



*Investing in
our community*



**UNIVERSITY AND COLLEGE AREA
RENAISSANCE COMMUNITY
IMPROVEMENT PLAN**

**CITY OF OSHAWA UNIVERSITY AND COLLEGE AREA RENAISSANCE
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 City of Oshawa University and College Area Renaissance Community Improvement Plan consisting of text and Exhibits No. 1 and No. 2 which identify the lands to which the Community Improvement Plan applies.

PART C - Appendix No. 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.

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NOTE: Sections 4.0, 5.0 and 6.0 and Exhibits No. 1 and 2 constitute the City of Oshawa University and College Area Renaissance Community Improvement Plan as adopted by By-law No. 68-2010 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

1.1 Community Improvement in Oshawa

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 Central Business District to incentives to promote the remediation and redevelopment of brownfield sites.

1.2 City of Oshawa University and College Area Renaissance Community Improvement Project Area Boundary

The boundaries of the City of Oshawa University and College Area Renaissance Community Improvement Project Area are shown on Exhibits No. 1 and No. 2.

The area contains a mix of land uses such as commercial uses, single detached dwellings and vacant land. The majority of the corridor is occupied by underutilized properties or vacant land which are appropriate for redevelopment and intensification.

1.3 Community Improvement Plan Preparation

The City of Oshawa University and College Area Renaissance Community Improvement Plan as contained in Sections 4.0, 5.0 and 6.0 of this document has been prepared in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13.

The process included a number of measures to enable public input. Stakeholder input was obtained from various representatives on the Student Housing Task Force including representatives from local neighbourhood associations, the University of Ontario Institute of Technology, Durham College, Trent University, the Durham Home Builders Association, developers of student purpose built housing, local development interests, the Student Association and the North Oshawa Landowners Association and a number of property owners. This proposal was approved by City Council under the Student Accommodation Strategy on April 27, 2010 after receiving public input.

The process also included a statutory public meeting in accordance with Section 17 of the Planning Act, R.S.O. 1990, c. P.13. The statutory public meeting was advertised in local newspapers and on City's website. The statutory public meeting was held on June 14, 2010, to explain the program and receive feedback. A copy of the statutory public meeting notice forms Appendix No. 1.

