

**Pickering Village Community Improvement Plan  
Redevelopment Incentive Programs – General Information**

**Redevelopment Tax Rebate Program**

**What is the program?**

The Redevelopment Tax Rebate Program is intended to provide financial relief in the form of a municipal tax rebate to property owners who undertake rehabilitation and/or improvements of their property that results in a re-evaluation and property tax increase.

**What are the program requirements?**

Proposed development/redevelopment in this program shall consist of the following elements:

- A gross site development area in excess of 0.15 hectares (0.37 acres);
- Ground floor comprised of any of the following uses: retail stores, restaurants, art gallery, place of entertainment, museum, convenience store, financial institution (bank only) as defined in Zoning By-law 95-2003;
- A minimum 2 storey building; and
- A minimum of 60% of the required parking supply is underground parking and/or above ground deck parking that is appropriately designed to fit in with the proposed development and existing streetscape at the discretion of the Town.

**What funding is available?**

- An annual rebate equal to 80% of the increase in the Town's portion of property taxes.
- Rebates will be issued over a ten year period with Year 1 of the program defined as the first full calendar year in which taxes are paid after an eligible building has been completed and re-assessed. For example, if a project was completed in October 2015, the first annual rebate would be provided at the end of 2016.
- The owner will pay all property taxes owing for each year in full and the Town will reimburse the owner in the form of an annual rebate.
- The total combined value of the annual rebate(s) provided over the life of the program shall not exceed the total cost of rehabilitating the land and buildings under eligible program costs.

**What improvements are eligible for the rebate?**

Aside from the work indicated on the Building Permit application, eligible program costs include the costs of:

- Environmental studies;
- 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 and facilities;
- Site preparation including construction/improvement of on-site public works, e.g. water services, private sanitary and storm drains and/or private sewers; and
- Demolition

## **How is the post-improvement tax assessment determined?**

The applicant shall co-operate with the Municipal Property Assessment Corporation (MPAC) to facilitate a post-improvement assessment upon completion of the project.

Alternatively, the post-improvement assessment may be undertaken by a certified quantity surveyor, satisfactory to the Town, if MPAC is unable to undertake the post-improvement assessment in a timely fashion.

Using the results of the post-improvement assessment, the Town shall determine the difference between the amount of Town taxes prior to the improvements and after the improvements. This difference shall be the portion eligible for an 80% municipal tax rebate.

## **What is the approval process?**

Pre-consult with Planning and Development Services staff to ensure project eligibility.

Complete the Redevelopment Incentive Program Application form and submit to Planning and Development Services for review.

The project may also require other approvals i.e. Heritage Permit, Building Permit, Site Plan, Site Plan Amendment etc. Planning and Development Services staff can assist with determining if further approvals are required.

All Redevelopment Tax Rebate Program applications must be approved by Council.

The Applicant will be required to enter into an agreement with the Town of Ajax outlining the terms of the rebate.

## **Planning & Development Fees Rebate Program**

### **What is the program?**

The intent of this program is to stimulate new investment in Pickering Village by providing a rebate for specific planning and development fees such as Site Plan, Minor Variance, Building Permit etc. (see Table 1 for a complete list).

Any rebate issued under this program will be provided as a one-time rebate to the registered owner(s) of the property, regardless of who pays the fee. In no case will the total amount of the rebate exceed the cost of rehabilitating the land and buildings.

### **What funding is available?**

Full rebates of the Town's portion for various Planning and Development fees and permits will be issued as outlined in Table 1. The application must meet the requirements of the Pickering Village Community Improvement Plan, the Pickering Village Heritage Conservation District Plan, and Pickering Village Land Use and Urban Design Guidelines.

Building Permit Fees for new residential and/or commercial/office construction will be rebated in an amount equal to 80% of the eligible Building Permit fees.

On priority properties as identified in Figure 1 below, Building Permit fees for commercial/office construction and/or new residential buildings as well as additions will be rebated in the amount of 100% of the eligible Building Permit fees subject to the proposal including at a minimum, a required parking supply of 60% of parking as underground

parking and/or above ground deck parking that is appropriately designed to fit in with the proposed development and existing streetscape at the discretion of the Town.

