To Chair and Members
Committee of the Whole – Community Development

From Paul Moore
General Manager, Community Development

1.0 Type of Report
Consent Item [ ]
Item For Consideration [X]

2.0 Topic Greyfields Revitalization Strategy [Financial Impact – none]

3.0 Recommendation

A. THAT Report 2020-69, Greyfields Revitalization Strategy, BE RECEIVED; and

B. THAT Staff BE DIRECTED to proceed with completing the Greyfields Community Improvement Plan, in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P.13, which may include the following financial incentive programs:

   i. Property Tax Increment-Based Grant;

   ii. Commercial Façade, Landscaping and Connectivity Improvement Grant; and

   iii. Mixed Use Building Improvement Grant; and

C. THAT Staff BE DIRECTED to prepare an Implementation Plan for administering the Greyfields Community Improvement Plan including
outlining the financial implications of administering the incentive programs; and

D. THAT Staff BE DIRECTED to report back by Q4 2020 to present the final Greyfields Community Improvement Plan and associated Implementation Plan to Council for adoption.

4.0 **Purpose and Overview**

The purpose of this Report is to present the draft Greyfields Revitalization Strategy, which includes a draft Community Improvement Plan (CIP), to Council for consideration. Staff is also seeking direction from Council to proceed with completing the Greyfields CIP for adoption and developing an Implementation Plan for administering the CIP, if approved.

5.0 **Background**

The Greyfields Revitalization Strategy project began in 2018 as the result of direction from Council. The project is focused on addressing the obstacles to revitalizing greyfield sites and encouraging private sector reinvestment in these properties. In the spring of 2018, WSP Canada Group was retained by the City to assist with this project. Following extensive research and consultation, the project team has prepared a proposed Greyfields Revitalization Strategy which is attached to this Report as **Appendix A**.

Greyfields can generally be described as previously developed commercial sites that are vacant or underutilized, and/or in a state of neglect or disrepair. Greyfields are viewed as lands where there are opportunities for revitalization because they have access to existing public services, infrastructure, and utilities and, unlike brownfields, are not perceived to be subject to environmental contamination. As such, revitalization of greyfield properties is an efficient way to accommodate new growth and achieve intensification goals and can also promote economic development and be a catalyst for positive change within a neighbourhood.

The revitalization of greyfields in Brantford has been a longstanding priority for the City. In 2012, Council established the Colborne Street East Greyfields Task Force (later re-named the Colborne Street East Revitalization Task Force) to investigate the causes of economic stress as evidenced by vacant and underutilized properties along Colborne Street East. The Task Force recommended undertaking a city-wide comprehensive Greyfields Revitalization Strategy to address the challenges associated with the redevelopment of greyfield sites. As a result of the findings from the Task Force, the previous
Council specifically included Strategic Action 1.5 in Brantford’s Community Strategic Plan, 2014-2018 as follows:

“Develop a Revitalization Strategy for existing greyfield properties that includes the establishment of neighbourhood specific revitalization/redevelopment working groups.”

A total budget of $125,000 was allocated through the 2016 budget process for the completion of the Greyfields Revitalization Strategy project.

In addition, the city-wide Greyfields Revitalization Strategy project also responds to direction from the current Council as part of a resolution passed on August 27, 2019 following a review of the former Downtown Community Improvement Plan:

C. “THAT with respect to the Downtown Community Improvement Plan:

   iv. That as part of their investigation in the options for a new Community Improvement Plan Staff BE DIRECTED to investigate other areas in the City, such as west Brant that may benefit from a Community Improvement Plan.”

As noted previously, the Greyfields Revitalization Strategy project began in 2018 and was organized into three phases:

- Phase 1 was focused on completing a city-wide inventory of greyfields and sites considered to be at risk of becoming greyfields, to identify the areas of the City that are most in need of support to facilitate revitalization;

- To inform potential strategies for approaching greyfield revitalization in the Brantford context, Phase 2 included a review of best practices in other municipalities which have developed Community Improvement Plans (CIPs) addressing greyfield revitalization and other redevelopment opportunities. Phase 2 also included an analysis of the opportunities and constraints of areas in Brantford which contain clusters of greyfields. This analysis incorporated input received through public consultation as well as a review of market conditions; and

- Phase 3 utilized the research completed in Phase 2 to support the development of a Greyfields Revitalization Strategy, which includes a draft CIP with financial incentives that are considered appropriate for the Brantford context.

