

PUBLIC MEETING

NOTICE OF PUBLIC MEETING

PURSUANT TO SUBSECTION 17(17) OF THE *PLANNING ACT*, R.S.O. 1990, CHAPTER P.13 (AS AMENDED), TAKE NOTICE THAT A PUBLIC MEETING WILL BE HELD BY THE CORPORATION OF THE CITY OF BRANTFORD

REGARDING: The Proposed Downtown Community Improvement Plan (CIP)

DATE AND TIME OF MEETING: Tuesday, June 8, 2021
6:00 pm

LOCATION OF LANDS AFFECTED: Proposed Downtown Urban Growth Centre (UGC) as shown below



PURPOSE AND LOCATION OF PUBLIC MEETING:

At this virtual Public Meeting, the Committee of the Whole – Community Development will hear public representations in respect of the proposed Downtown Community Improvement Plan (May 2021 version), and a presentation from City staff. The Committee will consider a City staff recommendation to adopt the new Downtown CIP. At a previous Public Meeting held on February 9, 2021 regarding the January 2021 version of the proposed Downtown CIP, Council did not make a decision regarding the adoption of the proposed plan. Council referred the matter back to City staff to consider how incentives for affordable housing could be incorporated into the CIP. The current May 2021 version of the CIP includes enhanced incentives for projects that create affordable housing units.

Due to the COVID-19 Pandemic, this Public Meeting will be held virtually via the Zoom platform. Members of the public wishing to speak at the meeting either via Zoom or via telephone will be required to register by 9:00 a.m. on June 8, 2021. Please visit <http://brantford.ca/VirtualCouncil> for more information about how to register and/or to view the livestream of the virtual meeting. For more information about alternative formats and communications supports, please contact the City of Brantford Municipal Accessibility Coordinator at 519-759-4150 or by email at accessibility@brantford.ca.

Members of the public are also able to provide their comments in writing or via email in advance of the Public Meeting. Comments can be submitted by emailing clerks@brantford.ca at any time prior to the meeting or by mail to City Clerk, City of Brantford, 100 Wellington Square, P.O. Box 818, Brantford, ON N3T 5R7. Comments can also be placed in the drop box which is available at the front of City Hall.

PURPOSE AND EFFECT OF THE PROPOSED DOWNTOWN COMMUNITY IMPROVEMENT PLAN (CIP):

The purpose of the proposed Downtown Community Improvement Plan is to support Downtown revitalization and bring more people living and working in Downtown Brantford by helping property owners redevelop their properties within the new Downtown Urban Growth Centre (UGC), as shown above. The boundary of the UGC is set in the City's new Council-adopted Official Plan that is before the Province for final approval. It is envisioned that these redevelopment projects will provide for a variety of types and tenures of residential units, including affordable housing, support existing and new commercial and institutional uses, and contribute to a complete community in the heart of the City.

The proposed Downtown CIP includes a Property Tax Increment-Based Grant program to provide property owners with a financial incentive to redevelop their properties within the UGC. Eligible redevelopment projects would include new buildings or substantial additions for residential uses or mixed uses (with both residential and commercial units) that will result in an increase in the assessed value of the property. Depending on the provision of affordable housing units in a redevelopment project, the grant may be enhanced to provide a greater financial incentive.

ADDITIONAL INFORMATION:

A copy of the proposed Downtown Community Improvement Plan is posted on the City website at www.brantford.ca/DowntownCIP. A hard copy of the document is also available for public viewing at City Hall between 8:30 a.m. and 4:30 p.m., Monday to Friday, by contacting the Planning Department at 519-759-4150, ext. 5712 to schedule a viewing appointment.

If you wish to be notified of the decision of the City of Brantford on the Downtown Community Improvement Plan, you must make a written request to the City Clerk at clerks@brantford.ca, or via mail to City Clerk, City of Brantford, 100 Wellington Square, P.O. Box 818, Brantford, ON N3T 5R7.

