 Existing Loan Measures

Indicators

1. The private sector investment generated by offering public sector loans for building improvements; and
2. Number of loans issued per year.

Question

1. Are the loan programs generating a positive rate of return and incentivizing property owners to invest?
2. Are property owners and tenants continuing to use the loans?

Why It Matters

The City's Façade Improvement, Upgrade to Building Code, and Wharncliffe Road Corridor Sign Loan Programs offer private property owners with access to inexpensive funding (0% interest) to incentivize them to improve their properties.

Quality facades and storefronts will help conserve the built heritage and the form of buildings in our communities. Renovating facades, storefronts, roofs, and interiors will help ensure a building's long-term viability. Further, renovated buildings may result in fewer vacancies.

Baseline

The minimum ratio is \$2 invested by the private sector for \$1 invested by the City.

The loan values were increased beginning in 2018 to reflect the increase in construction costs for renovation projects and this increase in loan value has a negative impact on the ratio. For example, prior to 2018, a \$200,000 investment in interior upgrades would result in a maximum \$50,000 loan for a 4.0 ratio; whereas post-2018, a \$200,000 investment would result in a \$100,000 loan for a 2.0 ratio.

Proposed Targets

1. A minimum of \$2.8 to \$1 for both loan programs;
2. A minimum number of loans issued per year based on CIP area are:
 - a. Lambeth: 2 loan applications/year
 - b. Hamilton Road: 3 loan applications/year
 - c. SoHo: 3 loan applications/year

Considerations

Though Civic Administration continues to meet with prospective applicants, the number of new applications has declined in 2020, likely due to the COVID-19 pandemic. Further, to date there has been little uptake on the number of loans for Hamilton Road and SoHo, and no loan applications for Lambeth.

Proposed Changes to the Loan Programs

Not applicable at this time, however, up-take of both loan programs is constantly monitored. As a result of the Community Improvement Plan Review for the 2024-2027 Multi-Year Budget, Civic Administration may consider the following depending on findings:

- Refining the loan programs to tackle other City priorities (for example, building retrofits to address climate change);
- Focusing the loan programs on areas of the SoHo, Lambeth, and Hamilton Road that have not seen much up-take; and
- Removing a loan program from the Hamilton Road, SoHo, and/or Lambeth.

Next Steps

The next steps include:

- Circulating this staff report for public review and input;
- Revising the measures, indicators, and targets (if warranted based on the public review and input) and bring to a future Public Participation Meeting at the Planning and Environment Committee to recommend formally amending the SoHo, Lambeth, and Hamilton Road Area Community Improvement Plans to add the framework for changing the grant and loan programs and to bring the Plans into AODA compliance;
- Removing the Airport CIP and its community improvement project area from the *London Plan* and the *1989 Official Plan*. This project is already on the City Planning work program;
- Updating the Brownfield CIP and Heritage CIP. These projects are not on the City Planning work program yet. Both CIPs are dated and need to be refreshed. During this update would be the best time to add measures, indicators, and targets; and
- Engaging with the London Economic Development Corporation and the Industrial Lands Development Strategy Implementation Team on developing measures, indicators, and targets for the Industrial Lands CIP grant programs.

