



# Argyle Core Area Community Improvement Plan (CIP)



Planning & Environment Committee - September 20, 2021



# Purpose

- By-laws to adopt the Argyle Core Area CIP and establish financial incentive programs.
- 1989 Official Plan Amendment to designate the Argyle Core Area Community Improvement Project Area.
- London Plan Amendment to add the Argyle Core Area Community Improvement Project Area (Map 8).

# Background: What is a Community Improvement Plan?

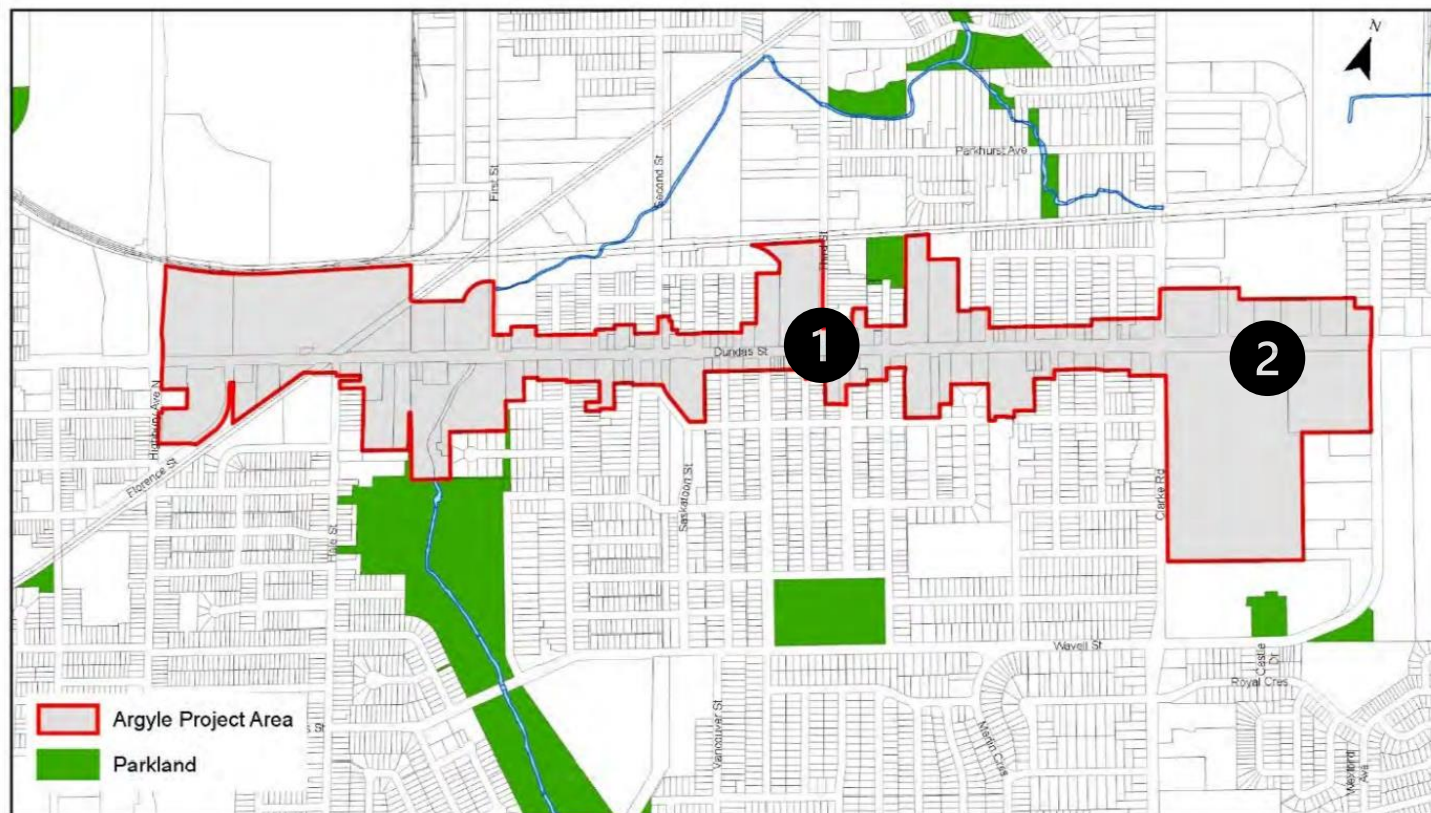
*Planning Act*, Section 28 tool that allows a municipality to take actions to support improvements and redevelopment within a specifically defined CIP Project Area.



