

CENTRAL AREA COMMUNITY IMPROVEMENT PLAN

DEVELOPMENT CHARGES INCENTIVE PROGRAM

IMPLEMENTATION GUIDELINES

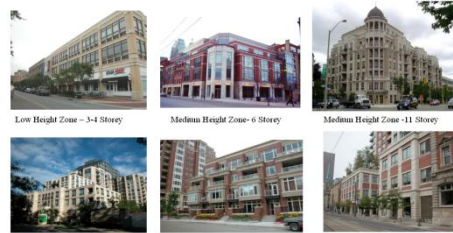
QUEEN CORRIDOR PRECINCT VISION

The Queen Corridor Precinct, between Kennedy and Dove is seen as a destination area that will undergo a transformation from a car-oriented strip commercial to a transit-oriented, pedestrian friendly corridor. A gradual change is envisioned towards mixed-use (including affordable housing) up to 6-8 storeys, with street related commercial and concentration at key nodes.



A VISION FOR DOWNTOWN BRAMPTON

September 2009



BUILT FORM EXAMPLE

**Prepared by: Office of the Central Area
May 2014**

CENTRAL AREA COMMUNITY IMPROVEMENT PLAN

**DEVELOPMENT CHARGES INCENTIVE PROGRAM
IMPLEMENTATION GUIDELINES**

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1. BACKGROUND

1.1) “Financial Incentives for New Development” Program in Previous CIP

The “Financial Incentives for New Development” Program was the key financial incentive program in the previous Community Improvement Plan (CIP 2000), and was designed to promote major development in the Central Area. The program was based on the City paying the City’s portion of development charge payments on behalf of the proponent for eligible projects within the Central Area. The program was funded through a tax-based effort. The program contained a limit on the number of residential units that could participate in the program and an expiry date of December 30, 2006. On June 12, 2006, Council passed a resolution directing staff to initiate an amendment to the CIP including:

- Removal of the expiry date for the program;
- Removal of the 1150 unit cap and replacement with general wording specifying a total program limit as determined by Council; and,
- Allowing Council to determine the program details, as may be revised from time to time.

At the end of 2006 there were nine projects that had qualified for a commitment of dwelling units within the 1,150 residential unit limit of the Program. See *Appendix 5.1 Table “A” – Unit Commitment Under CIP 2000*.

On October 13, 2006, Council (Report P75CE) directed staff to finalize the assessment of the proposed incentive program changes, including financial implications and implementation details for Council consideration. A workshop was held with key stakeholders on September 27, 2006.

In 2006, work on a new Community Improvement Plan was initiated. This CIP includes a toolbox of incentive programs, one of which being a Development Charge Incentive Program. The intent was to continue on with a refined version of the “Financial Incentives for New Development” program of the 2000 CIP. Based on the provisions of the 2007 CIP, in order to activate the program, detailed Implementation Guidelines are to be approved by Council.

These Guidelines contain the guiding principles, program eligibility requirements, application submission and evaluation, program financing and monitoring details. Staff will utilize these guidelines to administer the DCI program. They are approved in conjunction with the new Central Area Community Improvement Plan 2007.

1.2) Guiding Principles for the DCI Program Implementation Guidelines

The main purpose of the Implementation Guidelines is to make the application, approval and administration process for the program, clear and transparent for Council, staff, developers and the public.

The Guidelines are a companion document to the CIP, subject to Council approval and based on a Feasibility and Financial Impact study and staff recommendation report. The Guidelines include details about the process (eligibility, commitment of funding, budget allocation, scoring) as well as conditions, monitoring criteria, participant roles (applicant, city and

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departments), time limits, changes, termination, forms and instructions, etc. The Implementation Guidelines can be revised and changed as required at Council's discretion without changing the CIP.

The Implementation Guidelines contained herein are based on the above-noted Council direction, an analysis of the previous program including the financial constraints, along with a thorough review of the policy direction contained in key City policy documents and reports guiding revitalization and redevelopment in the Central Area. The practices of several other municipalities including those that apply performance criteria to their Development Charge Incentive programs were also reviewed.

The Development Charge Incentive Program Implementation Guidelines are based on the following Guiding Principles:

- The tax-based financing model is carried over from the previous program based on the need for infrastructure upgrades and investment in the area;
- The implementation of the program is based on a clear set of eligibility requirements;
- Additional criteria are established, including a limit on the amount of commercial space eligible;
- An application administration process is established that sets a balance between the city and developer's interests and includes a step-by-step phasing of commitments, and checks and balances within the proposed budget envelope;
- The level of the DC incentive available to successful applicants is dependant on a set of project evaluation criteria (scoring) that includes: location within the Community Improvement Project Area, type of development, quality, public benefit, and innovation;
- The scoring criteria is weighted towards those developments that are mixed-use, transit supportive, innovative and of a high physical quality and design, located in the historical Downtown and along Queen Corridor, at key nodes;
- The program can be changed or terminated and other programs or tools could be activated within the upset of the budget amount, based on Council decision.
- **The program is designed to assist proponents who complete projects rather than those who speculate on the granting of development approvals (such as rezoning applications or other means) only to enhance land use or density permissions.**

2. PROGRAM DESCRIPTION

2.1) Intent

A major cost associated with new development is the payment of applicable development charges. City, Regional, Educational and Hydro development charges are normally payable at the time of building permit issuance. Frequently, developers cite the development charge as being one significant factor contributing to the difficulty of developing in a Central Area location relative to greenfield sites where the costs of development can be less, and returns on investment are potentially lower.