Exhibit No. 1

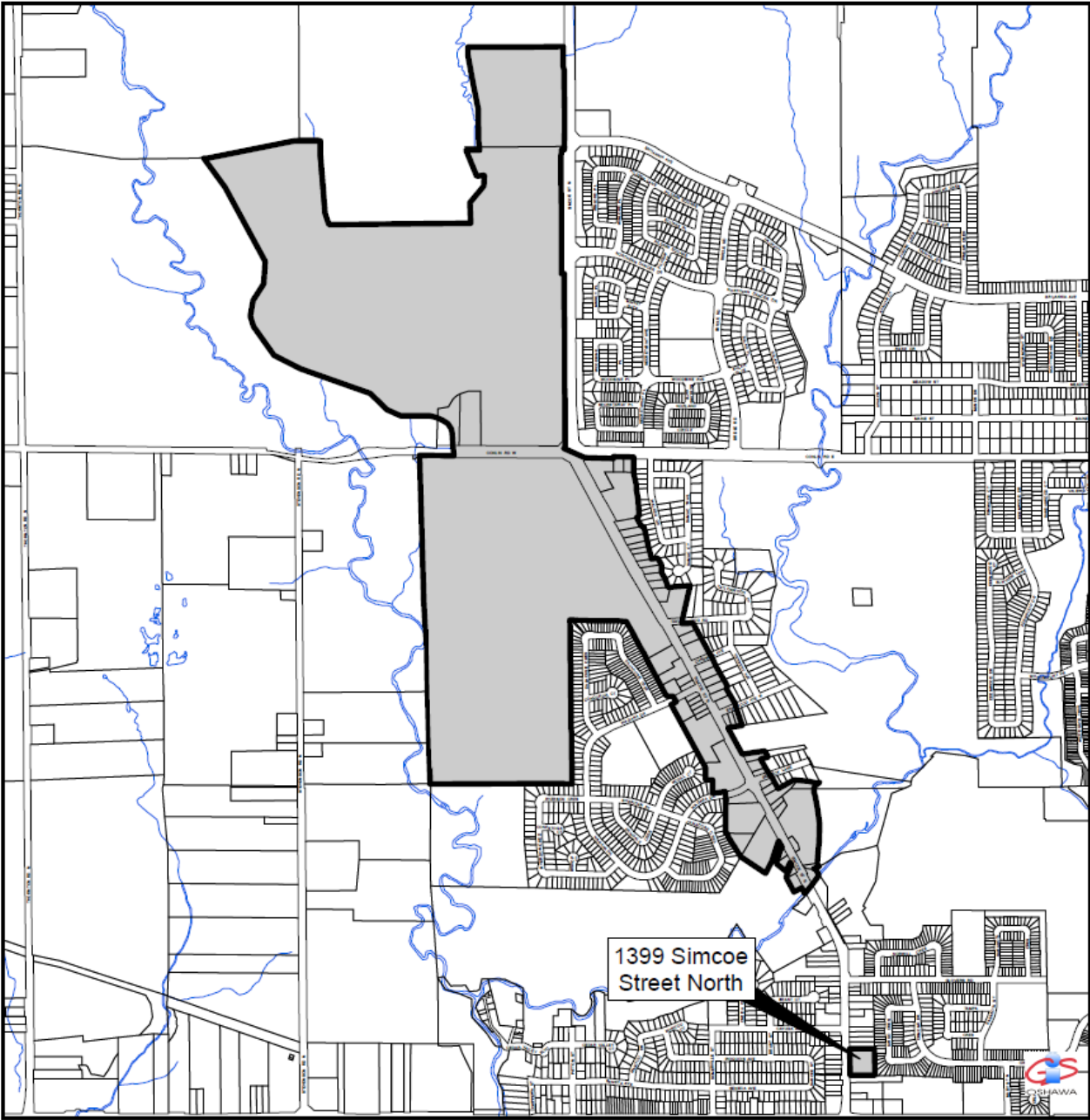



Exhibit No. 1

DEVELOPMENT SERVICES DEPARTMENT

 Subject Sites

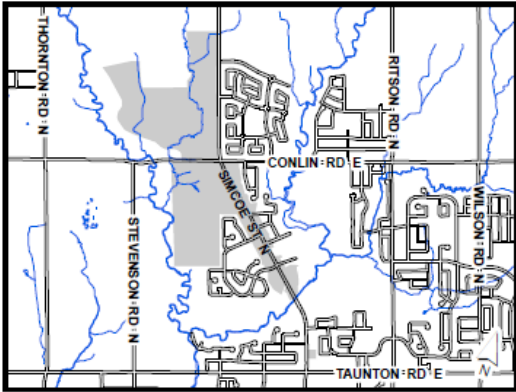


Exhibit No. 2

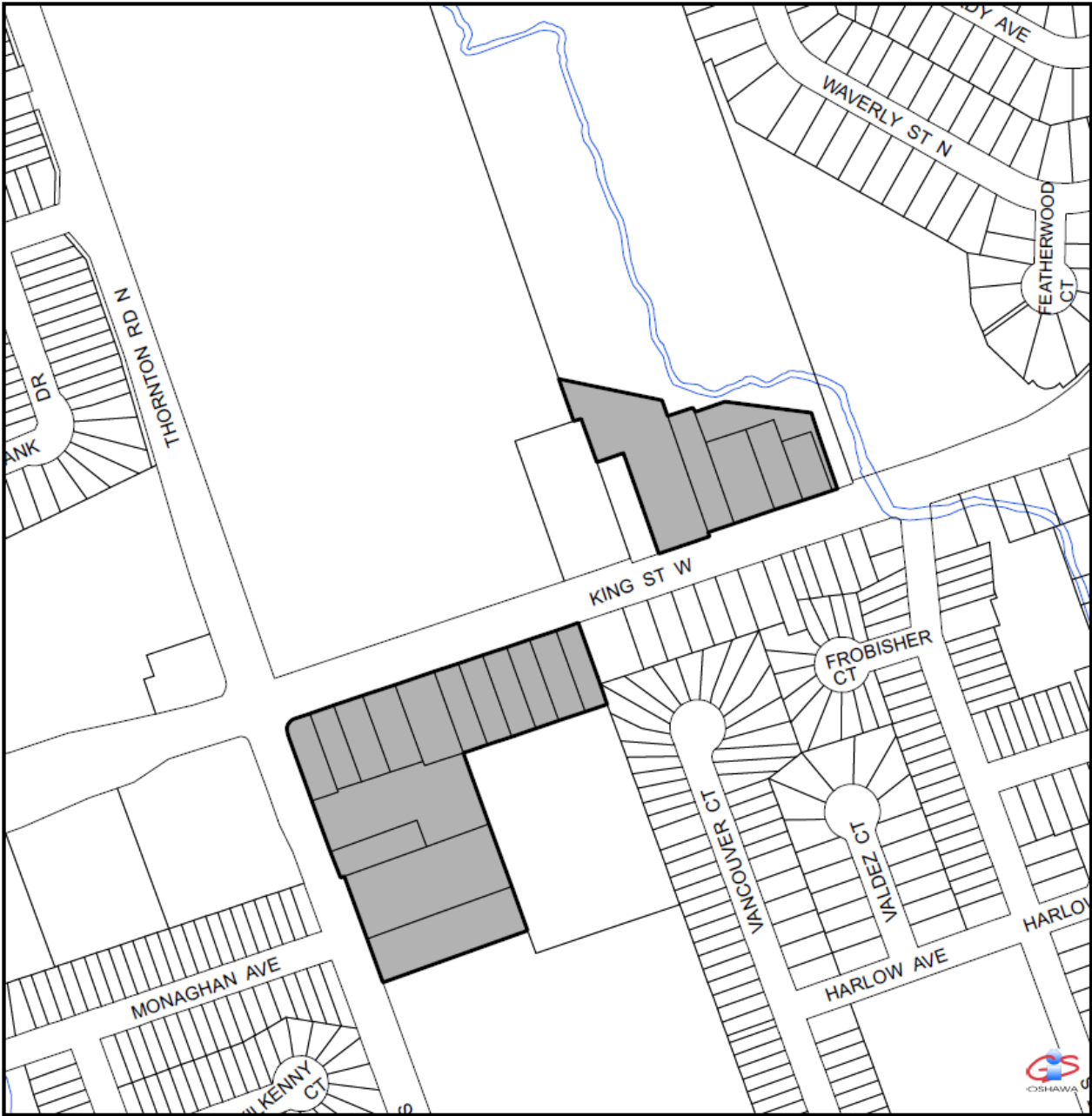

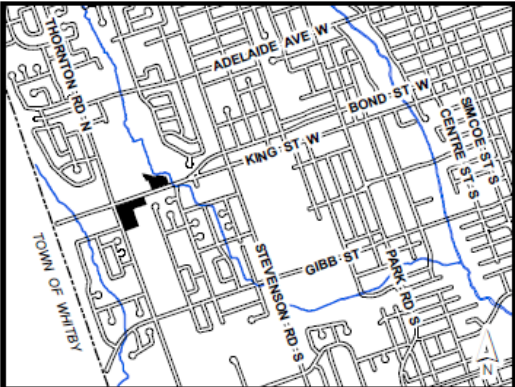


Exhibit No. 2

DEVELOPMENT SERVICES DEPARTMENT

 Subject Sites



2.0 BACKGROUND INFORMATION

It should be noted that Sections 2.1, 2.2 and 2.3 are intended to provide a general overview of the planning framework. For specific information regarding the Oshawa Official Plan, the Samac Secondary Plan, the Windfields Part II Plan and Zoning By-law No. 60-94, the actual documents should be consulted.

2.1 Oshawa Official Plan, Samac Secondary Plan and Windfields Part II Plan Land Use Designations

The City of Oshawa University and College Area Renaissance Community Improvement Project Area is located within the Major Urban Area of the City of Oshawa. The Oshawa Official Plan Land Use designations for the City of Oshawa University and College Area Renaissance Community Improvement Project Area are shown on Exhibit No. 3.

Section 1.6 of the Samac Secondary Plan states that it is intended that the Simcoe Street North corridor be intensified with a mix of residential and commercial uses to create a pedestrian oriented main street area.

The Windfields Part II Plan also contains policy language that directs intensification to the Simcoe Street North corridor. In particular Section 8.6.2.3 and 8.6.2.7 read as follows:

- “8.6.2.3 Simcoe Street North will ultimately function as the main north/south street linking the Windfields Main Central Area and the University of Ontario Institute of Technology campus. Simcoe Street is identified as a Regional Transit Spine in the Durham Region Official Plan and, as such, forms a major transit corridor for the Planning Area, providing linkages to the north and south. It is intended that Simcoe Street North and adjacent lands be developed to integrate local and through traffic and transit, as well as pedestrians and cyclists, and to maintain a functional and liveable streetscape. Development along Simcoe Street North in the Planning Area shall incorporate a high quality of urban design and shall be transit supportive.

- 8.6.2.7 The community shall provide a range of housing types and densities. Medium and high density residential land uses have generally been oriented to significant locations whether these be in the Main Central Area or along Simcoe Street North or other arterial or collector roads to encourage a pattern of transit supportive land uses.”

