

Inspiration Port Credit

FRAMEWORK IN PLACE

By Geordie Gordon

Mississauga doesn't know who will be the winning bidder to develop the Imperial Oil site on its waterfront, but, in an unusual move, the city has created a master planning framework that will guide any future development on the site.

The Imperial Oil site at 70 Mississauga Road South, together with the Canada Lands site at 1 Port Street East make up the lands known as Inspiration Port Credit. The Canada Lands site is undergoing a separate master planning process. The Imperial Oil site comprises 72 acres, 1,800 feet of waterfront and 15.7 acres of water lots. Imperial Oil has initiated an RFQ process to shortlist potential developers.

Ward 1 councillor **Jim Tovey** told *NRU* that the framework was established with extensive input from the community, BIAs and development industry representatives.

"We've got all the policy framework, we've got the guiding principles, we've got all of the key elements that everybody agrees we would require and want to see [from the proponent]. Now what that framework will allow the winners of the RFQ process [to do is] ... actually do the master plan," he said.

While the framework does not go

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Oshawa plans for urban growth area

DOWNTOWN INTENSIFICATION

By Leah Wong

The **City of Oshawa** is seeking to attract more residential and economic growth into its downtown core and is adapting its planning and financial tools to make it happen.

This week the joint development services and finance committee supported a plan to amend the city's existing downtown community improvement plans so that they better address provincial policies. It also recommended council update the programs used to attract redevelopment in the core.

"We have had some success in our downtown and we are [continuing] to experience successes with projects that are underway," Councillor **John Aker** told *NRU*. "The City of Oshawa has a thriving downtown."

Under the *Growth Plan for the Greater Golden Horseshoe* downtown Oshawa is designated as an urban growth centre. Council is considering amending its existing Central Business District and Downtown Shoulder Area community improvement plans to further encourage development to locate downtown and meet provincial growth targets—a combined 200 persons and jobs per hectare by 2031.

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DOWNTOWN INTENSIFICATION

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“We’d like to have a mix of commercial, residential and retail so there is feet on the street and a vibrant downtown core,” Councillor **Doug Sanders** told *NRU*.

Over the last decade there have significant anchor institutions added to the downtown that have started to encourage a ripple effect of revitalization. Two notable additions are the satellite campus for the **University of Ontario Institute of Technology**, which has brought a student population to the core, and the regional courthouse.

The improvements in the core have caught the attention of developers. For example, in the new year **Atria Development’s** 100 Bond Street apartment development will open adding 239 rental units downtown.

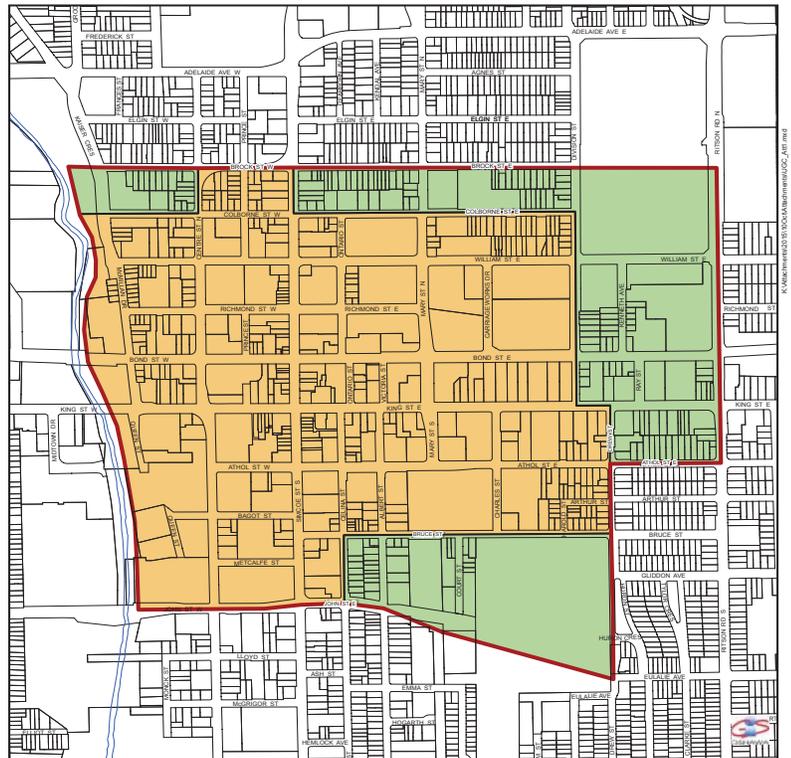
“We do have some residential in the downtown, but we want more so that the downtown becomes a live-work centre,” said Aker. He added that a residential population ensures that everyone does not leave the downtown at the end of the workday.

The proposed changes would expand the CBD CIP’s boundaries so that the downtown shoulder area is incorporated. If council approves the amendments the Downtown Shoulder Area CIP would be repealed. Under the new boundaries development charge exemptions, based on performance criteria, for apartments and townhouses would be extended to the shoulder area to further encourage residential development.

Under the CBD CIP the city offers a suite of loans to business owners to make façade and accessibility improvements, convert upper storeys to residential units and to meet *Ontario Building Code* standards. Moving forward staff recommends switching to a grant program. Planner **Laura Moebs** told committee that Oshawa is one of the few municipalities still using a loan program, while most others have moved to grant programs.

While the city’s increased assessment grant program would continue under the amended CIP, staff recommends it be administered on a case-by-case basis by council. Staff also proposes the creation of an economic stimulus grant program, which would assist non-residential property owners or tenants to make leasehold and accessibility improvements and to enhance ground floor and upper-storey commercial units.

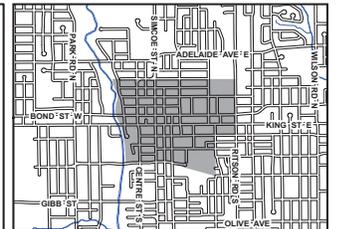
Staff is recommending council adopt new evaluation



Attachment 1: Current CBD and Downtown Shoulder Area Community Improvement Project Area and Recommended Urban Growth Centre Community Improvement Project Area

Development Services Department

- Current Central Business District Community Improvement Project Area
- Current Downtown Shoulder Area Community Improvement Project Area
- Urban Growth Centre Community Improvement Project Area



Proposed boundaries for Oshawa Urban Growth Centre CIP comprise Central Business District (orange) and Downtown Shoulder areas (green)

SOURCE: CITY OF OSHAWA

criteria for the grants and that incentives be awarded on a more competitive basis. Moebs suggested the grants should be used to target specific types of employment—focusing innovation and technology, science, research and development, rather than professional and personal services. This will diversify the businesses in the downtown and is expected to create more jobs.

As younger generations have prioritized the use of active transportation over car ownership, Sanders said the city should be doing more to encourage them to move to—or stay in—Oshawa. With a downtown mobility hub anticipated on the former Knobb Hill Farms site, the city has an opportunity to further attract new people and businesses to the downtown. **nrU**