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The program objective is to promote development which changes the character of the:

- **Downtown Brampton** portion of the Central Area from its current low intensity, service commercial orientation, to more intensive forms of development including office, entertainment, medium to high-density residential apartment and mixed residential/retail/commercial/office and hotel uses, with a high-quality public realm.
- **Queen Street Corridor** portion of the Central Area from its current suburban highway and service commercial function to a more intensive form of development including office; entertainment; high density residential and mixed use retail/commercial/office and hotel uses and assist in transforming the corridor into an urban, pedestrian-oriented and transit supportive street.

2.2) Details

The effect of the program is to give a refund of development charge (City portion) costs (or part thereof) or pay the development charge costs using an accounting method on behalf of the owner of land in the subject area who initiates and completes a development project through to the issuance of a building permit.

- 2.2.1 Assistance will be provided in the form of a payment by the City of Development Charges owing on behalf of the developer.
- 2.2.2 Assistance will be provided only to the registered owners or assessed owners of land
- 2.2.3 This program will commence on the day following the date of approval by resolution of Council and continue until alteration or termination as decided by Council

2.3) Eligibility Requirements

The section sets out the eligibility requirements for participation in the program:

- 2.3.1 This program applies only to those lands situated within the Community Improvement Area outlined on the Program Area Map in Appendix 5.2 to these Guidelines, and more particularly to the “Central Area Mixed Use”, and “Medium-High/High Density Residential” land use designations prescribed by the Brampton Central Area Secondary Plans (The Downtown Brampton Secondary Plan (SP 7) and Queen Street Corridor Secondary Plan (SP 36)).
- 2.3.2 The program shall apply to new construction only or the adaptive reuse of an existing structure where the payment of development charges would normally apply.

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2.3.3 The program shall only apply to developments which comply with the applicable Central Area Secondary Plan (Official Plan Amendment Numbers OP93-62 and OP93-63) and in particular shall apply within the following land use designations:

- 1) In the “Central Area Mixed-Use” designation:
 - i) All **office** uses having a minimum building height of 3 storeys and subject to the limitations set out in Section 2.3.4
 - ii) All **hotels** having a minimum building height of 3 storeys and subject to the limitations set out in Section 2.3.4
 - iii) **High density residential** uses having a minimum density of 98 units per hectare (40 units per gross acre)
 - iv) **Entertainment** uses (*see Appendix 5.3 for definition*) subject to the limitation set out in Section 2.3.4
 - v) **Mixed Use Developments** having a minimum building height of 3 storeys, containing any two or more of the following uses: entertainment; retail/commercial (including hotel); office; residential. The non-residential component of eligible mixed-use buildings shall only be eligible for a financial incentive if it is located within the “*Central Area Mixed Use*” designation in the Downtown Brampton Secondary Plan (SP 7) and the Queen Street Corridor Secondary Plan (SP 36) west of Highway Number 410, and is subject to the limitations set out in Section 2.3.4
- 2) In the “Medium-High /High Density Residential” designation in the Downtown Brampton Secondary Plan (SP7):
 - i) Medium-High and High density apartment projects;

2.3.4 Commercial space as identified in 2.3.3 1) i, ii, iv and v is eligible up to a maximum of 1,500 square metres per site, and to a maximum of 9,000 square metres in any given year.

2.3.5 This program only applies to those developments for which no other public sector funding has been accessed. Development projects are eligible for other programs under the Central Area Community Improvement Plan unless otherwise explicitly excluded in the approved Implementation Guidelines for that program.

- a) Notwithstanding the above, developments which are only partially funded, would not otherwise be realized, represent the first stage of redevelopment with the Central Area along Queen Street, directly contribute to the transformation of Queen Street to achieve the planned vision with a development fronting onto the street, which support intensification, which support the marketability of the Queen Street corridor to achieve the long-term vision by improving the physical aspect and image of the Queen

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Street corridor, and which are supportive of transit and other infrastructure initiatives and investments within the Central Area may qualify for funding

