



## City of North Bay Report to Council

Report No: CSBU-2024-031

Date: June 25, 2024

Originator: Adam Curran

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Growth CIP – Housing Target Area Amendment

Closed Session: yes  no

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### Recommendation

That City Council direct Planning Staff to hold a Public Meeting under the Planning Act to amend the Growth Community Improvement Plan to expand the Housing Target Area, enhance the Tax Incremental Grant for affordable housing and minor amendments to the Growth CIP, as highlighted in report to Council CSBU-2024-031 by Adam Curran dated June 25, 2024.

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### Background

Council for the City of North Bay designated the entire City as a project area for Community Improvement Plan by By-law 2019-106 and implemented the Growth Community Improvement Plan (Growth CIP) through By-law 2019-107.

The Growth CIP is made up of four target areas, the Downtown Target Area, Industrial Target Area, Housing Target Area and the Waterfront Target Area. The Growth CIP is intended to provide financial assistance to projects that meet the goals and objectives of the Growth CIP.

Through the City's 'Housing Action Plan' and the 'Housing Pledge', Council proposed to amend the Growth CIP's current Housing Target Area to include the entire serviced Urban Settlement area of the City and enhance the current tax incentives for affordable housing. The proposed amendments to the Growth CIP are to implement a portion of the 'Housing Action Plan' and the 'Housing Pledge'.

This report provides a high-level overview of the proposed changes. The Draft amendments will be available on the City's website (<https://northbay.ca/GCIP>) at minimum 20 days before the required Public Meeting under the Planning Act and will be further detailed in an additional Report to Council.

At a high-level, the proposed amendments to the Housing Target Area will include the following:

- Expand the 'Housing Target Area' to the entire serviced Settlement Area of the City of North Bay;
- Enhance the Tax Incremental Grant for property owners willing to guarantee their rent at affordable levels for 20 years; and
- Remove the Tax Incremental Grant for those properties not guaranteeing their rent at affordable levels.

The proposed amendment will also include minor amendments to other aspects of the Growth CIP to increase readability and address updates required since the program's inception in 2020.

The goal of the proposed amendments is to encourage property owners within the serviced Settlement Area to create additional residential units through the City's existing Additional Dwelling Unit policies, through new construction and to intensify current underutilized residential uses.

The Housing Target Area currently represents less than 10% of the city's settlement boundary and has an average of 5 applications per year which have or will create approximately 120 net new residential units. If the target area is expanded to the entire Settlement Boundary, it is expected that the number of applications will increase to approximately 50 applications per year.

If we reach this target, we could see upwards of 50-75 new housing units being created per year through standalone new construction or additional dwelling units. The City has seen a lot of housing units being created through the additional residential units; this expansion of the housing target area will continue to encourage additional units being created.

To date, under the existing program, the Financial Incentives provided within the Housing Target Area are approximately \$315,000 municipal dollars resulting in a private sector investment of approximately \$20,195,000. This equates to approximately \$2,618 incentive per residential unit created.

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## **Financial/Legal Implications**

The Growth Community Improvement Plan is funded through the Community Improvement Plan Reserve (99556R). Annual transfers to the reserve are approved as part of the operating budget. In 2024, the approved transfer to

the Community Improvement Plan Reserve is \$420,000. Although the Staff expects with expanding the Housing Target Area, there will be additional applications, no additional funding is being requested at this time. The program will continue to be monitored and any funding related discussion will be brought to Council during the next budget discussion.

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### Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

### Specific Objectives

- Promote and support public and private sector investment.
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Facilitate the development of housing options to service the needs of the community.

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### Options Analysis

Option 1:

That City Council direct Planning Staff to hold a Public Meeting under the Planning Act to amend the Growth Community Improvement Plan to expand the Housing Target Area, enhance the Tax Incremental Grant for affordable housing and minor amendments to the Growth CIP, as highlighted in report to Council CSBU-2024-031 by Adam Curran dated June 25, 2024.

Option 2:

That City Council does not direct Planning Staff to hold a Public Meeting under the Planning Act to amend the Growth Community Improvement Plan to expand the Housing Target Area, enhance the Tax Incremental Grant for affordable housing and minor amendments to the Growth CIP, as highlighted in report to Council CSBU-2024-031 by Adam Curran dated June 25, 2024.

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### Recommended Option

**Option 1:** That City Council direct Planning Staff to hold a Public Meeting under the Planning Act to amend the Growth Community Improvement Plan to expand the Housing Target Area, enhance the Tax Incremental Grant for affordable housing and minor amendments to the Growth CIP, as highlighted in report to Council CSBU-2024-031 by Adam Curran dated June 25, 2024.

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Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

**I concur with this report and recommendation**

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services