

Date: 2022-03-09

Subject: Central Area CIP- Building and Improvement Program Clarification

Contact: Ryan Lynn, Downtown Coordinator, Economic Development
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Report Number: Planning, Bld & Ec Dev-2022-288

Recommendations:

1. **THAT** the report from Ryan Lynn, Downtown Coordinator, Economic Development, dated March 09 to the Committee of Council Meeting of March 30, 2022 re: Central Area CIP - Building and Improvement Program Clarification – Ward 4 (2022-288) be received;
2. **THAT** the Building Improvement Program Implementation Guidelines be updated in accordance with Appendix A, to provide clarity on the review of applications and eligible items under the program, from a safety and security perspective.

Overview:

- The purpose of this report is to clarify eligible items in the Building Improvement Program Implementation Guidelines to ensure that landlords and businesses understand the applicability of the program as it relates to safety and security (i.e. new lighting, windows, removing or adding landscaping, new doors, alarm systems, interior or exterior cameras).
- These clarifications to the Implementation Guidelines will not impact the existing budget for the Central Area Community Improvement Program (CIP).
- These clarifications are meant to address ongoing concerns of downtown businesses, which have been amplified during COVID and the resulting decrease in foot traffic.
- This report aligns with the Term of Council priorities, which include making Brampton a Safe & Healthy City focusing on community safety.

Background:

Brampton's downtown business community has been hit hard by the COVID-19 pandemic, and the City is dedicated to minimizing disruptions and supporting them in their economic recovery, while it continues to invest in key infrastructure improvements to enhance public spaces. With new private sector development, forthcoming public infrastructure improvements and the growth of the Innovation District, Downtown Brampton will look substantially different in 5-10 years. Although businesses across the City endeavor to recover from the impacts of COVID, businesses in the downtown are heavily impacted by the lack of foot traffic. In addition, the Region of Peel and the City of Brampton have initiated improvements to downtown infrastructure, which will include replacing water mains and sanitary sewers, followed by road repair, resurfacing and landscaping. Those works will cause further disruption for at least two years, which will further impede recovery efforts.

Businesses are asking for improvements to be made downtown related to safety and security, and the Central Area Community Improvement plan has a toolbox of incentives that can assist in this endeavor.

The Central Area Community Improvement Plan (CIP) was initially approved in 2000 and significantly revamped and expanded in November 2007, came into force in January 2008 and was amended in June 2010 and September 2019.

The Central Area CIP establishes a toolbox of programs designed to support specific planning objectives by aligning financial incentives with the identified planning goals. Individual incentive programs are established by way of approval of Implementation Guidelines and corresponding budget. The following is a list of the current incentives/tools in the CIP:

- Facade Improvement Program
- Development Charges Incentive Program (DCIP)
- Feasibility Study Grant Program
- Development (Planning & Building) Application Fee Equivalent Grant Program
- Brownfields Tax Assistance Program
- Tax Increment Based Grant Program
- Building Improvement Loan/Grant Program
- Direct Investment/Development Partnerships

Building Improvement Program:

The aim of this program is to support the ongoing revitalization of the downtown core, by way of providing supporting grants to offset costs related to improvements to building systems and tenant space and encouraging reinvestment and improvements to buildings in the program area. By bettering the functionality of the existing building stock the program serves to improve the economic vitality of these areas. Better aesthetics

increase property values, improves the marketability of space and draw business and residents to the area

Current Situation:

The development of Downtown Brampton is supported by the City's Central Area Community Improvement Plan (CIP), which works by aligning specific planning goals with financial incentives. In short, the Building Improvement Program offers matching grants ranging from \$1,000 to \$50,000 with the total value of any grants not exceeding 50% of the total costs of eligible works. Grants equal to or greater than \$5,000 are approved by City Council. Grants under \$5,000 are approved by the Director, Development Services.

Eligible Works – Building Improvement Program:

This program applies to the following building maintenance and improvement works on institutional, commercial and mixed use buildings where supported by the City:

- i. tenant "fit-up" of internal space;
- ii. comprehensive improvements to building systems for the purposes of activating previously unused space or to make the buildings more attractive to potential leasers , such as electrical, plumbing, heating and ventilation systems;
- iii. installation/upgrading of fire protection systems;
- iv. structural repairs to walls, ceilings, floors and foundations repair/replacement of windows and doors, if not applying under the Façade Improvement Program;
- v. new and/or repair or upgrades to private outdoor patio space including associated appropriate fencing, lighting and landscaping
- vi. screening of utilities and mechanical equipment, including roof-top mechanical equipment;
- vii. entrance modifications to provide barrier-free accessibility;
- viii. other similar repairs/improvements related to health and safety issues, as may be approved; and,
- ix. design fees in relation to the preparation of drawings necessary to undertake the proposed works are eligible to a maximum of 10% of the grant amount

The purpose of this report is to clarify that in accordance with items ii) and iv) the following items are eligible items in order to address issues related to safety and security:

- new lighting
- new windows
- new doors
- landscaping
- fencing
- alarm systems
- monitoring systems

- interior or exterior cameras
- security gates/grills

The clarifications are incorporated in the attached Building Improvement Implementation Guidelines (Appendix A). The updated guidelines also includes reference to Peel Regional Police being part of the application review process as necessary, so that they can provide advice and expertise from a Crime Prevention through Environmental Design perspective (CPTED). All other components of the program remain, including the requirement that applicants must submit completed and fully signed program application form, along with appropriate drawings describing the works and two cost estimates.

In order to maintain and improve aesthetics of the downtown, urban design staff have provided precedents to inspire installation of security gate/grills. These examples will be added in Appendix 2 to the Building Improvement Program Implementation Guidelines.

The program is not retroactive. Applicants required approval from Council and/or the Director of Development Services in addition to executing required agreements prior to initiating the work and spending any money.

The Façade and Building Improvement programs continue to be seen as complimentary to the larger public and private investments that are materializing in the downtown. These programs are consistent with the City's overall Economic Recovery Strategy.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. The approved budget available for the program is as follows:

Project Number	Project Name	Approved Budget	Actuals to Date	Remaining Budget
177827-001	CIP-Building Improvement Grant	\$150,000	\$5,000	\$145,000
177827-002	CIP-Façade Improvement Grant	\$150,000	\$35,745	\$114,255
197827-001	CIP-Building Improvement Grant	\$150,000	\$0	\$150,000
197827-002	CIP-Façade Improvement Grant	\$150,000	\$0	\$150,000
Total		\$600,000	\$40,745	\$559,255

Term of Council Priorities:

These changes align with Term of Council priorities, which include making Brampton a Safe & Healthy City focusing on community safety and being; and having a Well Run City by effectively managing existing City assets and programs.

Conclusion:

This report highlights and provides clarity on the types of security improvements that could fall under the current list of works eligible for grants. The Building Improvement Grant program allows for comprehensive improvements to building systems. The attached Implementation Guidelines have been specifically updated to identify and include items such as security gates, exterior security camera systems and exterior motion sensor lighting. The Building Improvement Grant program also includes general language about other similar repairs/improvements related to health and safety issues being eligible.

Authored by:

Reviewed by:

Ryan Lynn, Downtown Coordinator
Economic Development

Clare Barnett, Director
Economic Development

Approved by:

Clare Barnett
Acting Commissioner,
Planning, Building and Economic Development

Attachments:

Appendix A: CIP Building Improvement Implementation Guidelines, March 2022