

Town of

AURORA

Promenade Community Improvement Plan



February 2014



Prepared by:

Sierra Planning and Management
26 Dalhousie Street
Toronto, Ontario Canada, M5B 2A5



Sierra Planning and Management
advice • strategy • implementation

1	Introduction	4
2	Characterizing the Aurora Promenade	5
	2.1 Locational Context of the Promenade	
3	Rationale & Goals of the Community Improvement Plan	6
	3.1 Rationale for Community Improvement	
	3.2 Other Ongoing Strategic and Planning Priorities	
	3.3 Goals of the Community Improvement Plan	
	3.4 The CIP Project Process	
4	The Promenade Community Improvement Project Area (CIPA)	8
	4.1 Geographic Boundaries of the CIPA	
	4.2 Issues of Community Improvement within the CIPA	
	4.3 Dynamics of Investment within the CIPA	
	4.3.1. Opportunities for (Re)Development	
	4.3.2. Concurrent Initiatives & Investment	
5	Legislative Framework and Policy Rationale	16
	5.1 Planning Act Provisions for Community Improvement Plans	
	5.2 Municipal Act Provisions for CIP Grants and Loans	
	5.3 Provincial Policy Statement (PPS), 2005	
	5.4 Growth Plan for the Greater Golden Horseshoe, 2006	
	5.5 York Region Official Plan (2010)	
	5.6 Town of Aurora Official Plan (2010)	
	5.7 Aurora Promenade Secondary Plan Area	
	5.7.1. Promenade Secondary Plan Area - Section 37 Bonusing Provisions	
6	Matching Program Support to the Needs & Opportunities within the Promenade CIPA	21
7	General Incentive Programs	22
	7.1 Overview of General Financial Incentive Programs	
	7.2 General Incentive Program Summaries	
8	Brownfield Redevelopment Incentive Programs	28
	8.1 Overview of Brownfield Redevelopment Incentive Programs	
	8.2 Brownfield Redevelopment Incentive Program Summaries	
9	Implementation	31
10	Monitoring	34

Schedule A: Program Details

Schedule B: Glossary

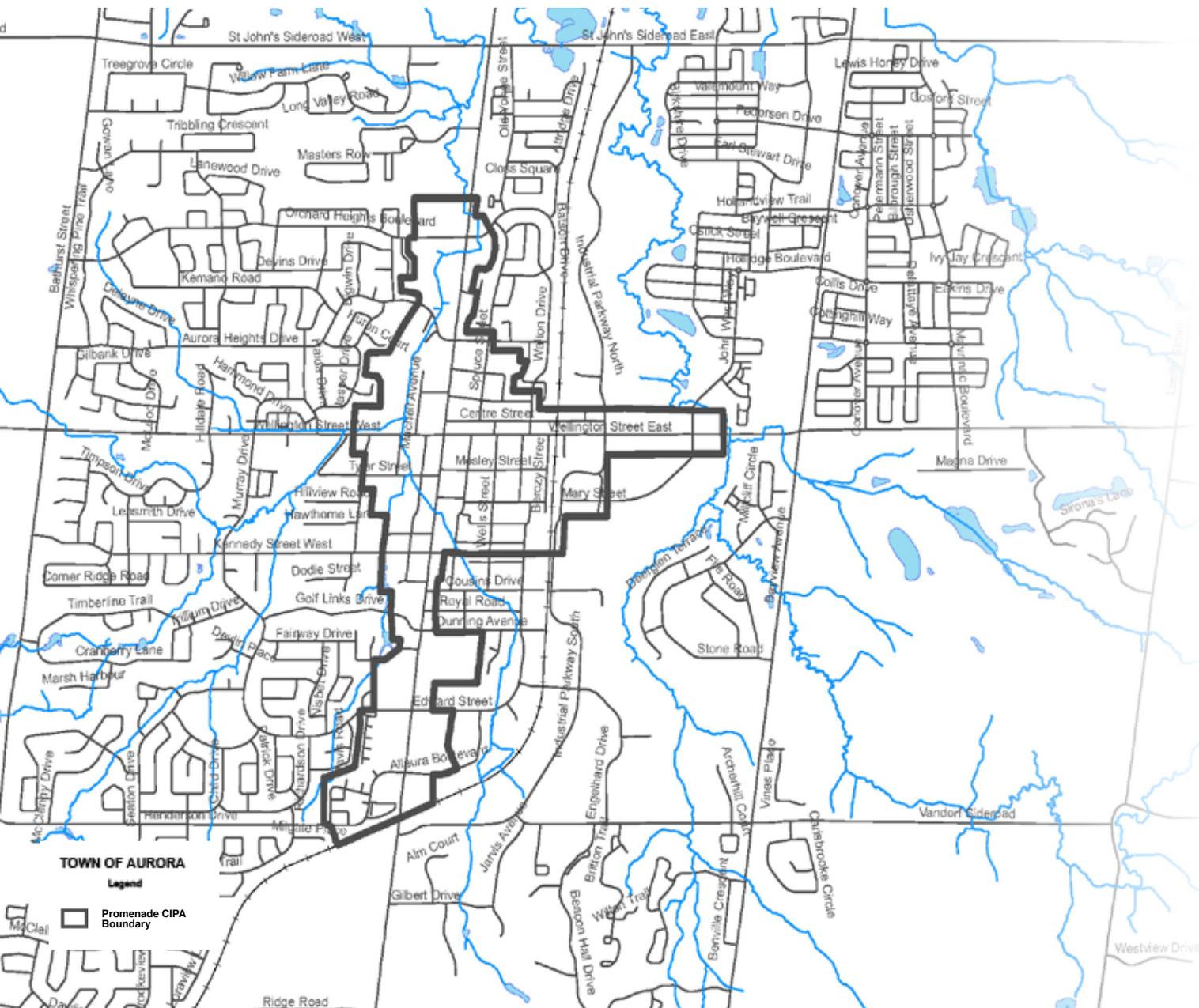
Schedule C: Aurora Promenade Concept Plan - Relevant Urban Design Guidelines

Schedule D: Town of Aurora Tax Rates & Charges

Introduction

The development of a Community Improvement Plan (CIP) for the Aurora Promenade is intended to complement a broader municipal planning initiative for sustainable growth management, economic development and community renewal in the Town via the revitalization of Aurora's historic and urban landscape. Anchored along the key regional, commercial and transit corridors of Yonge and Wellington streets; the Promenade is a functioning business, social and cultural hub centred on a tightly-knit historic core of significant heritage value. However, deficiencies exist as it relates to inconsistent streetscaping, built form transitions, building setbacks and pedestrian functionality. In addition, some prominent parcels of land either do not represent the highest and best use of land and remain significantly underutilized or are vacant. Potential retail mix enhancements will be achievable as urban redevelopment progresses over time.

As a priority area for regional and municipal intensification, municipal investment in public realm enhancements must be complemented by congruent, yet strategic, private property redevelopment – particularly along key commercial streets. With an emphasis on stimulating private sector property investment via the provision of grants/loans and other financial incentives to reduce what can be significant costs associated with redevelopment relative to other “greenfield” opportunities, the CIP will be a key tool for achieving the comprehensive revitalization of the Promenade over the long-term.



2.1 Locational Context of the Promenade

The Town of Aurora is a lower-tier municipality located in the centre of the Regional Municipality of York (York Region). The Aurora Promenade is a physical, historic and logistic asset to the municipality; comprising a significant base of heritage assets including Town's historic downtown. The Promenade is situated along the main regional transit arterial and commercial corridor of Yonge Street.

Aurora is one of few municipalities in York Region with a major provincial thoroughfare (Yonge Street) traversing the entire length of its downtown core. The location of the Promenade presents a significant opportunity to leverage regional and provincial visitor attraction as revitalization and (re) development of this civic hub and commercial anchor occurs over time.

The location of the Promenade Community Improvement Project Area (CIPA) is shown within the border context of the municipality in the accompanying map.

3.1 Rationale for Community Improvement

The development of a Community Improvement Plan for the Aurora Promenade was identified as a priority implementation action of the 2010 Aurora Promenade Concept Plan. The 2010 Aurora Promenade Concept Plan is a comprehensive strategy to manage growth and development in Aurora's Promenade area over a 25-year period. The Plan presents a 3-pronged framework for appropriate public realm improvement, land use and built form, and urban design within the Promenade; giving primacy to:

- The intensification of mixed-uses (commercial/retail at-grade);
- Increased height densities along the Yonge and Wellington corridors;
- Maximized second/upper floor use;
- Heritage building preservation; and
- The development of linked cultural and civic nodes of activity throughout the downtown area.

The CIP is part of a two-fold strategy to achieve the complete revitalization of the Promenade 1) in the public realm and 2) private realm. With a focus on private property redevelopment, this CIP supports the vision for the development of the area as a “highly mixed-use urban environment” of distinct heritage, valued nodes of civic interaction and vibrant streetscapes complemented by urban and transit supportive densities.

In realising the built and functional potential of the Promenade, private property redevelopment must be strategically encouraged and facilitated in tandem with planned/proposed public realm/streetscape improvements of the Concept Plan. This reflects the inherent value of implementing the CIP for the Aurora Promenade. As a principle of smart growth, the comprehensive redevelopment of the Town's key urban asset will be vital in achieving a series of economic development, policy and community development objectives for the municipality.

3.2 Other Ongoing Strategic & Planning Priorities

Working in tandem with the 2010 Promenade Concept Plan, a number of

other aligned municipal priorities and initiatives for heritage preservation, economic development, community enhancement as well as business retention and expansion within the Promenade and identified CIPA serve as positive premises for community improvement.

Reinforcing mutual objectives, the Town's Strategic Plan (2011-2031) earmarked the development of the CIP for the Aurora Promenade as a short-term target/deliverable (1-2 years for initiation) in achieving priorities to “promote and support a plan to revitalize the downtown”. Aligning with priorities to promote “economic opportunities that facilitate the growth of Aurora as a desirable place to do business” via support for “small business and encouraging a more sustainable business environment” (Town of Aurora 2013 Strategic Plan); the CIP serves as a tool to 1) attract/encourage more compact development in the Promenade as a means of accommodating municipal growth and intensification targets and 2) reduce the costs associated with business retention and attraction via the provision of private property (re)development financial incentives to commercial business owners and retailers.

Additionally, boundaries of the Northeast Old Aurora Heritage Conservation District (HCD) overlap with that of the Promenade CIPA (see Exhibit 4). As such, provisions and protections detailed in the Northeast Old Aurora Heritage Conservation District Plan (HCD) (2006) apply to designated HCD lands/properties within the CIPA. As it relates to community improvement, provisions of the Northeast Old Aurora HCD Plan serve to ensure the preservation of the existing heritage stock via compatible infill construction and new development, the heritage-sensitive reuse of buildings as well as landscape and streetscape improvements consistent with the District's heritage character. Noting ongoing municipal investigation into the development of an HCD Southeast of Yonge and Wellington streets – particularly in light of the fact that the HCD study area overlaps a portion of the CIPA – this CIP supports heritage conservation through the individual financial incentives programs.

Heritage preservation and the revitalization of properties within the Downtown, as assisted through this CIP, will serve in developing a vibrant urban anchor and social hub. The long-term aspiration of creating an entertainment district within the Promenade represents a strategic goal of the Town of Aurora Economic Development Action Plan 2012-14.

The CIP will serve to stimulate private sector property investment and development in the Promenade CIPA and more specifically Aurora's Downtown – the spin-offs of which have long-term implications for community beautification, business and consumer attraction, job growth and economic development throughout the municipality.

3.3 Goals of the CIP

The Community Improvement Plan supports the following priorities of the Promenade Concept Plan as well as municipal growth objectives for the Town:

- Promote investment in the private building stock of the Promenade as a complement to public investment in streetscape and other public realm, recreation and municipal facilities;
- Encourage transit-supportive densities, compact urban form and pedestrian activity via appropriate intensification, infill and redevelopment (particularly along Yonge Street) bringing underused or Brownfield properties back into productive use;
- Support the longevity of the existing building stock; giving primacy to heritage-sensitive redevelopment and enhancement in the historic core and surrounding area; protecting existing heritage assets and where possible promoting the adaptive re-use (commercial) of key sites;
- Ensure the vitality and viability of Promenade; removing barriers to building (re)investment for existing and potential business/property owners as a means of facilitating business retention, expansion and attraction in the Town;
- Support a mix of new commercial/retail and multi-residential development and activity;
- Enhance pedestrian attraction and walkability along key side-streets as well as along the Yonge and Wellington corridors encouraging where feasible the development of nodes of social activity such as storefront patios; and
- Enable the Promenade to become a commercial, social and tourist destination for residents and visitors; attracting quality retail and services for the long-term viability and relevance to the Promenade as a key regional corridor – one that provides an attractive and long-term

investment yield for existing and prospective landlords.

3.4 The CIP Project Process

Focused on achieving a 'tailored-to-fit' suite of incentives to appropriately address the rejuvenation and redevelopment needs of the area; the CIP for the Aurora Promenade was developed in the following manner:

1. **Issues Identification:** via an extensive assessment of local economic development, planning/policy priorities, the property investment needs of local business and property owners (via extensive consultation), existing real estate and socio-economic dynamics, as well as a review of the services and built character (retail mix, building stock etc.) of the Promenade.
2. **Defining & Refining the Community Improvement Project Area (wherein programs the CIP will operate):** by way of identifying key (re) development zones and the identification of a priority area within which CIP program assistance should be focused.
3. **Creation of Detailed CIP & Financial Incentive Programs:** tailored to address identified redevelopment issues within the CIPA outlining detailed program protocols, a recommended funding plan/options and measures for monitoring program achievement.



Exhibit 1: The CIP Project Process

4.1 Geographic Boundaries of the CIPA

Exhibit 2 delineates the geographic boundaries of the Promenade Community Improvement Project Area (CIPA) wherein programs of financial support will operate as directed through this CIP. The Town of Aurora will only accept applications for financial assistance for development or property enhancement projects for properties located in the CIPA for the five-year duration of this CIP.

4.1.1 Identifying Priority Areas

Exhibit 2 identifies two priority areas within the Promenade CIPA. The primary focus of this CIP and its programs is to support the redevelopment and improvement of properties within CIPA Priority Area 1 (shown in red), which encompasses properties within Old Town (including the historic downtown) as well as lands located immediately north and south of the precinct along Yonge Street.

The delineation of CIPA Priority Area 1 is the direct result of municipal recognition as to the importance of Downtown and its immediate surroundings as the employment, retail, service and residential heart of the Town. Economic development priorities for enhanced amenities and business development and attraction to the area further validates a targeted geographic focus for fiscal support under this CIP.

In general, Priority Area 1 of the Aurora Promenade CIPA is described as all properties fronting on:

- Yonge Street from just above Valhalla Court in the North to Golf Links Drive to the South;
- Wellington Street West from Harriman Road to the West to Yonge Street in the East;
- Wellington Street East from Yonge Street in the West extending just past Walton Drive in the east;
- Tyler Street from Mill Street in the West to Yonge Street in the east;
- Temperance Street extending just north of Reuben Street; and
- Machell Avenue and Irwin Avenue.

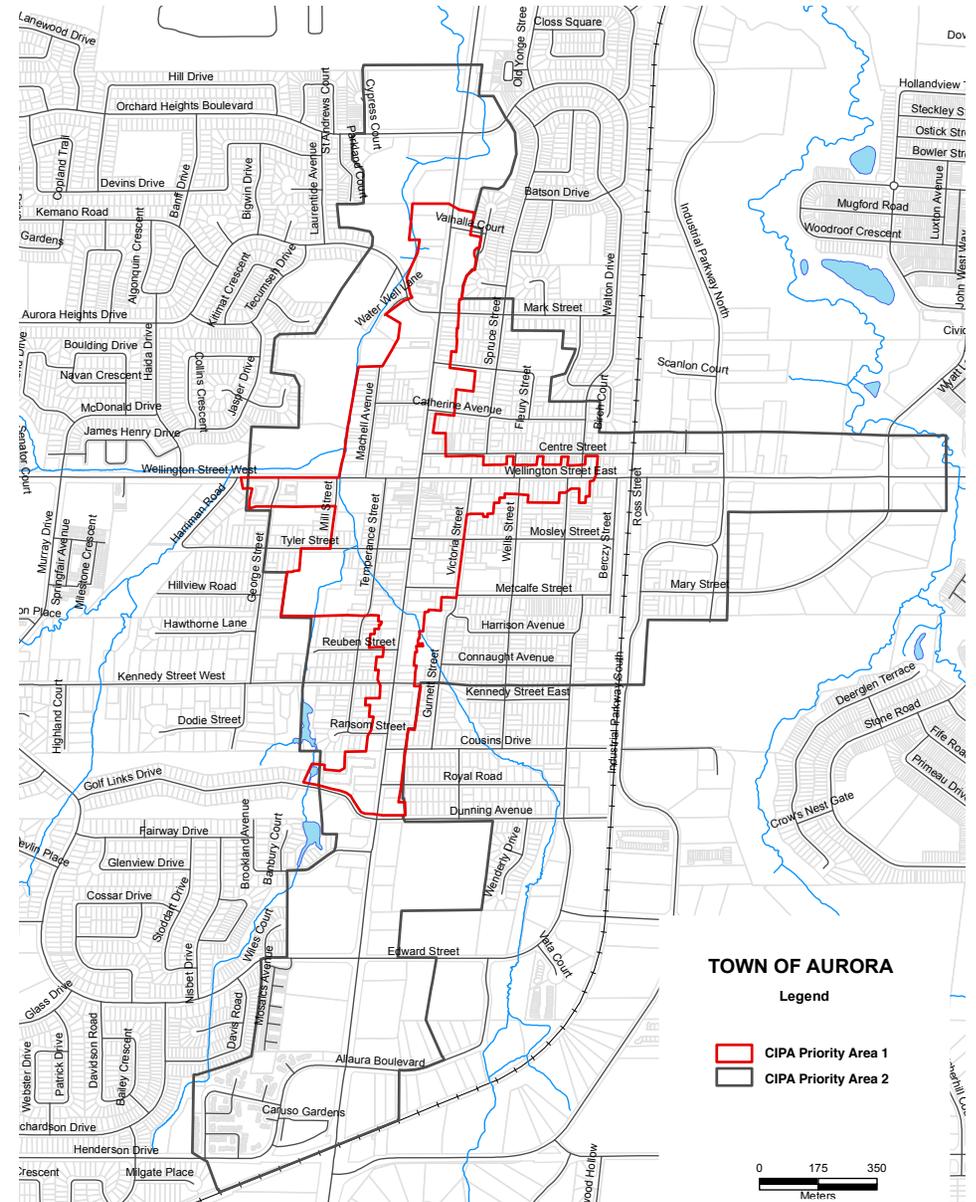


Exhibit 2: Aurora Promenade Community Improvement Project Area

4.2 Issues of Community Improvement within the CIPA

The Promenade CIPA is a functional civic node; reflecting a mix of retail, institutional, commercial and professional service/office uses. At the heart of the CIPA is Aurora's historic downtown – a municipal priority area for revitalization via the development of intensified mixed-uses, high-quality services and amenities as well as the protection and enhancement of significant heritage properties within and surrounding the core.

