



# Wentworth Street West Community Improvement Plan



Investing in our  
Community

The City of Oshawa Wentworth Street West Community Improvement Plan consists of the following:

- Part A – The Preamble which does not constitute part of the actual Community Improvement Plan but is included for reference.
- Part B – The actual Wentworth Street West Community Improvement Plan consisting of text and Figure 1 which identifies the lands to which the Community Improvement Plan applies.
- Part C – Appendix 1 is the notice of the statutory public meeting and does not constitute part of the actual Community improvement Plan but is included for reference.

Adopted by Oshawa City Council on April 9, 2018.

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Note: Sections 7.0 8.0, 9.0, 10.0 and 11.0 constitute the Wentworth Street West Community Improvement Plan as adopted by By-law 32-2018 pursuant to Section 28(4) of the Planning Act, R.S.O. 1990, c. P.13. Other sections of this document are provided for information purposes only.



# **Part A**

# **Preamble**

## 1.0 Introduction

The lands generally on the south side of Wentworth Street West, both east and west of Cedar Street (identified as the “Wentworth Street West Area”) include Lake Vista Square Shopping Centre as well as other commercial buildings and a vacant underutilized commercial property. However, these lands have the potential to be redeveloped thereby creating new jobs, improving building facades and establishing key uses that would support the community.

The goals of the Wentworth Street West Community Improvement Plan are to:

- Increase assessment and job creation;
- Reduce greenfield development consistent with Provincial Policy;
- Use municipal services more effectively; and
- Encourage the establishment of a full service financial institution and community hub uses such as medical clinics, excluding methadone clinics and safe injection sites.

The objective of the Wentworth Street West Community Improvement Plan is:

- To revitalize the Wentworth Street West Area and develop this area with certain non-residential uses to support job creation, improve building facades, establish key community hub uses to serve the surrounding population in the Lakeview Community and encourage development activity that effectively uses, reuses and restores lands, buildings, and infrastructure.

Based on the goals and objective of this Plan, three financial incentive programs have been created to encourage development and redevelopment in the Wentworth Street West Community Improvement Project Area.

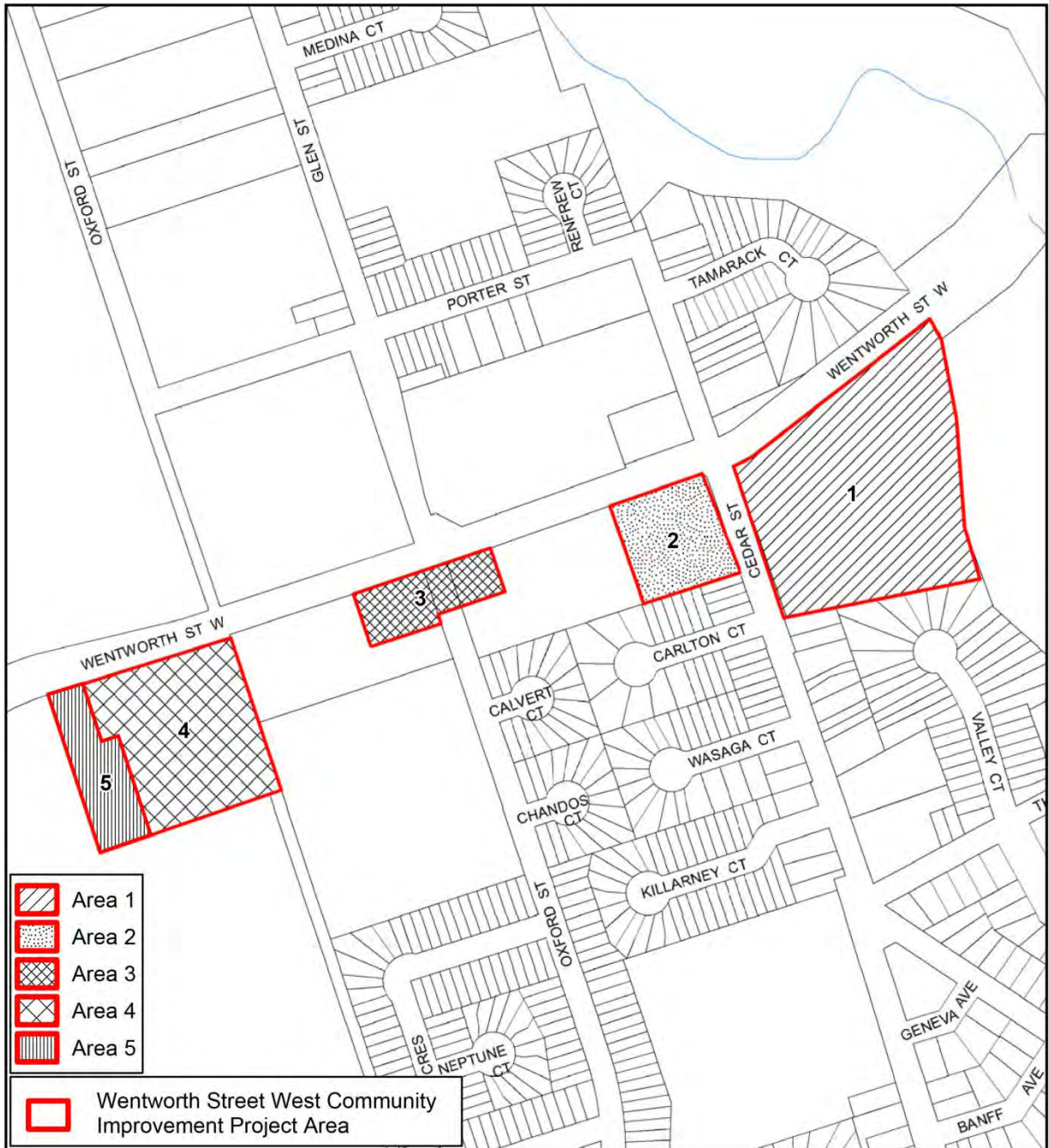
The City of Oshawa has a rich and successful history of using Community Improvement programs to improve certain areas of the City. The programs range from incentives to improve the City’s Urban Growth Centre to incentives to promote the remediation and redevelopment of brownfield sites.