Now that Phase 3 is complete, culminating in the preparation of the proposed Greyfields Revitalization Strategy attached as Appendix A, Staff is seeking
direction from Council to proceed with completing the Greyfields Community Improvement Plan in accordance with the Planning Act requirements, and to prepare an Implementation Plan to administer the final CIP.

6.0 Corporate Policy Context

6.1 2019-2020 Council Priorities

The Greyfields Revitalization Strategy will support two of City Council’s priorities for 2019-2020.

- Priority 4: Housing Continuum
  This priority is focused on increasing the supply and access to social and affordable housing options for Brantford residents. While the Greyfields Revitalization Strategy is not focused on social and affordable housing, it proposes financial incentive programs that aim to support the development of new residential units as part of mixed use (commercial/residential) developments on greyfield sites. This will increase the supply and mix of housing and contribute to a wide range of options throughout the housing continuum in Brantford.

- Priority 6: Affordability
  This priority is focused on keeping property taxes affordable for Brantford residents. One of the identified strategies to maintain tax affordability includes supporting growth and increased density focused on a diverse mix of residential and commercial properties. The Greyfields Revitalization Strategy utilizes this approach, aiming to promote intensification by facilitating the redevelopment of vacant and underutilized greyfield sites into mixed use developments that will result in an increase in the assessed value of these properties. Increasing assessment value will generate an increase in the tax base so that property taxes can remain affordable for Brantford residents.

6.2 City of Brantford Official Plan

The Greyfields Revitalization Strategy is consistent with the policy direction provided by the City of Brantford Official Plan. The proposed Strategy aims to support the redevelopment of and reinvestment in greyfields through a Community Improvement Plan. Section 6.2.13 of the Official Plan presents the City’s Growth Management Goal which is to “Provide for the efficient use of urban land resources through the planning of appropriate greenfield development, intensification and redevelopment
opportunities and provision of adequate densities and mix of land uses that promote a compact urban form.” To support this goal, the revitalization of greyfields is specifically identified as a Growth Management Objective in Section 6.2.13.1f) which states “Encourage the revitalization, redevelopment, reuse and/or conversion of greyfields, underutilized sites, or regeneration areas within which are included any combination of the following: brownfield sites, greyfield sites, underutilized sites, or sites within the City’s Urban Growth Centre.” Redevelopment of greyfield sites is also encouraged as an opportunity to support intensification targets for the built-up area in Section 15.2.2.

In addition, the Official Plan contains policies in Section 16 that enable the establishment of Community Improvement Plans to support renewal and redevelopment in appropriate areas of the City.

7.0 Input From Other Sources

Three public information centres (PICs) and an information meeting with the Brantford Homebuilders’ Association have been held to date for the purposes of sharing information and gathering feedback from the public and stakeholders. In accordance with Strategic Action 1.5 in Brantford’s Community Strategic Plan, 2014-2018, provided in Section 5.0 of this Report, the owners of all properties located within each of the five Target Greyfield Revitalization Areas were invited to attend the PICs so that neighbourhood specific input could be gathered from these groups. These Target Areas are discussed further in Subsection 8.1.1.

Planning Staff also consulted with staff from the Finance Department and Tourism and Economic Development Department to assist with the preparation of the Greyfields Revitalization Strategy.

8.0 Analysis

The proposed Greyfields Revitalization Strategy would be implemented through a Community Improvement Plan (CIP) which requires Council’s approval. A CIP is a tool enabled by the Planning Act that is used to support revitalization of defined areas often through financial incentive programs. The components of the draft Greyfields CIP are discussed in the subsections below, followed by the steps that are required to implement the CIP.
8.1 Community Improvement Project Area

The first step in establishing a Community Improvement Plan is to identify the area of the City to which the CIP would apply. This is known as a Community Improvement Project Area which must be established by By-law. With respect to the draft Greyfields CIP, the proposed Community Improvement Project Area includes the built-up area for the City, as illustrated in Appendix B. The built-up area represents all lands within the built boundary (i.e., the limit of developed urban land) which is defined by the Province for the purposes of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan).