The Promenade CIPA – though exhibiting significant development potential – demonstrates a number of issues for community improvement:

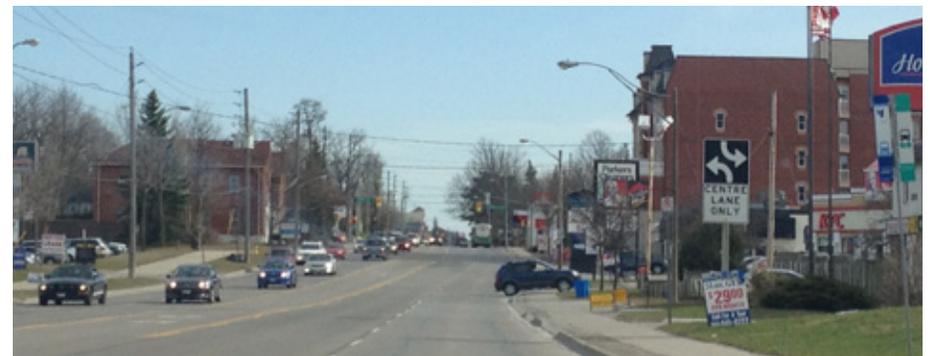
- **Inconsistent Built form and Built Transition:** Immediately south of the Yonge-Wellington intersection is the historic core which is characterized by a tight-knit built fabric of low-density, multi-floor structures (typically 1-3 storey buildings built to the street edge) with commercial/retail at-grade. While several buildings represent valuable heritage structures, generally building façade quality and design is inconsistent. In contrast, properties immediately north of the historic core (i.e. north of the Yonge-Wellington intersection) represent a more modern building stock of varied setbacks and inconsistent design (the result of a mix of larger retail formats and highway commercial uses). Generally individual buildings are of relatively lower height and less compact in form than properties immediately south.

A more enticing pedestrian environment, supported by consistent design and improved access by vehicles to the shops and services in this area is a requisite for long-term community improvement in the Promenade CIPA; both as an impetus for enhancing the community/



visitor experience as well as visual appeal and connectivity to and from the core.

Extending to the northern boundary of the CIPA (along Yonge Street) parts of the built fabric become further irregular; moving from a mix of professional offices and residential housing to larger retail and old strip mall formats. Similar observations are made for the portions of the CIPA extending south from the historic core to Golf Links Drive and beyond. The examples of new development over the last 20-25 years demonstrates how the Town has benefitted from investment interest along the Yonge St. corridor. However, despite this, there is a clear need to “bind” the Promenade more effectively, creating a shared sense of identity and character. This CIP is designed to help sustain Downtown and its brand while at the same time promoting new development and redevelopment to create a series of mixed-use nodes along the length of the corridor.



View going south to the Downtown displays a healthy zone of commercial activity with inconsistencies in the building stock

- **Infill and Intensification:** In part, improvements to the aforementioned built form inconsistencies may be accomplished via infill and intensification throughout the Promenade CIPA. Particular areas for such improvements include 1) properties immediately north of the

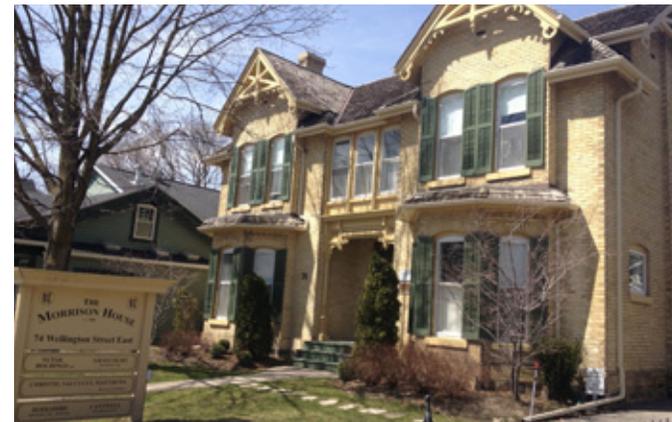


Infill and intensification needs within the Promenade CIPA.

Yonge-Wellington intersection as a means of enhancing height and built transition to/from the core 2) infill development on identified vacant lands and underdeveloped lots; noting that in some instances land assembly may be potentially required (see Exhibit 3) and 3) the intensification of mixed-use (commercial at-grade) where opportunities exist to enhance or develop upper floor uses on properties throughout the CIPA (most importantly within Priority Area 1).

- **Older Building Stock of Significant Heritage:** In assessing the age of the existing building stock, roughly 32% of properties in the Aurora Promenade were identified to have been built between the Pre-War, World War and Inter-War period (before 1914 to 1945) (see the Aurora Promenade Community Improvement Plan: Options Report). Exhibit 5 shows the majority of these properties are located within CIPA Priority Area 1. An important premise of programs within this CIP is the need to enhance and, where needed, preserve the structural integrity of an older building stock; particularly as it relates to addressing issue of older building and construction systems.

Accordingly, the age of buildings within the CIPA has correlated to the identification of a number of heritage structures. Exhibit 4 shows there are 19 designated (under Part IV of the Ontario Heritage Act) heritage buildings within CIPA Priority Area 1; with a significant share of the total building stock being listed as properties of heritage interest (as



Older building stock and heritage assets within the CIPA.

per Section 27 of the Ontario Heritage Act). As a principle, programs of this CIP support the preservation and enhancement of the existing heritage stock and historic architectural integrity of buildings within the Promenade CIPA.

- **Vacancies and Underutilized Second Floors:** An April 2013 field review based on street-level observations showed a concentration of vacant land and buildings, vacant second floors as well as the presence of some underdeveloped sites along the key commercial strip of Yonge Street (see Exhibit 3). The CIP encourages the improvement of such properties in part via the development of accessibility amenities and/or other building enhancements to promote occupancy; bringing sites into highest, best and active use.



a



a



b

Potential Brownfields in CIPA: a) old Collis Leather Tannery (c.1912) site off Tyler Street and b) old Foundry site on Wellington Street West

- **Retail Mix Improvements:** While the built form in the Promenade CIPA is much reflection of historic development, structures are also, in part, impacted by the existing mix of property uses to date.

The retail mix south of the Yonge-Wellington intersection (particularly within the historic core) largely consists of boutique retail establishments as well as personal care and medical/professional offices. In contrast, the northern-end of the Yonge-Wellington intersection consists of number of chain establishments as well as

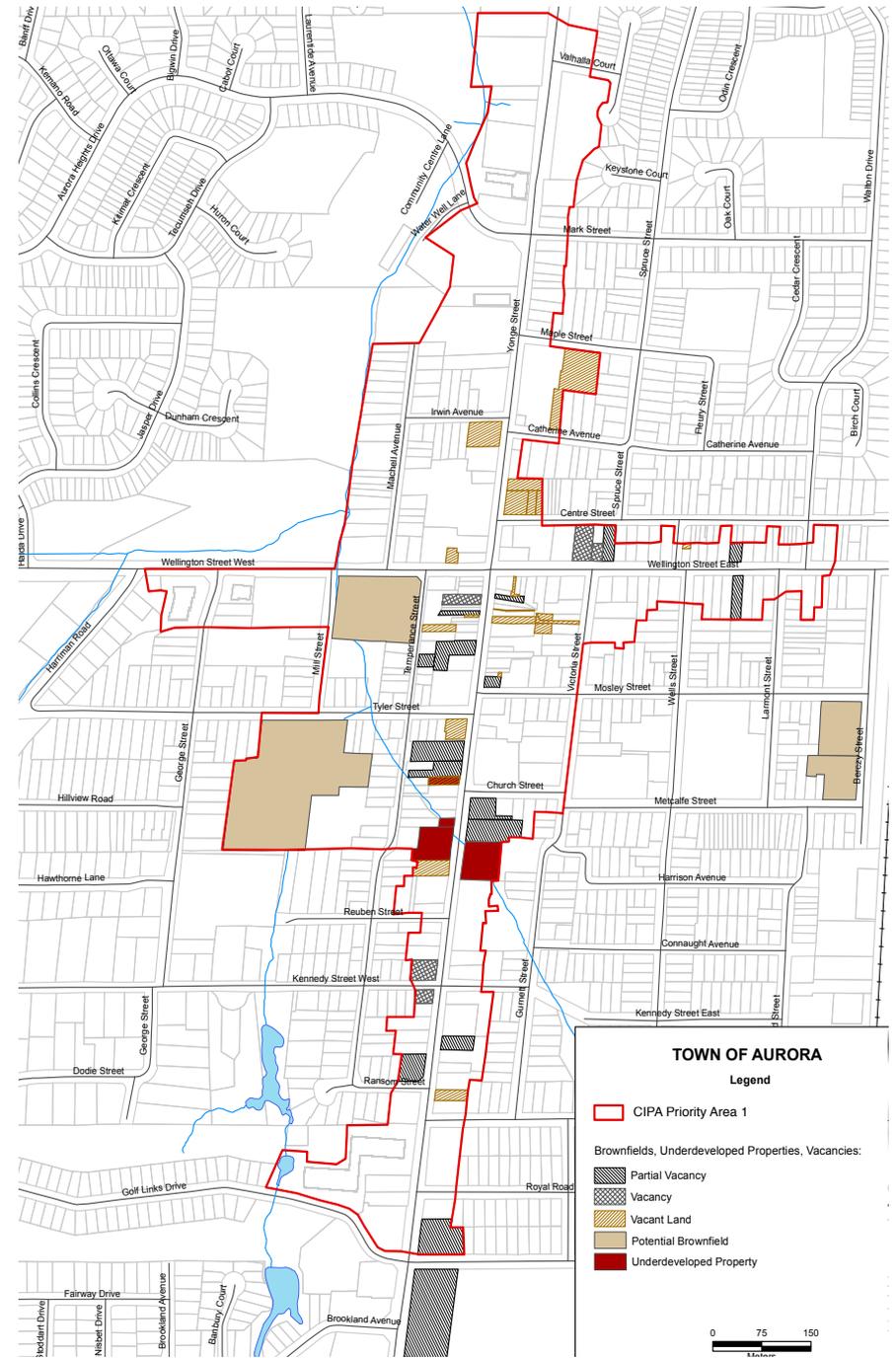


Exhibit 3: Vacancies, Brownfields, Underdeveloped & Undeveloped Properties in the CIPA Priority Area 1