## 2.0 Wentworth Street West Community Improvement Project Area

The Wentworth Street West Community Improvement Plan applies to all lands within the designated Wentworth Street West Community Improvement Project Area (Project Area), as shown on Figure 1.

The boundaries are based upon the City’s zoning by-law and the identification of opportunities for façade improvement, the establishment of a full service financial institution and community hub uses including medical clinics, excluding methadone clinics and safe injection sites.

**Figure 1: Wentworth Street West Community Improvement Project Area**



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### 3.0 Ontario Planning Act

Section 28 of the Ontario Planning Act allows municipalities, where it is indicated in an Official Plan relating to community improvement, to designate by by-law “an area covered by such an official plan as a community improvement project area” and subsequently, “a plan suitable for adoption as a community improvement plan for the community improvement project area.”

The Wentworth Street West Community Improvement Plan as contained in Sections 7 to 11 of this document (Part B) has been prepared in accordance with the provisions of the Ontario Planning Act, 1990, R.S.O.

The process to prepare this Community Improvement Plan included a statutory public meeting held in accordance with Section 17 of the Planning Act, 1990, R.S.O. The statutory public meeting was held on March 26, 2018 and was advertised in local newspapers and to property owners in the Project Area.

This Community Improvement Plan was approved by City Council on April 9, 2018 after receiving public input.

## **4.0 Background Information**

### **4.1 Oshawa Official Plan**

The Oshawa Official Plan land use designations for the Wentworth Street West Community Improvement Plan Area are shown on Figure 2. The lands within the Project Area include the following designations:

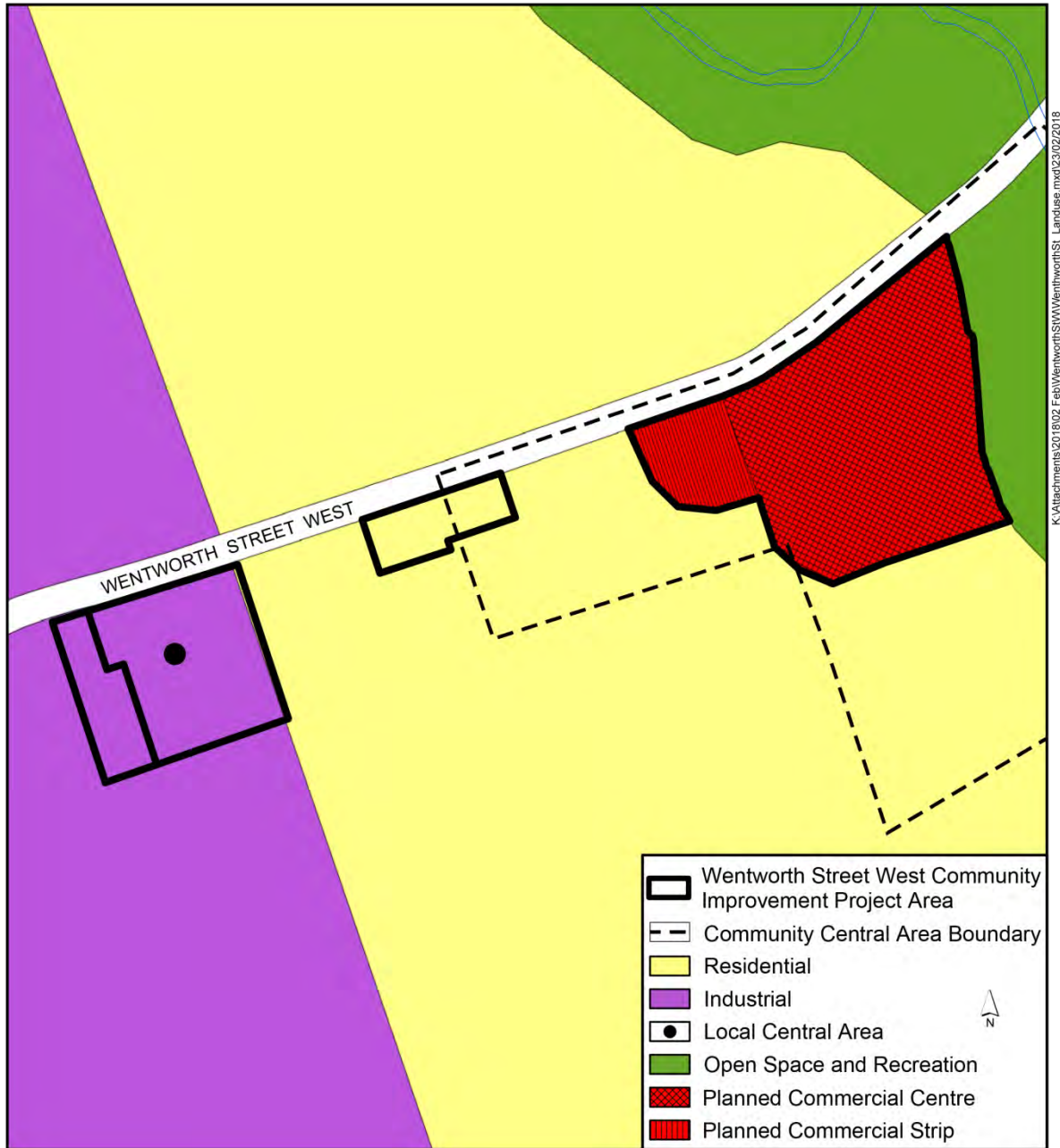
- Planned Commercial Centre
- Planned Commercial Strip
- Residential (relates to the Convenience Commercial sites at Oxford Street)
- Local Central Area

The Project Area is comprised of vacant and/or underutilized properties, which are appropriate for development or redevelopment. The Wentworth Street West Community Improvement Project Area in general would benefit from the establishment of a full service financial institution and community hub uses.