This area was selected as the Community Improvement Project Area after completing a city-wide inventory of greyfields and sites considered to be at risk of becoming greyfields during Phase 1 of the project. Through this inventory, a number of greyfields and at-risk sites were identified across the built-up area. Using the built-up area as the Community Improvement Project Area allows financial incentive programs to be offered through the CIP to support the revitalization of these greyfields and intensification in the City’s built-up area. As discussed below in Subsection 8.1.1, five Target Greyfield Revitalization Areas are identified within the Community Improvement Project Area as a way to focus the proposed incentive programs to the areas that are most in need of assistance. However, recognizing that greyfields exist across the entire built-up area, the draft CIP proposes a Property Tax Increment-Based Grant which would be applicable to greyfield properties throughout the entire Community Improvement Project Area, subject to satisfying the eligibility criteria detailed in the CIP. This is the only program that would be applicable to the entire Community Improvement Project Area. The incentive programs are outlined in Subsection 8.2.

8.1.1 Target Greyfield Revitalization Areas

As noted above, the draft CIP proposes five (5) Target Greyfield Revitalization Areas, as shown in Appendix C, that are located within the Community Improvement Project Area. These Target Areas delineate clusters of greyfields and at-risk sites that were identified through the inventory and are considered to be the areas that are most in need of financial support to facilitate revitalization. The boundaries of these Target Areas are limited to lands zoned for commercial uses that are located in the lower
downtown area, and along some intensification corridors and major and minor arterial roads throughout the City, as described below:

- **Charing Cross Street**: This commercial strip developed in the 1960s and has served as an important connection for vehicular traffic between King George Road and West Street. Houses with commercial uses are interspersed with strip plazas with parking along the street frontage;

- **Colborne Street West**: Located just across the Grand River from downtown, this Target Area has an inconsistent streetscape that shifts from main street-style buildings to plazas with large parking lots. While there is some redevelopment occurring, this area is still dominated by auto-oriented uses and includes a variety of vacant and underutilized lots and buildings;

- **Lower Downtown/Erie Avenue Gateway**: This Target Area includes lands in the lower downtown (i.e., below the traditional downtown along Market Street South), generally consisting of isolated vacant and underutilized parcels formed through the creation of the Veterans Memorial Parkway. It also includes the Erie Avenue Gateway which has older commercial buildings that front onto the street as it transitions between the lower downtown and nearby industrial and residential areas. This Target Area may overlap with the area recommended for a new Downtown Community Improvement Plan (CIP) currently under review by the Planning Department, in which case the boundaries of this Target Area will be revised to exclude the lower downtown. This is discussed further in Subection 8.4;

- **Colborne Street East**: Anchored by several large vacant and underutilized sites, this Target Area represents the largest cluster of greyfields in the City; and

- **Colborne Street East Gateway**: This Target Area is the historic gateway to Brantford from the east prior to the construction of Highway 403. The shift in travel patterns has left behind many motels and other auto-oriented uses alongside mature residential neighbourhoods, with several vacant lots interspersed.
The purpose of identifying these Target Areas within the Community Improvement Project Area is to provide an opportunity to focus the incentive programs offered through the CIP to these areas to ensure the greatest return on municipal investment. Vacant and underutilized greyfield sites can be detrimental to the community, discouraging investment and commercial activity on adjacent lands. Intervention by the municipality, often through incentive programs and municipal public realm improvements, can catalyze positive change in these areas where there are clusters of greyfields.

Furthermore, the Target Areas align with several designated Intensification Corridors in the City’s Official Plan. Intensification corridors are planned to accommodate a significant portion of the City’s future growth. Directing municipal incentives to these Target Areas will assist the City in achieving the intensification target for the built-up area in accordance with the Growth Plan and the Official Plan.

8.2 Financial Incentive Programs

The draft Greyfields CIP proposes three financial incentive programs intended to facilitate private sector investment in greyfield sites to support their improvement or redevelopment, as described below:

- The **Property Tax Increment-Based Grant** is intended to promote the transformative redevelopment of greyfields across the entire Community Improvement Project Area into new mixed use developments that will increase a property’s assessed value. This program would offset a portion of the costs of the redevelopment though a tax rebate for a defined portion of the property taxes over a specific time period. Since this program would operate as a tax rebate, there would be no direct implications to the municipal budget. The Property Tax Increment-Based Grant is focused on new developments and therefore it cannot be combined with the other financial incentive programs outlined below, as these programs are focused on improving and retrofitting existing buildings and sites.

- The **Commercial Façade, Landscaping and Connectivity Improvement Grant** is aimed at facilitating improvements to the
appearance and accessibility of existing commercial and mixed use properties in the Target Areas. Administering this program would require Council to allocate funds to a reserve for the payment of grants. It is proposed that properties would be eligible for this program as well as the Mixed Use Building Improvement Grant.