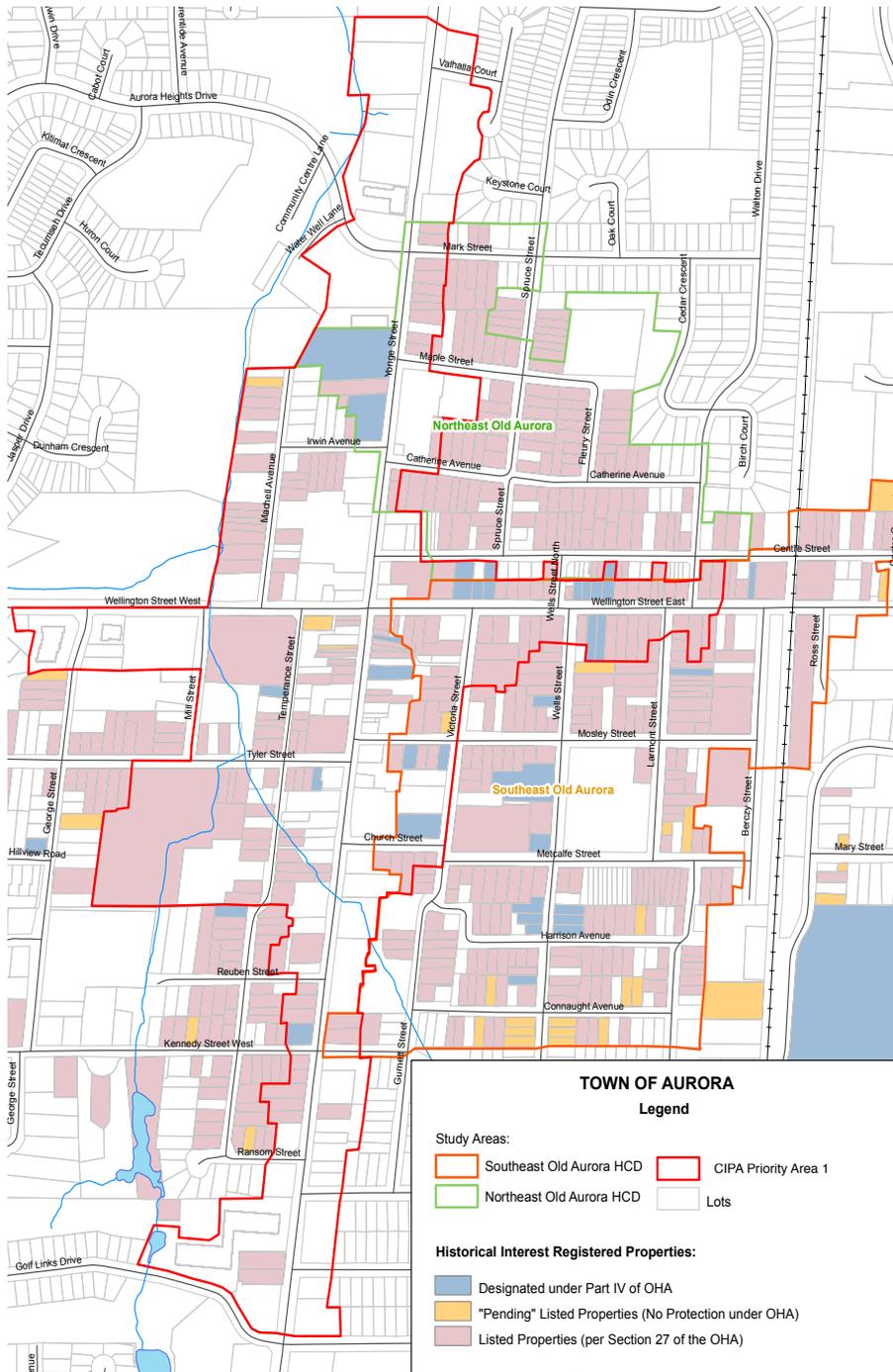


Exhibit 4: Properties of Cultural Heritage Value or Interest in the CIPA

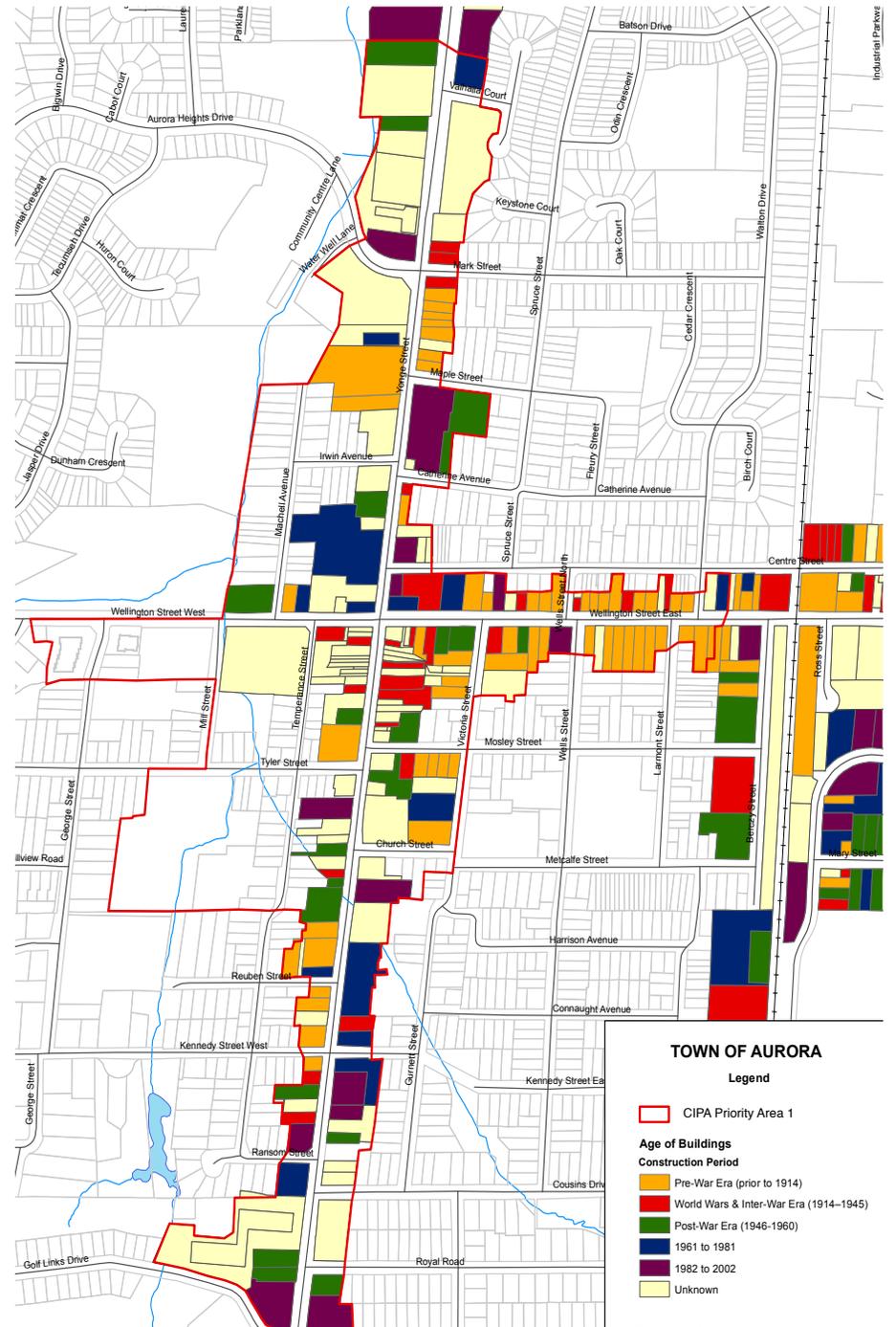


Exhibit 5: Age of Buildings within the CIPA

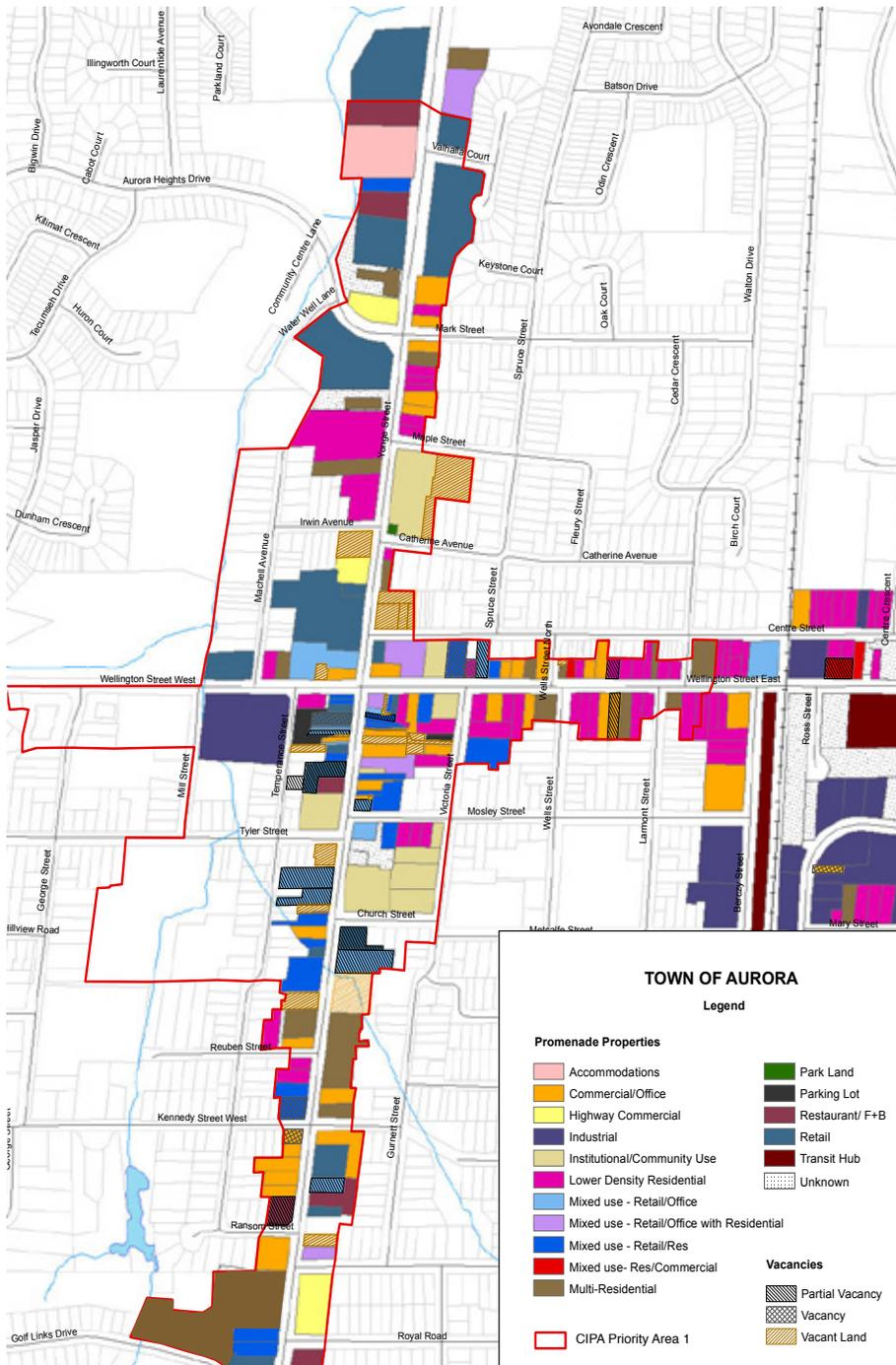


Exhibit 6: Existing Property Uses within the CIPA based on MPAC data

professional office and highway commercial uses (some boutique stores exist within strip mall formats along the northern boundary of the CIPA). Within the CIPA, gaps in the retail mix include limited higher-order dining and retail clothing amenities which typically generate extended visitor and pedestrian patronage; limiting its functionality as a 'destination' in the Region.

The development of the retail mix within the Promenade CIPA is a long-term strategy – one which is achievable only through a range of actions including the Community Improvement Plan, and the involvement of the property owners and business community itself.

- Existing Brownfields and Key Sites for Redevelopment:** Two potential Brownfield redevelopment sites have been identified within Priority Area 1; representing the larger of apparent Brownfields within the broader Promenade CIPA. The old Collis Leather Tannery (c.1912) site off Tyler Street and the old Foundry site on Wellington Street West represent potential contaminated lands of priority importance for redevelopment in the municipality – the former being the largest individual Brownfield parcel in the Promenade requiring sensitive redevelopment due to its location within a stable residential neighbourhood area, and the latter having significant street presence along the Wellington commercial strip. These in addition the underdeveloped land parcels along Yonge Street create significant opportunities for redevelopment within Priority Area 1 (see Exhibit 3).

4.3 Dynamics of Investment within the CIPA

4.3.1. Opportunities for (Re)Development

The aforementioned complexities in effect represent key opportunities for improvement and redevelopment within the CIPA. In addition to potential Brownfields and vacant/underutilized lands, Exhibit 7 identifies key redevelopment zones/nodes within the Promenade CIPA.

4.3.2. Concurrent Initiatives & Investment

As of January 2014, there were 6 Multi-Unit Residential developments (totaling of 201 residential units) and 1,690m² of commercial/office/retail space proposed for development within the Promenade CIPA. The area is also at the center of a number of private institutional development plans. The CIP will serve to assist and in some instances expedite new (re)



1 Poorly maintained residential housing located on adjacent lots a prime opportunity to accommodate redevelopment via land assembly.



2 a) Key medium to long-term redevelopment site at the northwest corner of Yonge and Wellington with potential to accommodate great built form transition to the historic core
b) Poorly maintained apartment structure of little significant presence along Yonge Street.



3 Old Foundry site on Wellington Street West.



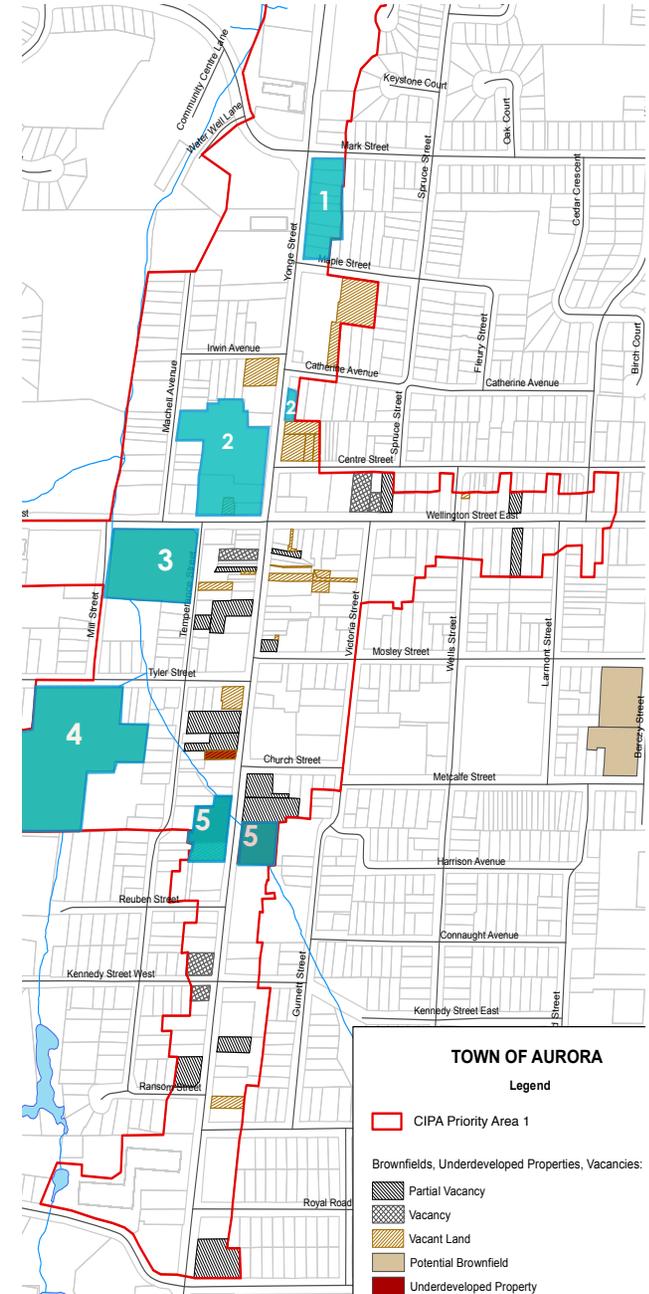
4 Collis Leather Tannery (c.1912) site off Tyler Street.



5 This opportunity involves the redevelopment of 3 key sites along Yonge Street (extending south from Church Street):

- a) Detracting undeveloped lot located directly across from the Aurora Public Library presents a prime opportunity for infill.
- b) Potential land assembly could support large scale redevelopment to correct 'gapping' due to significant building setback; as well as facilitating the redevelopment of dated adjacent stripmall structure.
- c) Vacant low-density building represents a significant underutilization of the existing site which is in need of more intensified, compact use.

Exhibit 7: Key Redevelopment Sites within the Aurora Promenade CIPA



development initiatives; in so far as the weight of fiscal outlay required for individual properties serves to limit or hinder private sector investment.

Planned public investment in the Promenade streetscape improvements is expected to bolster investor attraction and redevelopment within the CIPA. The 2013 Promenade Streetscape Implementation Plan represents ongoing municipal commitment to investing in the revitalization of the Promenade. The Plan identifies immediate to long-term (5+ years) priorities for sidewalk/curb improvements, the rebuilding of public rights-of-way, plantings, unification and revitalization of way-finding and commercial signage, installation of energy efficient lighting and VIVA street furnishings. Within the Downtown, development priorities include: the installation of heritage-style furniture, uniformed commercial awnings or signage installed on building facades as well as patio development where building setbacks allow. In so far as recommendations of the Streetscape Implementation Plan require private sector motivation, involvement and impetus – particularly as it relates to the redevelopment and replacement of existing commercial signage and the enactment of complementary storefront improvements, this CIP serves to reduce private sector costs associated with such enhancements.

As of January 2013, the Town of Aurora has embarked on strategic initiatives to enact priority recommendations of the Plan over the next 5 years, with a focus on achieving public realm improvements to the Downtown.

The Town of Aurora’s Infrastructure and Environmental Services department is to undertake needed sewer upgrades along Yonge Street. Sewer upgrades are expected to be phased in advance of proposed public realm (sidewalk and street lighting) improvements.

Present and future investment in the public realm within the CIPA is expected to bolster the success and impact the CIP over the longer-term.



1-5 Year Vision



Long-term Vision

2013 Promenade Streetscape Implementation Plan: Streetscape vision for CIPA (just north of Yonge and Wellington Streets)

5 Legislative Framework and Policy Rationale

The Community Improvement Plan for the Aurora Promenade is situated within a supportive landscape of municipal, regional and provincial policy support for the development of economically sustainable and socially vibrant settlement/urban areas. At all levels, legislative and policy provisions support efficient land use via strategic intensification, the redevelopment of contaminated or underutilized sites, the enhancement and protection of heritage assets and facilitation of an environment conducive to long-term business retention and expansion.

5.1 Planning Act Provisions for Community Improvement Plans

Status: Last amended 2011, Consolidation January 1, 2012

Section 28 provisions of the Ontario Planning Act constitute the foundational legislation guiding and defining the parameters of community improvement planning on Ontario; whereby only municipalities with community improvement policies in their official plans have the authority designate a Community Improvement Project Area (CIPA) and prepare and adopt a Community Improvement Plan (CIP) for lands/properties therein.

Whereby a “ ‘community improvement project area’ means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason” (Section 28(1)); a Community Improvement Plan may be developed to provide grants or loans “to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area” (Planning Act, Section 28(7)). Eligible costs include those “related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities (Planning Act, Section 28(7.1)).”

5.2 Municipal Act Provisions for CIP Grants & Loans

Status: Last amended 2011, Consolidated April 8, 2013

Section 106(1) of the Ontario Municipal Act prohibits municipalities from engaging in bonusing . However, in accordance Section 106(3) of the Act, a municipality exercising its authority to implement a community improvement plan under Section 28 of the Planning Act is exempt from the aforementioned policy. Providing further support for local community improvement objectives, the following policies of the Municipal Act allow for the provision of financial incentives for the redevelopment of contaminated lands and rehabilitation of heritage properties despite/in exemption from Section 106(1):

- Section 365.1(2) allows municipalities to encourage Brownfield redevelopment; wherein a municipality may pass by-laws to cancel “all or a portion of the taxes for municipal and school purposes levied on one or more specified eligible properties, on such conditions as the municipality may determine.” The cancelling of the education portion of taxes requires written approval by the Minister of Finance.
- Section 365.2 permits local municipalities to provide tax reductions or refunds for eligible heritage properties. Such properties may constitute a property or portion of a property that is:
- “Designated under Part IV of the Ontario Heritage Act or is part of a heritage conservation district under Part V of the Ontario Heritage Act” (Section 365.2(a)); or

“Subject to, an easement agreement with the local municipality in which it is located, under Section 37 of the Ontario Heritage Act; or an agreement with the local municipality in which it is located respecting the preservation and maintenance of the property” (Section 365.2(b)); or

Subject to “an easement agreement with the Ontario Heritage Foundation, under section 22 of the Ontario Heritage Act”(Section 365.2(b)).

Under Section 365.3 tax reductions or refunds provided by a municipality to an eligible heritage property must be between 10 and 40 per cent of the municipal and education portion of applicable property taxes. Additionally, Section 365.7 provides that in partnership with respective lower-tier municipalities; an upper-tier municipality – having received appropriate notification – may likewise “pass a by-law to authorize a similar reduction or refund of taxes levied for upper-tier purposes”.

5.3 Provincial Policy Statement (PPS), 2005

Status: Currently undergoing 5-year review

The Government of Ontario’s Provincial Policy Statements (2005) provides overarching guidance and direction to regional and municipal governments as it relates to matters of land-use, social and economic development and planning. In supporting the provincial vision for building strong, prosperous communities via effective growth management, environmental stewardship, the efficient development/use of infrastructure and enhancement of quality of life; the following provisions of the PPS support local community improvement as follows:

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs;

1.4.3(d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed.

In ensuring the development and preservation of community vibrancy, provisions of the PPS outline that “significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.1); and long-term economic prosperity be supported by “maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets” (Section 1.7.1(b)) and “promoting the redevelopment of brownfield sites” (Section 1.7.1(c)).

5.4 Growth Plan for the Greater Golden Horseshoe, 2006

Status: Office Consolidation, January 2012

The 2006 Growth Plan for the Greater Golden Horseshoe Area (GGHA) – for

which policies of the York Region Official Plan and Town of Aurora Official Plan are in conformity – provides a 25-year framework for managing growth, land use and infrastructure planning in the GGHA until 2031. The Town of Aurora is not an Urban Growth Centre. The municipality is an identified Settlement Area within the GGHA Built-up Area boundary; with the Town’s core being identified within the Plan as located along a proposed higher-order transit corridor (Yonge Street).

The Growth Plan “envisages increasing intensification of the existing built-up area, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields” (Section 2.1). As it relates to Settlement areas, policies of the Growth Plan support community development priorities/plans which encourage “cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services” (Section 2.2.2).

The Plan identifies that “by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area” (Section 2.2.3). In accommodating such growth, Intensification Corridors (defined in the Plan to mean intensification areas along major roads, arterials or higher order transit corridors) such as Yonge Street are to be developed to achieve the following:

Section 2.2.5 (1a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;

Section 2.2.5 (1b) a mix of residential, office, institutional, and commercial development wherever appropriate;

Section 2.2.5 (3) Intensification corridors will generally be planned to accommodate local services, including recreational, cultural and entertainment uses.

5.5 York Region Official Plan (2010)

Status: Office Consolidated July 2013

Policies of the regional Official Plan serve to coordinate growth management, economic, land-use, environmental and community planning across local municipalities in York Region until 2031. The OP is the guiding legislative framework for all municipal planning policy in the Region; and to which provisions of Aurora’s Official Plan as well as municipal intensification

and growth targets are in conformity. As it relates to community improvement, policies of the OP provide that York Region may:

8.3.6 (a) designate any part of the Region as a Community Improvement Project Area;

8.3.6 (b) enact a Regional Community Improvement Plan that utilizes incentive programs including making grants or loans within the Community Improvement Plan Area either to registered property owners or to local municipalities; and

8.3.6 (c) participate in a Community Improvement Plan of a local municipality.

Policies of the OP provide that the Region may support or participate with local municipalities in the development and implementation of community improvement plans to address: 1) infrastructure; 2) affordable housing development as well as 3) the revitalization of “land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use development and redevelopment” (2010 York Region Official Plan Section 8.3.7) such as the Aurora Promenade.

Schedule A of the York Region Official Plan identifies the area of Yonge Street extending through Newmarket to Aurora and the Promenade as a designated Regional Corridor. Section 5.3 of the OP identifies Regional Corridors as primary nodes/areas for intensification and infill; “planned to function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form”. The development of a community improvement plan for the Promenade serves to meet dual objectives for regional intensification:

- Accommodating smart growth via intensification within the Region’s built boundary (2010 York Region OP Section 5.3.1); wherein priority is given to
- Supporting and implementing regional objectives for the development of “sustainable and quality compact areas” along Regional Corridors of “diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods” (2010 York Region OP Section 5.3).

Section 5.4.17 of the York Region Official Plan provides support for the development of a CIP for the Aurora Promenade; wherein it is policy of

regional Council “to consider designating the Regional Centres and segments of the Regional Corridors as Community Improvement Project Areas, in partnership with local municipalities.” Additionally, the Region may support community improvement as follows:

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

5.2 17 That local municipalities shall develop official plan policies and associated procedures for development on contaminated or potentially contaminated sites, including the use of community improvement plans where appropriate to promote brownfield site redevelopment.