Community Improvement policies provided in Section 4 of the Oshawa Official Plan are also applicable. Section 4.1.1 of the Official Plan states that “the City shall support programs and policies which will improve physically deteriorated areas of the City and which will be socially and economically beneficial to specific areas and the entire City.” Section 4 also notes that the City has the ability to designate by by-law a Community Improvement Project Area.



**Figure 2: Official Plan Land Use Designations**



**4.2 Community Improvement Policies in the Oshawa Official Plan**

Section 4.0 of the Oshawa Official Plan contains a number of policies pertaining to community improvement. Schedule “C-1” Renaissance Community Improvement Area of the Oshawa Official Plan delineates six Sub-areas: Sub-area A, Sub-area B, Sub-area C, Sub-area D, Sub-area E, Sub-area F and Sub-area G.

The Wentworth Street West Community Improvement Plan Area is located in Sub-area G on Schedule “C-1”.

Sub-area G is based on the following criteria:

- The Wentworth Street West Area which exhibits indicators of economic decline such as the lack of a full service financial institution, underutilization and vacant property. Various improvements are required to redevelop the area with certain non-residential uses to support job creation, improve building facades, establish key community hub uses to serve the surrounding population in the Lakeview Community and encourage development activity that effectively uses, reuses and restores lands, buildings, and infrastructure.

Section 7 of this Community Improvement Plan describes the financial incentive programs to address these issues.

As a prerequisite for the adoption of a Community Improvement Plan, Council has designated the Wentworth Street West Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Section 28 (2) of the Planning Act.

### **4.3 Zoning By-law**

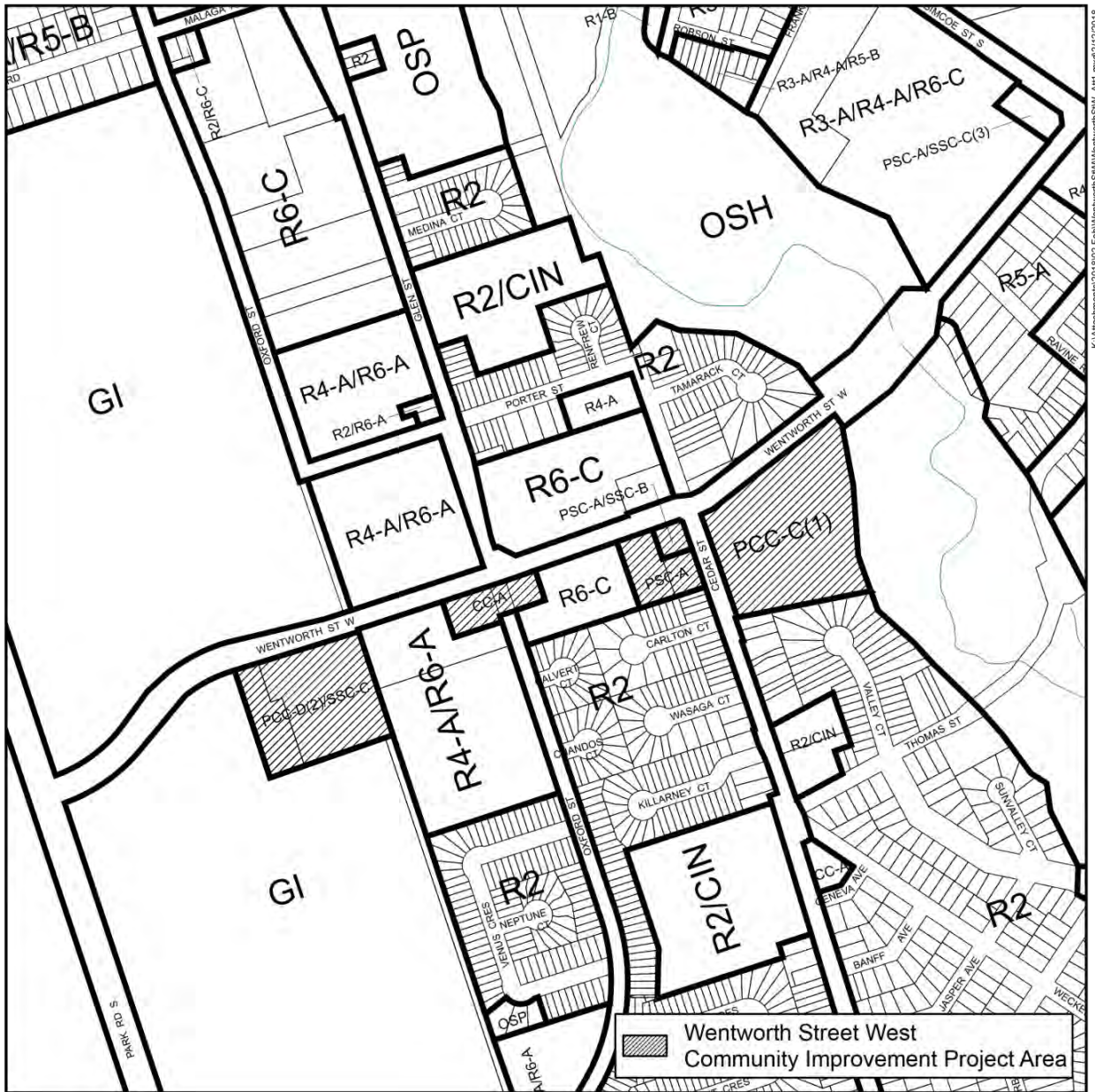
The current zoning in the Wentworth Street West Community Improvement Project Area generally reflects the opportunity to redevelop vacant underutilized lands with non-residential uses. Figure 3 shows the zoning for the properties located within the Project Area.

