

Table 1 Summary of Incentive Programs

Program	Eligibility	Description	Recommended Program Duration ²	Implementation Priority (1 = Highest 2 = High)
1. Urban Design Study (UDS) Grant Program	Renovation, conversion, expansion of existing buildings, and construction of new buildings.	Grant equal to 50% of the cost for an urban design study and/or professional architectural/design drawing(s) to a maximum grant of \$3,000 per property.	Approximately 5 years, with an option to extend for 5 years, subject to availability of funding as approved by Council.	2
2. Façade Improvement Grant (FIG) Program <i>N.B. Applicant must choose between the FIG Program or existing Heritage Commercial Grant Program (not both)</i>	Façade restoration and improvement works to existing commercial, institutional and mixed use buildings/building expansions.	Grant equal to 50% of the cost of eligible front facade improvement/restoration works to a maximum grant per property/ project of \$12,500. At discretion of Council, a separate grant equal to 50% of the cost of eligible side and/or rear facade improvement/ restoration works to a maximum grant of \$7,500 per property/project may be provided for properties where the side and/or rear facades are highly visible from a public parking area, main road, or public open space. At discretion of Council, the maximum Grant can be increased by up to \$5,000 (on a matching 50/50 basis) for properties designated under Part IV or Part V of the <i>Ontario Heritage Act</i> .	Approximately 10 years, subject to availability of funding as approved by Council.	1

² Council may reduce or extend the program duration of any or all of the programs in this table beyond what is shown without amendment to the CIP.

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<p>3. Building and Property Improvement Grant (BIG) Program</p>	<p>Building and property improvement of existing commercial, institutional and mixed use buildings/building expansions.</p>	<p>Grant equal to 50% of the cost of eligible <u>building</u> improvement works to a maximum grant per property/project of \$12,500</p> <p>A separate grant equal to 50% of the cost of eligible <u>property</u> improvement works to a maximum grant per property/project of \$7,500.</p>	<p>Approximately 10 years, subject to availability of funding as approved by Council.</p>	<p>1</p>
<p>4. Upper Storey Conversion (USC) Grant Program</p>	<p>Renovation of existing residential units in upper storeys of mixed use buildings, and the conversion of vacant/underutilized upper storey space in existing commercial, institutional and mixed use buildings into one or more net residential units, live/work space, or studio space.</p>	<p>Grant equal to \$15 per sq.ft. of existing residential units rehabilitated, or new residential units/studios/live-work space created in upper storeys to a maximum grant of \$15,000 per unit and a maximum of 4 units per property/project. Maximum grant per property/ project is \$60,000.</p> <p>Grant is increased to \$25 per sq.ft. to a maximum grant of \$25,000 per unit and a maximum of 4 units per property/project if residential units are affordable. Maximum grant per property/ project is \$100,000.</p>	<p>Approximately 10 years, subject to availability of funding as approved by Council.</p>	<p>2</p>

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<p>5. Brownfields Tax Assistance Program (TAP)</p>	<p>Brownfield sites where the renovation, conversion, expansion or intensification of existing commercial, residential, institutional and mixed use buildings or the development/ redevelopment of vacant/ underutilized properties or parking lots for new commercial, residential, institutional or mixed use buildings, results in a significant increase in the assessment value <u>and</u> taxes on the property.</p>	<p>Cancellation of the municipal property taxes and education property taxes on a brownfield site undergoing remediation/redevelopment for up to 3 years.</p> <p>N.B. Cancellation of education property taxes is subject to approval by the Ontario Minister of Finance and is a separate process from the cancellation of municipal property taxes.</p>	<p>Approximately 10 years.</p>	<p>2</p>

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<p>6. Tax Increment Grant (TIG) Program OR 7. Development Charge Grant (DCG) Program</p>	<p>Renovation, conversion, expansion or intensification of existing commercial, residential, institutional and mixed use buildings. OR Development/redevelopment of vacant/underutilized properties or parking lots for new commercial, residential, institutional or mixed use buildings.</p> <p><i>N.B. Applicant must choose between the TIG Program or the DCG Program. Applicant cannot apply for both programs.</i></p>	<p>Project must be a “catalytic project” based on <u>as-built</u> performance measured against preset performance criteria.</p> <p>The Municipality may establish a maximum total grant that can be paid out under the TIG Program and/or the DCG Program.</p> <p>The dividing line for the Northern Sub-Area and the Southern Sub-Area is as shown in Figure 1.</p> <p>In the Northern Sub-Area, an annual TIG equal to 50% of the increase in municipal property taxes for 10 years OR a DCG equal to 50% of Municipality Development Charges payable.</p> <p>In the Southern Sub-Area, an annual TIG equal to 75% of increase in municipal property taxes for 10 years OR a DCG equal to 100% of Municipality Development Charges payable. The Municipality has the option to decrease the DCG in the Southern Project Sub-Area to 75% after 5 years of implementation.</p>	<p>Approximately 10 years for both the TIG Program and the DCG Program, subject to availability of funding as approved by Council.</p>	<p>1</p>
<p>8. Fees Grant Program</p>	<p>Completed improvements approved under at least one of programs 2 to 7 above.</p>	<p>A reimbursement type grant equal to 100% of specific planning and building permit fees to a maximum grant of \$5,000.</p>	<p>Approximately 5 years with an option to extend for 5 years, subject to availability of funding as approved by Council.</p>	<p>2</p>