- The Mixed Use Building Improvement Grant would support the conversion of existing buildings in the Target Areas into mixed use buildings (i.e., with both commercial uses and residential uses). Administration of this program would require Council to allocate funds to a reserve for the payment of grants. It is proposed that properties would be eligible for this program as well as the Commercial Façade, Landscaping and Connectivity Improvement Grant.

The development of these programs was informed by the work completed in Phase 2 of the project which included research into best practices in greyfield revitalization and CIP’s and identification of opportunities and constraints of each of the Target Greyfield Revitalization Areas. The proposed Commercial Façade, Landscaping and Connectivity Improvement Grant and the Mixed Use Building Improvement Grant programs are intended to respond to the varying needs in each of the Target Areas, and therefore it is recommended that these two programs would only be applicable to properties within the Target Areas, should Council choose to implement these programs.

However, as previously mentioned, greyfield sites were identified throughout the entire built-up area, and therefore the Property Tax Increment-Based Grant is proposed to be applicable to greyfield properties throughout the entire Community Improvement Project Area. As noted previously, this would be the only program applicable to the entire Community Improvement Project Area.

As discussed in Subsection 8.4.2, Staff is seeking direction from Council to prepare an Implementation Plan for administering the CIP if it is adopted by Council. The Implementation Plan would include a phasing strategy for administering the incentive programs and would outline the financial implications of the programs. Given that capital funding is not required to operate the Tax Increment-Based Grant and that this program has the greatest potential to stimulate positive change with transformative
projects, the Implementation Plan would include an option to make the TIG the first available program under the CIP, before the other two programs are made available. The other two programs could still be included in the CIP; however applications would not be accepted to these programs initially. These programs could be phased in over time, should Council choose to allocate funds for their operation.

The proposed financial incentive programs are summarized in Appendix D and explained in detail in the following subsections.

### 8.2.1 Property Tax Increment-Based Grant

The Property Tax Increment-Based Grant (TIG) is intended to promote major, transformative redevelopment of greyfield properties into mixed use (commercial/residential) properties that will result in an increase in the assessed value of these properties. This program would offset a portion of eligible redevelopment costs by phasing in the property tax increase resulting from the redevelopment over ten years, as discussed below. Eligible costs include those related to materials and labour for the redevelopment, including demolition, site preparation, and construction activities. In no case will the total amount of the grant payments provided in this program exceed the cost of the revitalization project that resulted in the reassessment.

The program is structured as a tax rebate, and therefore does not have direct implications to the municipal budget. The owner is required to pay for the entire cost of the revitalization project. After the project is complete, the property is reassessed and the owner must pay the increased property taxes each year. The City would reimburse the owner a defined portion of the property taxes in the form of an annual grant which is payable for up to ten years after project completion, or once the costs of the project have been repaid to the owner, whichever comes first. The portion of the taxes that is refunded would be a percentage of the increase in municipal property taxes that resulted from the project.

It is recommended that in the first five years after the project is complete, this grant would be a rebate of 80 percent of the increase in property taxes. In years six and seven, this grant would be reduced to a rebate of 60 percent of the increase in property taxes, followed by 40 percent in year eight, and 20
percent in years nine and ten. In year 11 and beyond, the owner would no longer receive any tax rebate. An example calculation of how the Property Tax Increment-Based Grant would function for a hypothetical property is provided in Appendix E.

As noted previously, since greyfield sites were identified across the entire built-up area, it is recommended that the Property Tax Increment-Based Grant apply to all greyfield properties within the Community Improvement Project Area to support the transformative redevelopment of these sites, subject to satisfying the eligibility criteria detailed in the CIP.

While all properties would be eligible for the TIG, it is also recommended that Staff prepare an Implementation Plan for the Greyfields CIP, as discussed further in Subsection 8.4.2, which would include outlining criteria to guide the evaluation of applications, with an option to include criteria that would prioritize TIG applications in certain areas. It is the opinion of Planning Staff that applications to the TIG program for properties within the Colborne Street West, Lower Downtown/Erie Avenue Gateway, and Colborne Street East Target Greyfield Revitalization Areas should be prioritized over applications for properties located elsewhere in the Community Improvement Project Area. As Target Areas, these areas contain clusters of greyfield sites in need of assistance to facilitate redevelopment, but compared to the other Target Areas, these three areas have greater redevelopment potential for intensified, mixed use redevelopments. These areas contain larger lots and are located within the City’s intensification corridors and Urban Growth Centre where the types of uses this program will incentivize are already permitted by the Official Plan and Zoning By-law. Prioritizing applications in these Target Areas would ensure municipal investment is focused on the areas that are most in need of assistance.