The current zoning, as of March 2018, in the proposed Project Area permits a range of commercial land uses. The lands within the Project Area include the following zone categories from Zoning By-law 60-94:

- PCC-D(2)/SSC-C (Planned Commercial Centre/Automobile Service Station Commercial)
- CC-A (Convenience Commercial)
- PSC-A (Planned Strip Commercial)
- PSC-A/SSC-B (Planned Strip Commercial/Automobile Service Station Commercial)
- PCC-C(1) (Planned Commercial Centre)

It should be noted that Section 4 and Figures 2 and 3 are intended to provide a general overview of the planning framework at the time that this Community Improvement Plan was prepared. For specific and current information regarding the Official Plan and Zoning By-law, the actual documents should be consulted.

**Figure 3: City of Oshawa Zoning By-law 60-94**



**5.0 Benefits of the Wentworth Street West Community Improvement Plan**

The objective of the Wentworth Street West Community Improvement Plan is to revitalize the Wentworth Street West Area and develop this area with certain non-residential uses to support job creation, improve building facades and establish key community hub uses to serve the surrounding population in the Lakeview Community and encourage development activity that effectively uses, reuses and restores lands, buildings, and infrastructure.

The foundation of the Wentworth Street West Community Improvement Plan is Durham’s Health Neighborhoods which identified the Lakeview neighborhood as a priority neighborhood.

The incentives would provide an opportunity for revitalization of the Wentworth Street West Area with commercial uses, including a full service financial institution and community hub uses such as a medical clinic, excluding methadone clinics and safe injection sites. The development of a Community improvement Plan is in the public interest since it may help to:

- Increase assessment and job creation;
- Improve building facades
- Establish key community hub uses that would support the community
- Reduce greenfield development; and
- Create a complete community that is appealing and accessible with a range of non-residential uses

## **6.0 Community Improvement Plan Funding Sources**

The grant programs described in this Plan are funded solely by the City of Oshawa.

**Part B**  
**The City of Oshawa**  
**Wentworth Street West**  
**Community Improvement Plan**

## **7.0 Community Improvement Plan**

### **7.1 Wentworth Street West Community Improvement Goals**

Wentworth Street West Community Improvement Plan was prepared on the basis that the Lakeview neighborhood is identified as a priority neighborhood, by Durham's Health Neighborhoods. The incentives would provide an opportunity for revitalization of the Wentworth Street West Area with commercial uses, which is in the public interest since the development would help to:

- Increase assessment and job creation;
- Improve building facades
- Establish key community hub uses that would support the community
- Reduce greenfield development; and
- Create an area that is appealing and accessible

### **7.2 Wentworth Street West Areas**

The Wentworth Street West Project Area is comprised of five areas each of which contain properties that are eligible to receive the incentives as described in Section 7.3.

