

“Appendix ‘C’ to Report to Council CSBU-2025-011”

The Corporation of the City of North Bay

By-Law No. 2025-__

**A By-Law to amend By-Law 2019-107
to amend the Growth Community Improvement Plan**

Whereas Section 28 (2) of the Planning Act permits Municipalities where there is an Official Plan in effect that contains provisions relating to community improvement, the Council may, by By-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area;

Whereas the Council of the Corporation of the City of North Bay designated the entire City boundary as a Community Improvement Project Area by By-law No. 2019-106, as per Section 28 (2) of the Planning Act, R.S.O., 1990, as amended;

Whereas the City of North Bay’s Official Plan contains provisions pertaining to and supporting a Community Improvement Plan;

Whereas the goals of the Growth Community Improvement Plan are to encourage sustainable growth and development within housing, the industrial sector with the creation of jobs and economic opportunity and to enhance the City’s Downtown Core.

Whereas the Growth Community Improvement Plan would provide successful applicants within the target areas grants permitted under Section 28(7) of the Planning Act, R.S.O., 1990, as amended, to encourage growth and development within the Industrial Target Area, Housing Target Area and the Downtown Target Area and Waterfront Target Area;

Whereas Council adopted the Growth Community Improvement Plan on December 8, 2019 by By-Law 2019-107;

Whereas the City of North Bay was successful in the funding from the Federal Government for the Housing Accelerator Fund (HAF) to enable the creation of new residential dwelling units;

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

1. The attached explanatory text and schedule constitutes Amendment No. 3 to the Growth Community Improvement Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day it is passed, subject to and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended from time to time.

Read a First Time in Open Council the ____ day of _____ 2025.

Read a Second Time in Open Council the ____ day of _____ 2025.

Read a Third Time in Open Council and Passed this ____ day of _____ 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

**AMENDMENT NO. 3 TO THE CITY OF NORTH BAY'S GROWTH COMMUNITY
IMPROVEMENT PLAN**

February 2025

Amendment No. 3
to the Growth Community Improvement Plan
of the City of North Bay

The attached explanatory text and Schedule A constitute Amendment No. 3 to the Growth Community Improvement Plan of the City of North Bay. This Amendment was adopted by The Corporation of the City of North Bay by By-law No. XXXXXX in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 as amended by Statutes of Ontario 19101, Chapter 4, Section 9 pursuant to O. Reg. 543/06 on XXXXXX.

Corporate Seal

Mayor Peter Chirico

City Clerk Karen McIsaac

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of the amendment to the Growth Community Improvement Plan (Growth CIP) is to create a new incentive within the Housing Target Area. The new incentive titled the 'Additional Housing Unit Grant Program' will provide successful proponents up to 75% up to a maximum of \$25,000 of the total costs to create an additional housing unit. An additional housing unit can be an additional dwelling unit(s) (ADU) within an existing or new dwelling unit or can be a multiple residential building.

This amendment will create a financial incentive to encourage additional housing units to be created and can also encourage existing illegal units to be legalized.

2. LOCATION

This Amendment applies to the Growth Community Improvement Plan Project area which is the entire City of North Bay.

3. PLANNING RATIONALE AND JUSTIFICATION

The Planning Act in Ontario allows municipalities to create Community Improvement Plans (CIPs) to address various local needs and opportunities.

A CIP can be used to encourage redevelopment, rehabilitation, or other improvements in designated areas.

The City of North Bay has designated the entire City as a Community Improvement Project Area. The City of North Bay has a long history of having CIPs to offer financial incentives to support different forms of development.

Council adopted the new Growth Community Improvement Plan (Growth CIP) in January 2020. The Growth CIP currently has four different target areas, being Downtown, Waterfront, Industrial and Housing.

The focus of this amendment is on the Housing Target Area. The main objective of the Housing Target Area is to encourage infill and intensification of housing development within the Settlement Area of the City. Generally, the Housing Target Area supports development that is increasing the net number of residential units on properties through different forms of housing development, including Additional Dwellings Units (ADUs).

The Housing Target Area has processed 32 applications which will assist 169 additional residential units to be created. The private sector has invested approximately \$27 million to create these units, with a public sector contribution of approximately \$497,500, not including the tax incremental grant. This represents a 1:54 ratio of public to private sector spending.

Through the first initiative, Council adopted an amendment to the Housing Target Area of the Growth CIP in the summer of 2024. This amendment expanded the housing target area to apply to the entire urban settlement area.

The second initiative would provide top-up funding to encourage intensification of residential units. The top-up funding is proposed to be 75% up to \$25,000 for each additional housing unit created within the Urban Settlement Area.

The top-up funding can be used for the construction costs of the unit and upgrading services to accommodate the intensification (including hydro, water and sewer)

Planning Staff is of the opinion that the current Housing Target Area incentives are encouraging and providing the necessary assistance to create more housing units.

The current program has been successful, and the added Top-Up funding will incentivize more units to come to the market within the Urban Settlement Area of the City than otherwise would have.

