



**Subject: Olde Humberstone (Main St.) CIP Expansion Request**

**To: Council**

**From: Office of the Chief Administrative Officer**

Report Number: 2022-189

Meeting Date: August 23, 2022

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### **Recommendation:**

That Chief Administrative Officer- Economic Development and Tourism Report 2022-185 be received; and

That Council direct staff to initiate the process for amending the Olde Humberstone (Main Street) Community Improvement Plan (CIP) under Section 28 of the Planning Act.

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### **Purpose:**

The purpose of this report is to review a request received from the owners of 1 Neff Street for an expansion of the Olde Humberstone (Main Street) Community Improvement Plan (CIP) project area. The request is attached to this report as Appendix A.

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### **Background:**

The Olde Humberstone (Main Street) CIP was created in December of 2008 as it was determined that the Humberstone core was in need of targeted investment to support revitalization. Many heritage buildings in the area had fallen into disrepair and there were unfilled commercial gaps in the designated area.

The goals and objectives of the Olde Humberstone (Main Street) CIP area are as follows:

- Promote the establishment of a compact, pedestrian-oriented village center consisting of vibrant and dynamic mixed-use areas, and residential living environments that provide a broad range of housing types for an array of housing needs,

- Promote a diverse mix of residential, business, commercial, office, institutional, educational, and cultural and recreational activities for workers, visitors, and residents.
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## **Discussion:**

Grandstone Living Inc., owner of 1 Neff Street, have a made a formal request to have their vacant property included in the Olde Humberstone (Main Street) CIP project boundary area. Currently, the subject property abuts the CIP project boundary and they have requested that it be included in order to utilize the CIP incentives for their development.

When a CIP boundary is proposed to be amended, the City is legislated to administer the process in accordance with Section 28 of the *Planning Act*. Through the processing of the application, Section 28 requires the City to hold a Public Meeting, with Notice for said meeting being circulated no later than 20 days prior. Following the Public Meeting, a staff recommendation report will be prepared for Council's consideration. Council's decision on the proposal is not final until a 20-day appeal period has lapsed. Any member of the public that provides written or oral submissions on the proposed expansion is eligible to appeal the decision of Council.

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## **Internal Consultations:**

The request was discussed with the internal CIP working group that consists of staff from the Economic Development and Planning divisions. If Council provides direction to initiate the process to consider the expansion, a recommendation report will be brought forward to a future Council meeting.

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## **Financial Implications:**

The Planning Act requires that notice of the Public Meeting be provided in the local newspaper. The advertisement will cost no more than \$1,000 and this will be funded from the Economic Development Operating Budget.

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## **Public Engagement:**

The required advertisement of the Public Meeting will be placed in the Port Colborne Leader a minimum of 20 days prior to a Public Meeting as per the Planning Act. It is anticipated that the Public Meeting will be held on October 11, 2022. Members of the public can provide written comments or speak at the Public Meeting.

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## **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Attracting Business Investment and Tourists to Port Colborne
  - City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
  - Governance: Communications, Engagement, and Decision-Making
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## **Conclusion:**

The owners of 1 Neff Street have made a request to expand the boundary of the Olde Humberstone (Main Street) CIP area.

Staff is requesting Council direction to initiate the process to consider the expansion of the CIP area.

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## **Appendices:**

- a. Grandstone Living Inc. - Request of CIP Expansion

Respectfully submitted,

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## **Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.