- 2.3.6 The City shall adopt procedures that require a proposed development to receive site plan approval and to be issued a building permit or permits within established timelines in order to maintain a commitment of units under this program. (see Time limits in Section 2.6)
- 2.3.7 Upon application for site plan approval of the first phase of a multi-phase development, only that phase which receives approval, shall receive a commitment under the program.
- 2.3.8 The applicant shall obtain all necessary development approvals in accordance with City requirements and applicable legislation.
- 2.3.9 The subject property shall not be in tax arrears. All applicable property taxes shall be paid prior to the remittance of any refund or payment of development charges enabled under this program.
- 2.3.10 While an application may be eligible for the program, additional criteria shall be applied to ascertain the level of the incentive provided (see Section 2.4 below).
- 2.3.11 Transition Policies
- a) Existing developments with commitments under the previous (2000) Community Improvement Plan (Financial Incentives for New Development Program), but without building permits must have building permits issued within **six months** of the activation of this program in order to retain these commitments. If a building permit is not issued by within **six months** all commitments will cease and the applicant will have to reapply under the 2007 CIP and the DCI program.
 - b) Units or projects that have been constructed or had building permits issued within one year prior to the approval of the Implementation Guidelines for this program shall be considered eligible to apply to the program subject to the following:
 - i) the units or projects did not receive an incentive under the previous CIP
 - ii) the development is located within the Downtown Brampton Secondary Plan
 - iii) the application shall be subject to all the other requirements and criteria of this program

Main Street North and Queen Street West Small Business Stimulus Policies

- 2.3.12 To support the revitalization and ongoing adaptive reuse of existing housing stock generally along Main Street North (between Church Street and Vodden Street) and Queen Street West (between George Street and McLaughlin Road) the City shall pay the City portion of the applicable Development Charges on behalf of the owner/developer for conversions and additions for office or appropriate commercial uses. This incentive shall be subject to the following conditions:
- a) The incentive shall apply only to existing or converted single or semi-detached dwelling types in the following locations:
 - i) Lots within Special Policy Area 2 (Main Street North Special Policy Area) of the Downtown Brampton Secondary Plan
 - ii) Lots with frontage onto Queen Street West between George Street and McLaughlin Road and,
 - iii) The properties shall also be within the “Central Area Mixed Use” designation in the Downtown Brampton Secondary Plan.
 - b) The proposal shall have obtained all land use approvals for the proposed use.
 - c) The project shall provide on-site improvements such as: front yard landscaping or streetscape enhancements, appropriate signage improvements, and/or implementation of access management, to the satisfaction of the City.
 - d) The incentive shall only apply to a conversion within an existing building or accessory building, or a building expansion consisting of a maximum gross floor area of 300 square metres. If the addition is greater than 300 square metres, full Development Charges are payable for the additional floor space above the limit.
 - e) The incentive shall apply to a conversion from residential to commercial or mixed-use or from one commercial use to another commercial use where building permits are required and a Development Charge would be payable.
 - f) The provisions of these Implementation Guidelines with respect to Scoring shall not apply.
 - g) Section 2.3.4 of the Implementation Guidelines shall not apply
 - h) Prior to approval, the applicant shall provide Planning & Infrastructure Services with written correspondence describing the project and requesting exemption from the City’s Development Charge. Confirmation of exemption shall be provided by Planning & Infrastructure Services. A completed application form is required; however other application and process requirements under Section 3.0 shall not apply.
 - i) The property shall not be in tax arrears.
 - j) If approved, the City of Brampton shall pay the City Development Charge on behalf of the Owner.
 - k) If the project is not undertaken in accordance with the approvals received or is not brought to full completion, as determined by the City, the City Development Charge shall be immediately due and payable.
 - l) The policies in this section shall apply when City Development Charges have been paid for eligible projects from January 1, 2009 and forward.
 - m) The incentive shall be in effect until July 31, 2017.

Historic Commercial Core Above-Grade Space Rehabilitation/Reuse Incentive

- 2.3.13 To support the rehabilitation/reuse of existing space above-grade space in the historic commercial core, the City shall pay the City portion of the applicable Development Charges on behalf of the owner/developer for conversions from residential to commercial or commercial to residential. This incentive shall subject to the following conditions:
- a) The building shall be located within the area set out in Appendix 5.6.
 - b) The incentive shall apply to a conversion from residential to commercial or mixed-use, from one commercial use to another commercial use, or from commercial to residential where building permits are required and a development charge would be payable.
 - c) A maximum of 5 apartment units and 500 m² of office/commercial space shall be supported per project. Full Development Charges are payable for converted space beyond the 5 units and/or 500m² of office/commercial space.
 - d) The project shall provide improvements to the façade of the building visible from the street (including improvements to building signage), to the satisfaction of the City.
 - e) The proposal shall have obtained all land use approvals for the proposed use.
 - f) The provisions of these Implementation Guidelines with respect to Scoring shall not apply.
 - g) Section 2.3.4 of the Implementation Guidelines shall not apply.
 - h) Prior to approval, the applicant shall provide Planning & Infrastructure Services with written correspondence describing the project and requesting exemption from the City's Development Charge. Confirmation of exemption shall be provided by Planning & Infrastructure Services. A completed application form is required; however other application and process requirements under Section 3.0 shall not apply.
 - i) The property shall not be in tax arrears.
 - j) If approved, the City of Brampton shall pay the City Development Charge on behalf of the Owner.
 - k) If the project is not undertaken in accordance with the approvals received or is not brought to full completion, as determined by the City, the City Development Charge shall be immediately due and payable.
 - l) The incentive shall be in effect until July 31, 2017.