2.2 Community Improvement Policies in the Oshawa Official Plan

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

Section 4 of the Oshawa Official Plan identifies the need for the development of multi-residential units within Sub-area E. An increase in the number of multi-residential units is required to intensify the area. A program to address this issue is described in Section 4.0 of this Community Improvement Plan.

As a prerequisite for the adoption of a Community Improvement Plan, Council has designated the City of Oshawa University and College Area Renaissance Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Section 28 (2) of the Planning Act.

2.3 Zoning By-law No. 60-94

There are numerous zone categories contained within the City of Oshawa University and College Area Renaissance Community Improvement Project Area and owing to their number, they have not been listed within this Plan.

This Community Improvement Plan affects properties that are either zoned and/or designated for residential intensification in the form of either apartments, flats or block townhouses.

3.0 COMMUNITY IMPROVEMENT PLAN BUDGET

3.1 Funding Sources

The grant program described in this Plan is funded solely by the City of Oshawa.

**PART B – THE CITY OF OSHAWA
UNIVERSITY AND COLLEGE AREA RENAISSANCE
COMMUNITY IMPROVEMENT PLAN**

4.0 COMMUNITY IMPROVEMENT PLAN

The City of Oshawa University and College Area Renaissance Community Improvement Plan consists of the following:

4.1 City of Oshawa University and College Area Renaissance Community Improvement Goals

The City of Oshawa University and College Area Renaissance Community Improvement Plan was prepared on the basis that the development and redevelopment of multi-residential units in the form of apartments, flats and block townhouses in this area of the City is in the public interest since the development and redevelopment will help to:

- Increase the provision of a broader range of and more affordable accommodation in the University and College area;
- Increase assessment and job creation;
- Reduce greenfield development through infilling and intensification along arterial road and transit corridors consistent with Provincial Policy; and
- Use municipal services more effectively.

It is difficult for municipalities to encourage the redevelopment of corridors through planning instruments only. Accordingly, the City of Oshawa University and College Area Renaissance Community Improvement Plan has been prepared as another tool to be used to advance redevelopment in this area.

4.2 City of Oshawa University and College Area Renaissance Community Improvement Increased Assessment Grant

University and College Area Increased Assessment Grant Program Requirements

This grant is intended to provide economic incentive for the redevelopment of properties in the City of Oshawa's University and College Area by providing a grant to pay a portion of the City taxes attributable to the increased assessment over a 10 year period. Although it is not structured as a tax rebate program, the effect is to phase in tax increases relating to re-assessments resulting from property improvements.

Area of Application

The Increased Assessment Grant Program is available to all registered property owners within the University and College Area for the City of Oshawa as shown in the shaded areas on Exhibit No. 1 and Exhibit No. 2.

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 buildings and/or property, which shall be of sufficient size and cost to result in a re-assessment 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 or loan programs.

General Terms of Grant Program

- The Increased Assessment Grant only applies to the construction/creation of new apartments, flats or block townhouses.
- Any Increased Assessment Grant will be provided in accordance with a grant schedule to the registered owner of the rental property or the declarant of a condominium property on an annual basis. The declarant is the original developer and owner of the development.
- 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 municipal 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 terminate 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 re-assessments, changes in tax legislation or increases in the mill rate are not eligible to be considered for the purposes of calculating the grant.

- If the ownership of the rental property changes, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to future grant payments.
- In the circumstances of a condominium only, the applicant may continue to be entitled to receive increased assessment grants provided that all future proposed condominium owners assign the grant pursuant to Section 28(7) of the Planning Act, prior to closing of the purchase of the condominium.
- 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.
- Applications for the University and College Area Increased Assessment Grant Program must be submitted and approved before a building permit is issued.
- The applicant may be required to submit a Business Plan to the satisfaction of the City.
- 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 University and College Area Increased Assessment Grant Program must be approved by Oshawa City Council.
- Buildings or dwelling units that are constructed or created under the University and College Area Increased Assessment Grant Program and 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.

Grant period

Grants will be paid over a ten year period with Year 1 of the program defined as follows:

Year 1 is the first full calendar year in which taxes are paid after the project has been completed and re-assessed.

For example, if an eligible building is completed and reassessed effective May 1, 2011, Year 1 of the grant schedule would be 2012. The first annual grant would be provided at the end of 2012 based upon 12 months (i.e. January to December).

Other Programs

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

Work Already Commenced

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

Procedures

1. 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.

2. Council Approval

All applications must be approved by City Council.

3. 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.

4. 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 dwelling units and the amount of City taxes to be paid after the creation/construction of the dwelling units. 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 mill rate are not eligible to be used to determine the amount of the grant.

