



DOWNTOWN TOMORROW

COMMUNITY IMPROVEMENT PLAN (CIP)

Community Workshop
February 9, 2017



What is a CIP?

- A Community Improvement Plan or CIP is a tool provided for under the *Planning Act* which allows municipalities to provide grants and/or loans for the purpose of revitalizing a community or neighbourhood.
- The Downtown Tomorrow Community Improvement Plan (DTCIP) was developed to stimulate development in the downtown core with the overall goal of compelling more people to live and work in Downtown Orillia.

How was the DTCIP developed?

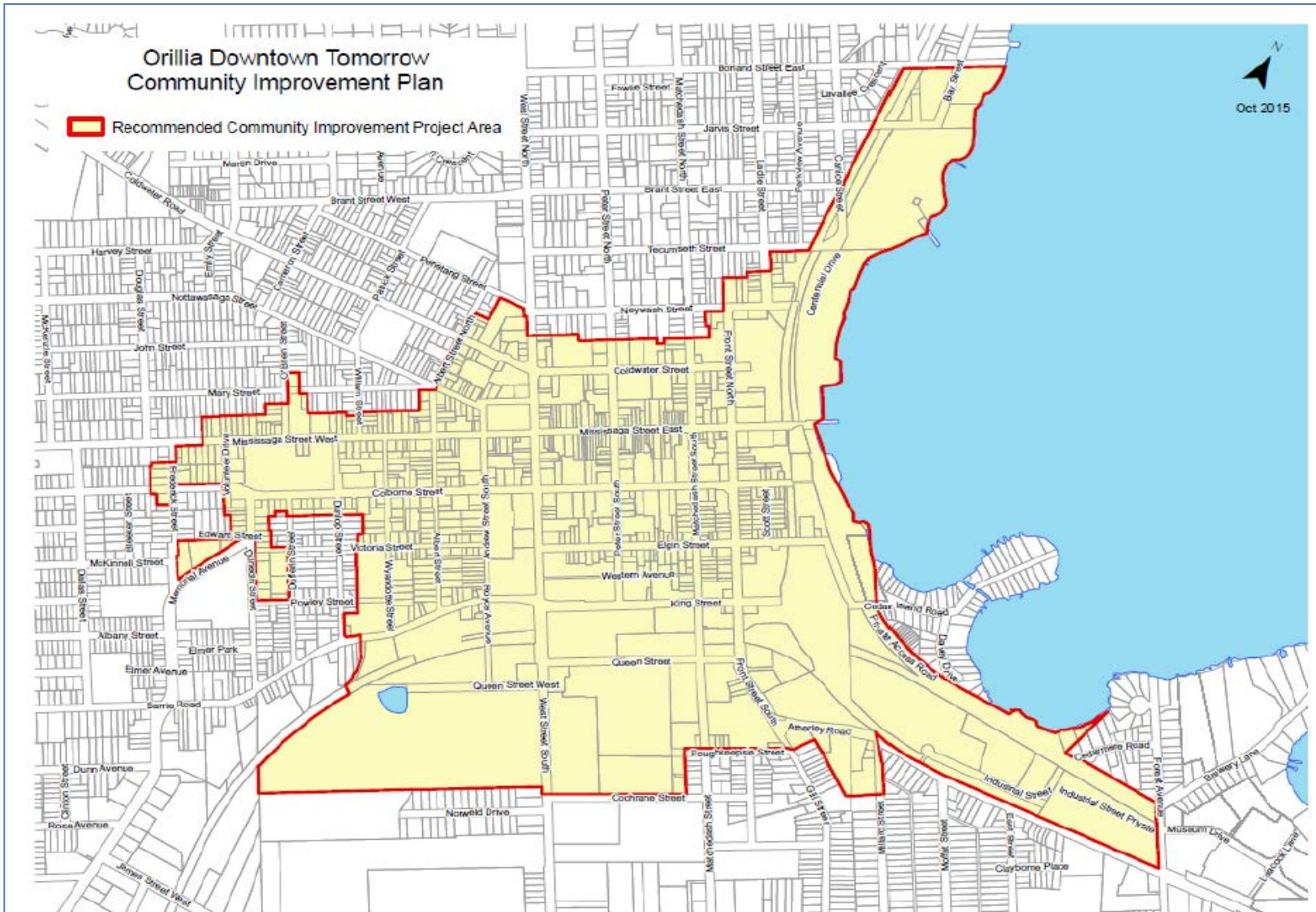
- RCI Consulting Retained in May 2015
- Public consultation
 - Two public workshops
- Team of local experts
 - Wayne Scanlan, Real Estate Appraiser, Scanlan & Associates
 - Allan Francoz, DOMB Representative, and downtown property/business owner
 - Bob Willsey, downtown property/business owner
 - Mariano Tulipano, downtown property/business owner
 - Wendy Timpano, General Manager, Orillia Area Community Development Corp. (CDC)
 - Josh Morgan, MORGAN Planning & Development Inc.
- Benchmarking of other municipalities
- Review of best practices
- Council participation
- **Approved by Council on June 27, 2016.**

Who can apply?