As previously noted, it is recommended that the Implementation Plan also include a phasing strategy that would make the TIG the first available program under the CIP, before the other programs are made available.
8.2.2 Commercial Façade, Landscaping and Connectivity Improvement Grant

The Commercial Façade, Landscaping and Connectivity Improvement Grant is intended to incentivize improvements to the appearance and accessibility of existing commercial or mixed use properties. This proposed program aims to support the ongoing use of these properties while creating a more attractive streetscape with enhanced walkability and accessibility. In particular this grant is intended to support the improvement of:

- Commercial façades that front a public right of way (e.g., accessibility improvements such as the installation of accessible doors or ramps, and enhancing or adding new architectural details);
- Hard landscaping (e.g., permanent planters) and site amenities (e.g., outdoor patios, bicycle parking) fronting a public right of way; and,
- Pedestrian connectivity from the private realm to the public realm (e.g., walkways, lighting).

It is recommended that the maximum grant would be $15,000, or 50 percent of total eligible costs, whichever is lesser, and would be paid to the applicant after the improvements have been completed. As noted previously, administration of this program would require Council to allocate funds to a reserve for the payment of grants. Since this program is intended to support the ongoing re-use of existing commercial and mixed use buildings, new buildings constructed after the adoption of the CIP would not be eligible for this grant. It is also recommended that properties receiving funding under this program also be eligible to receive funding under the Mixed Use Building Improvement Grant (described in Section 8.2.3 of this Report), provided there is no duplication of eligible costs.

As previously noted, only properties located within the five Target Greyfield Revitalization Areas would be eligible for the Commercial Façade, Landscaping and Connectivity Improvement Grant. Focusing on the Target Areas can leverage municipal investment to encourage private sector reinvestment in these areas.
8.2.3 Mixed Use Building Improvement Grant

The Mixed Use Building Improvement Grant is intended to facilitate the conversion of existing buildings into mixed use buildings with commercial uses on the ground floor, and residential and office or other permitted commercial uses on the upper storeys. In order for a project to be eligible for this program, it must result in a mixed use building that includes a commercial use and a residential use. This may include the following:

- Conversion of existing commercial or vacant upper-storey space into residential, office, or other permitted uses;
- Conversion of ground floor residential uses into commercial uses; or
- Conversion of commercially zoned residential dwellings into mixed used buildings.

The Mixed Use Building Improvement Grant would provide financial assistance to facilitate interior renovations that are required to ensure these buildings are in compliance with the Building Code, Fire Code, or Property Standards By-law (Chapter 465 of the City of Brantford Municipal Code). Required renovations may include accessibility improvements, installation or upgrades to fire or noise protection elements, installation of ventilation or HVAC requirements, and upgrades to electrical, plumbing or other similar features.

Staff recommend that the grant would be limited to up to $10,000 or 50 percent of eligible costs per unit that is converted, whichever is lesser, with a maximum for the entire property of $30,000, or 50 percent of eligible costs, whichever is less. The grant would be paid to the applicant after the improvements have been completed. As noted previously, administration of this program would require Council to allocate funds to a reserve for the payment of grants. Since this program is intended to support the conversion of existing buildings into mixed use buildings, new buildings constructed after the adoption of the CIP would not be eligible for this grant. Applicants could combine this program with the Commercial Façade, Landscaping and Connectivity Improvement Grant, provided there is no duplication of eligible costs.
As previously noted, only properties located within the five Target Greyfield Revitalization Areas would be eligible for the Mixed Use Building Improvement Grant. This grant is specifically targeted at improving existing main street-style, multi-storey buildings which contribute to the character of these areas.

8.3 Next Steps

The draft Greyfields Revitalization Strategy was initiated under the direction of a previous Council. The draft Strategy has been prepared for Council’s consideration and Planning Staff is seeking direction from Council on whether to proceed with completing the proposed Greyfields CIP. The subsections below outline the recommended next steps to implement the Greyfields CIP, which include proceeding with completing the CIP for adoption in accordance with the requirements of the Planning Act and preparing an Implementation Plan for administering the CIP.