**Table 1: Eligible Planning & Development Fees**

	Building alterations to properties designated under Part IV and V of the <i>Ontario Heritage Act</i>	Building alterations to non-designated properties	New construction/redevelopment on Priority Properties (see Figure 1)
Draft Plan of Condominium			✓
Zoning By-Law Amendment	✓		
Minor Variance	✓		✓
Land Division Application			✓
Site Plan Approval	✓	✓	✓
Site Plan Amendment	✓	✓	✓
Sign Permit	✓	✓	
Building Permit	✓	✓ <sup>1</sup>	✓

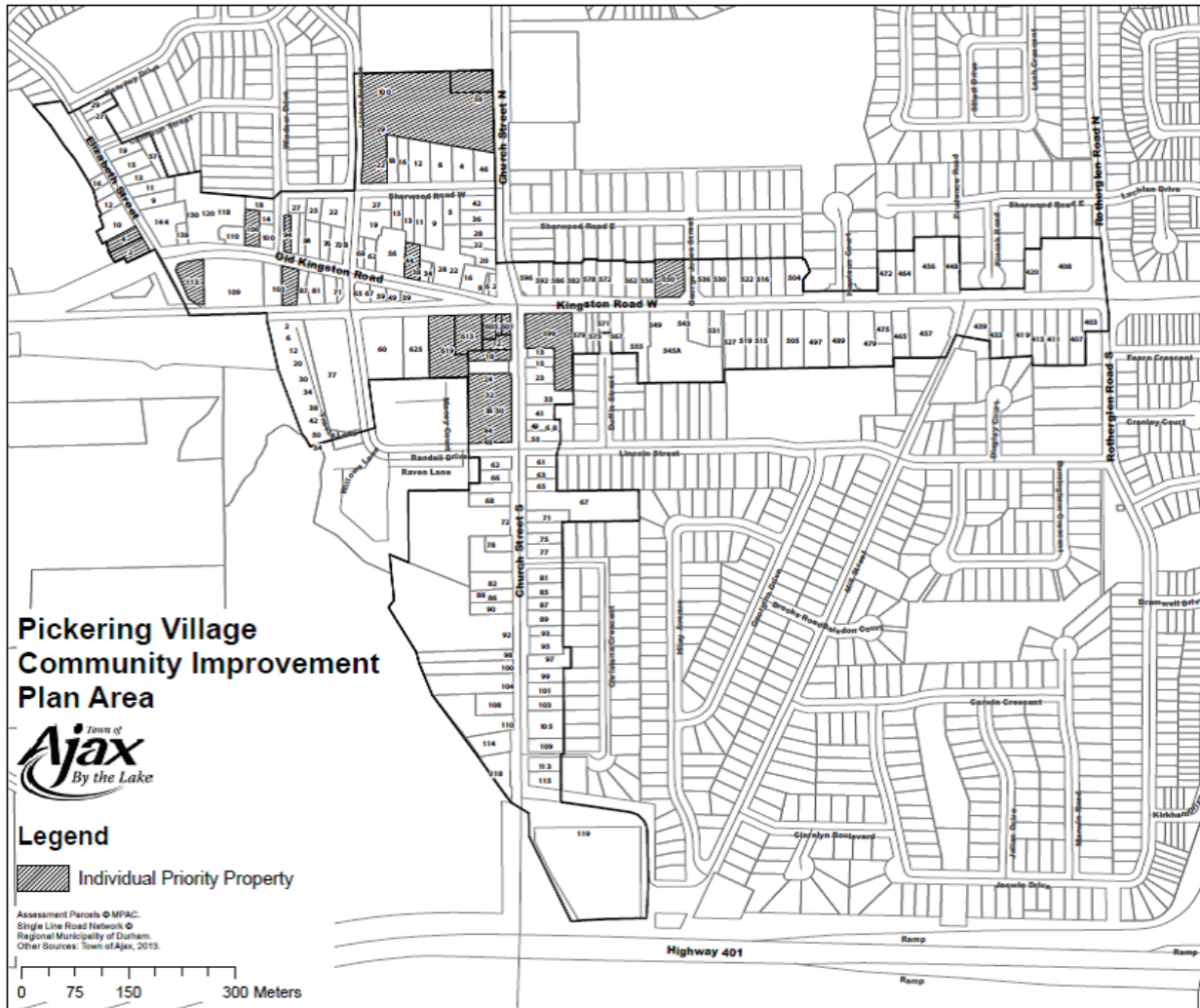
1 - For Residential zoned properties, the Building Permit rebates are only eligible for substantial construction or reconstruction within the front or exterior side yards that complies with the Urban Design Principles listed within the CIP at the discretion of the Town.