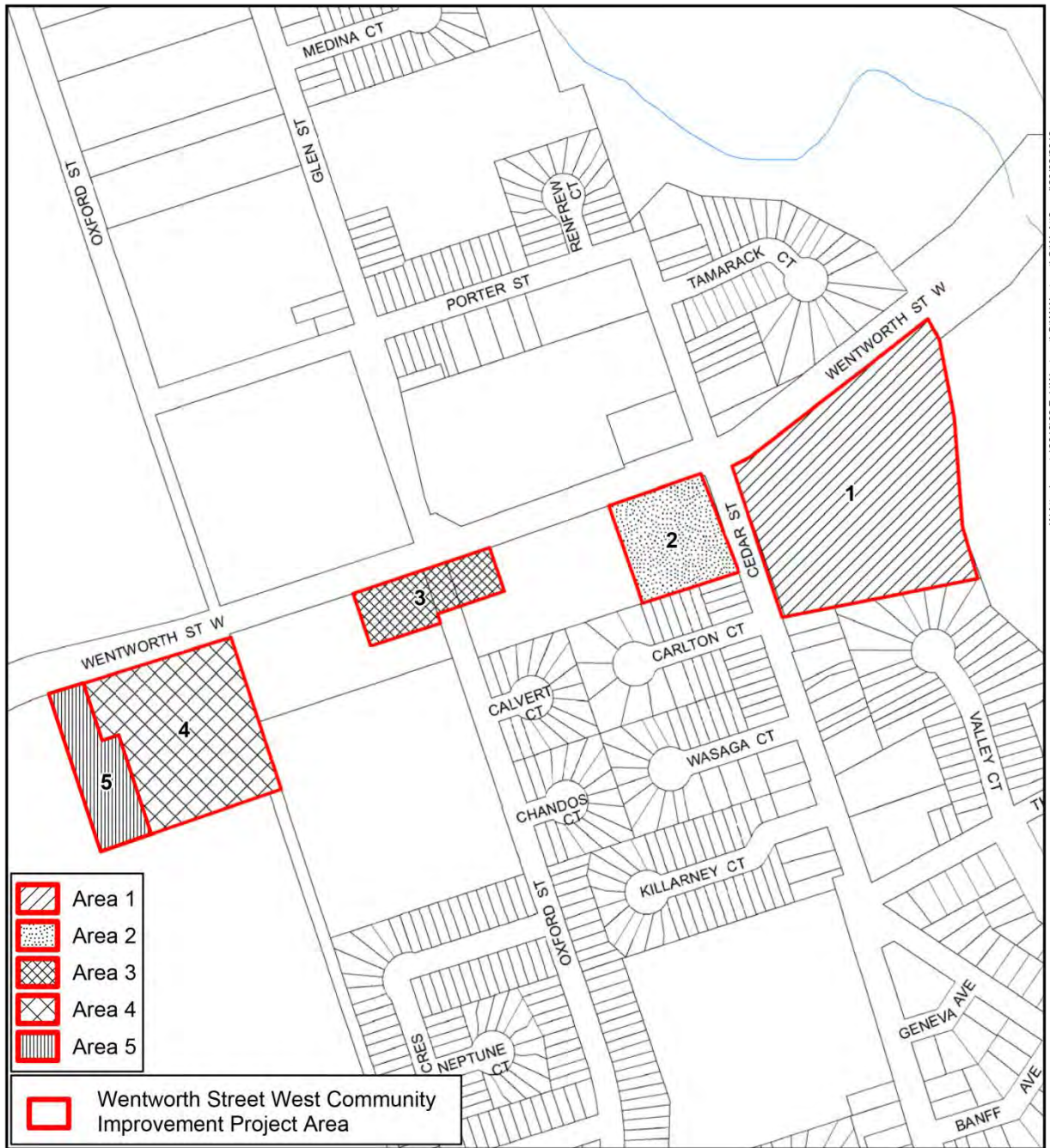
#### **7.2.1 Areas 1, 2, 3, and 5**

Areas 1, 2, 3, and 5 include lands that are developed with non-residential and mixed uses. These areas are eligible for the Façade and Accessibility Improvement and the Economic Stimulus grant programs described in Section 7.3.1 and 7.3.2.

#### **7.2.2 Area 4**

Area 4 includes a vacant underutilized property on the south side of Wentworth Street West and is known municipally as 501 Wentworth Street West. This area is eligible for the Increased Assessment Grant program for commercial uses as described in Section 7.3.3.

**Figure 4: Wentworth Street West Areas**



**7.3 Programs**

The City of Oshawa Wentworth Street West Community Improvement Plan consists of three financial programs applied on a geographic basis and outlined below.

**7.3.1 Façade and Accessibility Improvement Grant Program**

This program is intended to assist property owners with the financing of building façade and accessibility improvements, in order to create a more interesting, appealing, and accessible streetscape to attract more people and businesses to the Project Area.

### **7.3.2 Economic Stimulus Grant Program**

This program is intended to assist property owners with the financing of leasehold improvements and associated accessibility enhancements for non-residential uses. Leasehold improvements are alterations made to rental premises in order to customize a rental unit for the specific needs of a tenant, or to improve the overall quality of a unit. This can help to focus employment intensification and stimulate job growth and prosperity.

### **7.3.3 Increased Assessment Grant Program**

This program is intended to provide a financial incentive for the rehabilitation, development and redevelopment of property in the Wentworth Street West Community Improvement Project Area by providing a maximum grant to pay a portion of City taxes attributable to the increased assessment over a nine-year period. This program is not structured as a tax rebate program and any tax increases relating to reassessments resulting from property improvements will be phased in.

## **7.4 General Rules for All Programs**

The provision of any grant as described in Section 7.3 shall be administered to the limit of available funding.

The total of all financial incentives provided shall not exceed the eligible costs of the improvements.

Specific details and procedures regarding the Grants can be found in Section 7.5, 7.6 and 7.7 to this Plan.

Terms and conditions of any grant program and administrative procedures detailed in Sections 7.5 to 7.7 may be changed, altered, amended or modified by the City of Oshawa by amendment to this Community Improvement Plan. The addition or deletion of a financial incentive program shall also require an amendment to this Community Improvement Plan. However, from an operational perspective the City may discontinue any program without requiring an amendment to this Community Improvement Plan.

## **7.5 Rules, Terms and Procedures for the Increased Assessment Grant Program**

### **7.5.1 Rules**

#### **Area of Application**

The Increased Assessment Grant Program is available to all registered property owners within Area 4 of the Wentworth Street West Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 4.

#### **Details**

Grants will be paid over a nine-year period with Year 1 of the program defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed. For example, if an eligible building is completed and reassessed effective



May 1, 2018, Year 1 of the grant schedule would be 2019. The first annual grant would be provided at the end of 2019 based upon 12 months (i.e. January to December).

The Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1.

**Table 1: Grant Amounts per Year: Based on the Increased Assessment Value**

<b>Year of Increased Assessment Value</b>	<b>Grant as a Percentage of the Year 1 City Taxes on Increased Assessment Value</b>
Year 1	90%
Year 2	80%
Year 3	70%
Year 4	60%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%

**Eligibility for Grant**

The applicants for an Increased Assessment Grant must be the registered owner(s) of the property and must undertake improvements to their property, which shall be of sufficient size and cost to result in a reassessment of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive the Increased Assessment Grant.

The provision of any Increased Assessment Grant will be administered on a first come first served basis to the limit of available funding in accordance with any administrative rules governing this and other grant programs.

**7.5.2 General Terms of Increased Assessment Grant Program**

The Increased Assessment Grant applies to the construction of non-residential uses that result in an increase in assessed value, excluding uses permitted by the SSC-C (Automotive Service Station) and the following uses from the PCC-D(2) Planned Commercial Centre) zone:

- Automobile body shop;
- Automobile rental establishment;
- Automobile repair garage; and
- Automobile sales and service establishment.

Additional eligible uses may be added by City Council without the need to amend this Community Improvement Plan.

Any Increased Assessment Grant will be provided in accordance with a grant schedule shown on Table 1 in Section 7.5.1 to the registered owner(s) of the property.

Any Increased Assessment Grant will be provided following the payment of all property tax installments for the year.

Any Increased Assessment Grant represents a percentage of increased taxes payable resulting from the improvements. Owing to this, the total value of the work completed and the amount of the City portion of the taxes paid prior to, and after redevelopment would have to be known.

All property taxes owing for each year, must be fully paid for the entire year prior to the provision of any annual grant amount under this program. If a property tax installment is missed or payment is late, the City will have the option, without notice and at its own discretion, to reduce or to terminate any or all future grant payments.

