

OPEN HOUSE

**New Community Improvement Plan October
8, 2025, 6:00 - 8:00 PM
Please sign in and take a comment sheet.**



URBAN INFILL TAX INCREMENT GRANT

What is Infill?

Infill means building new homes or other buildings on underused land within an already developed area, instead of expanding outward onto undeveloped land.

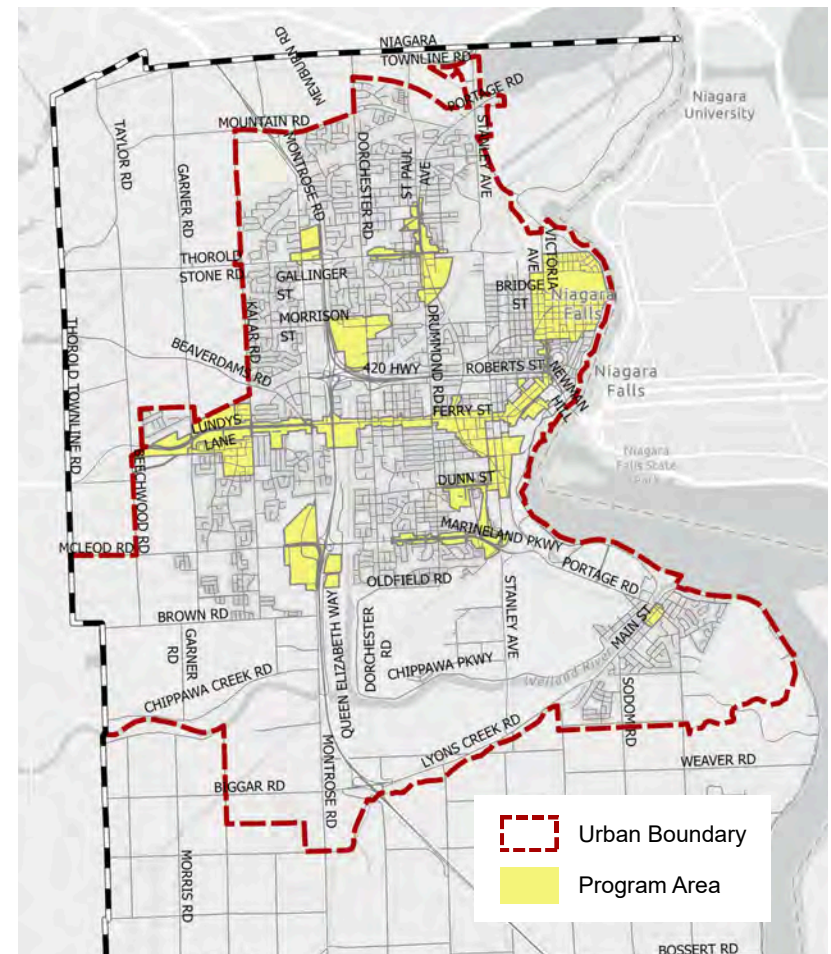
How does the program work?

- Offer an annual grant for 100% of the increase in municipal taxes for a property for 5 years.
- Available for infill developments that are a minimum of 5 storeys and include non-residential uses on the ground floor.
- Requires Council Approval.

What will it do?

- Contribute to City's growth objectives through intensification.
- Unlock new housing or commercial space.
- Improve underused sites.
- Breathe new life into priority districts.

Where will it apply?



STREETSCAPE IMPROVEMENT GRANT

What is a Streetscape?

A streetscape is the overall look and feel of a street, shaped by its buildings, sidewalks, trees, lighting, and other visible features.

