

July 15, 2025

Brockton Community Improvement Plan Update and Housing Needs Assessment

Update Presentation

Alison Bucking, RPP, MCIP



Platinum
member





1. Brockton Community Improvement Plan Update

Community Improvement Plans



Municipal tool to incentivize (grants, loans, and rebates) projects by private individuals, organizations, or landowners

Council designates a Community Improvement Project Area (CIPA) and adopts a Community Improvement Plan (CIP)

Improvements may include repair, conversion, maintenance, rehabilitation, new construction

Improvements may apply to housing, commercial and industrial spaces, agriculture and related economic opportunities, energy efficiency, placemaking, accessibility, and more.



Brockton

Community Improvement Plan

- Prepared in 2022
- Through its existing incentive programs, the CIP encourages:
 - Downtown businesses to invest in their properties
 - Rehabilitation and repurposing of existing non-residential properties
 - Improvements to signage and accessibility
 - Redevelopment of vacant or underutilized properties
- Community Improvement Project Areas include: Walkerton, Downtown Walkerton and the focus areas of the hamlets of Cargill, Chepstow, Elmwood and Pinkerton. However, properties outside of the focus areas but within the settlement areas may be considered.
- Contains 7 incentives programs

Existing Incentive Programs

Façade Improvement Grant

- Covers 50% of costs for commercial building improvements to a maximum grant of \$3,000 or an interest free loan to a maximum of \$10,000

Signage Improvement Grant

- Covers 50% of costs for commercial building sign improvements to a maximum grant of \$1,500.

Accessibility Improvement Grant

- Covers 50% of the costs for accessibility improvements to commercial buildings to a maximum grant of \$2,000.

Farm Gate Improvement Grant

- Covers 50% of the costs for improvements to farm gate retail facilities to a maximum of \$1,500.

Environmental Stewardship and Energy Efficiency Program

- Covers 50% of eligible costs to improve the energy efficiency or conservation measures for commercial buildings to a maximum of \$3,000.

Vacant and Underutilized Properties Conversion/Expansion Grant

- Covers 50% of the costs to encourage conversion and revitalization of vacant or underutilized properties to a maximum grant of \$7,500 .

Tax Increment Equivalent Funding

- The value of the grant provided is equal to the incremental increase in property assessment and municipal property tax resulting from the improvements

Project Overview

Phase 1: Background Review

- Background Research
- Planning Directions Report
- Council Meeting (**we are here**)

Spring/Summer 2025

Phase 2: Drafting the Updated CIP

- Prepare draft CIP
- Municipal Staff and Agency Review
- Revise draft CIP
- Statutory Public Meeting

Summer/Fall 2025

Background Research included:

- Assessment of Provincial and County policy documents
- Critical review of existing CIP
- Best practices review
 - Comparable local CIP programs in: Saugeen Shores, Kincardine, Georgian Bluffs
- Recommended directions
- Recommended housekeeping changes

Public Engagement includes:

- Statutory Public Meeting
- Engagement at open houses for other Brockton Planning projects

Why Are We Updating the CIP?

- May receive up to **\$3.4 million** in funding from the Canada Mortgage and Housing Corporation through the Housing Accelerator Fund (HAF)
- To increase housing supply within the municipality, the update will look to
 - Incentivize affordable and rental housing
 - Remove/reduce planning application fees and development charges
 - Further enable the Municipality to participate in the County TIEF Program
 - Expand CIP areas



Recommendations

1. Add an Affordable Housing or Additional Residential Unit Grant
2. Add a Priority Housing Planning Application and Development Charges Fee Reduction Program
3. Expand the TIEF as a specific program to further enable the Municipality to participate in the County Program and establish a local TIEF program framework within the CIP that reflective of current guidelines
4. Update the CIPA maps to include all commercial zoned properties in Downtown Walkerton and all applicable properties along the focus area roadway in the hamlets





2. Housing Needs Study

What is a Housing Needs Study?