Notwithstanding any administrative rules governing this and other grant programs, the City will not pay an annual grant which exceeds the City portion of the property tax collected in any year on the increased assessed value.

If a general reassessment subsequently reduces the annual property taxes owing for a property, the annual grant amount will be provided in accordance with the schedule but will not exceed the amount of the City portion of the taxes collected on the increased assessed value.

Tax increases resulting from general reassessments, changes in tax legislation or increases in the tax rate are not eligible to be considered for the purposes of calculating the grant.

If the ownership of a property changes, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to any future grant payments.

The amount of the grants over the life of the program shall not exceed the value of the work completed as indicated on the building permit application.

Increased Assessment Grants cannot be assigned to another person or Corporation and will only be provided to the registered owner of the property.

Applications for the Increased Assessment Grant Program must be submitted and approved before a building permit is issued.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this Plan and City Council to the satisfaction of the City.

All grants under the Increased Assessment Grant Program must be approved by Oshawa City Council.

Buildings or units that are constructed or created under the Increased Assessment Grant Program and are subsequently demolished or eliminated before the grant period expires shall not receive the remainder of the grants.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

### **Other Programs**

Provided all eligibility criteria and conditions are met for this program, participation in the Increased Assessment Grant Program does not preclude the owners from being eligible for other grant programs offered under this or the other of the City's Community Improvement Plans.

### **Work Already Commenced**

The Increased Assessment Grant Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

## **7.5.3 Procedures for Processing Increased Assessment Grants**

### **Grant Application Submitted Prior to Issuance of a Building Permit**

The applicant is required to submit a completed Increased Assessment Grant application form to the City for approval prior to the issuance of a building permit.

### **Council Approval**

All applications must be approved by City Council.

### **Current Assessment Determined**

City staff will record the current assessment of the property and determine the amount of the City taxes payable. The applicant will be provided a copy by correspondence for his/her records.

### **Increased Assessment Value Determined**

The applicant shall ensure that a post improvement assessment of the property is undertaken. Using the post renovation assessment, City staff shall determine the difference between the amount of City taxes prior to the creation/construction of the building and the amount of City taxes to be paid after the creation/construction of the building. The difference is known as the "increased assessment value" and shall be the portion eligible for a partial grant under this program. Subsequent increases in assessed value or increases to the tax rate are not eligible to be used to determine the amount of the grant.

### **Provision of Grant**

Following the completion of the work, final building inspection by Building Permit and Inspection Services of the Development Services Department and the payment of all property tax installments for that year, the Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1 in Section 7.5.1 of this Community Improvement Plan.

## **Agreement with City**

The applicant will be required to enter into an agreement with the City to address matters such as but not limited to an approved accessibility plan, architectural control, the use of local trades where possible, compliance with City's by-laws and performance timelines.

## **7.6 Rules, Terms and Procedures for Façade and Accessibility Improvement Grant Program**

### **7.6.1 Rules**

#### **Area of Application**

The Façade and Accessibility Improvement is available to all registered property owners within Areas 1, 2, 3 and 5 of the Wentworth Street West Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 4.

#### **Details**

Grants under this program may be provided for up to 50% of the eligible construction costs to a maximum of \$10,000 per municipal street address or storefront or commercial unit, whichever is less, subject to an overall maximum of \$30,000 per property for a building with multiple street addresses, storefronts or commercial units.

All non-residential and mixed use buildings are eligible for this grant. The following types of façade and accessibility improvements are considered eligible:

- Repainting or cleaning of the façade and those parts of the building visible from public areas;
- Restoration of façade masonry, brickwork or wood and metal cladding;
- Replacement or repair of cornices, eaves, parapets, and other architectural features;
- Replacement or repair of windows;
- Entranceway modifications including provisions to improve accessibility for the physically challenged;
- Redesign or reconstruction of the store front;
- Removal of inappropriate signage and installation of appropriate new signage;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation or repair of exterior lighting; and
- Any additional façade or accessibility improvements to the building as may be approved by the Application Review Team.

#### **Eligibility for Grant**

Any proposed building improvements must be visible from a public area. All non-residential and mixed use buildings are eligible for this grant.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

### **7.6.2 General Terms of Façade and Accessibility Improvement Grant Program**

The applicants for a grant must be the registered owner(s) of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive any grant.

The provision of any grant will be administered on a competitive basis and measured versus all grant applications authorized under Sections 7.6 and 7.7. All applications are also subject to a review by the Application Review Team and the availability of funding.

No grant will be applied retroactively to works started prior to the commencement of this program.

All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

No grant will be issued until the eligible works are deemed complete by the Application Review Team.

The City of Oshawa reserves the right to deny or refuse any application.

### **7.6.3 Procedures for Processing Façade and Accessibility Improvement Grants**

#### **Grant Application Submission**

Applications for all grant programs authorized under Section 7.6 are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time.

The applicant is required to submit a completed application form to Economic Development Services and receive approval before commencing construction. The City may specify additional submission requirements such as, but not limited to plans, elevations, quotations and copies of building permits (if applicable).

The Application Review Team will review all grant applications authorized under Section 7.6.

Notwithstanding, the timing for the submission of applications referred to in this Section of Section 7.6 of the Wentworth Street West Community Improvement Plan, the Application Review Team may consider significant applications at any time, provided that in the opinion of the Application Review Team, the applicant will provide a substantial economic investment in the Wentworth Street West Community Improvement Project Area.

## **Grant Evaluation and Criteria**

The provision of any grant authorized under Section 7.6 will be administered on a competitive basis. Once all applications are received by the March 1st or September 1st deadline, each application will be evaluated and scored based on the criteria outlined in Table 2 below. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 80 based on specific criteria and reviewed versus all applications issued under Sections 7.6 and 7.7. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applications that are not approved for funding during the first submission deadline in March are eligible to re-submit their application for the second submission deadline in September, subject to the availability of funding.