2.4) Scoring

Each project which has made an application under this program shall be subject to the scoring set out in these Guidelines to establish the level of the incentive provided. These evaluation criteria reflect the City's Vision for the Central Area as outlined in the Central Area Vision Report, Official Plan Secondary Plans and other City policy documents and the emphasis on high quality developments with significant public benefit and outstanding design.

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The scoring responds to the principle that the level of incentive should be tied to the quality of the development.

The level of the incentive will reflect the performance and quality of the development, its adherence to the City's Vision and guiding policies for the Central Area. The criteria is weighted towards those developments that are located at major intermodal transit nodes, at key nodes, mixed use, transit-supportive, of high physical quality and design and demonstrate innovation in concept.

2.4.1 Calculation of Scoring

The application must meet the minimum eligibility requirements as specified in Sections 2.2 and 2.3. If the application meets these minimum eligibility requirements, it is eligible for 50% of the Development Charge incentive.

Projects can earn up to another additional 50% Development Charge Incentive if they meet a number of performance criteria complying with the Central Area Vision:

- Location (projects at intermodal transit and major transit nodes as indicated in the Program Area Map on Appendix 2 will score higher)
- Preferred type of development (mixed use developments with active uses at grade and condominium developments will score higher)
- High quality physical environment (projects responding creatively to the Vision, compatible with the existing and desired character, of high quality design, articulation and detailing, with quality materials will score higher – see note* below)
- Community benefit (projects preserving and restoring heritage or with public art or streetscape improvement contributions will score higher)
- Sustainable Development (projects with sustainable development features and LEED certified will score higher)

These criteria and the scoring associated with each criteria are outlined in Appendix 5.4 Table 'B'. For each of the five (5) criteria, staff will evaluate whether the listed factors are present. If they are present, the factor will be scored a "Y" for "Yes" and the factor score will be the full percentage available for that factor. If the factors are not present, the factor will be scored a "N" for "No" and the factor score will be zero (0). For the criteria under Section 3 (High Quality Physical Environment), Section 4 (Community Benefit) and 5 (Sustainability) and assessment will be made if the element is not present or in minimal form, is present to an average level, and is present to a high level. The score will be adjusted according to this assessment (see Table 5.4.2 to Appendix 5.4). The sum of these scores added to the base amount determines the recommended DCI incentive level for the project. The scoring will be proposed by staff and approved by Council (see subsections 3.2 and 3.3 for process details).

* The Central Area Vision describes the desired character and quality level of development for the Central Area. The purpose of the scoring is to reward projects with a high level of design quality, well integrated and contributing positively to the context, with a high level of articulation, well-proportioned and detailed, with high quality materials such as stone, brick, etc. Examples below illustrate a conventional development and a high quality one that could score higher on the scoring system.

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Commercial building does not integrate in context, lacks articulation and detailing



Mixed use, mid rise development example well articulated integrated with context

In mixed-use developments, the score is applied to the portion of the development eligible for the program (for example, in a commercial/residential development, it shall include the commercial floor area up to the cap and the residential component. The remainder of the commercial beyond the cap is required to pay the full development charge). In single-use developments it is applied to the development as a whole.

2.4.2 Process

Scoring will be estimated by staff at the Site Plan Stage and recommended to Council for approval at Building Permit stage.

2.5) Financial

2.5.1 To administer this program, the City of Brampton shall establish a Current Budget allocation to fund foregone development charge revenues in the appropriate reserve accounts. Eligibility for this program shall be limited by the funding available.

2.5.2 If for a given year the funds are not entirely used the balance can be transferred to the subsequent year or used for other CIP incentive programs based on Council decision providing that:

- a. The incentive program is enabled through the CIP
- b. The incentive program has Council-approved Implementation Guidelines

2.6) Time limits

In order to ensure fairness and avoid speculation certain time limits are to be met to ensure that the project moves through the development approval stages and to construction. These time limits also ensure that projects cannot hold onto a commitment indefinitely. If timelines are not met, the commitment will be lost and allocated to another proposal.

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- 2.6.1 Projects that have been approved for a Development Charge Incentive (DCI) will have 6 months from the date of site plan approval to secure a building permit. If a building permit has not been secured within this time frame, the DCI approval will be considered null and void and the applicant will have to reapply for the DCI.
- 2.6.2 Despite Section 2.3.6 if an applicant who has made application for site plan approval and secured a commitment under the Development Incentive Program and site plan approval is conditional upon approval of a zoning by-law by the Ontario Municipal Board, the applicant shall retain the commitment subject to building permits being issued for the development no later than 6 months after the Ontario Municipal Board has approved the zoning by-law.

