

## 7.5 COMMUNITY IMPROVEMENT

7.5.1 The entire Township is designated a Community Improvement Area.

7.5.2 Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Area, Council shall repeal all previous designating by-laws adopted under the *Planning Act* for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

7.5.3 Subject to Section 28 of the *Planning Act*, in pursuing the objectives of the Official Plan's Community Improvement Policies, Council may:

- Sell, lease or dispose of lands and buildings acquired or held by the Township;
- Give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
- Provide tax assistance by freezing or cancelling the municipal portion of the property tax on eligible properties for remediation purposes; and
- Issue debentures with the approval of the Local Planning Appeal Tribunal.

7.5.4 The policy objectives for community improvement are as follows:

- To foster the improvement of businesses and public spaces to remove barriers which may restrict their accessibility;
- To upgrade and maintain all essential municipal services and community facilities;
- To encourage residential intensification and potential affordable housing opportunities such as mixed use and infill developments, second units, and residential conversion of upper floors of commercial buildings;
- To ensure that community improvement projects are carried out within the built up areas of the Township;
- To ensure the maintenance of the existing building stock;
- To preserve heritage buildings;
- To facilitate the remediation, rehabilitation and/or redevelopment of existing brownfield sites;
- To encourage private sector investment and the strengthening of the economic base;
- To enhance the visual appearance of Community Improvement Areas.

7.5.5 Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:

1. The basis for selection of the community improvement project areas with specific consideration of the following:
  - That there is evidence of a need to improve municipal services such as roads, sidewalks, cycle lanes, active transportation routes, street lighting, vehicle and bicycle parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
  - That the phasing of improvements corresponds to the timing of improvements by the Township and/or senior governments and is within the financial capability of the Township.

- That a significant number of buildings in an area show signs of deterioration and need of repair.
  - That there is evidence that a site can be classified as a brownfield and that the adoption of a Community Improvement Plan would assist in the remediation, rehabilitation and/or redevelopment of a property or area.
  - That improvement to the visual appearance or aesthetics be required.
  - That improvements will have a significant impact on strengthening the economic base of the community.
2. The boundary of the area and the land use designations contained in this Plan;
  3. Properties proposed for acquisition and/or rehabilitation;
  4. The estimated costs, means of financing and the staging and administration of the project;
  5. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
  6. The phasing of improvements and the means of their implementation; and
  7. Citizen involvement during the preparation of a Community Improvement Plan.

7.5.6 Council shall implement the general principles and policies of this Section as follows:

1. Through the identification of specific community improvement projects and the preparation of Community Improvement Plans;
2. Through participation in programs with senior levels of government;
3. Through the acquisition of land to implement adopted Community Improvement Plans;
4. Through the encouragement of the orderly development of land as a logical and progressive extension of development which provides for the infilling of underutilized land;
5. Through the encouragement of the private sector to utilize available government programs and subsidies;
6. Through the enactment of a comprehensive Zoning By-law which provides for a range of appropriate uses, for the intensification and integration of land uses, and which stimulates the economic and/or functional role of the areas; and
7. By encouraging the rehabilitation of existing buildings and structures which will be used for a purpose compatible with the surrounding area.

7.5.7 Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without unnecessary hardship to area residents and the business community. The improvements should be prioritized having regard for available municipal funding.