The Lundy’s Lane CIP is a long-term revitalization tool aimed at supporting the on-going evolution of Lundy’s Lane as a mixed use part of the local community, while reconfirming its role as a key tourist gateway and destination in the City.
CIPs is a statutory document prepared under the Planning Act used to stimulate investment in private property.

- Adopted by Council (March, 2018)

Key purpose is to encourage beautification, rehabilitation and improvements to the building stock.
COMPONENTS

- Community Improvement Plan
- Urban Design Guidelines
- Incentive Applications
COMMUNITY IMPROVEMENT PLAN

- Provides background study information on the needs and strengths of Lundy’s Land and identifies the CIP boundary area
- Created a ‘vision’ and land use plan
- Outlines the identified needs and the financial incentive programs that can be used to address those needs
- Also addresses what the City can do: streetscape improvements, wayfinding signage, preserving and highlighting Heritage
- Discusses implementation of the CIP area and use of Urban Design Guidelines and plan monitoring.
Lundy's Lane is a vibrant, attractive, mixed-use corridor. It is a key destination for visitors, a complete neighbourhood and a major commercial and cultural destination for City residents. Lundy's Lane is celebrative of its unique and long history through vibrant businesses, interesting public spaces and interactive educational opportunities.
• Complements the CIP and Land Use Plan
• Provide private realm built form design direction and streetscape relationship guidelines and their purpose is to:

• Function as a resource for staff’s review of development applications (even beyond CIP)
• Encouraging a high quality built form through a framework for appropriate relationships between buildings, streetscapes and public spaces
• Enhancing the pedestrian experience through design and connectivity
• Accommodating existing car use while providing support for active transportation
• Support building façade/signage improvements and off-street parking area improvements.
Gateways, Enhanced Corners & Open Spaces

- Identified enhanced entry points
General Siting and Building Design Guidelines

- Improve streetscape quality, pedestrian activity, mitigating built form impacts on adjacent residential uses and addressing gateways and open spaces
  - Siting and Building Orientation
  - Building Height and Massing
  - Mechanical Equipment and Utilities

*Piers and fences create continuous edge through hard and soft landscape features*
Private Realm Streetscape & Parking Areas

• Important in supporting the evolution of Lundy’s Lane to a more pedestrian friendly corridor

Articulated building frontages with pedestrian scaled storefront/unit widths
Private Realm Streetscape & Parking Areas

- Important in supporting the evolution of Lundy’s Lane to a more pedestrian friendly corridor

Gateway massing and articulated building facades provide visual interest for pedestrians and driver
COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- A grant to promote building rehabilitation and façade improvement of commercial and mixed use (commercial/residential) buildings.

- It applies to:
  - exterior façade improvement
  - interior/exterior building maintenance and improvements
  - landscaping and related property improvement
COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- **Who can apply?** – Owners or tenants with Owner authorization

- **How does it work?**
  - A matching grant of up to 50% of the cost of eligible works to a maximum of $40,000 per property
    - Façade Improvement: $5,000 + length of the façade (m) x $500 to a maximum of $20,000
    - Landscaping and Property Improvements: $5,000 + length of the applicable property line (m) x $250 to a maximum of $20,000

*the maximum grant is subject to availability and eligibility for matching Regional funding. Where Regional funding is not available the maximum grant value may be less.*
COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- *Eligible properties?* – commercial and mixed use

- *What kind of works are eligible?*
  
  ◦ Façade Improvement:
    
    - Repair, replacement, restoration and/or enhancement of existing façade materials
    
    - Improvements to architectural details (cornices, sign boards, exterior lighting etc)
    
    - New awnings or canopies
A grant to promote conversion of existing vacant spaces or existing uses to new, more viable commercial uses:

- existing hotels/motels to other commercial uses
- existing hotel/motel where improvements contribute to an overall project to enhance the motel as a themed motel consistent with the idea of promoting the automobile oriented tourism era of Lundy’s lane;
- existing commercial uses or vacant buildings to a mixed use and to achieve compliance with Ontario Building Code, Fire Code or properties standards bylaw.
Who can apply? – Owners or tenants with Owner authorization

How does it work?

- A matching grant of up to 50% of the cost of eligible works to a maximum of $10,000 per commercial or residential unit and $30,000 for the entire project
- A minimum investment of $10,000 by the applicant is required

* the maximum grant is subject to availability and eligibility for matching Regional funding. Where Regional funding is not available the maximum grant value may be less.
Eligible properties? – commercial and vacant buildings proposed for commercial uses, themed motel uses and mixed use buildings

What kind of works are eligible?

- Fire or noise protection elements to meet OBC, Fire Code & Property Standards
- HVAC required to meet OBC, Fire Code & Property Standards
- Electrical, plumbing, structural to bring building up to OBC, Fire Code & Property Standards
A tax based grant to reduce the large tax increase than can result from rehabilitation or redevelopment.

- Only those projects that result in an increase in property assessment and taxes will be eligible

*Who can apply?* – Owners
How does it work?

- The entire rehabilitation/revitalization project cost is paid by Owner.
- Property reassessment upon completion shows an increase in taxes.
- City provides annual grant, for 10 years, on the increased portion of the taxes as follows:
  - 80% in years 1 to 5
  - 60% in years 6 & 7
  - 40% in year 8
  - 20% in years 9 & 10

*the maximum grant is subject to availability and eligibility for matching Regional funding. Where Regional funding is not available the maximum grant value may be less.*
TAX INCREMENT BASED GRANT

- *Eligible properties?* – existing commercial, residential and mixed use buildings, vacant properties and parking lots that are being redeveloped for: mixed uses, a change in use, than the original, streetscape improvements (on a case by case basis)
  - Must be in compliance with the Urban Design Guidelines
  - Minimum investment of $10,000

- *Provision*
  - Cannot be combined with any other grant under the CIP
ALL APPLICATIONS

- Default Provisions:
  - Taxes are more than one year in arrears
  - The building is demolished or any of the heritage features are altered in any way that would compromise the reason for designation
  - Owner declares bankruptcy
  - Owner uses the grant for improvement works that are not eligible
  - Owner fails to maintain the improvements as required in the Grant Agreement
  - Owner is in default of any of the provisions of the Agreement.
REQUEST FOR REGIONAL PARTICIPATION

- Lundy’s Lane is a major Regional arterial road in the City and is part of Regional Road 20 extending westwards through the Region.
- Lundy’s Lane is a gateway for visitors and citizens.
- The Region is participating in the implementation of the Lundy’s Lane Streetscape Master Plan – bus shelters, streetlighting design.
- The CIP urban design guidelines serve to complement the streetscaping initiative.
- The Region participated financially in the study – contributing 50% of the study costs – Regional staff were part of the review team.
- With the exception of the landscaping component of the Façade, Landscaping and Property Improvement Grant, all of the programs are consistent with the Region’s Smarter Niagara incentive programs.
Any Questions?