2.7) Changes

These DCI Program Implementation Guidelines are subject to change based on Council decision. See also general CIP provisions under Section 1.4.

3. ADMINISTRATION

3.1) Process

The administration process balances city and developer interests and includes a step-by-step phasing of commitments, checks and balances within the proposed budget envelope. The process involves four (4) major steps:

1. Pre-Application;
2. Application Submission and Evaluation;
3. Application Approval; and,
4. Payment

The details of the administration process are provided in Figure 1 and summarized in the Flow chart in *Appendix 5.5*:

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Figure 1: Administration Process

1. Pre-Application	
Planning and Design process	Developer expresses the intent of submitting an application and brings preliminary concepts for discussion with staff including number of units, GFA (residential and commercial)
CIP process	Developer expresses interest in the program. Staff includes the site as potential application and evaluates the application and its potential impact
Financial process	Budget includes a yearly allocation for the Central Area Incentive programs
2. OPA and Rezoning	
Planning and Design process	Developer submits an application for Official Plan Amendment and rezoning of the site. Consists of Public process, circulation to external agencies, potential for appeal
CIP process	Developer expresses interest in the program and sends a letter of intent to apply with the proposed timeline. Central Area Planning staff evaluates the application, its impact, checks eligibility and includes it on the potential eligible list
Financial process	Budget includes a yearly allocation for the Central Area Incentive programs
3. Site Plan Approval	
Planning and Design process	Developer submits an application for Site Plan Approval. Staff and agencies approval and agreements
CIP process	<ul style="list-style-type: none"> - Developer submits formal application with the exact number and type of units, GFA of commercial, timeline and commitment to proceed to building permit. - Staff confirms eligibility and provides estimate of scoring and DC amount. Letter of confirmation of eligibility, conditions and information note to Steering Committee and Council. - Staff prepares draft Report and DCIG Agreement including the proposed scoring, timeline and conditions
Financial process	Staff confirms budget available for application within the proposed timeframe. If budget is not available that year advises the applicant when the amounts will be available and timetable
4. Building Permit	
Planning and Design process	Developer submits for Building Permit.
CIP process	<ul style="list-style-type: none"> - DCIG Agreement is signed by Developer - Once agreement is signed, Staff confirms eligibility and submits report to Council, communicates the Council decision on the application to Developer - Staff communicates the Council decision and result of the scoring to the Financial and Information Services Department.
Financial process	- The City portion of the Development Charge approved under the program is paid by the City on behalf of the applicant

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3.2) Application Submission and Evaluation

As described in subsection 3.1, a Notice of Intent (pre-application) can be submitted at the rezoning stage but formal application to the program is received at the Site Plan Approval submission. Staff assesses the eligibility of the project and performs an estimate of scoring according to the criteria outlined in subsections 2.3 and 2.4. A letter of confirmation is sent to the Applicant and staff notifies Council. Staff prepares a draft Report.

3.3) Application Approval

At the Building Permit application stage, Staff performs the final assessment of conditions and scoring. The developer signs a DCI Agreement. Once the agreement is signed, Staff prepares a Report to Council including the proposed scoring and the DC Incentive for consideration by Council. Council makes a decision on the DC Incentive. Subsequent to the approval by Council, staff informs the Corporate Services Department (Finance) of the decision.

3.4) Payment

At the time the Building permit is delivered, the Development Charge payable is adjusted accordingly. The Corporate Services Department (Finance) makes the payment on the balance of the Development Charge outstanding from the DCI budget.

4. MONITORING AND REPORTING

The purpose of a Monitoring Program is to monitor the performance and impact of the DCI on development in the Central Area. This information can then be utilized to make adjustments to the DCI in order to help ensure that the vision, goals and objectives for the Central Area are achieved.

4.1) Monitoring Variables

The following variables will be monitored on an individual project and aggregate basis for the DCI:

- Number of applications by type (residential/commercial/institutional) and number of units/ square footage constructed
- Amount of the Development Charge Incentive
- Net Amount of Development Charges Collected
- Increase in assessed value of participating properties
- Increase in municipal (City and Region) and education property taxes of participating properties
- Hectares/acres of land
- \$ Value of private sector investment leveraged
- Jobs created/maintained
- Amount of rehabilitation/renovation of existing historical building stock (in historic Downtown)
- Increase in commercial gfa/ground floor retail

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- Increase in office GFA
- Decrease in vacancy rates
- Increase in entertainment uses, restaurants, bars
- Amount of public art/space added
- Qualitative assessment of improvements in streetscape
- other criteria as deemed appropriate

Staff from Planning & Infrastructure Services, Corporate Services (Finance), and Economic Development will select and present the key indicators relevant for the status of the CIP and programs. The number of development projects in the Central Area, the number of units involved, and spin-off developments in the vicinity will be monitored regularly to determine when the City has begun to achieve its goals for the Central Area. The feedback received from users of the DCI program regarding eligibility requirements and the administrative process will also be noted and reviewed on a regular basis.