5. Provision of Grant

Following the completion of the work, final building inspection by Building Inspection and Permits 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 10 year period in accordance with the following chart.

Year of Increased Assessment Value	Grant as a Percentage of the Year 1 City Taxes on Increased Assessment Value
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%
Year 10	0%

6. 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, minimum densities and performance timelines.

4.3 Duration

University and College Area Increased Assessment Grant Program

The University and College Area Increased Assessment Grant Program will commence on the final approval of the City of Oshawa University and College Area Renaissance Community Improvement Plan and will run until December 31, 2015. The University and College Area Increased Assessment Grant Program will not be applied retroactively. Grant applications will not be accepted after December 31, 2015. Applications received before December 31, 2015 and that may be approved will continue to be honoured.

4.4 Monitoring

Council will conduct periodic reviews of the City of Oshawa University and College Area Renaissance Community Improvement Plan to determine its effectiveness.

4.5 Cancellation

The City of Oshawa may discontinue the University and College Area Increased Assessment Grant Program at any time without an amendment to this Plan. Grants that were approved before the cancellation of any program in this Community Improvement Plan will continue to be honoured.

5.0 IMPLEMENTATION

The City of Oshawa University and College Area Renaissance Community Improvement Plan will be implemented through the provisions of Section 4 of the Oshawa Official Plan and Section 28 of the Planning Act, R.S.O. 1990, c. P.13

6.0 INTERPRETATION

Sections 4.0, 5.0 and 6.0 of this document, along with Exhibit No. 1 and Exhibit No. 2, shall form the actual City of Oshawa University and College Area Renaissance Community Improvement Plan for the City of Oshawa University and College Area Renaissance Community Improvement Area. Sections 1.0, 2.0 and 3.0 and Appendix No. 1 do not constitute part of the actual City of Oshawa University and College Area Renaissance Community Improvement Plan.

Changes to the City of Oshawa University and College Area Renaissance Community Improvement Area boundary and the deletion or addition of other programs shall require an amendment to this Plan. Changes to the policy numbering, cross referencing of policy sections and/or minor editorial changes may be permitted without an amendment to this Plan. This Plan has been prepared in accordance with and conforms to the City of Oshawa Official Plan.

This Plan shall be referred to as the City of Oshawa University and College Area Renaissance Community Improvement Plan. 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.