- Any eligible property owner or tenant* within the DTCIP Project Area
- If a tenant is applying:
 - They must have written consent from the property owner to make the application.
 - Both the tenant and owner must enter into the Grant Agreement.

*Residential Grant Program is eligible only to property owners

Who can apply?



DTCIP Programs

Approved, Implemented in 2017

- Feasibility/Design Study Grant Program
- Fees Grant Study Program
- Façade Improvement Grant Program
- Building Improvement Grant Program
- Residential Grant Program

Approved, Implementation date not yet known

- Brownfields Tax Assistance Program
- Tax Increment Grant Program
- Development Charge Grant Program

DTCIP Programs

- **Feasibility/Design Study Grant Program**
 - Architectural studies, feasibility studies, engineering drawings, environmental studies, etc.
- **Fees Grant Study Program**
 - Building, planning, signage permit fees, etc.
- **Façade Improvement Grant Program**
 - Signage, windows, doors, façade work, brick repointing, etc.
- **Building Improvement Grant Program**
 - Expansions, HVAC improvements, energy efficiency upgrades, etc.
- **Residential Grant Program**
 - Creation of residential units in upper stories, and/or renovations required to bring a residential unit into compliance with applicable legislation.

DTCIP Programs

FINANCIAL INCENTIVE PROGRAM	Total Program Budget	Program Contribution as Percentage of Maximum Grant	Maximum Grant Amount per property (see DTCIP for details)
Feasibility/Design Study Grant	\$15,000	50%	\$5,000
Fees Grant Program	\$5,000	50%	\$2,500
Façade Improvement Program	\$45,000	50%	\$7,500 Heritage Property: \$2,000 additional
Building Improvement Grant Program	\$30,000	50%	\$15,000
Residential Grant Program (Type1 Grant)	\$90,000	50%	\$30,000
TOTAL 2017 BUDGET	\$185,000		

DTCIP Application Process

- Consult with Building/Planning Department first to discuss your project
- Review of materials on the project webpage:
 - Orillia.ca/downtowncip
- Mandatory pre-consultation meeting
- Submit application
 - Intake deadlines:
 - February 28, 2017
 - April 30, 2017
 - October 31, 2017
- Review panel meets, provides decision within 3 weeks
- Inspection takes place
- Agreement is executed
- Project is completed
- Grant is paid

DTCIP Application

- 6 pages in total
- Apply for multiple programs in one application
- Two areas where you can further explain your project (3.1 & 3.7)
 - Review the Evaluation Criteria on the project webpage
- Application Checklist
 - At least 3 “before” photos
 - 2 quotes for eligible work
 - Must have WSIB (where applicable)
 - Must provide a Certificate of Insurance in an amount not less than Two Million Dollars (\$2,000,000) showing the City as a named insured. (\$5,000,000 for larger projects)
 - Plans/drawings
 - May include Heritage Impact Statement , historical Photos, site plans, architectural drawings, etc.

DTCIP Review Panel

- The DTCIP is a competitive program, grants are not guaranteed
- Review panel consists of:
 - Director of Economic Development (or designate)
 - Director of Development Services (or designate)
 - City Treasurer (or designate)
 - The Chief Building Official (or designate)
 - A member of the Downtown Orillia Management Board (DOMB)
- The DTCIP Review Panel will be evaluating all projects using the DTCIP Evaluation Criteria (available on DTCIP webpage)

What if my application is approved?

- You will be contacted by a member of the Economic Development Office
- An inspection will be scheduled (for Building Improvement, Façade Improvement and Residential Grant Programs)
- The legal agreement will be executed
- You will be provided a sign to be posted on the property in a visible location for either the duration of the project, or a period of 60 days, whichever is longer.

What if my application is not approved?

- You will be contacted by a member of the Economic Development Office
- An application may be declined for two reasons:
 - Application did not meet minimum threshold for points
 - In this case, your application will be returned with recommendations on how your project could be improved
 - If funds remain available, you will be encouraged to apply during the next intake
 - Application met minimum threshold, funds were not available
 - The DTCIP program is a competitive process, this may mean that we may not be able to approve all applications
 - Funds will be allocated to the applications with the highest scores, until funds are no longer available

Continuous Improvement

- Annual Report to Council at the end of the calendar year
 - How many grants were provided
 - Average grant amount
 - Leveraged construction value
 - Changes to assessment value
 - # of people living and working downtown
- **Your feedback is important!**
 - Feedback on application process
 - If you didn't apply, why?

Don't forget!



1. All works must include a quote from 2 qualified contractors.
2. Review the Evaluation Criteria on the project webpage to learn how the Panel will be scoring applications, and how you can improve your project's likelihood of achieving a grant.
3. Intake deadlines are the last day of February, April and October.
4. Work that has started before the signing of an agreement is not eligible for funding.
5. Electronic submissions must be submitted through the City's file sharing site, 2Big4Email, available at orillia.ca



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Questions?



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For more information:

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