CIPs help to:

- Address reuse & restoration of lands, buildings, infrastructure.
- Address growth management challenges.
- Plan for rehabilitation and land-use changes.

# Recommended Project Area & Sub-Areas



## Sub-Areas

1. Dundas Street Corridor
2. Argyle Mall Area

# How can the Argyle Core Area CIP positively affect Argyle?

## Process

- Community engagement
- Relationships
- Connections
- Information
- Defining Vision & Goals

## Action Items

- Municipal Action Items
- Community Opportunities
- Priorities identified & completed during the Argyle Area CIP process

Providing a coordinated framework to support the Argyle Core Area CIP Project Area – legislation, infrastructure, funding, coordination with existing projects, information, relationship-building, collaboration, education, staff support.

# Vision & Improvement Categories

By 2035, the Argyle Core Area will be a welcoming, well-maintained and safe destination with unique small businesses and shops, as well as supporting an established growing residential neighbourhood.

- 1. Developing a High-Quality Public Realm;**
- 2. A Safer Neighbourhood for All;**
- 3. Supporting Businesses;**
- 4. Enhancing Parks and Places to Sit and Linger;**
- 5. Improved Mobility;**
- 6. Strengthening the Community**

# Action Items



## 39 Action Items

- 25 Municipal Action Items
- 14 Community Opportunities
- 47 Categories of Identified Community Improvement Needs



# Financial Incentive Programs

## **Façade Improvement Loan**

- Assist property owners with improving facades and making changes to buildings
- Exterior façade works (decorative lighting, brickwork, awnings, soffits, painting, doors etc.
- No-interest loans paid back over 10-year period.

## **Upgrade to Building Code Loan**

- Assist property owners with financing of building improvements to ensure compliance with Building Code Requirements

## **Rehabilitation & Tax Redevelopment Grant**

- Provide incentive for rehabilitation & redevelopment of residential and commercial properties by transitioning to a higher tax assessment.





# Monitoring & Evaluation

- Targets
- Indicators of Success
- Baseline Conditions
- Monitoring Report
- Financial Incentive Program Monitoring



# Recommendations

That, on the recommendation of the Director, Planning and Development and Interim Director, Economic Services and Supports, the following actions **BE TAKEN** with respect to the Argyle Core Area Community Improvement Plan (CIP):

- (a) that the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting on October 5, 2021 to amend the 1989 Official Plan to designate the Argyle Core Area Community Improvement Plan Project Area pursuant to Section 28 of the Planning Act and as provided for under Section 14.2.2 of the 1989 Official Plan;
- (b) that the proposed by-law attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting on October 5, 2021 to adopt the Argyle Core Area Community Improvement Plan;
- (c) that the proposed by-law amendment attached hereto as Appendix “C” **BE INTRODUCED** at the Municipal Council meeting on October 5, 2021 to amend the 1989 Official Plan by adding Section 14.2.2 ii) Dundas Street Corridor and Argyle Mall Area to the list of commercial areas eligible for community improvement under Section 14.2.2 ii), and adding the Dundas Street Corridor and Argyle Mall Area to Figure 14-1 to recognize the commercial areas eligible for community improvement;



# Recommendations

(d) that the proposed by-law attached as hereto Appendix “D” **BE INTRODUCED** at the Municipal Council meeting on October 5, 2021 to establish eligibility for financial incentive programs in the Argyle Core Area Community Improvement Project Area; and

(e) that the proposed by-law amendment attached hereto as Appendix “E” **BE INTRODUCED** at the Municipal Council meeting on October 5, 2021 to amend the Official Plan, 2016, The London Plan Map 8 – Community Improvement Project Areas by **ADDING** the Argyle Core Area Community Improvement Project Area.

**IT BEING NOTED** that funding for existing CIP incentive programs will expire no later than December 31, 2023, pending a Municipal Council review of the program results to be provided prior to the adoption of the 2024- 2027 Multi-Year Budget. Therefore, Staff is recommending that funding for any potential incentive programs or other financial requirements in the Argyle CIP be considered through the comprehensive review of funding levels for all CIPs prior to the next (2024-2027) Multiyear Budget.



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