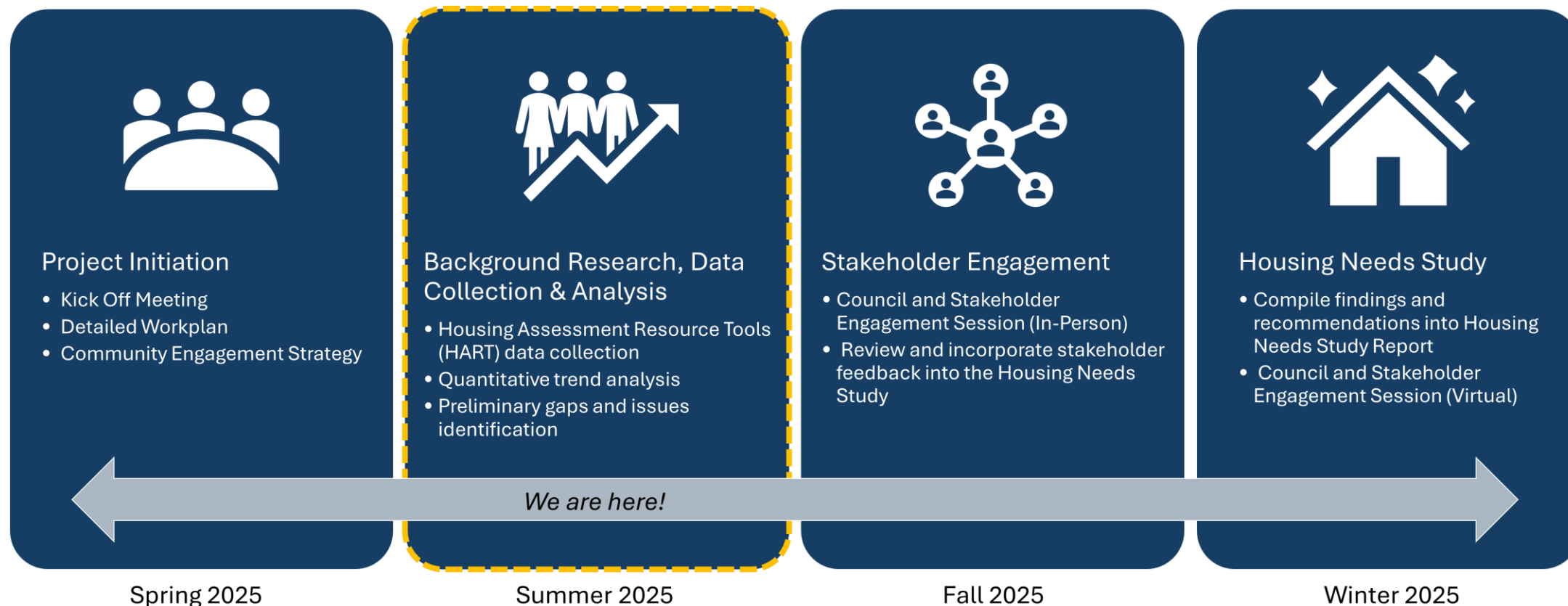
- A Housing Needs Study provides data to support **evidence-based decision making** at the local level about infrastructure and housing investments in order to build the most suitable housing for their communities.
- The study will help to gather **critical housing data** to guide decisions on the type and location of housing to build, as well as the infrastructure needed to support community growth.
- A Housing Needs Study is informed by data and research that describes **current and future housing needs** of a community and includes both:
 - Quantitative Research (i.e. data, forecasts)
 - Qualitative Research (i.e. interviews, engagement)



What Questions Will Be Answered?

1. Where does the **greatest need** exist in your community for suitable, adequate, and affordable housing, now and in the future?
2. How can we set **meaningful targets for future housing development** and measure progress to support the right kind of housing for all residents?
3. How many dwelling units, which types, and at what price points do we need to ensure that all current and future households can live in **suitable, adequate, and affordable housing**?

Project Overview



Thank you!



We welcome any questions, comments, or discussion at this time.



Christie Kent, RPP, MCIP
Senior Planner
ckent@jlrichards.ca



Alison Bucking, RPP, MCIP
Planner
abucking@jlrichards.ca



www.jlrichards.ca