

City of Mississauga
Corporate Report



<p>Date: May 6, 2022</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: CD.04-DOW</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 18, 2022</p>

Subject

RECOMMENDATION REPORT (Wards 4 and 7)

Downtown Community Improvement Plan (CIP) Amendment

Recommendation

1. That a By-law be enacted to implement the amendments to the Downtown Community Improvement Plan, as proposed in the report titled "Downtown Community Improvement Plan (CIP) Amendment" dated May 6, 2022 from the Commissioner of Planning and Building.
2. That Council consider the amendments proposed in the Downtown Community Improvement Plan subsequent to the public meeting, do not require further notice, therefore, pursuant to the provisions of Subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.

Executive Summary

- The existing Downtown Office Community Improvement Plan (CIP) will expire on July 4, 2022 unless the program is extended.
- This report proposes an amendment to extend the CIP to match the Region's Major Office Incentives (MOI) program to April 22, 2026 in order to maximize the potential of the combined programs.
- The Mississauga Board of Trade (MBOT) and key local landowners are supportive of the proposed amendment.
- Staff are concurrently undertaking additional analysis to consider the geographic expansion of the CIP throughout the entire Downtown (Cooksville, Fairview, Hospital) / Urban Growth Centre, which is a separate project and will be the subject of a future report.

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Background

The City's Downtown Office Community Improvement Plan (CIP) was enacted in 2017 and came into effect in 2018. The CIP is an enabling tool that permits the following incentive programs:

- Tax Increment Equivalent Grants (TIEGs);
- Development Processing Fees Grants; and
- Municipally Funded Parking Assistance.

On April 22, 2021, Region of Peel Council approved a Major Office Incentives (MOI) Program, which matches a local municipality's TIEGs up to a 10 year term, a maximum initial grant percentage of 100% and annual decline of no less than 7%. This more than doubles the impact of the City's TIEG with the Region contributing \$1.25 for every \$1 invested by the City, resulting in an incentive that is more comparable to those provided in other cities.

The CIP is proposed to be extended to align with the timeframe of the Region's MOI Program. A public meeting on the proposed amendment was held by the Planning and Development Committee on March 28, 2022, at which time an Information Report (Item 5.5 <https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=bb105d3e-4051-42aa-8183-43f24f1b2fec&Agenda=Agenda&lang=English&Item=14&Tab=attachments>) was received for information.

On April 6, 2022 Council adopted the following recommendation regarding the proposed revisions to the CIP:

PDC-0026-2022

That the corporate report titled "Downtown Office Community Improvement Plan (CIP) Amendment" dated March 4, 2022, from the Commissioner of Planning and Building, and any submissions made at the public meeting held on March 28, 2022, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

Comments

The Region's MOI Program is intended to improve the Region's competitive position to entice and expedite major office development into designated CIP areas. The stacking of local and regional TIEGs amplifies the impact and effectiveness of the initiative, but the City's CIP is set to expire on July 4, 2022. To maximize the potential of the combined City and Regional programs, the City's CIP application timeframe is proposed to be extended to align with the Region's MOI expiry of April 22, 2026. If the existing CIP expires without a program extension in effect, an entirely new CIP may be required for the Downtown which would result in a lapse between programs.

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The proposed amendment to extend the CIP timeframe to align with the Region's MOI Program is contained in Appendix 1. The amendment, and implementing by-law, are required to be endorsed by Council and complete the 20-day appeal period prior to the current expiry date of July 4, 2022.

Overview of the Community Improvement Plan (CIP) Amendment

Staff is proposing to amend the following Sections of the CIP, as well as minor housekeeping revisions, which are further detailed in Appendix 1.

1. **Introduction** – update to resident and job statistics as well as identifying the significant competition from residential development.
2. **Regional Government Participation** – remove the existing text and replace it with information on the Region's MOI program.
3. **Stakeholder Consultation** – amend the reference to the delegated authority by-law to indicate that it is already in place and incorporate feedback received at and following the Public Meeting.
4. **Financial Incentive Programs** – extend the timing of all four of the programs to align with the Region's MOI deadline of April 22, 2026 in addition to:
 - a. Tax Increment Equivalent Grant – amend the program funding to include a reference to the Region's MOI; and
 - b. Development Processing Fees Grant – amend the intent to remove the reference to building permit fees, as they are not a development processing fee.
5. **Administration Process** – update the City website for additional information.

Next Steps

Staff are undertaking additional analysis to determine whether there is merit to expand the geographic boundary of the CIP throughout the Downtown (Cooksville, Fairview, Hospital) / Urban Growth Centre. A subsequent report on this study is anticipated to be brought forward in late 2022 or early 2023.

Strategic Plan

The Downtown Office CIP supports the strategic goal *Create a Vibrant Downtown* under the Connect pillar. It also supports the Prosper pillar which aims to develop talent, attract innovative businesses and meet employment needs.

Engagement and Consultation

A public meeting was held at the March 28, 2022 Planning and Development Committee meeting. Notice of the meeting was printed in the March 3, 2022 Mississauga News and notices were sent by email to relevant agencies and departments as well as major landowners in the Downtown Core.

There was one deputation at the public meeting, Brad Butt from the Mississauga Board of Trade, which was in support of the Downtown CIP amendment. Written comments were received from Enbridge, but do not require changes to the proposed amendment.

Financial Impact

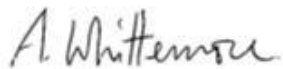
There are no financial impacts resulting from the Recommendations in this report.

Conclusion

The Downtown Office CIP will expire on July 4, 2022, but office developments in the downtown still require incentives in order to be financially viable. In order to maximize the Region's MOI matching program, the Downtown Office CIP is proposed to be extended to coincide with the Region's expiry of April 22, 2021 through an amendment to the CIP.

Attachments

Appendix 1: Community Improvement Plan Amendment



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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