5.6 Town of Aurora Official Plan (2010)

The Town of Aurora’s Official Plan (OP) is the primary policy mechanism guiding long-term growth and development in municipality. The Plan establishes the vision for “a healthy, strong and complete community that provides a range of places and opportunities to live, work, shop, be educated and play” (Section 2.0); wherein municipal priority is given to:

- Developing an appropriate housing mix to effectively accommodate growth;
- Strengthening and diversifying the local economic base and encourage a competitive business environment; and
- Strengthening and revitalizing Aurora’s Downtown.

The Promenade, wherein the Town’s historic core/downtown is located, plays a critical role in achieving the Town’s long- term growth objectives. The Official Plan forecasts the Town will accommodate approximately 13,150 new residents and 12,850 new jobs by the year 2031. Thirty-four percent of new residential growth (4,470 new residents) is planned to be accommodated via intensification primarily within the Promenade area (4,120 new residents) and in particular within key areas along the Yonge Street and Wellington Street Corridors and surrounding the GO Rail Station.

Under provisions of the OP, the Aurora Promenade may accommodate some of the Town’s projected employment growth and “at a minimum, development within the Aurora Promenade must ensure that the number of jobs are retained at present levels” (Section 3.3.f.i).

Section 10.2 of the Plan provides that Council shall support such job growth and long-term economic growth via:

Section 10.2(ii) Supporting the retention of existing businesses and their local expansion opportunities;

Section 10.2(iv) Attracting and retaining private business investment by ensuring that Aurora continues to evolve as a complete community.

As it relates to community improvement, policies of the OP permit that Council may select areas improvement area on the basis of the following deficiencies:

15.2.13(a)(i) Municipal services such as water, sewers, roads, sidewalks, street lighting;

15.2.13(a)(ii) Public community services, such as indoor and outdoor recreational facilities, community centres, libraries;

15.2.13(a)(iii) Parking and streetscape;

15.2.13(a)(iv) Physical, functional or economic instability such as vacant and underused buildings; and

15.2.13(a)(v) Age and condition of buildings which, if improved, can become significant heritage assets.

Varying geographic sub-sections of the Promenade CIPA reflect aspects of the aforementioned. Most resonant are issues related to inconsistent sidewalk and streetscape design, underdeveloped sites along key commercial streets, the significant age of much of the building stock within Priority Area 1 (many of which of significant heritage value).

5.7 Aurora Promenade Secondary Plan Area

Section 11 of Aurora's Official Plan comprises Secondary Plan policies for the Aurora Promenade; and provides a framework of policy for the effective implementation of land-use and development recommendations of the Aurora Promenade Concept Plan (see Schedule C). Official Plan provisions for the Secondary Plan area support the development of the Promenade as a vibrant mixed-use centre "with the necessary infrastructure and critical mass to ensure the emergence of a distinctly vibrant, creative and exciting economic, cultural and social milieu - one that is supportive of arts, culture and diversity and that encourages pedestrian activity, economic development and a dynamic urban environment" (Section 11.1.ii); giving priority to the protection, preservation and enhancement of the following:

Section 11.1(i) Distinct Heritage and Culture: This Plan builds on the distinct heritage and culture of the Aurora Promenade. It defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings.

Section 11.1(iv) Lifelong and Complete Community: A key pillar of this Plan is to promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status within the Aurora Promenade. A broad range of housing types and tenures, including affordable rental and ownership housing, will be encouraged to promote socioeconomic equality and a better living environment for all.

Section 11.1(v) Livable and Stable Neighbourhoods: This Plan ensures balanced growth and development, and the protection and stability of the established stable neighbourhoods within the Aurora Promenade. This Plan defines and affirms the character of the adjacent stable neighbourhoods and sets out a framework to ensure their protection."

Congruent with Section 15.2.13 Community Improvement policies of the Aurora Official Plan, Section 11.17(d) provides that all lands within the Aurora Promenade are to be identified as within a Community Improvement Project Area for which a CIP may be prepared "to influence the location and timing of development throughout the Aurora Promenade". In accordance with Section 15.2.13(c), Council may seek Provincial and Federal funding to assist with the implementation of the CIP.

5.7.1. Promenade Secondary Plan Area - Section 37 Bonus Provisions

In achieving objectives for community improvement in the Promenade, Section 11.9 provides that "Council may, at its discretion, use density and height incentives under the provisions of the Planning Act, to achieve facilities, services or matters which reflect the principles and objectives of this Plan, but cannot be achieved under any other provisions of the current Planning Act or Development Charges Act" (Section 11.9.a.). Policy provisions identify that pending appropriate design, economic, social and environmental impact considerations/assessments; density or height bonuses may be granted by Council to properties in the Promenade in lieu of the following contributions to community improvement:

- Land, cash contributions or dwelling units within a development for socially-assisted housing (Section 11.9.a.i);

- “Housing with innovative technological, environmental or design components” (Section 11.9.a.ii);
- “Non-profit community, cultural, social, recreational and institutional facilities which may be in the form of a donation of land, buildings, or space within buildings” (Section 11.9.a.iii);
- “Natural or built heritage sites, structures, buildings, parts of buildings or space within buildings, conservation easements, artefacts or cash payments” to support municipal objectives for heritage preservation (Section 11.9.a.iv);
- Providing public access to ravines, valleys and the Aurora Trail Network via land contributions or easement agreements (Section 11.9.a.vi);
- Significant pedestrian or bicycling connections via land, structures, facilities or cash payments (Section 11.9.a.vii);
- Achievement of off-site public landscape, streetscape and urban design and special aesthetic improvements to public spaces including street furniture, landscaping, fountains or public art, adjacent to or within close proximity to the site (Section 11.9.a.viii); and
- Special provisions to facilitate and improve transit use such as shelters, pedestrian connections to stations, transfer and amenity areas (Section 11.9.a.x).

Policies provide that any height density and bonusing agreement between the Town and a property owner be “registered against the land to which it applies and enforced against the present or any subsequent owner” (Section 11.9.e).

6

Matching Program Support to the Needs & Opportunities within the Promenade CIPA

The scope of program support offered under this CIP represents a tailored response to the diverse property (re)development needs within the CIPA which – based on the reasonable likelihood of impact, challenges and opportunities. Financial incentives outlined within this CIP represent an appropriate mix of ‘quick-win’ programs balanced with supports for more significant and, in some instances, site-specific development complexities (such as Brownfield redevelopment) which require greater implementation oversight but result in more comprehensive improvement. Programs of the CIP support the following:

1. Intensification of retail, commercial and mixed uses (commercial/residential) within the CIPA – particularly the Downtown – bringing underutilized and/or vacant sites and buildings into highest and best use.
2. Strengthening of the built fabric, functionality and aesthetics of downtown shoulder areas via appropriate infill and height density (development of upper floors).
3. Development of new Multi-Unit Residential housing (with allowances for commercial at-grade) in and around the Core so as to enhance the functionality of the Promenade as a dynamic, vibrant and pedestrian-friendly hub. This is expected to occur as cultural, social and public amenities are (re)developed over time.
4. Property enhancements and upgrades (heritage-sensitive) via a range of signage, façade and exterior improvements along gateway and commercial corridors of the Promenade.
5. Private sector capitalization of opportunities for the redevelopment of prime real estate locations within the Promenade and along key commercial areas of Yonge and Wellington Streets. Where significant Brownfield sites exist, the remediation, reuse and redevelopment of these properties is supported by financial incentive programs so as to:
 - Enhance the economic and social vitality of the Promenade;

- Encourage private sector reinvestment in existing infrastructure and (hard and soft) services as a means of facilitating an ongoing return on existing municipal investment in public infrastructure; and
- Encourage the redevelopment and/or improved utilization of underused, derelict or vacant properties.



7.1 Overview of General Financial Incentive Programs

The following suite of programs is designed to encourage long-term private sector investment in new and existing commercial, commercial mixed-use, retail, Multi-Unit Residential property enhancement, rehabilitation and development in the Promenade CIPA. These programs are in effect for the initial five-year period of the CIP (2014-2018), however, Council has the right to extend, revise or alter this CIP beyond the five-year horizon subject to the objectives of Council and the performance of the Plan in the opinion of Council:

1. Façade and Signage Improvement Grant;
2. Building Restoration, Renovation and Improvement Program;
3. Development Charges (DC) Grant;
4. Tax-Based Redevelopment Grant (TIG) Program; and
5. Heritage Property Tax Relief (provided for under Section 365.2 of the Municipal Act).

Because of the specific nature of program support which ranges from small-scale capital grants to potentially more significant assistance in the form of tax-based financial assistance following the completion of development, the full suite of programs cannot be accessed by a development project simultaneously. For projects which clearly demonstrate merit, based on a detailed review of the planned development, type of use, level of private sector investment and other community benefits, the option exists to approve these projects, on an in-principle basis only, under each program to which the project is or may become eligible as a result of investment in and re-assessment of the property.

The final approval of support under each program is deferred until the detailed eligibility criteria and any other conditions of approval have been met as a result of the progress of the project from concept to construction and re-evaluation of the property. This should not be read as approval to access all programs at their maximum amounts.

Section 8 further details financial incentive programs offered under the

Exhibit 8: Summary of General Financial Incentives

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount
Façade and Signage Improvement Grant	Commercial and commercial mixed-use (commercial-at-grade) properties fronting Yonge and Wellington Streets within the CIPA.	<ul style="list-style-type: none"> • Replacement and rehabilitation of commercial/retail doors; • Enhancement, windows, and façades; • Signage Improvements. 	Matching grant of up to 50% of eligible costs up to a maximum grant of \$15,000 per property, whichever is less.
Building Restoration, Renovation & Improvement Program	Same as above.	<ul style="list-style-type: none"> • Building, fire and other code compliance; • Expansion/additions; • General Retrofitting. 	Matching grant of up to 50% of eligible costs up to a maximum grant of \$40,000 per property, whichever is less.
Development Charges (DC) Grant	Commercial developments/projects within the CIPA.	N/A	Matching grant of up to 75% of the Development Charge up to a maximum grant of \$100,000 per property, whichever is less.
Tax-Based Redevelopment Grant (TIG) Program	Non-Residential and Multi-Unit Residential Developments with the CIPA.	<ul style="list-style-type: none"> • Site development and infrastructure work including demolition; and • Major building rehabilitation. 	<p>Non-Residential Development: Maximum of 80% of annual tax increment over 10 year period.</p> <p>Multi-Unit Residential Development: Maximum of 100% of annual tax increment over 10 year period.</p>
Heritage Property Tax Relief	Eligible heritage properties within the CIPA with associated commercial projects.	Improvement work to preserve, restore and enhance historic character/architectural elements of Heritage Properties which have/ are being utilized for commercial enterprise.	10%-40% reduction of taxes for Municipal and Education purposes for a 5-year period.

Brownfield redevelopment component of this CIP. These programs are expected to be relevant only to a limited number of sites, several of which are known at present.

Each program outlined herein, together with a more detailed protocol contained at Schedule A, represents a best-practice guideline. Projects vary considerably from one another and the needs for, and benefits associated with, particular combinations of financial incentives can also be expected to vary. Council will maintain its discretion to determine an appropriate level of support for individual projects based on the merits of each project.

At this time, the Regional Municipality of York is not a participant in the financial incentive programs of the CIP. Should the Regional Municipality of York become a participant during the operational period of the Town of Aurora Promenade CIP, applications in progress at the time of such

participation will be eligible for consideration under programs of regional municipal assistance. In no event shall approved applications under a particular program for which funds have already been dispersed to the successful applicant, be eligible for retroactive support under regional municipal assistance provisions.

7.2 General Incentive Program Summaries

The full schedule of program details for each CIP incentive program can be found in Schedule A. This section provides summaries of program specifics and implementation details for each of the financial incentive programs offered through the CIP, and should be read in conjunction with the full schedules. The eligible land uses, as well as the form and scale of assistance, varies across programs.

Program 1: Façade & Signage Improvement Grant Program

Description	Under the Façade and Signage Improvement Grant Program, matching grants may be offered to eligible property owners within the defined CIPA for building facing and exterior signage improvements or any combination of these 2 categories of property enhancement. The grant is meant to be applied for improvements and upgrades to the street fronts of properties but it may also be applied to the rear or side of a property only in cases where the rear or side of a property is facing or prominent (i.e. of high visibility to the public) along the key commercial streets of Yonge and Wellington.
Program Specifics	<ul style="list-style-type: none"> • Matching grant of up to 50% of eligible costs up to a maximum grant of \$15,000 per property, whichever is less; • The minimum grant is \$5,000 per property. Project applications including matching assistance of less than \$5,000 will not be considered; • The Municipality will only fund signage costs to a maximum of \$2,500. <p>Program eligibility is limited to existing commercial and commercial mixed-use (commercial-at-grade) properties fronting Yonge and Wellington Streets within the CIPA; including former residential buildings now used, in part or in whole, for commercial use. This program excludes single-family owner-occupied residential dwellings.</p> <p><i>Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program.</i></p> <p><i>Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year.</i></p>
Implementation Specifics	<p>Applications for façade and signage improvements should be in keeping with the Design and Built Form guidelines outlined in the Aurora Promenade Concept Plan.</p> <p>Façade and Signage Improvement Grants disbursed as follows:</p> <ol style="list-style-type: none"> a) 60% on Substantial Completion; b) 40% on Final Completion. <p>Eligible costs include (but are not limited to): costs associated with the enhancement, replacement and rehabilitation of commercial/retail doors, windows, and building facings and signage replacement/enhancement. A detailed list of eligible cost examples is available in Schedule A.</p>

Program 2: Building Restoration, Renovation and Improvement Program

<p>Description</p>	<p>This program is designed to promote the enhanced use of second floors of commercial premises, structural enhancement and sustainability of an older building stock as well as the sustainable mixed use of existing buildings in the Promenade. This grant program has the potential to leverage significant private sector investment in interior building renovations and improvements, and help address the costs involved with a range of matters, such as:</p> <ul style="list-style-type: none"> • Building, fire and other code compliance; • Expansion/additions; • Retrofitting existing space (such as second floors); • Interior structural works and upgrades (e.g. electrical, mechanical, structural, HVAC and other building systems including works related to Broadband accessibility.) • Potentially additional on-site development.
<p>Program Specifics</p>	<p>Secured Interest-free Loan:</p> <ul style="list-style-type: none"> • Matching grant of up to 50% of eligible costs up to a maximum grant of \$40,000 per property, whichever is less (minimum grant of \$15,000 per property); • Grant is a secured loan, forgivable over 5 years at an annual rate of 20%. <p>Program eligibility is limited to existing commercial and commercial mixed-use (commercial-at-grade) properties fronting Yonge and Wellington Streets within the CIPA; including former residential buildings now used, in part or in whole, for commercial use.</p> <p><i>Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program. Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year.</i></p> <p>This program is designed to promote reinvestment in the Town’s oldest commercial building stock. As a guideline, only properties which were constructed prior to 1974 or which are otherwise considered to be of demonstrated heritage value are eligible.</p> <p>Conditions of approval will be established by the Town and may extend to any reasonable consideration to ensure the interests of the Town as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of achieving building permit, and Final Completion within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome. Where the property is sold or interest in the property is transferred to another entity within the 5-year loan forgiveness period, the remaining principal of the grant (after annual forgiveness) is repayable to the Town. Upon sale or transfer, all outstanding loan obligations remain payable to the Town based on the approved loan repayment agreement signed by both the Town and the applicant in advance of program assistance. Year 1 of the repayment period commences upon final completion of the project.</p> <p>Applicants will be required to enter into an agreement as to the above terms and conditions of the grant and loan elements of the program.</p>
<p>Implementation Specifics</p>	<p>Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, insurance, regulatory approvals and professional fees related to internal building works, including major fit-up to meet the future needs of tenants. In addition, the program includes external property improvements, and the development of additional gross floor area, parking and other works not included in the Façade and Signage Improvement Grant Program.</p> <p>Building Restoration, Renovation and Improvement Grants will be disbursed as follows:</p> <ol style="list-style-type: none"> a) 10% on approval; b) 80% on Substantial Completion; c) 10% on Final Completion.

