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April 24, 2024

Municipality of Thames Centre
4305 Hamilton Road
Dorchester, ON N0L 1G3

Attention: Marc Bancroft

RE: Thames Centre: Community Improvement Plan

Dear Mr. Bancroft,

Please consider this letter as a summary of comments regarding the Municipality of Thames Centre's Community Improvement Plan (CIP). In review of the CIP, we offer the following comments.

- Per Section 6.2 of the CIP, it is noted that a select set of land use designations within the Municipal Official Plan are eligible for funding. We request that the municipality consider adding the "Residential" designation to this list to provide for flexibility in terms of where the funding may be applied;
- While it is acknowledged that the CIP includes some incentive programs to facilitate the development of affordable housing, inclusive of the commercial conversion/rental housing grant and planning and building permit fee grants, we encourage the municipality to consider including additional financial programs, targeted at incentivizing the development of affordable housing. One example, implemented by City of St. Thomas through their CIP, includes a Residential Program which provides grants up to a prescribed amount to go towards renovating and/or construction of new residential units, subject to a set of eligibility criteria. The purpose of this incentive program is to increase the supply of housing, including affordable housing. A copy of this Residential Program is included at the end of this letter as Appendix A; and
- Per Section 6.4.3 (Landscaping Grant) of the CIP, we request that the municipality consider increasing the maximum funding of \$2,000 per project/property, and expand the list of eligible services to provide flexibility in terms of how this funding can be applied, keeping within the realm of eligible costs per Section 28 (7.1) of the Planning Act.



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In addition to the above, we would also like to express our support with respect to Sections 7.2 b) and 8.3 of the CIP, noting that, if appointed, the CIP Administrator (i.e. Director of Planning), will incorporate both coordinating application submission processes and financial incentive opportunities into all development pre-consultation meetings. It is in our opinion that this would be beneficial as it would make the applicant aware of financial incentive opportunities that they could utilize as part of their future project, provided the eligibility criteria are met.

We appreciate the opportunity to submit comments with respect to Thames Centre's Community Improvement Plan.

Sincerely,
Sifton Properties Limited



Alexandra Haasen, HBA
Project Manager, Planning and Development

Attach. (1)



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Appendix A



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Program	Description	Eligible Properties/ Projects and Eligible CIPA
<p>3) Residential Program</p>	<p>A Grant equal to 50% of cost of renovating existing residential units and/or constructing new residential units, to a maximum grant of \$7,500 per unit (total maximum grant of \$60,000 per property/project).</p> <p>For units that are “affordable”, the 50% grant can be increased to a maximum grant of \$12,500 per unit (total maximum grant of \$100,000 per property/project).</p> <p>AND</p> <p>A no interest loan equal to 50% of cost of renovating existing residential units and/or constructing new residential units, to a maximum loan of \$12,500 per unit (total maximum loan of \$100,000 per property/project). The loan is repayable in equal monthly payments over a 7 year period.</p>	<p>Properties within the Primary CIPA where:</p> <ul style="list-style-type: none"> a) At least two (2) net residential units are being created via infilling of a vacant lot; b) Intensification of an existing commercial, mixed use or residential building adds one (1) or more net residential units; c) Excess or vacant commercial space on upper stories of commercial and mixed use buildings is being converted into one (1) or more net residential units; d) Existing residential units in mixed use buildings are being renovated to bring these units into compliance with the Building Code, Property Standards By-law, and Fire Code.



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