Exhibit No. 1

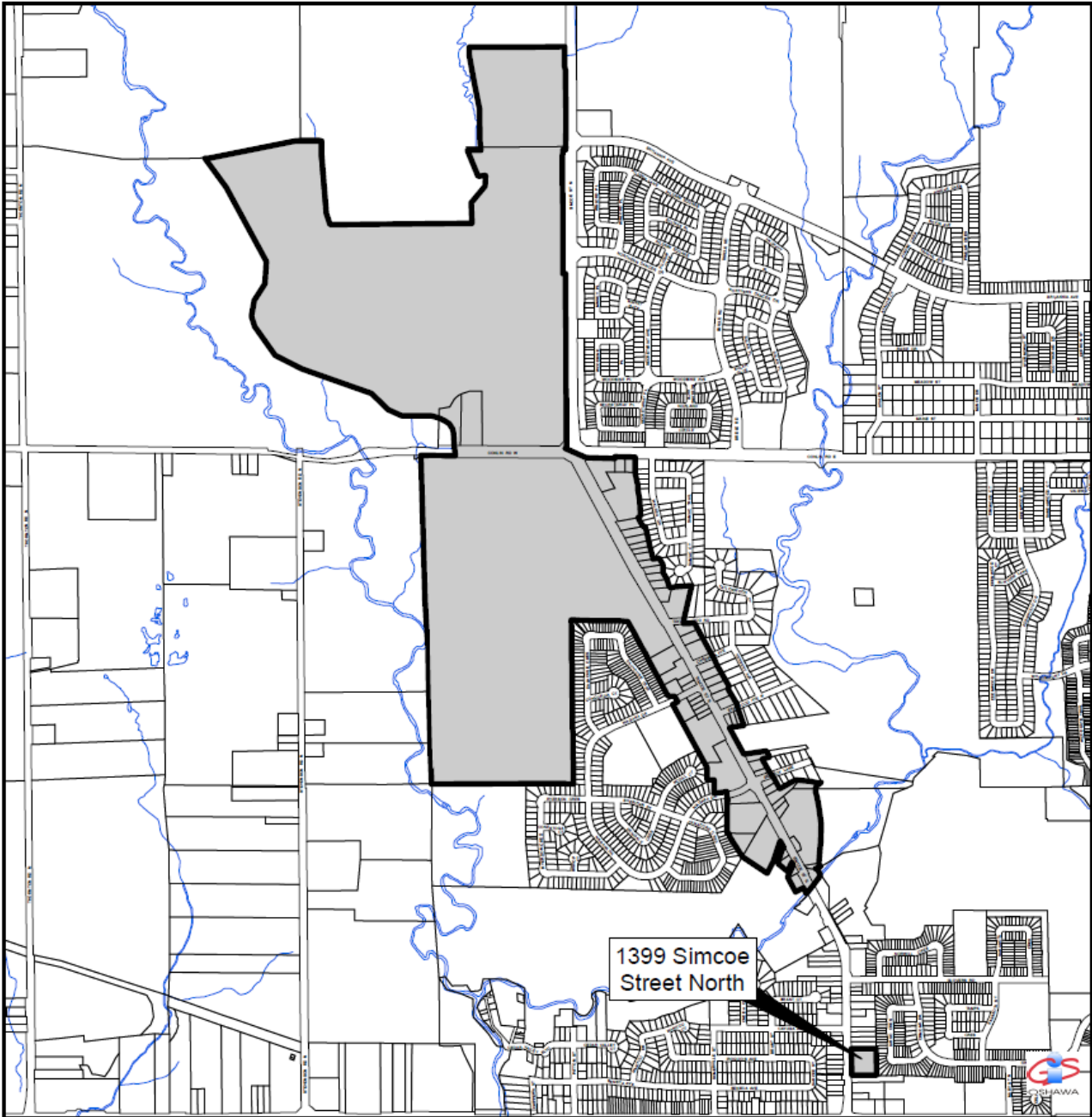



Exhibit No. 1

DEVELOPMENT SERVICES DEPARTMENT

 Subject Sites

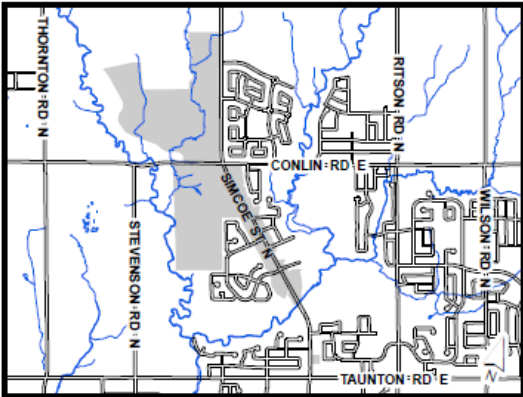


Exhibit No. 2

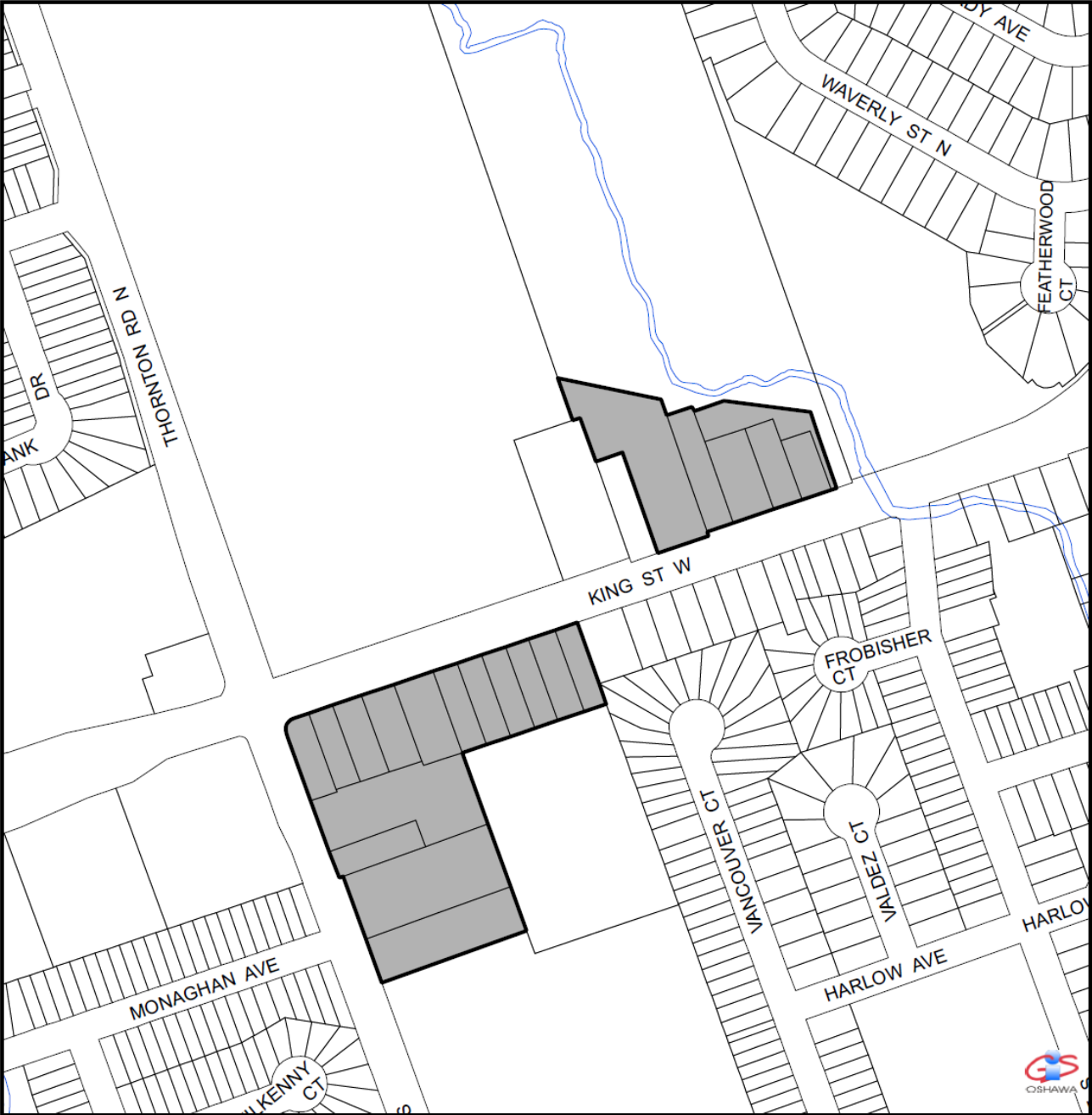

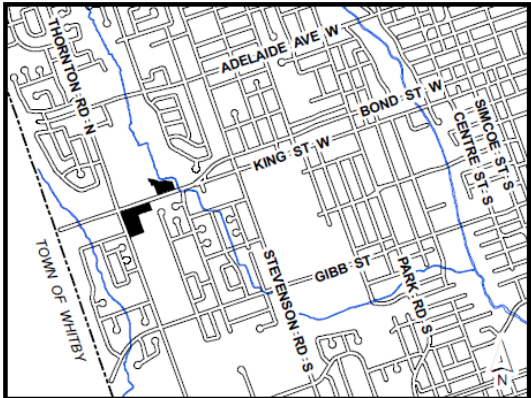


Exhibit No. 2

DEVELOPMENT SERVICES DEPARTMENT

 Subject Sites



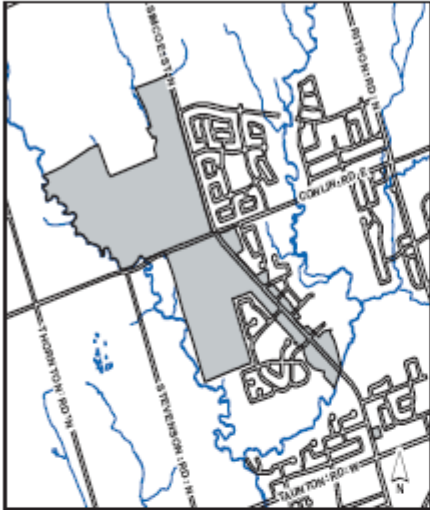
PART C – APPENDIX NO. 1

Appendix No. 1

NOTICE OF PUBLIC MEETING — PLANNING ACT AND DEVELOPMENT CHARGES ACT

Re: 1. Proposed Amendments to the Oshawa Official Plan
2. Proposed Community Improvement Plan
3. Proposed Amendment to the City's Development Charge By-law No. 37-2009
(File Nos. B-1200-0012, B-3100-0134 and C-4240-0008)
City of Oshawa — ALL WARDS

Date: June 14, 2010 – 6:30 pm
Place: Council Chambers
Oshawa City Hall, 50 Centre Street South
Oshawa, Ontario L1H 3Z7



THE OSHAWA DEVELOPMENT SERVICES COMMITTEE WILL BE CONSIDERING PROPOSED OSHAWA OFFICIAL PLAN AMENDMENTS, A PROPOSED DEVELOPMENT CHARGE BY-LAW AMENDMENT AND A PROPOSED COMMUNITY IMPROVEMENT PLAN INITIATED BY THE CITY.