Program 3: Development Charge (DC) Grant Program

<p>Description</p>	<p>To provide assistance for the significant (re)development of key sites by further reducing or eliminating the cost of development related to development charges. The Municipality stands to benefit from comprehensive redevelopment – particularly as it relates to the reuse of former contaminated lands and complicated sites (e.g. projects requiring land assembly for development) – the result of which will raise property assessment and activity in the Promenade.</p>
<p>Program Specifics</p>	<p>Matching grant of up to 75% of the Development Charge up to a maximum grant of \$100,000 per property, whichever is less.</p> <p>This program is only applicable to commercial development/projects. Residential development, whether part of a mixed-use project or otherwise, is excluded from this program.</p> <p><i>Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year.</i></p> <p>The Town of Aurora has identified individual sites of priority which comprise properties either known to be contaminated or perceived to be contaminated; underdeveloped parcels as well as vacant lands within the Promenade (see Exhibit 3 of this CIP). All such sites are the focus of support under this program, as well as other key redevelopment sites which may be identified by the Municipality from time to time.</p> <p>Unless otherwise notified by the Town in response to individual applications for financial support under this program, the grant excludes any application to Development Charges levied by, or on behalf of, York Region, as well as the Education Development Charge.</p>
<p>Implementation Specifics</p>	<p>The Owner of the property pays 100% of the Development Charge. This cost, to a maximum of 75% or a maximum of \$100,000 whichever is less, is reimbursed to the Owner in the form of a grant based on the in-force Development Charge (DC) rates (as indexed from time to time) at the time of application based on the following schedule:</p> <ul style="list-style-type: none"> • Payment of the DC grant should be no later than 3 months following the issuance of the building permit. <p>The amount of the DC Grant is entirely at the sole and absolute discretion of the Town of Aurora. The Town may agree to an amount that is less than the maximum support permitted under this program.</p> <p>Regional Portion of Development Charge Rates:</p> <ul style="list-style-type: none"> • Development Charge rates in effect in the Town of Aurora are contained in Schedule D. Any payment agreement entered into by the Town of Aurora and the applicant is, unless otherwise specified at the time that the agreement is entered into, strictly in respect of the Development Charges levied by the Town of Aurora. Applicants should note that payment of the Region and Education Development Charges will, unless otherwise specified at the time of approval of the application under this CIP, be payable at issuance of building permit. • The opportunity exists for the Regional Municipality of York to become a partner to this program and provide support through the granting back to the property owner the Region’s portion of the Development Charges. Approval by the Regional Municipality of York would need to be sought.
<p>Recommended Annual Budget</p>	<p>Foregone income to the Town and administrative costs related to processing applications. Cost of DC grant should be met by the CIP Reserve Fund.</p>

Program 4: Tax-based Redevelopment Grant (TIG) Program

<p>Description</p>	<p>Focused on achieving comprehensive site on those principle redevelopment sites which may, from time to time, be identified by the Town of Aurora. This Tax Increment Grant (TIG) program leverages the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment by:</p> <ul style="list-style-type: none"> • Providing a grant equivalent to the Municipal Portion of the property tax for a given property; and • Limiting such grants to annual payments for a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or redevelopment. While this can include environmental remediation and related costs, these particular costs can also be addressed under Program 7 specifically in relation to assistance for contaminated land development. In the event that both programs are used in combination, eligible costs will not be duplicated between the programs. 	
<p>Program Specifics</p>	<p>Non-Residential Development:</p> <ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual tax increment over the agreed base assessment and property tax liability. The maximum duration is 10 years. 	<p>Multi-Unit Residential Development:</p> <ul style="list-style-type: none"> • For residential development, 100% of the annual municipal tax increment is available to be provided as a grant for comprehensive (re)development. The maximum duration is 10 years. <p>The minimum increase in assessment for which the use of this program of tax-based grants is permitted is \$1,500,000 and will remain at this minimum for the duration (5 years) of the CIP. Generally, smaller-scale rehabilitation projects not involving significant additional floor space amounting to an increase in assessment above the minimum will be considered under the Building Restoration, Renovation and Improvement Program (Program 2).</p> <p><i>Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year.</i></p>
<p>Implementation Specifics</p>	<p>The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of renovation, rehabilitation or redevelopment as well as the resulting annual increase in property tax. The Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of Tax Liability) as a result of the following:</p> <ul style="list-style-type: none"> • Any phase-in agreements to soften tax increases that may exist through existing policy or programs; • Or the tax rebates granted to charitable organizations as owners or tenants; and • Any other rebate which lessens to overall initial (pre-Program 4) tax liability of the property. <p>It is necessary to ensure property owners achieve approval in principle for TIG funding before commencing a project. Eligible costs would be determined at the discretion of Council, however, in general, eligible costs include (but are not limited to):</p> <ul style="list-style-type: none"> • Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other); • Major building rehabilitation, significant renovation and rehabilitation; • Costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection; • New construction; • Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town of Aurora) directly related to the design and development and commissioning of the completed building(s). 	

Implementation Specifics	Eligible costs exclude both construction financing and long-term debt financing principal and interest costs. The Town of Aurora will determine the existing “base” assessment for the property – this will normally be defined as being either at the time of approval of the application for Tax Increment Grant support or the day prior to remediation of the site (if contaminated or the day prior to construction as determined by the Town and is based on the assessment and tax class at that time. The Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.
Recommended Annual Budget	This grant focuses on net municipal taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum of 10 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town), the Town realizes the full extent of the property taxes. The potential exists for net fiscal impacts to the Town arising from what is effectively a deferment of tax revenues. The Municipality, as part of its approval process, will determine whether there is any likelihood that the Town’s interests are not served by the provision of a grant based on the estimate of short or longer-term net municipal fiscal impact.

Program 5: Heritage Property Tax Relief Program

Description	The Heritage Property Tax Relief Program (as provided for under Section 365.2 of the Municipal Act) offers Owners of eligible heritage properties a reduction in annual property taxes levied for Municipal and Education purposes; as a means of encouraging the enhancement, restoration and/or preservation of heritage properties for commercial/commercial mixed uses. The Municipality stands to benefit from the longevity and preservation of the Town’s historic building stock as quality of life asset for the community while facilitating objectives for business, retention and expansion.
Program Specifics	<p>Maximum assistance of 10%-40% of taxes for Municipal and Education purposes levied on eligible heritage properties over a 5-year period.</p> <p>Eligible heritage properties (defined to include an eligible heritage building/structure and the lands associated with it) must be:</p> <ul style="list-style-type: none"> • Located within the Aurora Promenade Community Improvement Project Area; and • Designated under Part IV of the Ontario Heritage Act or be part of a Heritage Conservation District under Part V of the Ontario Heritage Act; or • Subject to an easement agreement (a) with the Town under Section 37 of the Ontario Heritage Act (b) with the Ontario Heritage Trust under Section 22 of the Ontario Heritage Act; or • Listed on the Town of Aurora Register of Properties of Cultural Heritage Value or Interest (as per Section 27 of the Ontario Heritage Act) for which a Program Agreement exists between with the Municipality and Owner. <p>This program is used only in conjunction with applications for assistance under programs 1 and 2. It represents an existing tool which can be used in lieu of other tax based programs to maximize the benefits of investment under programs 1 and 2. At the discretion of the Town, this program can be used in lieu of programs 1 and 2 as a means to support proposed improvement. This program is assumed to be temporary in nature and the maximum duration of assistance will be 5 years. Owners submitting an application for Heritage Property Tax Relief are ineligible for support under the Tax-Based Redevelopment Grant (TIG) Program (Program 4).</p>
Implementation Specifics	<p>Program availability is subject to Council approval by By-law. York Region may also pass a By-law to authorise a matching percentage refund on the portion of taxes levied for upper-tier purposes.</p> <p>Program participants must enter into a Program Agreement (to be registered on title) detailing proposed work on the property and recognized items and standards of preservation/restoration to be maintained in exchange for financial support under this Program. The Program Agreement will be drafted by the Town of Aurora in co-ordination with the property owner for final approval by Council. Ongoing program participation and adherence shall be monitored by the Town of Aurora. If the Owner breaches the terms and intent of the Program Agreement, the Owner’s right to participate in the program will be forfeited. In the event that this occurs, the Owner may be required by the Town to refund all or part of the value of the tax reduction to date.</p> <p>If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel program support.</p>

8.1 Overview of Brownfield Redevelopment Programs

The Environmental Site Assessment (ESA) Grant Program (Program 6) and the Environmental Remediation Tax Assistance Program (Program 7) along with the Tax-based Redevelopment Grant (TIG) Program (Program 4) constitutes Program Assistance for Brownfield redevelopment under this Community Improvement Plan.

The Environmental Remediation Tax Assistance Program (Program 7) is predicted on provisions of the Provincial Brownfield Financial Tax Incentive Program (BFTIP). Program 7 builds on Program 4 (Tax-Based Redevelopment Grant Program) by offering deferral and subsequent cancellation of both the Town property tax and Provincial Education property tax.

The provisions of Program 7, however, are restricted in their application to remediation costs associated with the clean-up of contaminated lands. Program 3 (Tax-Based Redevelopment Grant) can be applied to the subsequent (and eligible) development costs associated with a remediated property.

As it relates to Program 7, in the course of administering this program the participation of the Region in providing tax deferral and cancellation in concert with the Town and the Province (via the Minister of Finance) will be addressed on the basis of discussions with York Region. The potential

benefit of the deferral and cancellation of the entire property tax bill for an individual property for a limited period (three (3) year maximum) is most appropriately considered for contaminated sites where the costs of remediation are often a significant barrier to investment.

The following financial incentive programs are designed to support the redevelopment and reuse of Brownfield properties within the Community Improvement Project Area:

1. Environmental Site Assessment; and
2. Environmental Remediation Tax Assistance Program.

Exhibit 9: Summary of Brownfield Redevelopment Financial Incentives

	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount
Environmental Site Assessment	Properties within the Promenade CIPA for which a Phase I ESA exists.	<ul style="list-style-type: none"> Phase II ESA Remedial Action Plans. 	Matching grant of up to 50% of the cost of the ESA up to a maximum grant of \$20,000, whichever is less.
Environmental Remediation Tax Assistance Program	Properties in the CIPA for which there is an existing Phase II ESA indicating site conditions fail to meet the standards for building.	<ul style="list-style-type: none"> Phase II Environmental Site Assessments; Risk Assessments and risk management plans. 	N/A

9.2 Brownfield Redevelopment Incentive Program Summaries

This section provides summaries of program specifics and implementation details for each of the Brownfield redevelopment financial incentive programs offered through the CIP, and should be read in conjunction with

Program 6: Environmental Site Assessment Grant Program

Description	This program encourages the redevelopment of otherwise 'risky sites' (i.e. Brownfields) by providing properties for which a Phase I ESA exists with further assistance to specify the extent and nature of environmental contamination through a Phase II ESA. The grant is geared to private landowners/developers for the renovation/ redevelopment or re-use of the property. The Town will benefit from having contaminated and otherwise complicated sites remediated and developed for their highest and best use.
Program Specifics	Matching grant of up to 50% of the cost of the ESA up to a maximum grant of \$20,000, whichever is less. Maximum assistance per property of one (1) study.

Implementation Specifics	<p>The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost to undertake the Phase II ESA. The Municipality will reimburse Owner for the cost of the study.</p> <p><i>Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program. Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year. The Town of Aurora has identified sites of potential interest in which contaminated sites are either known to be contaminated or are perceived to be contaminated. All such sites located within the CIPA are eligible under this program and are priority candidates for this program, as well as other key redevelopment sites which may be identified by Council from time to time.</i></p> <p>Eligible Costs include Phase II ESA Remedial Action Plans. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the Environmental Protection Act apply in all circumstances.</p> <p>Access to funding under this program is predicated on the total combined assistance toward the cost of the ESA from all public sources not exceeding 50%. Municipal funding will be the funding of last resort where other public sources exist.</p> <p>Notwithstanding, the Municipality retains the right to fund to the maximum allowable grant under this program in addition to other known public sources should the merits of the application warrant such, in the opinion of Council.</p> <p>By virtue of the grant, the Town will obtain the right to hold, disseminate, distribute and otherwise utilize the findings of the report in its discretion for purposes of promoting the development of the property at any time in the future.</p>
---------------------------------	---

Program 7: Environmental Remediation Tax Assistance Program

Description	<p>Program to encourage the redevelopment of sites which involve the remediation of contaminated soil/buildings and/or other environmental risk management plans eligible for assistance under Regulation. The Environmental Remediation Tax Assistance Program offers the cancellation of property tax increases that result from the remediation and subsequent redevelopment of contaminated sites.</p> <p>The basis for this program is the Provincial Brownfield Financial Tax Incentive Program (BFTIP) which enables qualifying properties to receive tax assistance in the form of a deferral of both the Educational Portion of the property tax on a matching basis with the Municipal Portion of the tax for a specified period, following which the deferred taxes are officially cancelled.</p> <p>The Town of Aurora stands to benefit from having contaminated land remediated to Greenfield status, and hence achieve an enhanced land value and range of development possibilities.</p>
Program Specifics	<p>The program provides for an annual deferral of the Municipal Portion of the property tax increase that results from the remediation and subsequent redevelopment of a contaminated site.</p> <p>Matching financial assistance for the Education Portion of property taxation is provided upon application to the Ontario Minister of Finance by the Town, and approved by the Minister of Finance.</p> <p>The details of any tax assistance will be identified in a municipal By-law which establishes the date of commencement and expiration of the tax assistance. Municipal and Provincial tax assistance can be commenced at any time as specified by the By-law, subject to approval and any conditions imposed by the Minister of Finance with respect to the matching Education Portion.</p> <p>Assistance cannot be applied retroactively if remediation occurs prior to the approval of the Town BFTIP By-Law.</p>

Implementation Specifics

Eligible sites include:

- Properties within the CIPA for which there is an existing Phase II ESA which indicates that site conditions do not meet the standards (under the Environmental Protection Act) necessary to permit filing of a Record of Site Condition in order to enable Building Permits to be issued for approved development.

Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year.

Eligible Costs include but are not limited to:

- Phase II Environmental Site Assessments;
- Risk Assessments and risk management plans;
- Remedial action plans and other costs (including legal fees) related to achieving a Record of Site Condition acknowledged by the Ministry of Environment and its approval of a certificate of Property Use;
- Environmental remediation and related costs including fill and grading to replace contaminated soils;
- Demolition/removal of existing structures/infrastructure due to requirements for remediation as well as the costs of improving or replacing such infrastructure as deemed reasonable at the discretion of Council;
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) Insurance and interim financing costs (interest and financing fees) related to Eligible Costs; and
- Eligible Costs as adjusted by conditions of matching assistance provided by the Ontario Minister of Finance.

Long-term debt financing costs are not eligible.

Successful applications for financial assistance involving tax-based assistance will necessitate a site-specific Brownfield redevelopment funding agreement between the Town and the applicant for Program 7. This agreement will establish the magnitude of the anticipated Eligible Costs as well as provide for mechanisms to verify actual costs as eligible under the Plan.

9.1 Evaluation Committee Composition and Application Intake Process

In implementing the CIP, an Evaluation Committee will be established to administer the application evaluation and approval process. The Evaluation Committee is intended to provide recommendations to Council (or an appropriate sub-committee thereof). The CIP Evaluation Committee should be comprised of the following:

- Manager of Long Range & Strategic Planning;
- Director of Planning & Development Services and/or Designate;
- Director of Building & Bylaw Services or Designate;
- 1 Representative from the Aurora Chamber of Commerce;
- 1 Council Member; and
- Other staff with relevant expertise may be called upon on an as needed basis.

Members of the Evaluation Committee will not directly or indirectly benefit from any programs administered under this CIP.

At its commencement, the Evaluation Committee is to be coordinated and managed by a dedicated PTE (part-time equivalent) staff person; having responsibility for managing the operationalization of the CIP as it relates to application intake and screening as well as program marketing. The marketing and promotion of programs (in part via one-on-one liaisons with prospective applicants) will be essential to ensuring the effective implementation of the CIP over the long-term. The role will require the timely issuance of screened applications to the Evaluation Committee for review. As program demand increases over time, a dedicated FTE (full-time equivalent) staff person be considered. The staff position should ideally form part of the Long Range & Strategic Planning Division.

Application intake will occur on a rolling-basis in order to facilitate a timely response to the development and rehabilitation requests of property owners/developers. All applications that require annual funding under Programs 1 to 3 as well as Program 6 will be accepted, evaluated and determined on a 'first-come first-served' basis in accordance with individual program details/requirements related to CIP Priority Areas. All funds

committed in any one year (based on calendar years) will be assumed to be drawn down from the annual funding limit for the CIP as whole (excluding tax-based programs which represent foregone revenue) during the year of approval for funding, even where funds are disbursed in the following calendar year. Applications are encouraged for projects which are eligible for funding under more than one program.

However, Council reserves the right to limit access to funding from multiple programs if, in its determination, there is a degree of overlap of funding that is not an appropriate use of scarce resources or the value of individual project funding is deemed to unduly limit the availability of community improvement funding to other projects in the CIPA. At all times, the principle of matched funding necessitates that Council will not fund more than 50% of eligible costs or stated funding caps, whichever is less (save and apart from tax-based programs which represent foregone revenue).

Programs approved under this CIP may be offered at the discretion of Council and also rescinded by Council without an amendment to the CIP. These programs may apply, at the discretion of Council, to the whole or to part of the Community Improvement Project Area. This CIP does not limit the right of the Town of Aurora and its Council to undertake any other initiatives provided for under the Town's Official Plan to facilitate downtown improvement.

Council also has the right to extend, revise or alter this CIP beyond the initial five-year horizon subject to the objectives of Council and the performance of the plan in the opinion of Council. Changes to the provisions of this CIP which are considered to represent a material change which necessitates a formal amendment to the Plan include the following:

1. Changes to the boundary of the geographic area subject to the CIP;
2. The addition of new programs of financial assistance operationalized within this CIP;
3. An extension to the approved term (duration) of the CIP;
4. A significant, order of magnitude increase in the maximum amount of financial assistance offered as part of the guidelines for funding contained in this plan; and
5. A significant change in the eligibility criteria for access to program

support under this CIP.

9.2 Annual Funding Plan

The Town of Aurora will establish a Community Improvement Plan Reserve Fund into which capital account funds will be provided on an annual basis for the 5 year plan. Funding of the reserve will be on a top-up basis, such that annual contributions to the fund will be based on the level of unspent reserve at the end of each fiscal year and subject to annual allocations established by this Plan. The following outlines a recommended range of funding to be allocated for each year of implementation of the CIP:

Exhibit 10: Annual Funding Plan for Aurora Promenade CIP

Program	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018
Program 1: Façade & Signage Improvement Grant	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Program 2: Building Restoration, Renovation & Improvement Grant	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Program 3: Development Charge (DC) Grant		\$100,000	\$100,000	\$100,000	\$100,000
Program 4: Tax-based Redevelopment Grant (TIG)	Foregone revenue dependent on property specifics				
Program 5: Heritage Property Tax Relief	Foregone revenue dependent on property specifics				
Program 6: Environmental Site Assessment Grant	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Program 7: Environmental Remediation Tax Assistance	Foregone revenue dependent on property specifics				
Minimum Annual Allocation*	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Maximum Annual Allocation**	\$220,000	\$320,000	\$320,000	\$320,000	\$320,000

* Based on recommended funding allocations for Programs 1 and 2.

** Funding maximums contingent on demonstrated demand for Programs 3 and 6.

Annual allocations represent base levels of funding required to meet the goals of the CIP over the initial 5 year term. Funding for Programs 1 and 2 represent the requisite minimum funds to be allocated per annum to the CIP. Funding under Programs 3 and 6 are contingent on demonstrated demand on an as-needed basis. Annual funding in years 2-5 will be influenced by the degree of take-up of Programs 3 and 6.

Annual funding allocations contained in this CIP are subject to review and approval by Council in each year of the CIP. Draws on the overall funding limit will be monitored annually. The Town of Aurora may adjust the

overall level of CIP funding, as well as the distribution of funding between programs, based on the annual performance of each program. A formal review of programs for public review will occur at the end of Year 3, and again in Year 5 prior to the termination or extension of the CIP and associated funding programs. An increase in annual funding is contingent on demonstrated demand for program support. The maximum permissible funding for any application under each program is as previously described in Sections 7 and 8 and further detailed in Schedule A.

9.3 General Eligibility Requirements

The following are General Eligibility Requirements that must be met by all applications before being considered by the Evaluation Committee.

