

City Clerk's Office
Planning & Growth Management Committee
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NOTICE OF PUBLIC MEETING
To be held by Planning and Growth Management Committee
(Under the Planning Act)

Stimulating Economic Growth: Proposed Community Improvement Plans for the City of Toronto,
the Waterfront and the South of Eastern Employment District

DATE: May 8, 2008
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd Floor
100 Queen Street West, Toronto

PROPOSAL

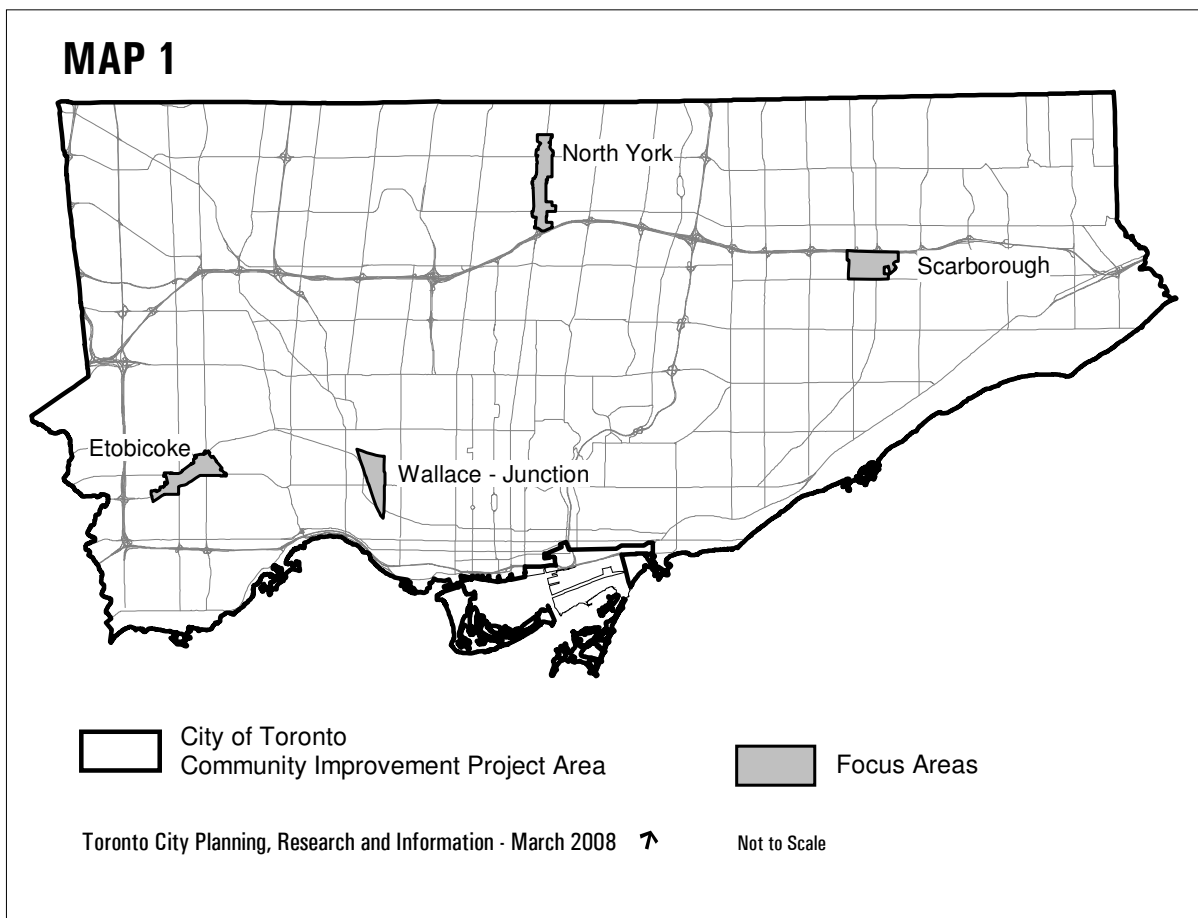
The City of Toronto proposes to adopt three Community Improvement Plans that offer financial incentives to support brownfield remediation and economic development across the City, excluding certain lands in the Waterfront.

The following financial incentives are proposed:

1. *Tax assistance for brownfields remediation.* The City is proposing to cancel any municipal tax increases on a property from the time remediation begins until two years after the property is redeveloped following its remediation, or three years if the property receives Development Grants (described below). School taxes may also be cancelled, if the Province chooses to participate in the program. These incentives will be available to properties that are redeveloped for employment uses, except retailing.
2. *Development Grants, also known as Tax Increment Equivalent Grants (or TIEGs).* The grant will be based on the increase in property taxes that results from new development or building expansion. The City is proposing to provide grants to a maximum of 60% of the total tax increment over ten years following the development or expansion. These grants would be in addition to any tax relief for brownfields remediation.