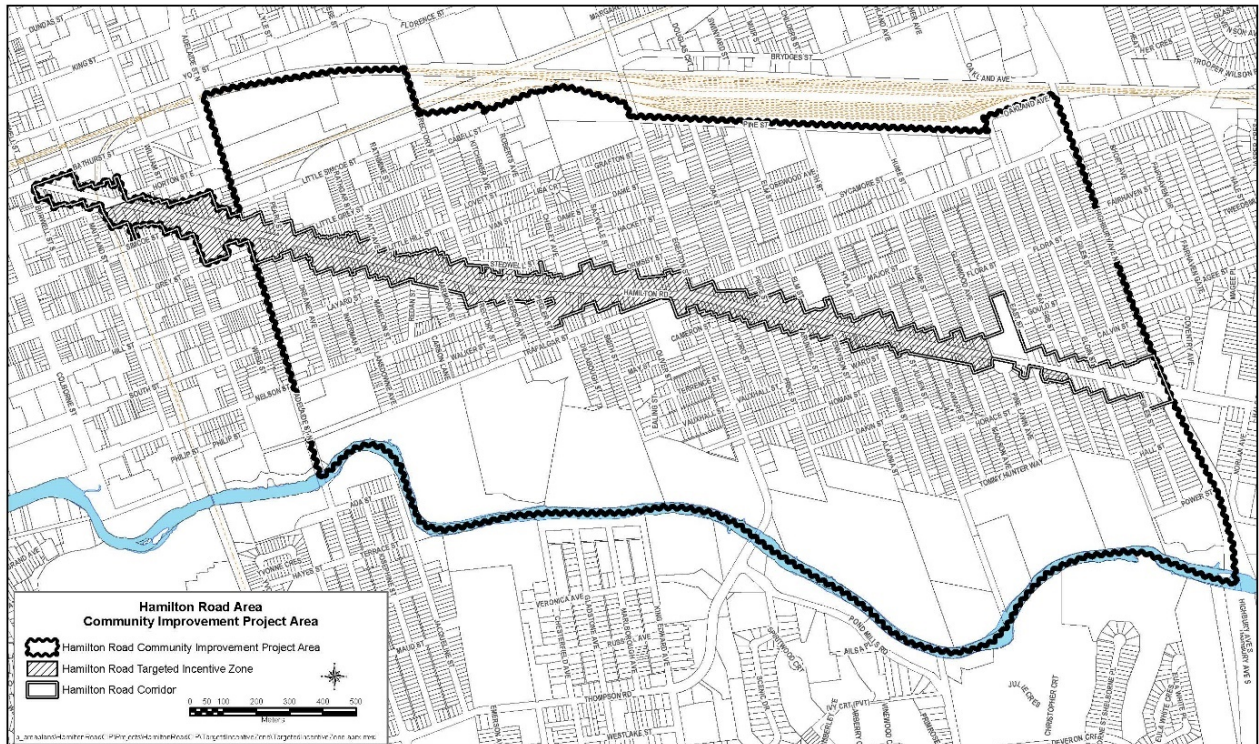
Conclusion

This report identifies the proposed performance measures, indicators of success, and targets for the loan and grant programs available in the SoHo, Lambeth, and Hamilton Road Community Improvement Project Areas. Further, the report outlines the work and consultation done to date on the project. As directed by Municipal Council, this staff report will be circulated to the public including specific individuals and organizations for input prior to a future Public Participation Meeting at the Planning and Environment Committee where the CIPs would be amended.

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Reviewed by:	Jim Yanchula, MCIP, RPP Manager, Core Area & Urban Regeneration
Recommended by:	Mark Henderson Director, Economic Services & Supports
Submitted by:	George Kotsifas, P. Eng. Deputy City Manager, Planning and Economic Development

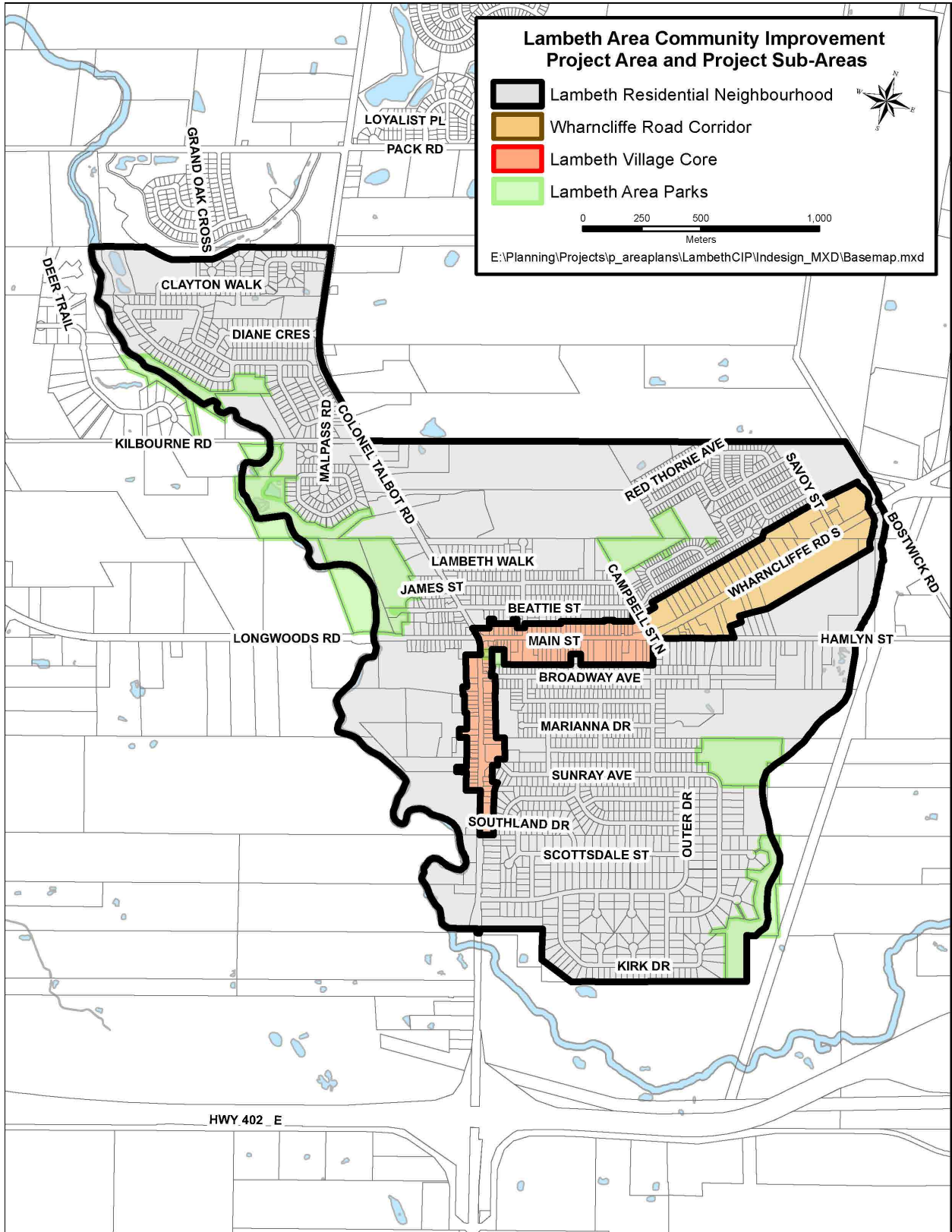
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.