The General Eligibility Requirements must be read in association with the program-specific eligibility requirements detailed in Schedule A. The decision to fund and the amount of funding will generally be determined through the application of minimum criteria which measure each application based on the quality of the proposed property enhancement and/or development project. Eligibility will be on a discretionary basis and based on the merits of each application. Screening criteria include:

- Only eligible properties located within the boundary of the CIPA, as defined in Section 4.1 of this Plan, are eligible for financial incentive programs offered under this CIP;
- Applications which are in default of any By-law of the Town of Aurora as well as applicants with any property tax arrears, or who are involved in ongoing litigation with the Town will be screened from further consideration, until such time as these defaults are remedied;
- All applicants shall also be in good standing with regard to any other municipal fees and levies liable on the property. Applicants will be given the opportunity to reinstate their applications once tax arrears and outstanding municipal bills have been cleared.

- Under Section 28(7) of the Planning Act, eligible applicants must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP.
- Eligibility will be on a ‘first-come first-served’ basis in accordance with individual program details/requirements related to CIP Priority Areas. In addition, the decision to fund, and the amount of funding, will generally be determined through the application of minimum criteria which measure each application based on the quality of the proposed property enhancement and/or development project. Such criteria will be determined by the Evaluation Committee, based on this CIP, and adjusted from time to time as required. The development of these criteria and their use in evaluation of applications which have successfully passed the screening will be at the sole discretion of the Evaluation Committee in performing its mandate under this Plan.
- Recipients of program assistance from the Town of Aurora who are deemed by the Town to be in default of the requirements of the program for ongoing program support, will, at the discretion of Council, receive notice of intention to terminate program assistance. At the discretion of Council, applicants will be provided with the opportunity to remedy the default. Should such remedy not be forthcoming within a period stipulated by Council, program assistance will be terminated.

The decision by Council to fund property enhancement through the instrument of this CIP is entirely at the discretion of the Town of Aurora.

The Council reserves the right to determine the level of funding which shall be received by an applicant, whether to fund at all or in part, and what conditions, obligations and other requirements are attached to funding allocations.

Additionally, Council reserves the right to amend the process of application and evaluation, at any time and for any reason, without the requirement to amend the approved Community Improvement Plan. If during the course of construction, the applicant is in default of relevant By-laws or payments to the Town, and fails to remedy this within a reasonable period determined by the Town, the applicant will be required to repay any received grant assistance in part or in whole at the discretion of the Town. Such a requirement will be a condition of approval of funding, signed and acknowledged by the applicant.

In all cases of program funding assistance, the Town of Aurora reserves the right to limit or refuse funding where applicants have successfully applied for and received funding for similar purposes from other sources of grant or preferential loan assistance – this includes, for example, any other building-related grant or loan incentive provided by upper levels of government and agencies of government.

Notwithstanding this provision, where Council determines that full access to Town funding sources in addition to funding from other public sources is merited by virtue of the particular circumstances, nature or scope of the project, Council may choose, in its sole discretion, to waive this provision.

10 Monitoring

Baseline monitoring of the CIP will occur annually as a means of assessing (on an ongoing basis) individual program take-up and the scale of private sector investment leveraged by each approved funding allocation (that is, by application). A published estimate of private-sector investment (and/or ratio of private-public investment) is to be provided.

A more comprehensive interim review of the CIP will to be undertaken in Year 3 of implementation (and a detailed review in Year 5) to determine whether each program has met the goals of the Aurora Promenade Community Improvement Plan, evaluating 1) the effectiveness of the funding and organizational structure of the CIP process 2) the composition and operation of the Evaluation Committee and 3) the effectiveness of staff other resources to administer, monitor and market the Plan. The overall CIP should be monitored as follows.

10.1 Community Improvement Plan (CIP) Performance & Program Evaluation

In evaluating the success of the CIP, the following variables should be measured and recorded for each of the financial incentive programs:

- Total amount of committed funding annually;
- The number of applications submitted;
- The number of successful applications (overall take-up of each program);
- Total amount of private-sector investment that resulted;
- Assessment of the quality of improvements as compared to the works proposed; and
- Applicant satisfaction with application process and communication materials and protocols.

Additional program-specific performance measures are identified in Exhibit 11.

10.2 Assessing the Long-term Impact of the CIP on the Revitalization of the Promenade

At the inception of the CIP, general baseline data should be gathered

Façade & Signage Improvement Grant Program
Variables: Total amount of funds disbursed by type of improvement (façade and/or signage); Total cost of façade and signage improvements.

Building Restoration, Renovation & Improvement Program
Variables: Total amount of grant; Total value of work; Type of work (building code compliance, conversion, etc.)

Development Charge (DC) Grant Program
Variables: Total amount of DC grants disbursed; Total value of construction; Number of jobs created; Total square footage of commercial space constructed.

Tax-based Redevelopment Grant Program
Variables: Total amount of the tax increment; Total value of construction; Number of residential units (if applicable); Total square footage of commercial and residential space constructed; Increase in assessed property value.

Exhibit 11: Performance Measures for Range of Individual Incentives

Heritage Property Tax Relief Program
Variables: Total amount of the tax assistance; Total value and square footage of commercial space constructed.

Environmental Site Assessment (ESA) Grant Program
Variables: Total amount of grants dispersed.

Environmental Remediation Tax Assistance Program (BFTIP)
Variables: Total amount of the tax assistance; Total value of construction; Total square footage of commercial and residential space constructed; Increase in assessed property value.

through the following actions (contingent on staff resources):

- **Changes in Property Activity:** Building on baseline vacancy mapping completed by consultants, the Town should develop an inventory of vacant land/premises within the Promenade CIPA. This vacancy inventory should be monitored, updated and compared annually to assess nature and scale in new development.
- **Assessed Property Values:** A database containing the current assessed value of the properties located within CIPA should be developed to provide a baseline to compare the growth in property assessment in the later years of the Plan.

Schedule A: Program Details



Schedule A: Schedule of Program Details

This schedule forms part of the Aurora Promenade Community Improvement Plan (CIP).

PROGRAM 1: FAÇADE AND SIGNAGE IMPROVEMENT GRANT PROGRAM	
Rationale and Objective(s)	Intended to encourage private sector property owners to implement aesthetic improvements to building facings and exterior signage that otherwise may not occur due to cost-related issues.
Benefits	<ul style="list-style-type: none"> • Exterior building improvements will contribute to streetscape revitalization and will enhance the attractiveness of the Promenade as a retail, commercial and mixed-use zone. • Visual improvements to private property and civic exteriors with streetscape redesign will enhance the vibrancy of the Promenade, its character ‘feel’ and facilitate visitor, resident and business attraction to the area.
Legislative Provision	Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grant assistance “for the purpose of carrying out a municipality’s community improvement plan.”
Target Group	Private sector property owners of commercial or commercial mixed-use buildings within the Promenade CIPA (including formerly residential properties used in part or in whole for commercial uses).
Program Specifics and Limitations	<ul style="list-style-type: none"> • Matching grant of up to 50% of eligible costs up to a maximum grant of \$15,000 per property, whichever is less; • Minimum grant of \$5,000 per property. Project applications including matching assistance of less than \$5,000 will not be considered; • The Municipality will only fund signage costs to a maximum of \$2,500. • Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program. • Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year.

Aurora Promenade Community Improvement Plan

Eligibility	<ul style="list-style-type: none">• Existing commercial and commercial mixed-use (commercial at-grade) properties located along Yonge and Wellington Streets within the CIPA. This includes former residential buildings now used, in part or in whole, for commercial use;• This program <u>excludes</u> single-family owner-occupied residential dwellings.• Private property owners for costs associated with materials, labour, equipment and professional fees related to external building works specifically for façade improvement or signage development and implementation or street front landscape improvements.• Side and rear façades will only be considered where the side/rear of a property is visible along Yonge and Wellington Street and is deemed by the Municipality as being in considerable public view.• The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.
Approval Process	<ul style="list-style-type: none">• The General Application Process outlined in Section 9.1 of the CIP applies.• Applications for façade and signage improvements should be in keeping with the Design and Built Form guidelines outlined in the Aurora Promenade Concept Plan. To ensure this, applicants will be required to include the submission of plans, elevations and details of materials pertaining to each project under application. The intent of this review is to ensure the original architectural quality of the properties, their materials and architectural detail as well as heritage significance is maintained, and otherwise design consistency throughout the commercial areas is achieved.• Façade and Signage Improvement Grants disbursed as follows:<ul style="list-style-type: none">○ 60% on Substantial Completion;○ 40% on Final Completion.
Duration	<ul style="list-style-type: none">• Program application duration – 5 years (2014-2018).• The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.

Aurora Promenade Community Improvement Plan

<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Town. • If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.
<p>Other Government/Non-Profit Organization Investment</p>	<ul style="list-style-type: none"> • Applicants who identify other sources of financial assistance for exterior building renovations will be given preference in the allocation of funds. The Town of Aurora retains the right to limit funds to reflect impacts of other sources of funding.
<p>Examples of Eligible Costs</p>	<p>Examples of eligible costs:</p> <ul style="list-style-type: none"> • Enhancement, replacement and rehabilitation of commercial/retail doors, windows, and facades; • Restoration of existing façade and surfaces (woods, tuck pointing, cleaning); • New surface materials (e.g. stucco); • Architectural design fees; • Enhancement or replacement of existing exterior lighting fixtures; • Improvements and enhancements to street front signage; • Rear and side yard façade improvements designed specifically to enhance the look and appearance of these elevations of the property and yard areas where accessible by the public; • Costs associated with the production and installation of signage for eligible property; and • Other similar enhancements and improvements that may be approved.

PROGRAM 2: BUILDING RESTORATION, RENOVATION AND IMPROVEMENT PROGRAM	
Rationale and Objective(s)	<p>Matching funding for exterior (not related to façade treatments) and interior renovations to commercial and commercial mixed-use (commercial-at-grade) properties to promote functional improvements, change of use as permitted under zoning (or as may be amended through Zoning By-Law Amendment application); and</p> <p>Program designed to promote the enhanced use of second floors of commercial premises, structural enhancement and sustainability of an older building stock as well as the sustainable mixed use of existing buildings in providing a competitive location and enhancing the social and commercial vitality of the Promenade.</p>
Benefits	<p>The program is intended to be a flexible interest free loan (which in effect becomes a grant upon completion of the 5-year loan forgiveness period) to assist property owners with undertaking long-term investment in their properties to ensure their functionality and attractiveness as income-producing properties. The program has the potential to leverage significant private sector investment in interior building renovations and improvements) and supports costs related to:</p> <ul style="list-style-type: none"> • Building, fire and other code compliance; • Expansion/additions; • Retrofitting existing space (such as second floors); • Interior structural works and upgrades (e.g. electrical, mechanical, structural, HVAC and other building systems including works related to Broadband accessibility.) • Accessibility for disabled persons (as per the <i>Ontarians with Disabilities Act, 2001, S.O. 2001, c. 32</i>); and • Potentially additional on-site development (e.g. for enhanced commercial uses). <p>The Town of Aurora stands to benefit from building improvements resulting in higher property assessment and the improved and sustainable use of an older building stock; bringing underutilized second floors into highest and best use.</p>
Legislative Provision	<p>Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grants and loan assistance “for the purpose of carrying out a municipality’s community improvement plan.”</p>
Target Group	<p>Private sector property owners of commercial or commercial mixed-use buildings within the Promenade CIPA (including formerly residential properties used in part or in whole for commercial uses).</p>
Program Specifics and Limitations	<p><u>Secured Forgivable Loan:</u></p> <ul style="list-style-type: none"> • Matching grant of up to 50% of eligible costs up to a maximum grant of \$40,000 per property, whichever is less

	<ul style="list-style-type: none">(minimum grant of \$15,000 per property);• Grant is a secured loan, forgivable over 5 years at an annual rate of 20%. <p>Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program.</p> <p>Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year.</p> <p>Conditions of approval will be established by the Town and may extend to any reasonable consideration to ensure the interests of the Town as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of achieving building permit, and Final Completion within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project, which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome.</p> <p>Where the property is sold or interest in the property is transferred to another entity within the 5 year loan forgiveness period, the remaining principal of the grant (after annual forgiveness) is repayable to the Town. Upon sale or transfer, all outstanding loan obligations remain payable to the Town based on the approved loan repayment agreement signed by both the Town and the applicant in advance of program assistance. Year 1 of the repayment period commences upon final completion of the project.</p> <p>Applicants will be required to enter into an agreement as to the above terms and conditions of the grant and loan elements of the program.</p>
Eligibility	<ul style="list-style-type: none">• This program is applicable to commercial and/or commercial mixed-use (commercial-at-grade) properties within the Promenade CIPA;• Former residential buildings now used, in part or in whole, for commercial use within the Promenade CIPA are also eligible for financial assistance.• This program is designed to promote the reinvestment of the Town’s oldest commercial building stock. As a guideline, only properties which were constructed prior to 1974 or which are otherwise considered to be of demonstrated heritage value are eligible.

	<ul style="list-style-type: none"> • For those applications which pass the application screening process, eligibility will be determined through the application of criteria, developed and adjusted from time to time by the Evaluation Committee. These objectives will seek to relate each application to the goals and objectives of the CIP. In general terms, the following criteria will be used as a basis for determining the amount of funding: <ul style="list-style-type: none"> ○ Location and scale of the property; ○ Long-term viability of the property (long term use versus shorter term use); ○ Highest and Best use of the site; ○ Quality and extent of submitted plans, cost schedules, and, in the case of additional development, business case rationale, if any provided; ○ Existence or otherwise of professional quotes from multiple contractors (minimum 2) operating at arm’s length from the applicant; ○ Estimated timing of works to be completed; ○ Final criteria will be determined by the Evaluation Committee upon commencement of the CIP; and ○ The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.
<p>Approval Process</p>	<ul style="list-style-type: none"> • The General Application Process outlined in Section 9.1 of the CIP applies. • Building Restoration, Renovation and Improvement Grant disbursed as follows: <ul style="list-style-type: none"> ○ 10% on Approval; ○ 80% on Substantial Completion; ○ 10% on Final Completion.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years (2014-2018). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.

Aurora Promenade Community Improvement Plan

	<ul style="list-style-type: none">• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, then the Town has the right to delay (pending correction of the building works), withhold or cancel the disbursement of funds.
Other Government/Non-Profit Organization Investment	Applicants who identify other sources of financial assistance for interior building renovations will be given preference in the allocation of funds. The Town retains the right to limit funds to reflect impacts of other sources of funding.
Examples of Eligible Costs	Eligible Costs include (but are not limited to): costs associated with materials, labour, equipment, financing, insurance, regulatory approvals and professional fees related to internal building works, including major fit-up to meet the future needs of tenants. In addition, the program includes external property improvements, and the development of additional gross floor area and other works not included in the Façade and Signage Improvement Grant.

PROGRAM 3: DEVELOPMENT CHARGE (DC) GRANT PROGRAM	
Rationale and Objective(s)	To provide assistance for the significant (re)development of key sites by further reducing or eliminating the cost of development related to Development Charges.
Benefits	The program will help to facilitate (re)development efforts in the Promenade. The Municipality stands to benefit from comprehensive redevelopment – particularly as it relates to the reuse of former contaminated lands and complicated sites (e.g. projects requiring land assembly for development)- the result of which will raise property assessment and activity in the Promenade.
Legislative Provision	It is recommended to use Section 28 (7) of <i>Planning Act</i> enabling grants paid to property owners for reasons of community improvement whereby the grant can be equivalent up to 100% of the Development Charge, without eliminating the liability of the owner to pay the full amount of the charge pursuant to the Development Charge By-Law in effect at the time and relevant provincial legislation.
Target Group	Private sector landowners or developers seeking the comprehensive (re)development of properties within the Promenade CIPA.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Matching grant of up to 75% of the Development Charge up to a maximum grant of \$100,000 per property, whichever is less; • The amount of the DC Grant is entirely at the sole and absolute discretion of the Town of Aurora. The Town may agree to an amount that is less than the maximum support permitted under this program. • This program is only applicable to commercial development. Residential development, whether part of a mixed-use project or otherwise, is excluded support under this program. • Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year. <p>Regional Portion of Development Charge Rates:</p> <ul style="list-style-type: none"> • Development Charge rates in effect in the Town of Aurora are contained in Schedule D. Any payment agreement entered into by the Town of Aurora and the applicant is, unless otherwise specified at the time that the agreement is entered into, strictly in respect of the Development Charges levied by the Town of Aurora. Applicants should note that payment of the Region and Education Development Charges will, unless otherwise specified at the time of

Aurora Promenade Community Improvement Plan

	<p>approval of the application under this CIP, be payable at issuance of building permit.</p> <ul style="list-style-type: none"> The opportunity exists for the Regional Municipality of York to become a partner to this program and provide support through the granting back to the property owner the Region’s portion of the Development Charges. Approval by the Regional Municipality of York would need to be sought.
Eligibility	<ul style="list-style-type: none"> The Town of Aurora has identified sites of priority which comprise properties either known to be contaminated or perceived to be contaminated; underdeveloped parcels as well as vacant lands within the Promenade (see Exhibit 3 of this CIP). All such sites are the focus of support under this program, as well as other key redevelopment sites which may be identified by the Municipality from time to time. Preference will be given to those projects most likely to result in the highest increase in assessment. Grants are for Development Charge fees only and do not absolve an applicant of the responsibility for funding studies and site technical reviews, or executing actions to remove other conditions of approval as may be required by the Municipality. The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.
Approval Process	<ul style="list-style-type: none"> The landowner or developer pays 100% of the Development Charge. This cost, to a maximum of 75% or a maximum of \$100,000 (whichever is less), is reimbursed to the landowner or developer, in the form of a grant based on the in force Development Charge rates at the time of application based on the following schedule: <ul style="list-style-type: none"> Payment of the DC grant should be no later than 3 months following the issuance of the building permit. The General Application Process outlined in Section 9.1 of the CIP also applies.
Duration	<ul style="list-style-type: none"> Program application duration – 5 years (2014-2018). The program will be monitored for effectiveness on an annual basis with an interim review in year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Aurora Promenade Community Improvement Plan.
Other Restrictions	<ul style="list-style-type: none"> The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason,

	<p>and at the sole and absolute discretion of the Town;</p> <ul style="list-style-type: none">• As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to cancel the disbursement of funds.• If during the course of construction, the applicant is in default of relevant By-laws or payments to the Town, and fails to remedy this within a reasonable period determined by the Town, the applicant will be required to repay the DC grant in part or in whole at the discretion of the Town.• If the applicant is in tax arrears in any subsequent year, regarding this or other properties in its ownership in the Town, the applicant will, at the discretion of the Town, be required to repay part or all of the DC grant as determined by the Town.• These obligations will be explored by the execution of an agreement between the successful applicant and the Town of Aurora.
Fiscal Implications	Foregone income to the Town and administrative costs related to processing applications. The cost of the DC equivalent grant should be met by the CIP Reserve Fund.