Policy and Regulatory Framework

The proposed amendment to the Growth CIP is subject to the following policy and regulatory framework:

- The Planning Act
- 2024 Provincial Planning Statement
- 2011 Growth Plan for Northern Ontario
- Official Plan for the City of North Bay
- Zoning By-law No.2015-30.

Planning Act

The Planning Act is provincial legislation that sets out the rules for land use planning in Ontario. The legislation prohibits Municipalities from creating Official Plan policy or Zoning By-law regulations that would restrict urban residential properties having less than three residential units.

Part IV of the Planning Act provides policies for Community Improvement and when it can be established and used to provide incentives, including financial incentives to property owners that are making an improvement to their lands, structure or building. The proposal is to amend the Housing Target Area to include the Additional Housing Top-up Funding which is permitted under Section 28 (7).

“Grants or loans re eligible costs

(7) for the purpose of subsection (7), the eligible costs of a community improvement plan may include costs 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. 2006, c.23, s. 14 (8).”

Provincial Planning Statement, 2024

The proposed amendment would provide top-up funding for developers and individuals increasing the amount of housing units on their property. The Housing Target Area is the Settlement Area of the City and the property must be connected to municipal services to be eligible. The proposal will increase density within the Settlement Area, which is consistent with the policy direction of the PPS. Specifically, with the following sections:

“2.1 Planning for People and Homes – 4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

1.2 Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: ...*
- b) *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; ...”*

Growth Plan for Northern Ontario

The proposed amendments conform to and do not conflict with the Growth Plan for Northern Ontario, 2011. Specifically, policy 3.4.4 of the GPNO encourages municipalities to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality open spaces, and easy access to local stores and services. The proposed amendments would facilitate a greater range and mix of housing types.

Official Plan

The City of North Bay’s Official Plan generally directs new growth and redevelopment within the Settlement Area. The Settlement Area is sized to meet the current and future land requirements for these uses requiring full municipal services.

The Official Plan Section 2.1.11 has Housing Policies and provides general housing policies to ensure that there is an adequate number of housing units available.

“2.1.11.2

- a) *To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements of the population;”*

The proposed Top-Up Funding for additional units will encourage intensification of current built forms within the Urban Settlement Area of the City on full municipal services.

“5.1.12 Community Improvement Plans

5.1.12.1 Community Improvement Plans will be prepared to provide direction regarding one or more of the following:

- g) *Promote and encourage new residential developments Downtown and increase density development around existing commercial nodes.*
- h) *Encourage the Downtown to be the focus for economic, employment, and housing opportunities.”*

In my professional opinion, the proposed Official Plan Amendment to amend the Growth CIP to provide Top-Up Funding for additional residential units is consistent with the PPS, 2024, conforms and does not conflict with the Growth Plan for Northern Ontario, and conforms with the City of North Bay's Official Plan.

PART TWO - THE AMENDMENT

The Growth CIP is hereby amended with the following:

1. Amend Section 4.0 by adding the following to the list of CIP Incentive Programs:

“12. Additional Housing Unit Grant”

2. Amend Section 4.0 by adding the following after Section 4.12:

“4.13 Additional Housing Unit Grant Program

4.13.1 Purpose

The purpose of the Additional Housing Unit Grant program is to provide a financial incentive to encourage property owners to create new or legalize existing additional dwelling units or construct new multiple residential buildings for the purpose of new rental housing or new affordable home ownership.

4.13.2 Description

This program can provide a financial incentive of up to 75% to a maximum of \$25,000 for the creation of a new or legalization of an existing additional dwelling unit or the construction of a multiple residential building.

4.13.3 Program Requirements

Applicants are eligible to apply to this program, subject to meeting the general program requirements, program specific requirements, be in an eligible target area and subject to the availability of funding as approved by Council. This program can end without an amendment to this plan at any time based on the funding from the Federal Government through the Housing Accelerator Fund (HAF). Successful applicants will be required to enter into a development agreement with the City of North Bay to ensure the Housing Units are being built. The development agreement will identify key milestones based on the type of rental unit(s) or affordable home ownership, as determined and defined by the City at its sole discretion, being created, if milestones are not met the approval will be rescinded.

Applicants cannot be receiving funding through the District of Nipissing Social Services Administration Board, Additional Dwelling Unit Program.

4.13.4 Eligible Target Areas

Applicants within the **Housing Target Area** are eligible to apply for the Additional Housing Unit Grant Program.

4.13.5 Eligible Costs

The eligible cost for a grant under the Additional Housing Unit Grant Program is a maximum of 75% up to \$25,000 for the construction costs of creating or the legalization of an additional dwelling unit(s) within an existing dwelling or an additional dwelling unit in a new dwelling or the creation of a new multiple residential building with five (5) or more residential units.

PART 3 – IMPLEMENTATION

This Amendment to the Growth Community Improvement Plan shall be implemented in accordance with the implementation policy contained in Part 5 of the Official Plan.

PART TWO – INTERPRETATION

This Amendment to the Growth Community Improvement Plan shall be interpreted in accordance with the interpretation policy contained in Part 6 of the Official Plan.

DRAFT