**What improvements are ineligible for the rebate?**

Building Permits for the following projects are ineligible for a financial incentive under this program:

- Decks
- Sheds
- Interior Renovation
- Plumbing/HVAC
- Sunrooms

**Figure 1: Priority Properties for Development/Redevelopment within the CIP Area**



**What is the approval process?**

Pre-consult with Planning and Development Services staff to ensure project eligibility. Complete the Redevelopment Incentive Program Application form and submit to Planning and Development Services at the same time application is made for any Planning or Building Permit approvals. The Town will issue the applicant a letter of acceptance detailing the approved fee-related rebates. The Town will issue the rebate at the time of application approval for Planning applications and at the time of final inspection for Building Permit fees.

## **Development Charge Exemption/Reduction Program**

### **What is the program?**

The program will offer development charge exemptions or reduction rebates on the Town's portion of development charges for all eligible residential and/or commercial/office (re)development proposals within the Pickering Village CIP Area. The Town will provide a 'rebate' by either:

Approving a full or partial exemption of the Town's development charges at the time of Building Permit application to the owner of the land; or

Collect all development charges up front at the time of Building Permit application, and then issue a rebate equivalent to the eligible exemption to the owner of the land after final inspection and sign-off by the Town.

### **What funding is available?**

The amount of the eligible exemption is as follows:

50% of the Town's development charges for all eligible new commercial/residential or commercial/office multi-storey development consisting of two or more storeys with the ground floor comprised of any of the following uses: retail stores, restaurants, art gallery, place of entertainment, museum, convenience store, financial institution (bank only) as defined in Zoning By-law 95-2003.

50% of the Town's development charges for development which provides a minimum of 60% of required on-site parking as underground parking and/or above ground deck parking that is appropriately designed to fit in with the proposed development and existing streetscape at the discretion of the Town.

100% of the Town's development charges for projects that satisfy both criteria above.

### **What improvements are eligible for the rebate?**

The program shall apply to new construction only or the adaptive re-use of an existing structure where the payment of development charges would normally apply.

### **What is the approval process?**

Pre-consult with Planning and Development Services staff to ensure project eligibility.

Complete the Redevelopment Incentive Program Application form and submit to Planning and Development Services prior to the issuance of a Building Permit.

The Town shall have sole discretion to determine which mechanism is used to administer the 'rebate' either through a full or partial exemption prior to the Building Permit being issued OR a rebate upon final inspection of the completed project.

## **Reduced Parkland Dedication Requirements Program**

### **What is the program?**

The program provides relief in the form of a reduction in parkland dedication requirements (either land or cash-in-lieu) to property owners who undertake improvement projects involving additional eligible residential dwellings units in the Pickering Village CIP Area.

For new residential development or redevelopment, parkland dedication is collected according to the greater of the following two formulae:

- 5% of the land area or appraised value of the land; or
- 1 hectare of parkland (or its appraised monetary equivalent) for every 300 dwelling units.

### **What funding is available?**

The Town, in its sole discretion, will collect the lesser of the two above noted formulae.

### **What improvements are ineligible for the rebate?**

The Town will continue to collect parkland dedication for all non-residential development at the regular rate of 2% of the land area or appraised value of the land.

### **What is the approval process?**

Pre-consult with Planning and Development Services staff to ensure project eligibility. Complete the Redevelopment Incentive Program Application form and submit to Planning and Development Services at the time an application is made for Site Plan Approval.

# Pickering Village Community Improvement Plan Area