1. THE PURPOSE OF THE PROPOSED OSHAWA OFFICIAL PLAN AMENDMENTS IS TO:

(a) AMEND THE OSHAWA OFFICIAL PLAN BY ADDING A POLICY WHICH WOULD GENERALLY:

- ENCOURAGE A RANGE OF HOUSING ACCOMMODATION FOR STUDENTS ATTENDING POST SECONDARY INSTITUTIONS IN OSHAWA;
- ENCOURAGE AN APPROPRIATE SUPPLY OF OFF-CAMPUS STUDENT HOUSING IN APPROPRIATE LOCATIONS;
- ENCOURAGE STUDENT ACCOMMODATIONS PREDOMINANTLY IN ARTERIAL ROAD CORRIDORS, IN THE CENTRAL BUSINESS DISTRICT AND A PURPOSE-BUILT NORTH STUDENT VILLAGE AREA;
- ENCOURAGE A BALANCED USE OF LOW DENSITY HOUSING FORMS (E.G. SINGLES AND SEMIS) FOR STUDENT HOUSING IN NEAR CAMPUS NEIGHBOURHOODS;
- SUPPORT FINANCIAL INCENTIVES FOR MULTI-UNIT HOUSING IN THE CORRIDORS NEAR THE UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY AND DURHAM COLLEGE AND TRENT UNIVERSITY CAMPUSES;
- ENCOURAGE THE POST SECONDARY INSTITUTIONS TO DEVELOP A STUDENT HOUSING POLICY FOR THE DEVELOPMENT OF FUTURE ON-CAMPUS HOUSING; AND

(b) AMEND THE OSHAWA OFFICIAL PLAN TO ENABLE THE PREPARATION OF A NEW COMMUNITY IMPROVEMENT PLAN WHICH INCLUDES A FINANCIAL INCENTIVE PROGRAM FOR THE DEVELOPMENT OF APARTMENTS, BLOCK TOWNHOUSES AND FLATS (EXCLUDING CONDOMINIUMS) WHERE PERMITTED BY THE ZONING BY-LAW ON THE LANDS SHOWN SHADED ON THE ABOVE MAP.

2. THE PURPOSE OF THE PROPOSED COMMUNITY IMPROVEMENT PLAN IS TO ENABLE THE CITY TO PROVIDE FINANCIAL INCENTIVES FOR THE DEVELOPMENT OF APARTMENTS, BLOCK TOWNHOUSES AND FLATS (EXCLUDING CONDOMINIUMS) WHERE PERMITTED BY THE ZONING BY-LAW ON THE LANDS SHOWN SHADED ON THE ABOVE MAP.

3. THE PURPOSE OF THE PROPOSED DEVELOPMENT CHARGE BY-LAW AMENDMENT IS TO:

(a) INTRODUCE AN EXEMPTION TO THE DEVELOPMENT CHARGE BY-LAW FOR THE CONSTRUCTION/CREATION OF GROUP DWELLINGS (BLOCK TOWNHOUSES) AND APARTMENTS INCLUDING FLATS WHERE PERMITTED BY THE ZONING BY-LAW FOR THE LANDS SHOWN SHADED ON THE ABOVE MAP;

(b) INTRODUCE A REVISED DEFINITION OF LODGING HOUSE TO CLARIFY THAT LODGING HOUSES DO NOT INCLUDE DWELLING UNITS IN FLATS, APARTMENTS AND BLOCK TOWNHOUSES.

Information regarding the proposed amendments to the Oshawa Official Plan and Development Charge By-law and the proposed Community Improvement Plan 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 Warren Munro at 905-436-5636, extension 2410.

Written submissions to the City of Oshawa may be delivered prior to the adoption of the Official Plan Amendment, Community Improvement Plan and Development Charge Amendment to the attention of Warren Munro, City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

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.

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 Official Plan Amendment or 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, or the Region of Durham, as the case may be, to the Ontario Municipal Board.

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 or 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 unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

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

In order that sufficient information is made available to the public, copies of the proposed amendment to the City of Oshawa Development Charge By-law No. 37-2009 and the Development Charge Background Study will be available from the City Clerk's Office at the above address, (905) 436-3311, or on the City's website www.oshawa.ca, commencing on May 31, 2010.

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 Melissa Pringle, Committee Co-ordinator at 905-436-5636, extension 2212, or by email to mpringle@oshawa.ca.

Thomas B. Hodgins, B.E.S., M.A., RPP, Commissioner
Development Services Department