PROGRAM 4: TAX-BASED REDEVELOPMENT GRANT (TIG) PROGRAM	
Rationale and Objective(s)	<p>Program focused on achieving comprehensive site redevelopment on those principle redevelopment sites which may, from time to time, be identified by the Town of Aurora. This Tax Increment Grant (TIG) supports projects likely to result in significant site redevelopment by reducing the financial costs of property rehabilitation and redevelopment associated with Multi-Residential and commercial projects via a grant equivalent to the Municipal Portion of the property tax for a given property.</p> <p>The program limits annual grant payments to a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or redevelopment. While this can include environmental remediation and related costs, these particular costs can also be addressed under Program 7 specifically in relation to assistance for contaminated land development. In the event that both programs are used in combination, eligible costs will not be duplicated between the programs.</p>
Benefits	<ul style="list-style-type: none"> • Leverages increased property tax assessment and helps reduce financial costs of property redevelopment or major rehabilitation. • The Town benefits by the resulting revaluation and increase in tax liable on the property over the long-term.
Legislative Provision	Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> .
Target Group	<p>Private sector landowners/property owners who are actively seeking rehabilitation, renovation, redevelopment or re-use of property and provide:</p> <ul style="list-style-type: none"> • Site plan/floor plans for rehabilitation, renovation, or redevelopment; • Estimated costs of renovation, rehabilitation or redevelopment; and • Given the nature of the grant program as achievable only on completion and revaluation of the property, the Town of Aurora will enable the approval in principle for accessing this grant subject to necessary conditions. This approval in principle can be provided at the same time as approval for other programs of assistance is provided.
Program Specifics and Limitations	<p>Non-Residential Development:</p> <ul style="list-style-type: none"> • The maximum amount of the grant is 80% of the annual tax increment over the agreed base assessment and property tax liability. The maximum duration is 10 years.

	<p>Multi-Unit Residential Development:</p> <ul style="list-style-type: none">• 100% of the annual municipal tax increment is available to be provided as a grant for comprehensive (re)development. The maximum duration is 10 years. <p>The minimum increase in assessment for which the use of this program of tax-based grants is permitted is \$1,500,000 and will remain at this minimum for the duration (5 years) of the CIP. Generally, smaller-scale rehabilitation projects not involving significant additional floor space amounting to an increase in assessment above the minimum will be considered under the Building Restoration, Renovation and Improvement Program (Program 2).</p> <p>Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year.</p>
<p>Eligibility</p>	<ul style="list-style-type: none">• Tax Increment Grant available for commercial and Multi-Unit Residential properties/projects within the Promenade CIPA.• Former residential buildings now used, in part or in whole, for commercial use within the Promenade CIPA are also eligible for financial assistance.• Priority will be given to projects involving the comprehensive redevelopment of identified potential Brownfields (see Exhibit 3), underdeveloped properties and/or vacant lands within the CIPA; as well as any other project sites, that due to scale and location, warrant (within the view of the Municipality) assistance under this program.• This program support excludes single-family owner-occupied residential dwellings.• Minimum of \$1,500,000 of renovation/rehabilitation or new construction.• Eligible renovation and rehabilitation costs will be determined as final by the Town of Aurora by reference to the submitted schedule of development related costs.• Final eligibility will be determined through the demonstrated success of the project through all stages of application (as required) for planning approval, building permit issuance and building code compliance, construction, occupancy, financial viability (as evidenced by the capacity of the owner to pay all required property taxes on the property) and finally revaluation by the Ontario Municipal Property Assessment Corporation (MPAC).

- The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.
- In addition, where payments to contractors remain outstanding and the withholding of payment if not agreed to by the contractor, or otherwise where liens exist on the property for unpaid services, the tax increment grant will not be payable.

Approval Process

- The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost of renovation, rehabilitation or redevelopment as well as the resulting annual increase in property tax. The Town reimburses the owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment and tax liability. This defined increment is net (that is to say calculated only after the reduction of tax liability) as a result of the following:
 - Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
 - Or the tax rebates granted to charitable organizations as owners or tenants; and
 - Any other rebate which lessens to overall initial (pre-Program 4) tax liability of the property.
- It is necessary to ensure property owners achieve approval in principle for TIG funding before commencing a project.
- The Town of Aurora will determine the existing “base” assessment for the property – this will normally be defined as being either at the time of approval of the application for Tax Increment Grant support or the day prior to remediation of the site (if contaminated or the day prior to construction as determined by the Town and is based on the assessment and tax class at that time. The Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property tax liability. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by MPAC.
- Final approval of grant funding in each year occurs after:
 - Conditions as stated in the Tax Increment Grant Agreement have been fulfilled;
 - Submission of eligible costs as required;
 - Receipt of assessed value of the property by MPAC in each year; and
 - Final approval of amount of grant by Council.

Aurora Promenade Community Improvement Plan

	<ul style="list-style-type: none"> • For multi-phase/multi-year projects, approval is based on completion and final costing of each phase, and revaluation in each year by MPAC. • The commencement date for Program 4 (for purposes of calculating the increment) will be at the discretion of the Town of Aurora following discussions with the applicant based on the merits of the development project and resulting estimates of tax increment grant created by the development project over time. • The General Application Process outlined in Section 9.1 of the CIP also applies.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years (2014-2018). • The program will be monitored for effectiveness on an annual basis with an interim review in year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town; • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
<p>Fiscal Implications</p>	<ul style="list-style-type: none"> • This grant focuses on net municipal taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum of 5 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town), the Town realizes the full extent of the property taxes. • The potential exists for net fiscal impacts to the Town arising from what is effectively a deferment of tax revenues. The Town, as part of its approval process, will determine whether there is any likelihood that the Town’s interests are not served by the provision of a grant based on the estimate of short-term net municipal fiscal impact.

Eligible Costs

Eligible costs will be determined at the discretion of Council, however, in general, eligible costs include (but are not limited to):

- Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other);
- Major building rehabilitation, significant renovation and rehabilitation;
- Costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
- New construction;
- Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town of Aurora) directly related to the design and development and commissioning of the completed building(s); and
- Eligible costs exclude both construction financing and long-term debt financing costs principal and interest costs.

PROGRAM 5: HERITAGE PROPERTY TAX RELIEF PROGRAM	
Rationale and Objective(s)	The Heritage Property Tax Relief Program offers Owners of eligible heritage properties a reduction in annual property taxes levied for Municipal and Education purposes; as a means of encouraging the enhancement, restoration and/or preservation of heritage properties for commercial/commercial mixed uses.
Benefits	The Municipality stands to benefit from the longevity and preservation of the Town’s historic building stock as quality of life asset for the community while facilitating objectives for business, retention and expansion.
Legislative Provision	Section 365.2 (1) of the Ontario Municipal Act (S.O. 2001, Chapter 25) provides that <i>“a local municipality may establish a program to provide tax reductions or refunds in respect of eligible heritage property.”</i>
Target Group	Private and/or non-profit owners of heritage properties located within the Aurora Promenade CIPA.
Program Specifics and Limitations	<ul style="list-style-type: none"> • Maximum assistance of 10%-40% of taxes for Municipal and Education purposes levied on eligible heritage properties over a 5-year period. <p>Program availability is subject to Council approval by By-law. York Region may also pass a By-law to authorise a matching percentage refund on the portion of taxes levied for upper-tier purposes.</p> <p>This program is used only in conjunction with applications for assistance under programs 1 and 2. It represents an existing tool which can be used in lieu of other tax based programs to maximize the benefits of investment under programs 1 and 2. At the discretion of the Town, this program can be used in lieu of programs 1 and 2 as a means to support proposed improvement. This program is assumed to be temporary in nature and the maximum duration of assistance will be 5 years.</p> <p>In the event that a transfer of ownership of subject lands occurs within the 5-year program duration, funding support under this program shall be forfeited.</p>

Eligibility

Eligible heritage properties (defined to include an eligible heritage building/structure and the lands associated with it) **must** be:

- Located within the Aurora Promenade Community Improvement Project Area; **and**
- Designated under Part IV of the Ontario Heritage Act or be part of a Heritage Conservation District under Part V of the Ontario Heritage Act; or

Subject to an easement agreement (a) with the Town under Section 37 of the Ontario Heritage Act (b) with the Ontario Heritage Trust under Section 22 of the Ontario Heritage Act; or

Listed on the Town of Aurora Register of Properties of Cultural Heritage Value or Interest (as per Section 27 of the Ontario Heritage Act) for which a Program Agreement exists between with the Municipality and Owner.

In order to be eligible for this program, properties/applications must have associated with it a planned commercial or mixed-use (commercial at-grade) project/development. This may include an expansion of existing commercial space/use or a proposed new commercial use (e.g. residential to office conversion).

Owners submitting an application for Heritage Property Tax Relief may seek additional property development support under Program 1 and Program 2 of this CIP but are **ineligible** for support under the Tax-Based Redevelopment Grant (TIG) Program (Program 4).

Properties **ineligible** for consideration under this program are those which are:

- Subject of contraventions, work orders or outstanding municipal requirements; and
- Have outstanding municipal fines, arrears of taxes, fees or penalties assessed against the property or the owner. Should a property fall into tax arrears during the duration of the program, it shall forfeit rights to tax relief until such time as the situation is remedied to the satisfaction of the Town.

Approval Process	<ul style="list-style-type: none">• The General Eligibility Requirements outlined in Section 9.3 of the CIP apply.• Program participants must enter into a Program Agreement (to be registered on title) detailing proposed work on the property and recognized items and standards of preservation/restoration to be maintained in exchange for financial support under this Program.• The Program Agreement will be drafted by the Town of Aurora in co-ordination with the property owner for final approval by Council. Ongoing program participation and adherence shall be monitored by the Town of Aurora.• To ensure applications and improvements are in keeping with relevant heritage preservation standards (as may be applicable in existing easement agreements, heritage integrity standards and/or applicable Heritage Conservation District Plans), applicants will be required to include original photographs of the property, and submit plans and details of materials pertaining to each project under application. The intent of this review is to ensure the original architectural quality of the properties, their materials and architectural detail as well as heritage significance is maintained.
Other Restrictions	<ul style="list-style-type: none">• Program availability is subject to the Council approval by By-law to provide tax relief for heritage properties.• Funding for this program will be reviewed by Council on an annual basis; whereby annual grant support under for Heritage Property Tax Relief Program is subject at all times to the availability of funding.• The Heritage Property Tax Relief Program is subject to any amendments and further regulations that the Minister of Finance may approve regarding governing By-laws on tax refunds and reductions for heritage properties.• The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. Council may, at its discretion, eliminate the program by repeal of the By-law at any time with no notice whatsoever to affected persons.• As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Town.

Aurora Promenade Community Improvement Plan

- If the Owner breaches the terms and intent of the Program Agreement, the Owner's right to participate in the program will be forfeited. In the event that this occurs, the Owner may be required by the Town to refund all or part of the value of the tax reduction to date.
- If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel program support.

PROGRAM 6: ENVIRONMENTAL SITE ASSESSMENT (ESA) GRANT PROGRAM	
Rationale and Objective(s)	Program to encourage the redevelopment of otherwise ‘risky sites’ (i.e. Brownfields) by providing properties for which a Phase I ESA exists with further assistance to specify the extent and nature of environmental contamination through a Phase II ESA. Grant is geared to private landowners/developers for the renovation/ redevelopment or re-use of the property.
Benefits	The Municipality stands to benefit from having contaminated and otherwise complicated sites coming into highest and best use.
Legislative Provision	Section 28(7) of the <i>Planning Act (R.S.O. 1990, c. P.13)</i> .
Target Group	Private sector owners of properties within the CIPA boundaries which have an existing Phase I ESA.
Program Specifics and Limitations	<ul style="list-style-type: none"> Matching grant of up to 50% of the cost of the ESA up to a maximum grant of \$20,000, whichever is less. Maximum assistance per property of: Maximum of 1 study per property. Applications for properties within CIPA Priority Area 1 will be given year-round priority for consideration under this program. Applications for properties within CIP Priority Area 2 will only be received and considered within the 4th quarter (i.e. last 3 months) of an implementation year. Final decisions (in principle or otherwise) on applications for properties within Priority Area 2 will be made by the end of an implementation year.
Eligibility	<ul style="list-style-type: none"> Property must have an existing Phase I ESA with requirement for Phase II ESA Remedial Action Plan in order to be eligible for grant. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the Environmental Protection Act apply in all circumstances. The Town of Aurora has identified sites of potential interest in which contaminated sites are either known to be contaminated or are perceived to be contaminated. All such sites located within the CIPA are eligible under this program and are priority candidates for this program, as well as other key redevelopment sites which may be identified by Council from time to time. The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.

Aurora Promenade Community Improvement Plan

<p>Approval Process</p>	<ul style="list-style-type: none"> • The grant is based on the “Reimbursing Developer” approach. The property owner/developer pays for the full cost to undertake the Phase II ESA. The Municipality will reimburse Owner for the cost of the study. • Retained consultants must confirm estimated and actual cost of conducting the study (the final cost of the study at completion). • Approval is provided and payment issued following verification of submitted costs. • The General Application Process outlined in Section 9.1 of the CIP also applies. • By virtue of the grant, the Town will obtain the right to hold, disseminate, distribute and otherwise utilize the findings of the report in its discretion for purposes of promoting the development of the property at any time in the future.
<p>Other Government/Non-Profit Organization Investment</p>	<ul style="list-style-type: none"> • Access to funding under this program is predicated on the total combined assistance toward the cost of the ESA from all public sources not exceeding 50%. Municipal funding will be the funding of last resort where other public sources exist. • Notwithstanding, the Municipality retains the right to fund to the maximum allowable grant under this program in addition to other known public sources should the merits of the application warrant this, in the opinion of Council.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years (2014-2018). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Town of Aurora has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town. • As necessary, the Town may amplify or adjust the application and approval protocols associated with this program. • The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
<p>Eligible Costs</p>	<p>Eligible Costs include Phase II ESA Remedial Action Plans. Requirements of Regulation 153/04, as amended by Regulation 511/09, to the Environmental Protection Act apply in all circumstances.</p>

PROGRAM 7: ENVIRONMENTAL REMEDIATION TAX ASSISTANCE PROGRAM

<p>Rationale and Objective(s)</p>	<p>Program to encourage the redevelopment of sites which involve the remediation of contaminated soil/buildings and/or other environmental risk management plans eligible for assistance under Regulation. The Environmental Remediation Tax Assistance Program offers the cancellation of property tax increase that result from the remediation and subsequent redevelopment of contaminated sites.</p> <p>The basis for this program is the Provincial Brownfield Financial Tax Incentive Program (BFTIP) which enables qualifying properties to receive tax assistance in the form of a deferral of both the Education Portion of the property tax on a matching basis with the Municipal Portion of the tax for a specified period, following which the deferred taxes are officially cancelled.</p>
<p>Benefits</p>	<p>The Town of Aurora stands to benefit from having contaminated land remediated to Greenfield status and hence enhance land value and the range of development possibilities.</p>
<p>Legislative Provision</p>	<p><i>Ontario Municipal Act, Section 365.1, as amended and Ontario Regulation 274/04.</i></p>
<p>Target Group</p>	<p>Private sector property owners/developers seeking rehabilitation, renovation or redevelopment of a property within the CIPA, which at the date of site assessment fails to meet the standards of the <i>Ontario Environmental Protection Act</i> to permit a Record of Site condition to be filed in the Ontario Ministry of the Environment’s Environmental Site Registry (i.e. a contaminated site in need of remediation or risk management to enable a Record of Site Condition (RSC) to be acknowledged by the Ontario Ministry of the Environment to permit the intended use of the property.</p>

**Program Specifics
and Limitations**

- The program provides for an annual deferral of the Municipal portion of the property tax increase that results from the remediation and subsequent redevelopment of a contaminated site.
- Matching financial assistance for the Education Portion of property taxation is provided upon application to the Ontario Minister of Finance by the Town and approval by the Minister of Finance.
- Matching Education Portion tax assistance is limited to the earlier of a 36-month consecutive period or the date that tax assistance equals the costs of remediation necessary to permit filing of a Record of Site Condition and the cost of complying with any certificate of Property Use issued under *Section 168.6* of the *Environmental Protection Act*.
- The details of any tax assistance will be identified in a municipal By-law which establishes the date of commencement and expiration of the tax assistance. Municipal and Provincial tax assistance can be commenced at any time as specified in the By-Law, subject to approval and any conditions imposed by the Minister of Finance with respect to the matching Education Portion.
- Under this program, applications for eligible properties/projects within CIPA Priority Areas 1 and 2 will be received and considered at any time during an implementation year.
- Assistance cannot be applied retroactively if remediation occurs prior to the approval of the Town BFTIP By-Law.
- Total tax assistance is limited to the Eligible Costs defined in this CIP.
- Eligible Costs not reimbursed in the year in which they are incurred, can be rolled-over to subsequent years. The amount of tax assistance in any one year is limited to the lesser of:
 - The amount of eligible work carried out in that year; or
 - The amount of property tax which is deferred by the Town and Province of Ontario.
- The amount of annual tax assistance is reduced by the amount of any outstanding property tax payable on the property.
- Financial assistance under *Section 365.1* of the *Ontario Municipal Act* is cumulative with any other financial assistance for site remediation necessary to permit a Record of Site Condition to be filed and comply with any certificate of Property Use.
- The impact of program support will vary according to the tax class of the assisted project/property.