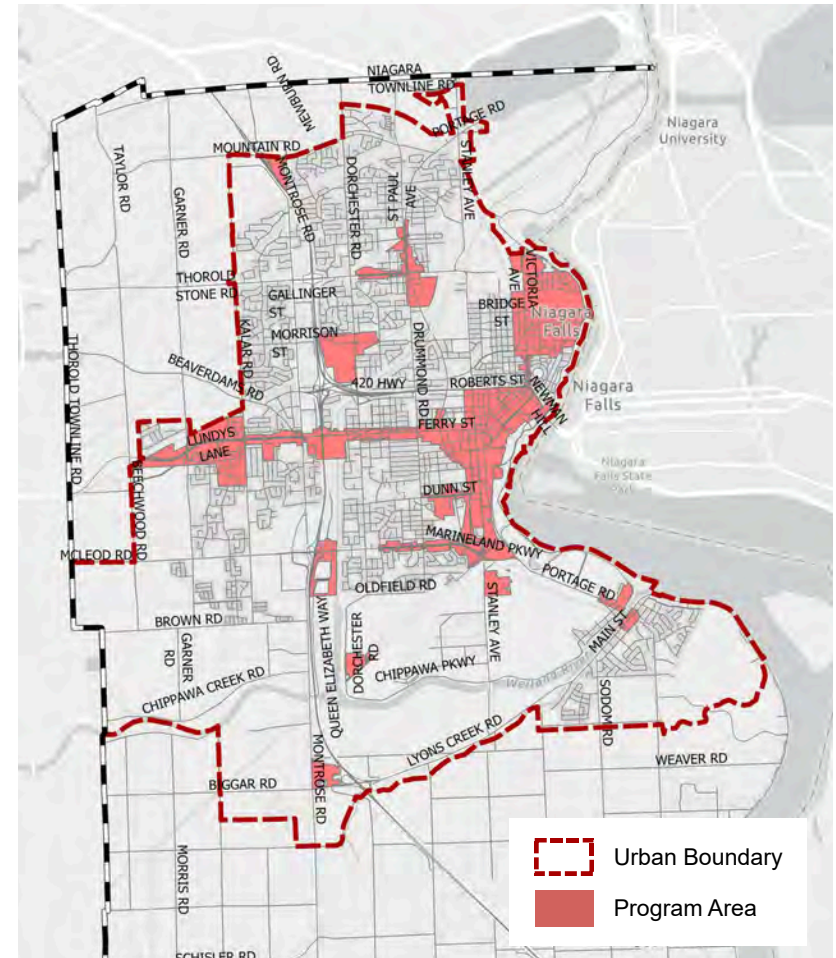
How does the program work?

- Offers a grant for **50%** of eligible projects up to **\$20,000** per property.
- Available for businesses and mixed-use buildings.
- Can be used for **exterior** building improvements like accessibility modifications, security measures, permanent landscaping, and solar panels.
- Additional **50%** up to **\$10,000** for internal AODA modifications, implementing urban design guidelines, and heritage properties.
- One application is permitted per property every **5 years**.

What will it do?

- Create engaging and aesthetically pleasing streetscapes.
- Improve accessibility.
- Enhance safety and security measures.
- Attract investment in priority districts.

Where will it apply?



EMPLOYMENT GENERATOR TAX INCREMENT GRANT

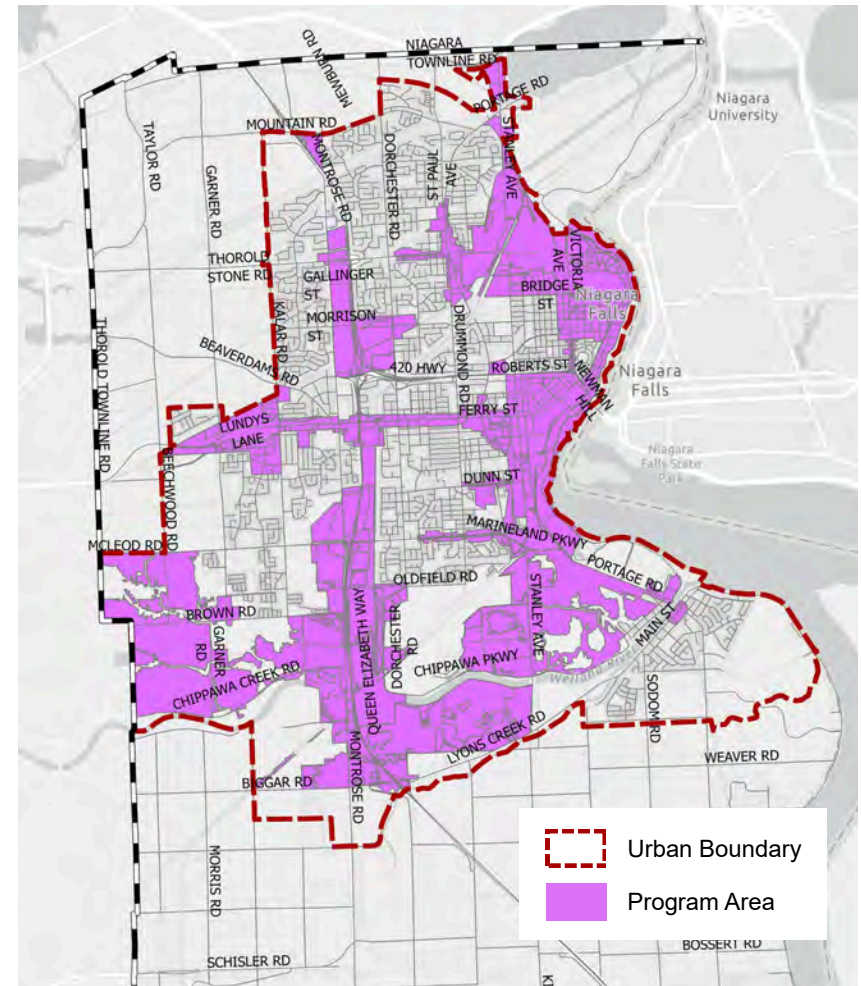
How does the program work?