Grants authorized under Section 7.6 are provided on a one-time basis to each eligible applicant for each approved project.

**Table 2: Façade and Accessibility Improvement Grant Program Criteria and Evaluation Table**

<b>Criteria</b>	<b>Factor</b>	<b>Yes or No</b>	<b>Rating</b>
1. Community Benefit	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for 3 or more years?		20 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for more than 2 years and less than 3 years?		15 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for more than 1 year and less than 2 years?		10 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for less than 1 year?		5 pts.
2. Materials	Does the project use higher quality materials, such as but not limited to stone, brick, granite or architectural block?		0 to 20 pts.
3. Construction Value	Is the façade component of the project's estimated construction value more than \$200,000?		20 pts.
	Is the façade component of the project's estimated construction value more than \$100,000 up to and including \$200,000?		15 pts.
	Is the façade component of the project's estimated construction value more than \$40,000 up to and including \$100,000?		10 pts.
	Is the façade component of the project's estimated construction value \$40,000 or less?		5 pts.
4. Accessibility	Does the project include accessibility measures that are in excess of the minimum requirements of the Ontario Building Code?		20 pts.
	Does the project include accessibility measures that are a requirement of the Ontario Building Code?		10 pts.

**Provision of Grant**

Following the completion of the work and final building inspection by Development Services staff and a member of the Application Review Team, and upon the submission of receipts and the confirmation of the payment of invoices the grant will be provided for approved projects.

**7.6.4 Program Budget**

Approval of a grant and its amount is determined based on availability of funding.

## **7.7 Rules, Terms and Procedures for the Economic Stimulus Grant Program**

### **7.7.1 Rules**

#### **Area of Application**

The Economic Stimulus Grant is available to all registered property owners within Areas 1, 2, 3 and 5 of the Wentworth Street West Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 4.

#### **Details**

Grants under this program may be provided up to 50% of the eligible construction and/or renovation costs to a maximum of \$20,000 per eligible floor per municipal street address, whichever is less.

Only full service financial institutions and community hub uses such as a medical clinic/office (with the exception of methadone clinics and safe injection sites) are eligible under this program. Additional eligible uses may be added by City Council without the need to amend this C.I.P.

The following types of permanent interior leasehold improvements and associated accessibility enhancements are eligible:

- Installation of telecommunication infrastructure including, but not limited to broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone, and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;
- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the front of the building;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs; and
- Any additional improvements to the unit(s) as may be approved by the Application Review Team

### **7.7.2 General Terms of Economic Stimulus Grant Program**

Property owners must provide to the satisfaction of the City, a signed minimum 12 month lease with an eligible tenant with an option for a total 36 month lease term.

The applicants for a grant must be the registered owner(s) of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive any grant.



The provision of any grant will be administered on a competitive basis and measured versus all grant applications authorized under Sections 7.6 and 7.7. All applications are also subject to a review by the Application Review Team and the availability of funding.

No grant will be applied retroactively to works started prior to the commencement of this program.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

### **7.7.3 Procedures for Processing Economic Stimulus Grants**

#### **Grant Application Submission**

Applications for the grant program authorized under Section 7.7 are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to plans, elevations, quotations and copies of building permits (if applicable).

The Application Review Team will review all grant applications authorized under Section 7.7.

Notwithstanding, the timing for the submission of applications referred to in this Section of Section 7.7 of the Wentworth Street West Community Improvement Plan, the Application Review Team may consider significant applications at any time, provided that in the opinion of the Application Review Team, the applicant will provide a substantial economic investment in the Wentworth Street West Community Improvement Project Area.

#### **Grant Evaluation and Criteria**

The provision of any grant authorized under Section 7.7 will be administered on a competitive basis. Once all applications are received by the March 1st or September 1st deadline, each application will be evaluated and scored based on the criteria outlined in Table 3 below. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 80 based on specific criteria and reviewed versus all applications issued under Sections 7.6 and 7.7. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applications that are not approved for funding during the first submission deadline in March are eligible to re-submit their application for the second submission deadline in September, subject to the availability of funding.

Grants authorized under Section 7.7 are provided on a one-time basis to each eligible applicant for each approved project.

**Table 3: Economic Stimulus Grant Program Criteria and Evaluation Table**

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 pts.
	Does the project create 10-19 new jobs?		15 pts.
	Does the project create 5-9 new jobs?		10 pts.
	Does the project create 0-4 new jobs?		5 pts.
2. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 1 year and less than 2 years?		10 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for less than 1 year?		5 pts.
3. Construction Value	Is the economic stimulus component of the project's estimated construction value more than \$200,000?		20 pts.
	Is the economic stimulus component of the project's estimated construction value more than \$100,000 and up to and including \$200,000?		15 pts.
	Is the economic stimulus component of the project's estimated construction value more than \$50,000 up to and including \$100,000?		10 pts.
	Is the economic stimulus component of the project's estimated construction value \$50,000 or less?		5 pts.
4. Accessibility	Does the project include accessibility measures that are in excess of the minimum requirements of the Ontario Building Code?		20 pts.
	Does the project include accessibility measures that are a requirement of the Ontario Building Code?		10 pts.

#### 7.7.4 Program Budget

Approval of a grant and its amount is determined based on availability of funding.

## **7.8 Duration**

The Grant Programs in the Wentworth Street West Community Improvement Plan will run until December 31, 2023. The Grants will not be applied retroactively. Grant applications will not be accepted after December 31, 2023. Applications received and approved before December 31, 2023 will continue to be honoured.

## **7.9 Monitoring**

The Application Review Team will review and monitor the Wentworth Street West Community Improvement Plan on an as needed basis in order to determine if the grant is achieving the goals and objective set out in the Plan, and if program adjustments are needed.

