



SERVICE

Community Improvement/BIA

Who We Are

The City currently provides incentives to private property owners under the provision of eight Community Improvement Plans (CIPs) for the purposes of making improvements to properties. The City also provides support to five Business Improvement Areas (BIAs).

What We Do

CIPs and BIAs are tools that help economic development in the downtown and existing urban contexts. This contributes to business, talent and tourism attraction, resulting in a stronger, more diverse and stable local economy.

CIPs and BIAs stimulate and incentivize private sector investment and residential intensification within the built-up area, which is arguably the most cost-effective form of urban growth. Intensification supports the more efficient use of existing municipal infrastructure, services and programs, as well as a significant increase in taxable assessment.

CIPs and BIAs also support small business development by supplementing the promotion and beautification of commercial areas beyond what is provided for by the municipality.

\$0.01
per day

for the average ratepayer 2020-2023

0.07%

of the 2020-2023 City of London Net
Property Tax Supported Budget

Why We Do It

Traditional – The establishment of CIPs and BIAs is a common activity for municipalities

The following table provides an overview of the budget for the service:

Budget Summary (\$000's)	2020	2021	2022	2023	2020-2023 TOTAL
Gross Operating Expenditures	\$384	\$489	\$498	\$504	\$1,875
Other Revenues	0	0	0	0	0
Net Tax Levy Supported Operating Budget	\$384	\$489	\$498	\$504	\$1,875
Total Capital Expenditures	0	0	0	0	0
Full-Time Equivalents (FTE's)	2	2	2	2	

Reflects 2020-2023 Housekeeping Budget Adjustments up to August 31, 2020

The following section provides an overview of the key activities the service plans to undertake from 2020-2023 to implement the Corporation's 2019-2023 Strategic Plan, as well as an overview of the risks and challenges the service is anticipated to experience during this period:

Service Highlights 2020-2023

- Complete the Lambeth Area CIP
- Complete the Affordable Housing Community Improvement Plan
- Implement Neighbourhood CIPs (Downtown, Old East Village, SoHo, Hamilton Road, Lambeth)
- Implement Closed School Strategy to add open space and/or affordable housing within CIP areas
- Implement CIP incentive programs
- Develop Metrics and Targets to monitor the performance of CIPs
- Update Incentive Marketing Materials
- Support Business Improvement Areas
- Prepare BIA creation/expansion manual
- Report on the State of the Downtown bi-annually
- Continue the procurement process for the Old Victoria Hospital Lands
- Review Regeneration Tools for Hyde Park area
- Rezone the Hamilton Road Corridor to streamline approval processes
- Rezone the Lambeth Main Street Corridor to streamline approval processes

Risks and Challenges Anticipated in 2020-2023

- The Hamilton Road BIA was established, as well as the Downtown and Old East Village BIAs expanding to include additional businesses. This results in additional pressures on staff time to support local businesses.
- Two additional Community Improvement Plans (CIPs), Lambeth and Hamilton Road, were added and the Downtown CIP was expanded. This results in more properties being eligible for financial incentives, which in turn increases staff requirements for processing applications.
- City Planning anticipates the establishment of an Affordable Housing CIP which we foresee as increasing staff workload significantly. Additional staff resources will be required.
- City Planning also anticipates the establishment of a Core Area CIP coming out of the Core Area Action Plan (or the combination of existing CIPs), including the addition of new incentives, which we foresee as increasing staff workload significantly.

The service directly supports the following components of the Corporation's 2019-2023 Strategic Plan:

STRENGTHENING OUR COMMUNITY							
Londoners have access to the supports they need to be successful.							
Expected Result	Strategy	Metric	Target				
			2019	2020	2021	2022	2023
Increase affordable and quality housing options.	Utilize innovative regulations and investment to facilitate affordable housing development (SOC-04)	100% of Affordable Housing Community Improvement Plan completed	0%	50%	100%	0%	0%

Londoners have access to services and supports that promote wellbeing, health, and safety in their neighbourhoods and across the city.							
Expected Result	Strategy	Metric	Target				
			2019	2020	2021	2022	2023
Increase resident use of community gathering spaces	Invest in community building projects. (SOC-32)	16 small-scale projects and activations implemented in core neighbourhoods.	0	3	3	5	5
		100% of available school sites analyzed for parkland opportunities	100%	100%	100%	100%	100%

BUILDING A SUSTAINABLE CITY							
London's infrastructure is built, maintained, and operated to meet the long-term needs of our community.							
Expected Result	Strategy	Metric	Target				
			2019	2020	2021	2022	2023
Direct growth and intensification to strategic locations.	Revitalize London's downtown and urban areas (BSC-13)	# of dwelling units in Downtown Community Improvement Plan	4,100	4,305	4,520	4,746	4,984
		# of dwelling units in Old East Village Community Improvement Plan	1,100	1,122	1,144	1,167	1,191
		# of dwelling units in SoHo Community Improvement Plan	2,100	2,142	2,185	2,229	2,273

GROWING OUR ECONOMY

London is a leader in Ontario for attracting new jobs and investments.

Expected Result	Strategy	Metric	Target				
			2019	2020	2021	2022	2023
Increase public and private investment in strategic locations.	Revitalize London's downtown and urban areas (GOE-17)	\$7.5M value of all construction projects in receipt of CIP loans	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.5M
		Ratio of 3:1 Construction Value to CIP loans within Community Improvement Plan (CIP) areas	2.7	2.8	2.8	2.9	3
		1% per year assessment growth rate above inflation in CIP areas	1%	1%	1%	1%	1%
Increase public and private investment in amenities that attract visitors, a talented workforce, and investment.	Invest in city building projects (GOE-18)	5 Downtown Plan initiatives implemented	1	1	1	1	1
		600 units built within Old Victoria Hospital lands	0	0	300	0	300

London is a leader in Ontario for attracting new jobs and investments.

Expected Result	Strategy	Metric	Target				
			2019	2020	2021	2022	2023
Increase access to supports for entrepreneurs and small businesses, and community economic development	Revitalize London's Downtown and urban areas. (GOE-21)	5 Business Improvement Areas (BIAs) supported	5	5	5	5	5
		125 Community Improvement Plan financial incentive applications processed	25	25	25	25	25
		% of targeted businesses in BIAs	TBD	TBD	TBD	TBD	TBD
		# of net new businesses in BIAs	TBD	TBD	TBD	TBD	TBD

For more information:

Other Reference Information

Financial Incentives and CIPs – Available from City Planning and Design office at 519-661-4980

Contact

- Britt O'Hagan, Manager City Building & Design
- 519-661-2489, Extension 7543
- bohagan@london.ca