Appendix A – Hamilton Road Area Map



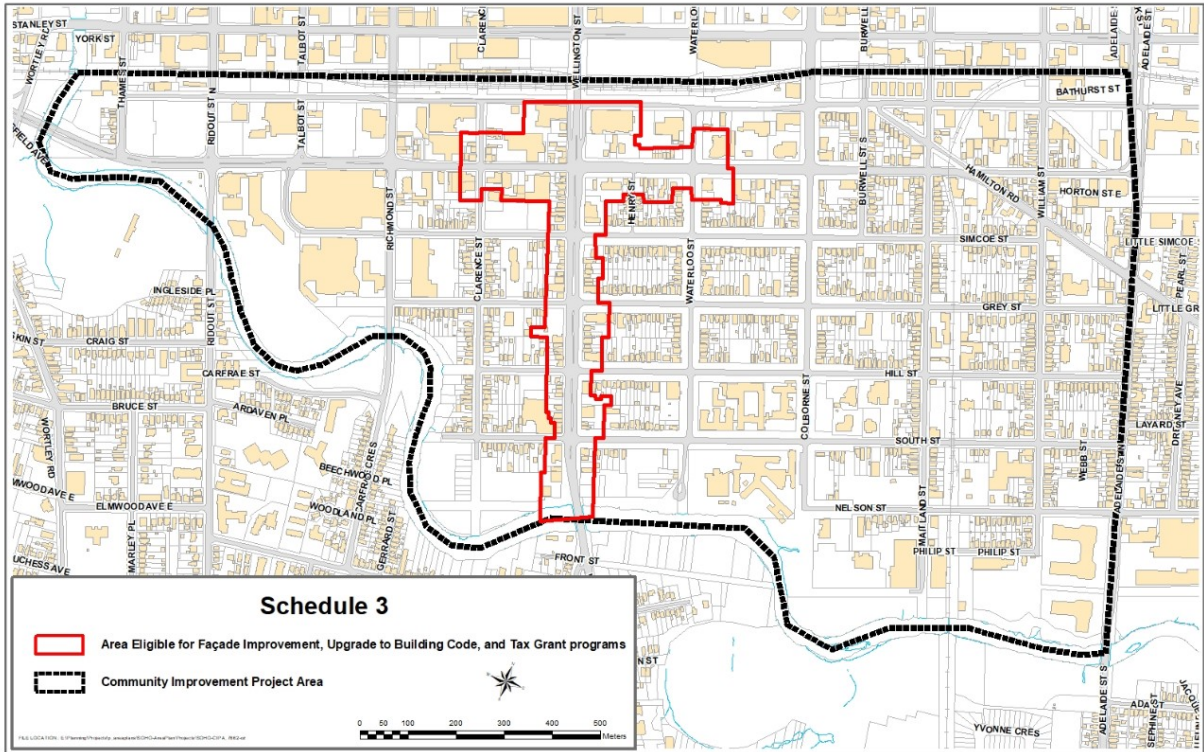
Area = 885.13 acres (358.20 hectares)

Appendix B – Lambeth Map



Area = 1,200.04 acres (485.64 hectares)

Appendix C – SoHo Area Map



Area = 460.23 acres (186.25 hectares)