For more information about this matter, including information about appeal rights, contact Victoria Coates, Senior Planner, at 519-759-4150, ext. 5712 or by email to vcoates@brantford.ca. If Council adopts the new Downtown CIP, it will then be sent to the Province of Ontario for review and approval. The Minister of Municipal Affairs and Housing is the approval authority.

NOTICE DATED: May 13, 2021

PUBLIC MEETING

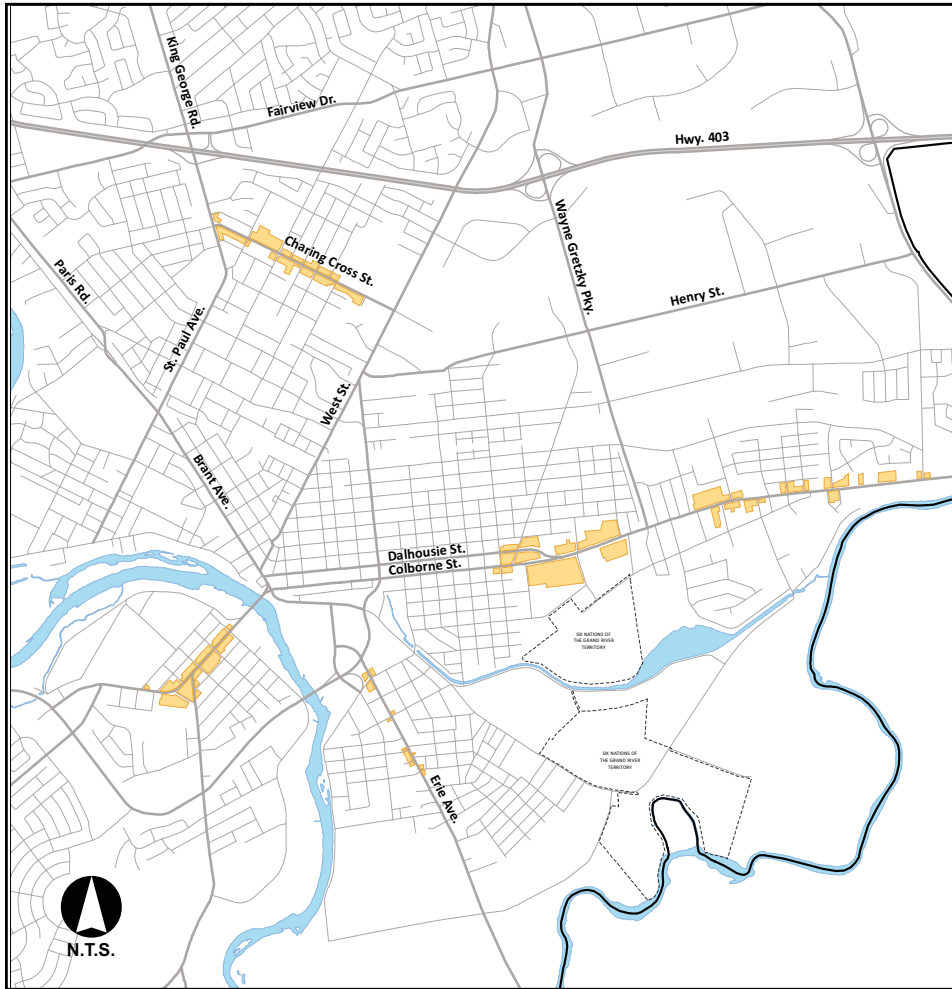
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REGARDING: The Proposed Greyfields Community Improvement Plan (CIP)

DATE AND TIME OF MEETING: Tuesday, June 8, 2021
6:00 pm

LOCATION OF LANDS AFFECTED: Target Greyfield Revitalization Areas as shown below



PURPOSE AND LOCATION OF PUBLIC MEETING:

At this virtual Public Meeting, the Committee of the Whole – Community Development will hear public representations in respect of the proposed Greyfields Community Improvement Plan (May 2021 version), and a presentation from City staff. The Committee will consider a City staff recommendation to adopt the new Greyfields CIP. At a previous Public Meeting held on February 9, 2021 regarding the January 2021 version of the proposed Greyfields CIP, Council did not make a decision regarding the adoption of the proposed plan. Council referred the matter back to City staff to consider how incentives for affordable housing could be incorporated into the CIP. Council also directed City Staff to reduce the area in which the CIP would apply to include only the Target Areas noted above. The current May 2021 version of the CIP includes enhanced incentives for projects that create affordable housing units.

Due to the COVID-19 Pandemic, this Public Meeting will be held virtually via the Zoom platform. Members of the public wishing to speak at the meeting either via Zoom or via telephone will be required to register by 9:00 a.m. on June 8, 2021. Please visit <http://brantford.ca/VirtualCouncil> for more information about how to register and/or to view the livestream of the virtual meeting. For more information about alternative formats and communications supports, please contact the City of Brantford Municipal Accessibility Coordinator at 519-759-4150 or by email at accessibility@brantford.ca.

Members of the public are also able to provide their comments in writing or via email in advance of the Public Meeting. Comments can be submitted by emailing clerks@brantford.ca at any time prior to the meeting or by mail to City Clerk, City of Brantford, 100 Wellington Square, P.O. Box 818, Brantford, ON N3T 5R7. Comments can also be placed in the drop box which is available at the front of City Hall.

PURPOSE AND EFFECT OF THE PROPOSED GREYFIELDS COMMUNITY IMPROVEMENT PLAN (CIP):

The purpose of the proposed Greyfields Community Improvement Plan is to support the revitalization of greyfield sites across the Target Greyfield Revitalization Areas, as shown above, by helping property owners make improvements to their properties or redevelop their properties into mixed use developments (with both commercial uses and residential uses). It is envisioned that these revitalization projects will provide for a variety of types and tenures of residential units, including affordable housing, support existing and new commercial uses, and facilitate the transformation of clusters of greyfield sites into attractive and thriving commercial areas.

The proposed Greyfields CIP includes three financial incentive programs intended to facilitate private sector investment in greyfield sites, supporting their improvement or redevelopment, as follows:

- The Property Tax Increment-Based Grant which is intended to promote the transformative redevelopment of greyfields into new mixed use developments that will increase a property's assessed value. Depending on the provision of affordable housing units in a redevelopment project, the grant may be enhanced to provide a greater financial incentive;
- The Commercial Façade, Landscaping and Connectivity Improvement Grant which is aimed at facilitating improvements to the appearance and accessibility of existing commercial and mixed use properties; and,
- The Mixed Use Building Improvement Grant which would support the conversion of existing buildings to mixed use buildings.

ADDITIONAL INFORMATION:

A copy of the proposed Greyfields Community Improvement Plan is posted on the City website at <https://www.brantford.ca/en/your-government/greyfields-revitalization-strategy.aspx>. A hard copy of the document is also available for public viewing at City Hall between 8:30 a.m. and 4:30 p.m., Monday to Friday, by contacting the Planning Department at 519-759-4150, ext. 5712 to schedule a viewing appointment.

If you wish to be notified of the decision of the City of Brantford on the Greyfields Community Improvement Plan, you must make a written request to the City Clerk at clerks@brantford.ca, or via mail to City Clerk, City of Brantford, 100 Wellington Square, P.O. Box 818, Brantford, ON N3T 5R7.

For more information about this matter, including information about appeal rights, contact Victoria Coates, Senior Planner, at 519-759-4150, ext. 5712 or by email to vcoates@brantford.ca. If Council adopts the new Greyfields CIP, it will then be sent to the Province of Ontario for review and approval. The Minister of Municipal Affairs and Housing is the approval authority.

NOTICE DATED: May 13, 2021