4.2 Reporting to Council

It is important that the results of the monitoring program be utilized to help ensure that the DCI program be as effective as possible for a variety of project types. The empirical results of the program will be reported on a regular basis (at least annually) to City Council so that Council understands the benefits of the program and the role played by the program in helping the City achieve its Vision for the Central Area. This reporting will also include the impact of the program on the yearly budget allocation and will be prepared by staff from Planning & Infrastructure Services, Corporate Services (Finance) and Economic Development.

4.3 Program Adjustments and Termination

The monitoring results (empirical, qualitative and feedback from applicants) will be used to improve the program by recommending adjustments such as the level of the DCI available, eligibility requirements and the administration process. Therefore, the City may periodically review and adjust the level, terms and requirements of the DCI Program, or discontinue the program, without amendment to the Central Area CIP.

5. APPENDICES

5.1: Table “A” - CIP 2000 Project list

5.2: Program Area Map

5.3: Glossary of Definitions

5.4: Table “B” – Scoring summary

5.5: Process flow chart

5.6: Historic Commercial Core Above-Grade Space Rehabilitation/Reuse Incentive Boundary

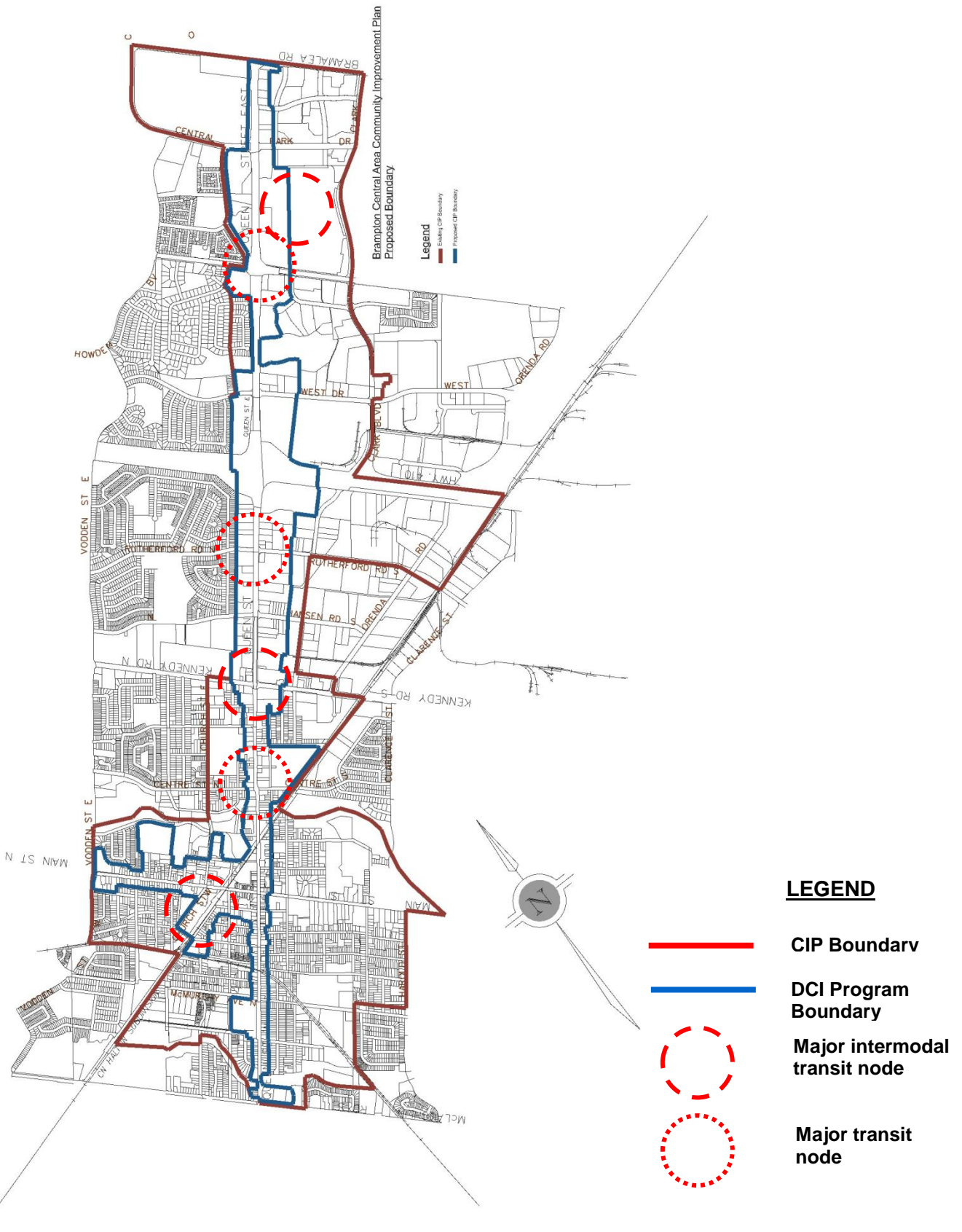
5.7: Forms

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Appendix 5.1: Table “A” – Unit Commitment Under CIP 2000