Three Community Improvement Plans (CIPs) are proposed, in order to recognize different conditions and circumstances relating to the provision of the incentives. Each CIP proposes to offer tax assistance for brownfields remediation (see above) and provide development grants, as follows:

1. *The 'City-wide' CIP* will apply to the whole City, except the Waterfront and South of Eastern Employment District. This CIP proposes to provide development grants to:
 - Targeted Sectors: Manufacturing, Information and Communications Technology (ICT), Biomedical, Creative Industries (except Film Studios, for which incentives are proposed only in selected areas of the City), Tourism Attractions;
 - 'Convergence centres' and 'Incubators' for the targeted Sectors;
 - Office buildings, if a significant portion of the space in the building is occupied by a 'corporate' office of one of the targeted Sectors, or without restriction on the occupants in the Etobicoke, North York and Scarborough Focus Areas (see Map 1);

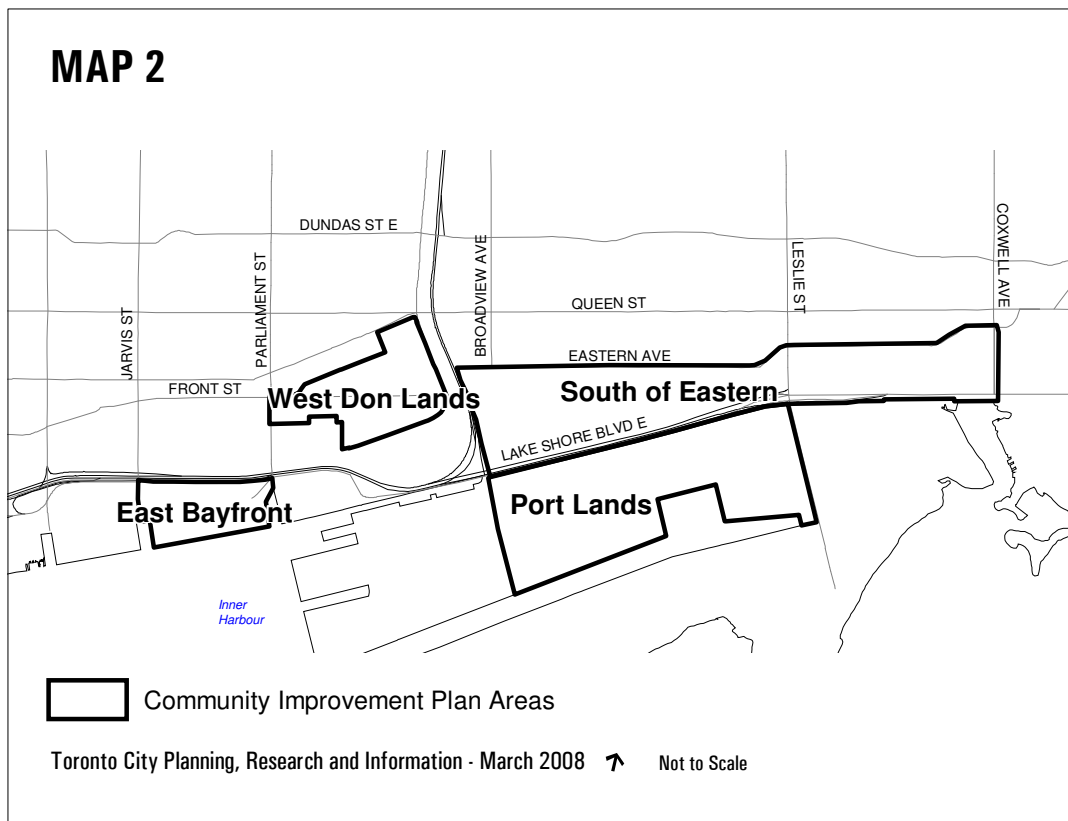


- Transformative projects, subject to approval by the City Council
- Film Studios in the Wallace-Junction Focus Area (see Map 1).

2. *The Waterfront CIP* (see Map 2). This CIP proposes to provide development grants in three areas of the Waterfront, as follows (see Map 2):
 - East Bayfront and West Don Lands: see the list of the Sectors targeted in the City-wide CIP, above (except manufacturing), 'Convergence Centres' for targeted Sectors, 'Incubators', Colleges, and Office Buildings without restriction on occupants;
 - Port Lands: Film studios and related uses, the Sectors targeted in the City-wide CIP, 'Convergence Centres' for targeted Sectors, and 'Incubators'.
3. *South of Eastern Employment District CIP* (see Map 2). This CIP proposes to provide development grants for Film Studios, the Sectors targeted in the City-wide CIP, 'Convergence Centres' for targeted Sectors, 'Incubators', and Office Buildings without restriction on occupants.

The Waterfront and South of Eastern CIPs also propose that the City may acquire land, develop it, rehabilitate or expand buildings on it, and dispose of the land or buildings at or below market value to implement the objectives of the CIPs.

The CIPs will contain details on program eligibility and administration.



BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and a copy of the proposed Community Improvement Plans may be obtained by contacting Peter Moore, Project Manager, at (416) 392-8806, or by e-mail at pmoore@toronto.ca.

PURPOSE OF PUBLIC MEETING

You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Planning and Growth Management Committee, please notify the City Clerk, attention: Merle MacDonald, Administrator, Planning and Growth Management Committee, at 416-392-7340, by no later than 12:00 p.m. on May 7, 2008.

If you wish to submit written comments, please forward them to the City Clerk, attention: Merle MacDonald, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: (416) 392-1879.

The Planning and Growth Management Committee will review the proposal and any other material placed before it, in order to make recommendations on the Community Improvement Plans. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Community Improvement Plans, you must make a written request to the City Clerk, attention: Merle MacDonald, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: (416) 392-1879.

Community Improvement Plan(s) Appeal: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Merle MacDonald, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: (416) 392-1879 before the Council decision on the proposed Community Improvement Plan(s), the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Notice to People Writing or Speaking to the Committee: The City of Toronto collects any personal information in your communication or oral submission to Toronto City Council or its committees under the City of Toronto Act, 2006, the Planning Act and the City of Toronto Municipal Code.

The City collects this information to enable it to make informed decisions on the relevant issue(s). Individuals who submit letters and other information should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information. Direct any questions about this collection to Peter Moore, Project Manager, at (416) 392-8806.

Dated at the City of Toronto this 17th day of April, 2008.

Ulli S. Watkiss
City Clerk

“Attendant Care Services can be made available with some advance notice.”