The following parameters may be monitored:

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Wentworth Street West Community Improvement Plan.

## **7.10 Cancellation**

The City of Oshawa may discontinue the grant programs in the Wentworth Street West Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the grant programs in this Community Improvement Plan will continue to be honoured.

## **8.0 Application Review Team**

The Application Review Team will consist of three members from the Development Services Department as follows:

- One staff member from Economic Development
- One staff member from Planning Services
- One staff member from Building Services

## **9.0 Implementation**

The Wentworth Street West Community Improvement Plan will be implemented through the provisions of Section 4 of the Oshawa Official Plan and Section 28 of the Planning Act, 1990, R.S.O.

The overall implementation of all Grant Programs shall be the responsibility of the Development Services Department.

The Grant Programs will be administered on a case-by-case basis in accordance with the Administrative rules governing this grant program and contained in Section 7 of this Plan.

## **10.0 Interpretation**

Sections 7 to 11 of this document shall form the actual Community Improvement Plan for the Wentworth Street West Community Improvement Project Area. Sections 1 to 6 and Figures 2 and 3 do not constitute part of the actual Community Improvement Plan.

Changes to the Wentworth Street West Community Improvement Project Area boundary and the addition of financial incentive programs shall require an amendment to this Plan. This Plan has been prepared in accordance with and shall be deemed to conform to the City of Oshawa Official Plan.

This Plan shall be referred to as the Wentworth Street West Community Improvement Plan for the City of Oshawa. At such time as other Community Improvement Plans are prepared for this or other areas, this title may be modified for clarification purposes without requiring an amendment to this Plan.

## **11.0 Conclusion**

The Wentworth Street West Community Improvement Plan provides a framework to guide community improvement throughout the Wentworth Street West Community Improvement Project Area, in order to proactively strengthen the Wentworth Street West Area lands. This Plan offers financial incentive programs to address a number of opportunities in Oshawa's Wentworth Street West Area, including commercial growth and the establishment of community hub uses and job creation/assessment.

# **PART C**

## **Appendices**

## Appendix 1: Notice of the Statutory Public Meeting

### Notice of Public Meeting – Planning Act

**What:** A Planning Act public meeting will be held by a Joint Development Services Committee and Finance Committee to consider the proposed Wentworth Street West Community Improvement Plan and related Oshawa Official Plan amendment (File: B-1200-0045) and a related Wentworth Street West Community Improvement Plan.

**The Oshawa Development Services Committee will be considering the above referenced proposal for the lands as shown shaded on the map at the public meeting.**



**When:** March 26, 2018 – 6:30 p.m.

**Where:** Council Chamber, Oshawa City Hall, 50 Centre Street South. Use South Parking Lot to enter City Hall.

#### **Why:**

The purpose of the public meeting is to consider a proposed Official Plan Amendment and a proposed Community Improvement Plan initiated by the City:

- (a) The purpose of the proposed amendment to the Oshawa Official Plan is to enable the preparation of a new Community Improvement Plan which includes financial incentive programs for the development and revitalization of commercial uses where permitted by the zoning by-law; and
- (b) The purpose of the proposed Community Improvement Plan is to enable the City to provide financial incentives for the development and revitalization of commercial uses where permitted by the zoning by-law.

#### **How:**

**City Contact:** Tim Ryan, City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [tryan@oshawa.ca](mailto:tryan@oshawa.ca).

**To Provide Comments:** Written submissions to the City of Oshawa may be delivered prior to the adoption of the proposed Community Improvement Plan and related Official Plan amendment to the attention of the City Contact shown above.

**To Obtain Additional Information and Material:** Additional information and material regarding the proposal is available between 8:30 a.m. and 4:30 p.m., Monday to Friday, in the Development Services Department, 8th Floor, Rundle Tower, City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7, or by calling or emailing the City Contact shown above.

**To Access the Report:** Copies of the staff report for the public meeting will be available beginning March 23, 2018, either online at [www.oshawa.ca/agendas-DevServices](http://www.oshawa.ca/agendas-DevServices) or by contacting the City Contact shown above.

**To Be Notified of the Decision:**

If you wish to be notified of the adoption of the related Official Plan Amendment and Wentworth Street West Community Improvement Plan or of the refusal of a request to adopt the related Official Plan Amendment and Wentworth Street West Community Improvement Plan, you must make a written request to the City Clerk, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

**To Appeal:**

**Official Plan Amendments:** An Official Plan Amendment adopted by Oshawa City Council is forwarded to the Region of Durham for approval, unless it is determined that the Amendment is exempt from Regional approval during the review process. For an exempt Amendment, the decision to adopt by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Oshawa, or the Region of Durham, as the case may be, to the Ontario Municipal Board or Local Planning Area Tribunal (LPAT), as appropriate.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board or LPAT unless, in the opinion of the Board or LPAT, there are reasonable grounds to add the person or public body as a party.

**Community Improvement Plan:** A Community Improvement Plan adopted by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Community Improvement Plan is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Oshawa, as the case may be, to the Ontario Municipal Board or LPAT as appropriate.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Community Improvement Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board or Local Area Planning Tribunal unless, in the opinion of the Board or LPAT, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about preserving your appeal rights, please contact the City at the City Contact information shown above.

**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations, please contact Laura Davis, Committee Coordinator at 905-436-3311, extension 2475, or by email to [ldavis@oshawa.ca](mailto:ldavis@oshawa.ca).





To find out more about this program, please contact:

City of Oshawa  
Economic Development Services  
50 Centre Street South  
2nd Floor, Rundle Tower  
Oshawa, Ontario L1H 3Z7

**Telephone:** 905-436-5617 or toll-free at 1-800-6-OSHAWA

**Email:** [business@oshawa.ca](mailto:business@oshawa.ca)

**Website:** [www.oshawa.ca](http://www.oshawa.ca)