Applicant/ Project	Number of Units	Development Type	Status of Project
The Belvedere	111	Condominium Apartments	Project built
New Park Place	33	Condominium Townhouses	Project built
Brookstone Homes	51	Condominium Townhouses	Project built
Main & Market Holdings Ltd.	257	Mixed Use, Rental Apartments with Ground Floor Commercial	Under Construction
Bellagio Homes	7	Condominium Townhouses	Under Construction
Brownstones of Olde Brampton	82	Condominium Townhouses	Under Construction
Alterra-Finer (Brampton) Ltd.	303	Mixed Use Condominium Apartments with limited Ground Floor Commercial	Permit <i>not</i> issued yet
Martinway Contracting	200	Apartment	Full Permit <i>not</i> issued yet
Greenway Village	106	Seniors Apartment and Townhouses	Under Construction
Total Units Applied For	1150		
Dwelling Unit Commitment	1150		

Appendix 5.2: Program Area Map



Appendix 5.3: Glossary of Definitions

The following is a list of definitions for terms used within these Implementation Guidelines:

“Entertainment Uses” shall mean a use for the purpose of providing entertainment, and includes cinemas, theatres, art galleries, museums, auditoriums and other similar places of amusement but does not include bingo halls, gym clubs or uses the purposes of which is to provide opportunities for physical activities such as bowling alleys, gyms and arenas or banquet hall and catering uses.

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Appendix 5.4: Scoring Summary:

Criteria	Factor	Yes or No	Rating	Scoring
0. Pre-requisites	The project meets the eligibility criteria			50%
1. LOCATION	- Is the project max. 150m from major intermodal transit node (GO station, Kennedy) OR - Is the project max. 150m from major nodes (see map)		+Up to 10% OR +Up to 5%	(Max 10%)
2. PREFERRED TYPE OF DEVELOPMENT	- Is the project mixed-use (e.g. residential + retail; office + retail; hotel + retail)? - Are active uses provided at grade? - Is greater than 50% of the property frontage on a major street, active retail/commercial uses - Is the residential component condominium?		+10% +5% +2.5% +2.5%	(Max 20%)
3. HIGH QUALITY PHYSICAL ENVIRONMENT*	- Does the project respond <u>creatively</u> to design policies and CA Vision – does the massing and articulation of the project complement in an exceptional manner with the existing or desired character of the area? AND - Does the project exhibit a very high order of architectural quality through urban design and the use of high quality materials?		+Up to 5% +Up to 5%	(Max 10%)
4. COMMUNITY BENEFIT	- Does the project preserve or restore a heritage building or resources OR - Does the project incorporate public realm improvements, e.g. Public art contribution, public space/high quality streetscape contribution		+Up to 5% OR +Up to 5%	(Max 5%)
5. SUSTAINABILITY	- Does the project incorporate sustainable development features (e.g. LEED-certified, green roofs, energy-saving elements, site development standards (bioswales, permeable paving, sustainable stormwater management)?		+Up to 5%	(Max 5%)
TOTAL				100%

