

LUNDY'S LANE COMMUNITY IMPROVEMENT PLAN



BACKGROUND



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.

BACKGROUND



- ▶ 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

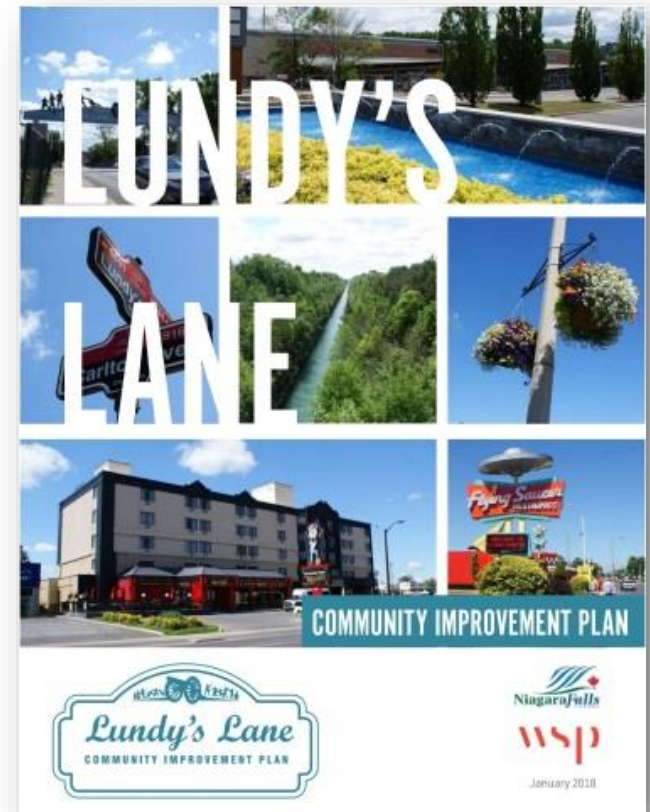


- ▶ Community Improvement Plan
- ▶ Urban Design Guidelines
- ▶ Incentive Applications

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.



history
COMPLETE
 NEIGHBOURHOOD
VIBRANT & ATTRACTIVE
 interactive education

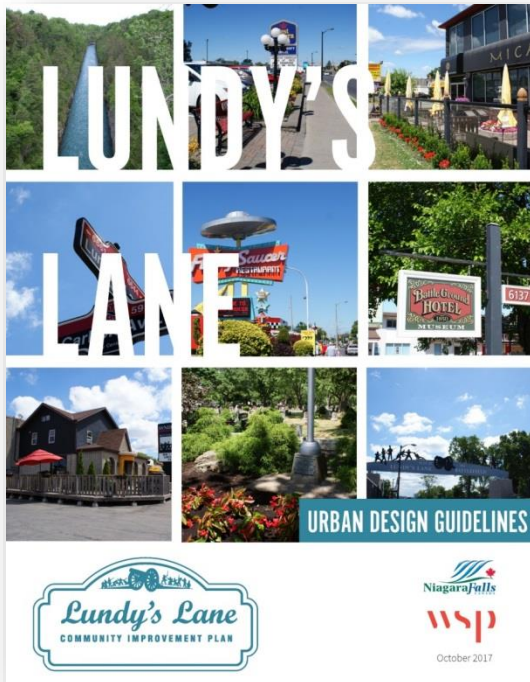
KEY DESTINATION
 Mixed Use Corridor

INTERESTING
COMMERCIAL USES
 commercial & cultural
INTERESTING
PUBLIC SPACES

URBAN DESIGN GUIDELINES



- Complements the CIP and Land Use Plan
- Provide private realm built form design direction and streetscape relationship guidelines and their purpose is to:

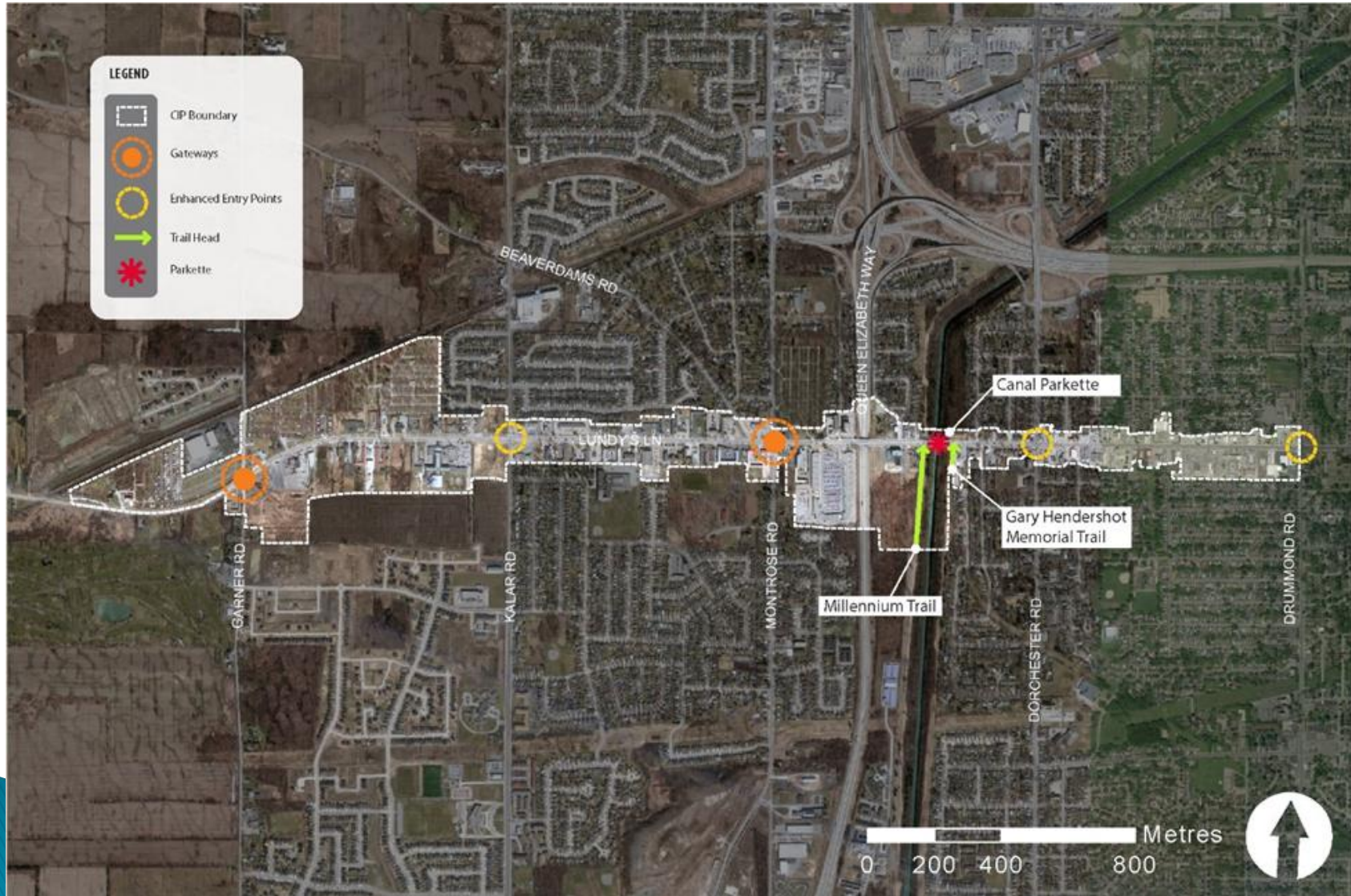


- Function as a resource for staff's review of development applications (even beyond CIP)
- Encouraging a high quality built form through a framework for appropriate relationships between buildings, streetscapes and public spaces
- Enhancing the pedestrian experience through design and connectivity
-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

URBAN DESIGN GUIDELINES

Gateways, Enhanced Corners & Open Spaces

- Identified enhanced entry points



URBAN DESIGN GUIDELINES

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



URBAN DESIGN GUIDELINES



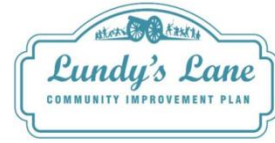
Private Realm Streetscape & Parking Areas

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

Articulated building frontages with pedestrian scaled storefront/unit widths



URBAN DESIGN GUIDELINES



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

ADAPTIVE REUSE & MOTEL REVITALIZATION GRANT

- ▶ 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 over all 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.

ADAPTIVE REUSE & MOTEL REVITALIZATION 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 \$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.*

ADAPTIVE REUSE & MOTEL REVITALIZATION GRANT

- ▶ *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

TAX INCREMENT BASED GRANT

- ▶ 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

TAX INCREMENT BASED GRANT

► *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?