



Subject: Recommendation Report for Proposed Expansion to the Main Street CIP Area - 1 Neff Street

To: Council

From: Development and Legislative Services Department

Report Number: 2022-238

Meeting Date: November 8, 2022

Recommendation:

That Development and Legislative Services Department – Planning Division Report 2022-238 be received for information; and

That the expansion of the Olde Humberstone Main Street Community Improvement Plan Area as shown in Appendix A of Development and Legislative Services Report 2022-238 to include 1 Neff Street, be approved.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request submitted by Marc Vaillancourt of Grandstone Living Inc. to include their property in the Olde Humberstone Main Street Community Improvement Plan area. The subject property, owned by Grandstone Living Inc., is known as Part of Lot 2 on Plan 762, on the north side of Neff Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 1 Neff Street.

Background:

The Olde Humberstone Main Street Community Improvement Plan (CIP) was adopted in 2008. The existing boundary of the CIP area was established through the plan's adoption and is attached as Appendix A to this report.

On August 23, 2022, Council directed staff to initiate the process for amending the Olde Humberstone Main Street CIP area to consider the inclusion of 1 Neff Street. Section 28 of the *Planning Act* requires the municipality to hold a Public Meeting, with Notice for

said meeting being circulated no later than 20 days prior. A Public Meeting was held on November 1, 2022, to present the proposed expansion to City Council, and to hear from any interested members of the public. Staff presented the proposal and opened the meeting for comments from the property owner. Should Council approve of the change to the CIP area, a 20-day appeal period will follow before the decision is final.

Discussion:

Marc Vaillancourt of Grandstone Living Inc., being the owner of the subject property has made a formal request to include his vacant property on Neff Street in the Olde Humberstone Main Street CIP area (Appendix B).

Currently, the subject property abuts the existing CIP project boundary. The owner requests that the subject property be included in the CIP area in order to be eligible to apply for grants and incentives outlined within the plan. The owner is interested in completing a similar development on this property to that of their property at 27 Neff Street (six-unit apartment), which is directly abutting the subject property.

The existing CIP sets out the following goals and objectives. Staff have reviewed the proposal and the goals and objectives of the plan and have provided analysis below to show that the proposal meets the vision of the CIP.

Goals and Objectives

- 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;
- Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and
- Enhance the community's character through the promotion of high-quality urban design.

The proposed expansion to the Community Improvement Plan area is in line with the focus of the village core as referenced above. The proposed residential use will contribute to a compact community and make use of underutilized land in the immediate vicinity of Main Street. Locating multi-unit residential buildings in proximity to Main Street's restaurants, shops etc. will also help these businesses prosper. The property is located steps away from active transportation trail connections which will promote the

well-being and health of residents of the future building. High quality urban design will be something reviewed at the Site Plan Control stage to ensure the building properly fits into the CIP area.

Planning Act

Section 28 of the Act allows for the consideration of an amendment to an existing Community Improvement Plan. Section 28 refers municipalities to follow the process of an Official Plan Amendment under Section 17 with respect to Notices, Public Meetings and approvals etc.

Internal Consultations:

This request is being reviewed and processed in partnership with Economic Development and Planning staff.

Financial Implications:

The proposed CIP expansion will allow this property to be eligible for grants and incentives provided through the plan. Applicable grants and incentives under the CIP include the following:

- Planning (architect/landscape architect) Fee Grant
- Application Fees Rebate
- Property Tax Increment Grant
- Mixed-use Intensification Grant
- Affordable Housing Grants/Loans

The proposed inclusion in the CIP will also open up the property's eligibility to Regional incentives and grants.

Public Engagement:

Notice of the Public Meeting was published in the Niagara This Week newspaper on October 6, 2022. The Notice was also posted on the City of Port Colborne website under "Current Applications". As of the date of preparing this report, no oral or written comments have been received from any interested members of the public.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - Attracting Business Investment and Tourists to Port Colborne
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Planning staff recommend that Council approve the expansion to the Olde Humberstone Main Street Community Improvement Plan Area to include the property at 1 Neff Street as shown in Appendix A.

Appendices:

- a. Expansion to the Community Improvement Plan area
- b. Letter from Grandstone Living Inc.
- c. Existing Community Improvement Plan area

Prepared by,

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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.