Note: See Table 5.4.2 for Score Assignment for Criteria 3, 4 and 5

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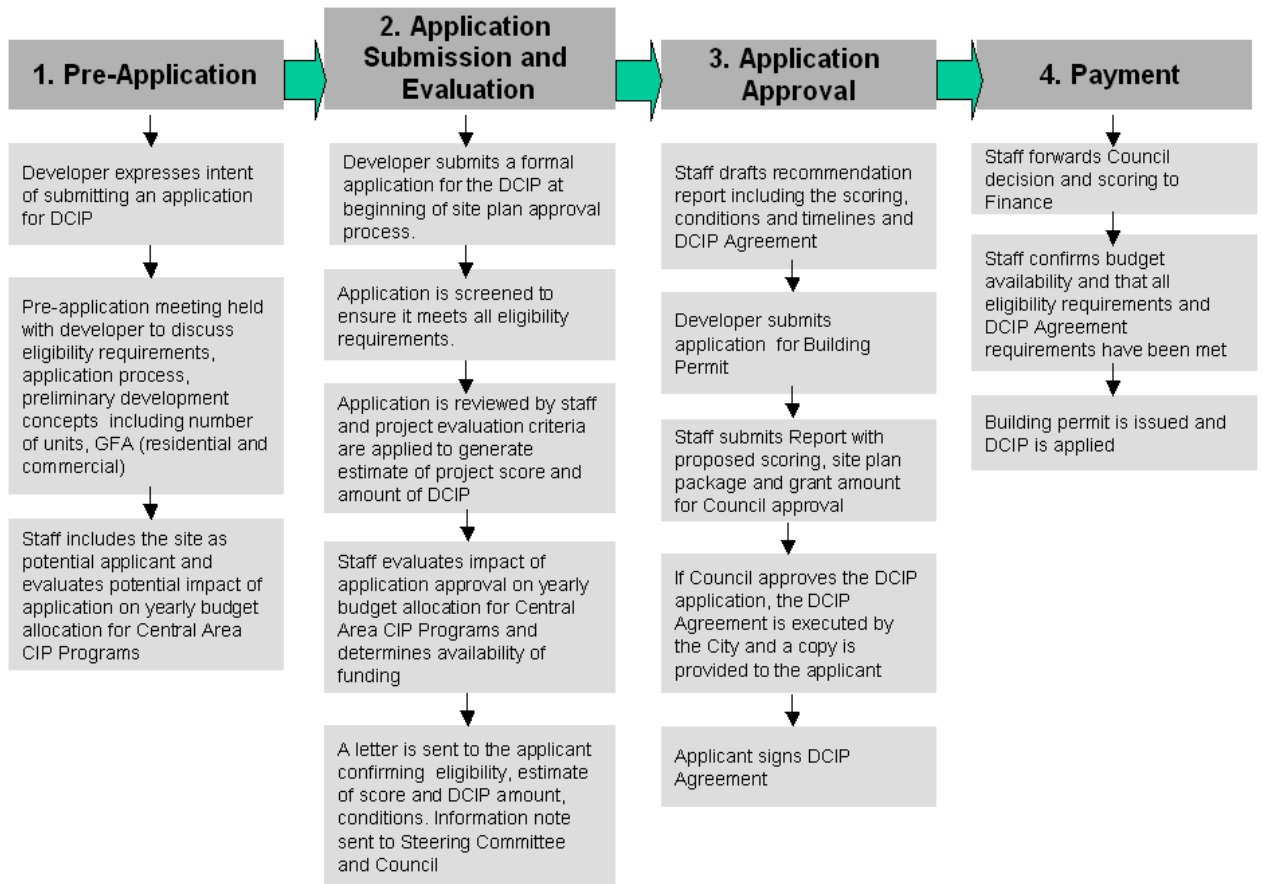
Table 5.4.2: Matrix of Score Assignment for Selected Criteria

Criteria	Score Assigned		
	0%	5%	10%
1. Location			
- Is the project max. 150m from major intermodal transit node (GO station, Kennedy)	Greater than 150 metres from major intermodal transit terminal.	Between 75 metres and 150 metres from a major intermodal transit terminal.	Less than 75 metres from a major intermodal transit terminal.
Criteria	0%	2.5%	5%
1. Location			
- Is the project max. 150m from major nodes (see map)	Greater than 150 metres from a major node	Between 75 metres and 150 metres from a major intermodal transit terminal.	Less than 75 metres from a major intermodal transit terminal.
Criteria	0%	3%	5%
3. High Quality Physical Environment			
- Does the project respond <u>creatively</u> to design policies and CA Vision – does the massing and articulation of the project complement in an exceptional manor with the existing or desired character of the area	Responds in basic manner through massing and articulation to complement the existing or desired character of area.	Appropriately masses and articulated to complement existing or desired character of area.	Shows high level of attention to articulation and massing to complement the existing or desired character of area.
- Does the project exhibit a very high order of architectural quality through urban design and the use of high quality materials?	Meets basic City requirements in terms of architectural quality, use of materials.	Incorporation of some higher quality elements, attention to detailing, responses to urban design matters	Exhibits a high level of architectural quality, high degree of attention to detailing of building.
4. Community Benefit			
- Does the project preserve or restore a heritage building or resources	Minimal response to preservation of heritage building or resource	Incorporation of some elements or response in design to preservation/restoration of heritage resource	Exceptional example of preservation of heritage building or resource. Fully incorporated into project.
- Does the project incorporate public realm improvements, e.g. Public art contribution, public space/high quality streetscape contribution	No or minimal streetscape elements present	Development incorporates some improvements to streetscape of good quality and detailing, provides some public art or other contribution to public realm (eg street furniture)	Very high quality streetscape provided. Significant contribution of elements into public realm. Provision of public space/public art elements.
5. Sustainability			
- Does the project incorporate sustainable development features (e.g. LEED-certified, green roofs, energy-saving elements, site development standards (bioswales, permeable paving, sustainable stormwater management)?	No or minimal elements present	Some energy-saving building elements/site development standards present.	LEED Certified, evidence building design/site design takes exception consideration to sustainable design

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Appendix 5.5: Process Flow Summary

Appendix 5.5 CIP DEVELOPMENT CHARGES INCENTIVE PROGRAM – PROCESS SUMMARY



CIP DCIG Appendix 2 Admin Flowchart ATLP07 1004.ppt

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Appendix 5.7: Forms

- a) Application Form
- b) Standard Intent to Apply Response Letter
- c) Standard Approval Letter
- d) Other