

Mayoral Decision

Decision Number: 2026-10

Date: April 2nd, 2026

Subject: Direction to Staff – CIP for Sites of Strategic Importance and Municipal Significance

I, Mat Siscoe, Mayor of the City of St. Catharines, pursuant to Section 284.3 of the *Municipal Act*, hereby direct the Chief Administrative Officer to undertake the following work related to the creation of a Community Improvement Plan (CIP) framework for properties of Strategic Importance and Municipal Significance to the community. This direction is being made in relation to my powers and duties with respect to the City budget.

The purpose of this work is to establish a policy and financial framework to support the long-term remediation and redevelopment of large, underutilized or vacant properties that:

- Are brownfield in nature;
- Have significant environmental remediation requirements;
- Represent long-term redevelopment opportunities that may take many years or decades to fully realize; and
- Have become problematic for surrounding neighbourhoods due to disuse, deterioration, or lack of productive economic activity.

A report to Council should be prepared outlining best practices from other Ontario municipalities that have implemented similar Community Improvement Plans for strategic and significant properties, including:

- Program design
- Types of financial incentives offered
- Governance structures
- Mechanisms used to ensure accountability and public benefit
- Strategies to lessen fiscal impacts on municipal finances

The report should also evaluate the City of St. Catharines' soon-to-be-presented Community Improvement Plan framework and identify potential gaps or limitations in addressing large, long-term brownfield redevelopment sites, including:

- Financial tools currently available
- Maximum incentive thresholds
- Barriers to multi-phase redevelopment projects

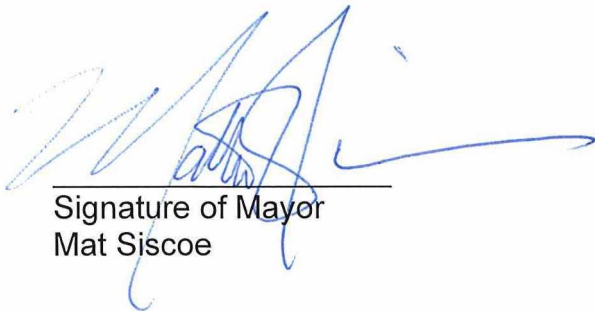
- Opportunities to leverage provincial or federal brownfield programs

The Sites of Strategic Importance and Municipal Significance Community Improvement Plan framework that is developed should include:

- a) Eligibility criteria for properties deemed to be of municipal significance.
- b) Financial tools that could support long-term remediation and redevelopment, including but not limited to:
 - Brownfield Tax Increment Grants (TIGs)
 - Environmental remediation grants
 - Development charge deferrals
 - Municipal fee rebates
 - Infrastructure partnerships where warranted
- c) Mechanisms to support multi-phase redevelopment projects that may occur over extended time horizons.
- d) Accountability measures to ensure that public investments are tied to:
 - Environmental remediation outcomes
 - Incremental tax assessment growth
 - Job creation and economic development
 - Neighbourhood revitalization
- e) Governance mechanisms for Council oversight, including when strategic or significant property CIPs should be considered by Council.

It should also provide a high-level assessment of the potential fiscal implications of implementing such a framework, including:

- Long-term property tax uplift potential
- Economic development impacts
- Estimated municipal exposure



Signature of Mayor
Mat Siscoe