Eligibility	<ul style="list-style-type: none">• Properties within the CIPA for which there is an existing Phase II ESA which indicates that site conditions do not meet the standards (under the Environmental Protection Act) necessary to permit filing of a Record of Site Condition in order to enable Building Permits to be issued for approved development.• The General Eligibility Requirements outlined in Section 9.3 of the CIP also apply.
Approval Process	<ul style="list-style-type: none">• The approval process requires several specific conditions to be met by applicant:<ul style="list-style-type: none">○ The application is submitted before a Record of Site Condition (RSC) is filed for a subject property; and○ The property is demonstrated as being contaminated. Based on this the following general process will be followed:<ol style="list-style-type: none">1. Submission of Application for assistance (Registration of Intent specific to this program).2. Evaluation of application by the CIP Evaluation Committee.3. Confirmation of proposed development plans and submission of a Phase II ESA identifying likely costs of environmental clean-up.4. Signing of a legal agreement which outlines all terms and conditions of assistance, and the obligations of each party during and following the period of tax assistance. This will be referred to as the Tax Assistance Program Agreement.5. (Re)development must conform to Town’s development intents as stipulated by policies of the approved Official Plan and Zoning By-laws.6. The Town will pass a By-law approving the deferral and subsequent cancellation of the Municipal portion of the property tax pursuant to the specific limits on such assistance as contained in the approval of the application and subsequent legal agreement executed between the applicant and the Town of Aurora. <p>BFTIP Application Process:</p> <ol style="list-style-type: none">1. The Town will draft an application for matching tax assistance under the BFTIP Program.

Aurora Promenade Community Improvement Plan

	<ol style="list-style-type: none"> 2. A copy of the draft Municipal By-law and Agreement will be forwarded to the Minister of Finance for consideration. Any restrictions or other conditions required by the Minister of Finance will be included in the Municipal By-law. 3. The matching assistance will come into effect if approved by the Minister. The Town will, if approved by the Minister, draft a By-law specific to the matching Education Portion of the property tax under the same terms and conditions as for the municipal component and as amended by the Minister of Finance. <ul style="list-style-type: none"> • The General Application Process outlined in Section 9.1 of the CIP also applies.
<p>Duration</p>	<ul style="list-style-type: none"> • Program application duration – 5 years (2014-2018). • The program will be monitored for effectiveness on an annual basis with an interim review in Year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.
<p>Other Restrictions</p>	<ul style="list-style-type: none"> • The Town of Aurora has the right to review, expand or adjust any and all aspects of this grant program (including the purpose, method of application, approval protocols and funding etc.) from time to time and at any time, for any reason it deems fit at its sole discretion. • The Town, at its discretion, may refuse an application if it deems project feasibility to be limited or for any other reason. • This program is only to the benefit of the registered Owner of the subject property and cannot be assigned to another party. Assistance under this program terminates upon transfer of title. Where property is severed or subdivided, the termination of assistance applies to those parts of the original land holding which have be severed or subdivided to new Owners.

Eligible Costs

Eligible Costs may include but are not limited to:

- Phase II Environmental Site Assessments;
- Risk Assessments and risk management plans;
- Remedial action plans and other costs (including legal fees) related to achieving a Record of Site Condition acknowledged by the Ministry of Environment and its approval of a certificate of Property Use;
- Environmental remediation and related costs including fill and grading to replace contaminated soils;
- Demolition/removal of existing structures/infrastructure due to requirements for remediation as well as the costs of improving or replacing such infrastructure as deemed reasonable at the discretion of Council;
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) Insurance and interim financing costs (interest and financing fees) related to Eligible Costs; and
- Eligible Costs as adjusted by conditions of matching assistance provided by the Ontario Minister of Finance.

Long-term debt financing costs are not eligible. Successful applications for financial assistance involving tax-based assistance will necessitate a site-specific Brownfield redevelopment funding agreement between the Town and the applicant for Program 7. This agreement will establish the magnitude of the anticipated Eligible Costs as well as provide for mechanisms to verify actual costs as eligible under the Plan.

Schedule B: Glossary



Schedule B: Glossary of Terms

Building Permits are issued by the local body responsible for enforcing Ontario’s Building Code and are required for the construction, renovation, demolition and certain changes of use of buildings.

Brownfield means developed or previously developed properties that may or may not be contaminated. They are usually, not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant (Provincial Policy Statement, 2005).

Community Improvement Plan (CIP) is a planning tool under Section 28 of the Ontario Planning Act which permits planning and financial assistance programs involving lands, buildings, loans, grants and tax assistance for designated community improvement project areas.

Community Improvement Project Area (CIPA) “means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason” (Ontario Planning Act, Section 28).

Final Completion (i.e. project completion) is defined to mean the conclusion of proposed building/construction work in its entirety as well as subsequent final payments (including hold-backs) for which proof of payment may be provided by the applicant to the Town.

Education Portion means taxes arising from that element of the total tax rate set annually, which is collected by the Province of Ontario to support the provincial school By-Laws.

Eligible Costs: are as specifically detailed under each financial incentive program in Schedule A and Sections 7 & 8 of this CIP. These include all capital cost categories for which the Owner is entitled to Program Assistance from the Town as may be approved and as may be provided for in the CIP and further specified in any Agreement that may be required to execute funding. Eligible costs do not equate to the maximum levels of financial assistance under individual programs.

Eligible Properties are as specifically detailed under each financial incentive program in Schedule A and Sections 7 & 8 of this CIP. These include all properties and/or categories of land-uses for which the Owner may be eligible for consideration for Program Assistance from the Town as may be

Schedule B: Glossary of Terms

approved and as may be provided for in the CIP.

Loan Forgiveness is defined as the incremental accretion of grant status of funds dispersed to approved applicants under Program 2: Building Restoration, Renovation and Improvement Grant. This translation from interest free loan to grant status (and hence non repayable to the Town) is earned on the basis of 20% at the end of each calendar year following the execution of the Agreement. In the event of sale or transfer of interest of the property within the 5-year period, loan forgiveness ceases to accumulate and the remaining loan repayment is calculated on a prorated basis.

MPAC means the Municipal Property Assessment Corporation.

Multi-unit Residential means a housing building containing four (4) or more dwelling units which have a common entrance from the street level. This does not include a boarding or rooming house, a maisonette, fourplex, a group of dwelling houses, or a pair or group of semi-detached, duplex or triplex dwelling houses, nor any dwelling house defined herein as per the Town of Aurora Zoning By-law #2213-78.

Municipal Portion means taxes arising from that element of the total tax rate, set annually, which supports expenditures by the Town of Aurora.

Owner means the registered Owner of the Lands and includes any successors, assigns, agents, partners and any affiliated corporation. Financial assistance through tax-based funding is provided to the registered owner of the property irrespective of any assignment of those funds to another party by the owner under separate agreement between the owner and a third party.

Program Assistance means all or any of the programs contained in and provided for by the CIP.

Tax Increment means the difference between the property tax liability for the lands in any year of the Program and the existing “base” tax liability. The Tax Increment is limited to the Municipal Portion of the tax liability in those instances where program assistance is limited to the Municipal Portion of taxation as provided for in the CIP.

Tax Liability means the annual real property taxes levied by the Town of Aurora including the Municipal and Education Portions of the taxes.

Schedule B: Glossary of Terms

TIG means Tax Increment Grant as provided for under Section 28(7) of the Ontario Planning Act.

Substantial Completion: refers to near completion of construction of a proposed building or other works as determined by the Town at its sole discretion.

Schedule C: Aurora Promenade Concept Plan - Relevant Urban Design Guidelines



Schedule C: Aurora Promenade Concept Plan: Summary of Relevant Design Guidelines

The following is a summary of the land use and built-form framework and relevant design guidelines outlined in the Aurora Promenade Concept Plan – particularly as it relates to allowable developments, building height and massing as well as the material and architectural integrity of buildings, façades and signage in the private realm. The Aurora Promenade Concept Plan will be referenced in its entirety for the purposes of implementing façade and building (re)development programs under this CIP.

Land Use & Built Form Framework

	Downtown Area (Old Town/ Historic Core)	Downtown Shoulder Areas (transitional nodes located on north, south and east-ends of historic core along Yonge and Wellington Streets)	Promenade General Areas (portions of North/South Yonge Street and Wellington Promenades outlying Downtown Shoulder Areas)	Promenade Focus Areas (5 Focus Areas: Memorial Peace Park, Cultural Precinct, Historic Downtown, Wellington Street Village and the Aurora GO Station area)	Neighbourhoods: Old Town & Promenade	
					Neighbourhood Old Town: (Consists of (historic) residential neighbourhoods surrounding the downtown and main commercial streets)	Neighbourhood Promenade
Objectives	Protection of heritage ‘main street’ character providing enhance linkages to cultural amenities as well as improved parking capacity. Infill & redevelopment sensitive to heritage and adjacent neighbourhoods as well as the strengthening of pedestrian-oriented mixed-use environment via specialty shops, offices and restaurants.	Infill and redevelopment sensitive to heritage and adjacent neighbourhoods as well as the strengthening of pedestrian-oriented mixed-use environment via specialty shops, offices and restaurants.	Transit supportive developments and higher densities in high-quality, mid-rise forms closer to streets around existing and planned transit stations. Introduction of new streets, rear lanes where possible and dedicated transit lanes.	Provisions for Promenade General Areas apply.	Maintain heritage ‘residential’ character. Infill, additions and redevelopment sensitive to heritage resources in area.	Maintain and enhance existing residential developments. Sensitive infill to provide appropriate transition to residential areas, with a focus on street oriented (re)development.

Aurora Promenade Community Improvement Plan

<p>Land Uses</p>	<p>Mixed-use, retail, office, residential, institutional/public, public open spaces, Retail required at-grade for frontages on Yonge and Wellington Streets.</p> <p>Automotive-oriented uses and drive-thru's prohibited.</p>	<p>Mixed-use, retail, office, residential, institutional/public, public open spaces. Retail required at-grade for frontages on Yonge and Wellington Streets.</p>	<p>Mixed-use, retail, office, residential, institutional/public, public open spaces. Retail required at-grade for frontages on Yonge and Wellington Streets.</p> <p>Variety of retail with larger formats directed to the rear or second level. Limits on automotive-oriented uses with drive-thru's prohibited.</p>	<p>Provisions for Promenade General Areas apply.</p>	<p>Residential, Institutional/public, open spaces, professional offices and mixed use speciality retail (occupying no more than 50% of floor space) for lands immediately surrounding key Focus Areas.</p>	<p>Higher density residential forms (e.g. row houses and low-rise apartments), institutional/public, open spaces and convenience retail.</p>
<p>Height Density</p>	<p>2 to 5 storeys subject to stepback at third storey.</p> <p>Bonus height of 1-storey (subject to design guidelines to a maximum of 6-storeys) allowable along Yonge Street north of Wellington.</p>	<p>2 to 5 storeys (except on Wellington St. E. where the maximum height is 3-storeys).</p>	<p>2 to 5 storeys.</p> <p>Bonus Height of 1 storey (subject to conditions of design guidelines and desirable public benefits) to a maximum height of 6-storeys for designated lands with the exception of areas east of Yonge Street and north of Dunning Avenue.</p>	<p>Provisions for Promenade General Areas apply, however, special allowances provide for bonus height of 2 storeys to a maximum height of 7-storeys (subject to conditions of design guidelines and desirable public benefits) as areas present 'exceptional opportunities' gateway, transit infrastructure community service developments.</p>	<p>1 to 3 storeys</p>	<p>2 to 5 storeys.</p>
<p>Parking</p>	<p>Rear or below-grade only</p>	<p>Rear or below-grade. Side yard parking permitted for house forms up to a maximum of 25% of the frontage.</p>	<p>Parking: Rear or below-grade only</p>	<p>Provisions for Promenade General Areas apply</p>	<p>Side or rear only (side yard parking not to occupy more than 25% of the frontage).</p>	<p>Below grade or rear accessed by a lane. Front yard garages are not to occupy more than 50% of the frontage and must setback from the main front building wall. In the case of apartments, parking should be at the rear or below grade.</p>

Relevant Promenade Design Guidelines

1. General Design Guidelines:

1.1 Building Expression

- To encourage continuity in the streetscape and to ensure horizontal 'breaks' in the façade, buildings should be designed to reinforce the following key elements through the use of step backs
- Buildings should seek to contribute to the mix and variety of high quality architecture. The articulation of building mass through vertical and horizontal recesses or projections, datum lines, and changes in materials, texture or colour should be encouraged.

1.2 Orientation & Placement

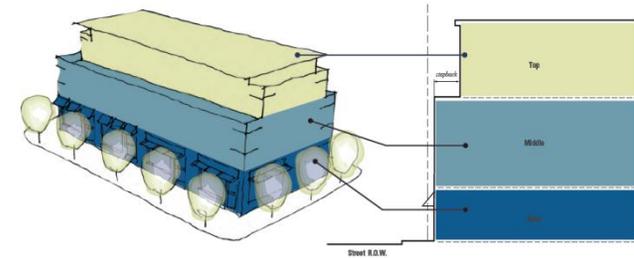
- All buildings should orient to and address the street with clearly defined entry points that directly access the sidewalk.
- Buildings should be placed at or close to the street edge.
- All buildings should address the street with clearly defined entry points that directly access the sidewalk.

1.3 Heritage Integration

- New development adjacent to heritage buildings should have a design that is sensitive and complimentary.
- Where a building is being designed to reflect a historic architectural style, it should be consistent and true to all aspects of that era. It should appear to be architecturally authentic (e.g., Victorian or Edwardian).
- New buildings should consider and respect the scale, material and massing of adjacent heritage significant buildings.

1.4 Corner Site Treatment

- Uses should address both street frontages, and special attention should be made to the quality of the design and materials.



General Design Guidelines provide that continuity in the streetscape be maintained via horizontal 'breaks' in the façade as reinforced through the use of step backs.



Buildings on corner sites should address both frontages and include distinctive architectural elements

1.5 Storefronts

- Frontage should be kept between 4.5-7.5m to reflect the existing character of the promenade
- Clear glass should be used for wall openings (e.g., windows and doors) along the street-level façade, dark tinted, reflective or opaque glazing should be discouraged for storefronts.
- Signage should add diversity and interest to the street (without overwhelming the storefront or the streetscape) and be consistent with the Commercial Signage Guidelines.
- Backlit sign boxes, billboards, revolving signs and roof signs should not be permitted.

1.6 Large Format Retail

- Buildings should be placed close to the street with windows and doors to make the street-level façade highly transparent.
- Use of individual entrances along the façade, and individual canopies to break up the massing of large buildings.
- Parking areas should be located below grade, to the side or rear of buildings

1.7 Commercial Signage

- All signage should conform to Town of Aurora policies and guidelines, which shall be amended to include:
 - Signage should be restricted to the horizontal signage band and to lettering painted on awnings, display windows and storefront doors. Buildings designed for commercial uses should be designed to include defined spaces to accommodate signs that respect the buildings scale, architectural features and streetscape.
 - Temporary or portable signage, billboards, revolving signs and roof signs should not be permitted.

1.8 Sidewalk Cafes:

- Sidewalk cafés should be encouraged throughout the Aurora Promenade provided there are no conflicts with adjacent land uses and are able to be accommodated within the existing sidewalk width dimensions without encumbering pedestrian movement. A minimum sidewalk clearance of 1.7 metres should be provided.
- Should be designed to integrate into the streetscape (i.e. tall fencing and landscaping should be avoided)

2. Special Design Areas:

2.1 Historic Downtown:

- Fragmentation of the street wall discouraged, 100% building coverage of the front-yard is required for buildings addressing Yonge Street.

- Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance. Materials should also be chosen for permanence. Vinyl siding, plywood, concrete block, darkly tinted and mirrored glass and metal siding utilizing exposed fasteners should be discouraged.
- Split level, raised or sunken building entrances are strongly discouraged.
- Signage on heritage buildings should be sympathetic in design and consistent with traditional sign placement such as on a sign band, window lettering, projecting/hanging or within the existing architectural orders.

2.2 Upper Downtown:

- Retail uses should be complementary to the Historic Downtown, and required to be at grade along Yonge Street. Storefronts should be narrow.
- Where larger format retail is proposed, they should be directed to the second level.
- Yonge and Wellington: Buildings should be placed close to the sidewalk and sit prominently at the corner through massing and/or architectural treatments.
- Where possible, entries should be directed towards the corner to animate the intersection.

The aforementioned provides an overview of select Promenade design guidelines and does not negate the responsibility of the CIP program applicant to identify and review more detailed guidelines outlined in the Concept Plan document. Prior to submitting an application for financial incentives under this CIP, applicants must review any and all design guidelines related to their subject property as may be identified in the Aurora Promenade Concept Plan.

Schedule D: Town of Aurora Tax Rates & Charges



Schedule D: Town of Aurora Tax Rates & Charges

2013 Property Tax Rates

ASSESSMENT CLASS/TYPE		TOWN OF AURORA	YORK REGION	SCHOOL BOARDS	TOTAL
Commercial	CT	.394513%	.485716%	1.094012%	1.974241%
Office Buildings	DT	.394513%	.485716%	1.094012%	1.974241%
Farmlands	FT	.088282%	.108690%	.53000%	.249972%
Industrial	IT	.463443%	.570582%	1.260000%	2.294025%
Industrial New Construction	JT	.463443%	.570582%	1.260000%	2.294025%
Large Industrial	LT	.463443%	.570582%	1.260000%	2.294025%
Multi-residential	MT	.353127%	.434762%	.212000%	.999889%
Residential	RT	.353127%	.434762%	.212000%	.999889%
Pipelines	PT	.324523%	.399546%	1.509578%	2.233647%
Shopping Centres	ST	.394513%	.485716%	1.094012%	1.974241%
Managed Forests	TT	.088282%	.108690%	.53000%	.249972%
Commercial New Construction	XT	.394513%	.485716%	1.094012%	1.974241%
Shopping Centres New Construction	ZT	.394513%	.485716%	1.094012%	1.974241%



NON-RESIDENTIAL DEVELOPMENT CHARGES

Effective July 1, 2013

As Development Charges are subject to periodic adjustments, the amounts payable are those in place at the time of permit issuance not at the time of permit application

	Industrial/ Office/ Institutional	Retail
TOWN OF AURORA , By-law No. 5139-09 Effective January 1, 2013 (Annual indexing adjustment January 1 st)	26.14	26.14
REGION OF YORK , By-law No. DC-007-2007-040 Effective June 18, 2012 to June 17, 2017 (Subject to periodic indexing)	208.95	408.90
EDUCATION , By-law No. 2009-02 & By-law No. 194 Effective July 1, 2009 to June 30, 2014	5.60	5.60
TOTAL NON-RESIDENTIAL (PER SQUARE METRE)	\$ 240.69	\$440.64



Town of Aurora
Aurora Town Hall
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1