8.3.1 Completing CIP for Adoption

Planning Staff recommends that the Greyfields CIP be completed and presented to Council for adoption in accordance with the requirements of Section 17 and Section 28 of the Planning Act. This requires Staff to consult with the Minister of Municipal Affairs and Housing on the draft CIP. Staff will make necessary revisions to the CIP based on the comments received.

In addition, as discussed in Subsection 8.1.1, revisions may also be made to the draft Greyfields CIP to avoid any overlap between the Lower Downton/Erie Avenue Gateway Target Area and the targeted area of a new Downtown CIP. The previous Downtown CIP was repealed in August 2019 due to a lack of funding. However, Planning Staff is currently investigating options for a new Downtown CIP in accordance with Council direction and will be reporting to Council in Q2 2020. If the City proceeds with a new Downtown CIP, this Target Area will be revised to remove the lower downtown before the final Greyfields CIP is presented to Council for adoption. Eliminating overlap of these boundaries will avoid duplication of these CIPs and prevent any confusion with the boundaries for applicable programs.

The Planning Act also requires that a copy of the draft Greyfields Community Improvement Plan be made available to the public
and that a statutory public meeting be held for the purpose of giving
the public an opportunity to review and comment on the proposed plan. It is recommended that Staff report back to Council in Q4 2020 to present the final Greyfields CIP to Council for adoption at the statutory public meeting. If adopted by Council, the CIP must be provided to the Minister of Municipal Affairs and Housing for final approval before it comes into effect.

8.3.2 Implementation Plan

It is also recommended that Staff prepare an Implementation Plan to outline the options for administering the incentive programs in the Greyfields CIP and report back to Council in Q4 2020. This would include the following:

- Details about the application process including staff responsibilities and the approval authority for applications;
- Application forms and legal agreements for the financial incentive programs;
- A plan to advertise the incentive programs and monitor their impact;
- Staffing implications associated with reviewing and processing applications and administering grant payments;
- Financial implications of administering the incentive programs;
- Criteria for evaluating applications. In particular, as discussed in Subsection 8.2.1, this will include criteria to prioritize Property Tax Increment-Based Grant applications for properties located in the Colborne Street West, Lower Downtown/Erie Avenue Gateway, and Colborne Street East Target Greyfield Revitalization Areas; and
- Options for phasing in the three financial incentive programs. As discussed in Subsection 8.2, this will include an option to initiate the Property Tax Increment-Based program first, which does not require a funding allocation through the budget, and monitor the impact of this program before phasing in the other two financial incentive programs if appropriate.
9.0 Financial Implications

There are no financial implications associated with this Report. If the Greyfields CIP is completed and adopted by Council, there will be financial implications associated with administering the proposed incentive programs. The financial implications will be identified through the Implementation Plan.

10.0 Conclusion

This Report presents the proposed Greyfields Revitalization Strategy for Council’s consideration and direction. The Strategy includes a draft Community Improvement Plan that is intended to facilitate and encourage redevelopment of and reinvestment in greyfields across the City. This is an efficient way to accommodate new growth in the City’s built-up area and achieve intensification goals, while also promoting economic development and increasing the City’s tax base, and ultimately helping to generate positive change within a neighbourhood. The draft CIP would apply to the built-up area of the City, with five Greyfield Revitalization Target Areas identified to focus municipal investment. The draft CIP proposes three financial incentive programs: the Property Tax Increment-Based Grant, the Commercial Façade, Landscaping and Connectivity Improvement Grant, and the Mixed Use Building Improvement Grant. These incentive programs have been informed by best practice research and designed to be appropriate for the Brantford context. It is recommended that Planning Staff be directed to complete the Greyfields CIP and prepare an associated Implementation Plan and report back to Council in Q4 2020.

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Attachments (if applicable)

Appendix A – Greyfields Revitalization Strategy
Appendix B – Community Improvement Project Area
Appendix C – Target Greyfield Revitalization Areas
Appendix D – Summary of Financial Incentive Programs
Appendix E – Property Tax Increment-Based Grant – Example Calculation of Tax Rebate for Hypothetical Property

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required [ ] yes [X] no
Agreement(s) or other documents to be signed by Mayor and/or City Clerk [ ] yes [X] no
Is the necessary by-law or agreement being sent concurrently to Council? [ ] yes [X] no