- Offer an annual grant for 100% of the increase in municipal taxes for a property for 5 years.
- For development that results in 10,000 ft² of floor area and at least 50 full time jobs.
- 5 year “top-up” where additional economic value is demonstrated based on construction value, jobs created, and average salary.
- Available for targeted uses like tourism, media and performing arts, biomedical sciences, manufacturing, information and communications technology, professional services, and post-secondary facilities.
- Requires Council Approval.

What will it do?

- Attract new investment.
- Support retention and expansion of existing businesses.
- Support creation of full time, permanent jobs.
- Diversify the City’s tax base.

Where will it apply?



BROWNFIELD TAX INCREMENT GRANT

What are brownfields?

Brownfields are abandoned or underutilized commercial or industrial properties where past actions have caused known or suspected environmental contamination.

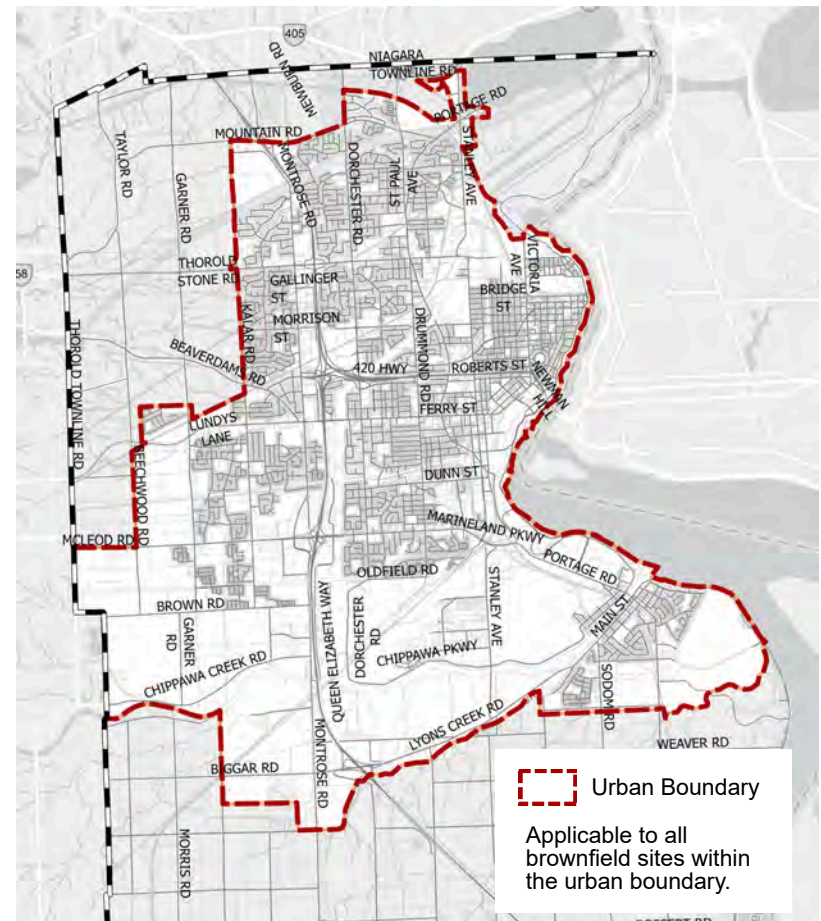
How does the program work?

- Offers an annual grant for 100% of the increase in municipal taxes for a property for 5 years.
- Applies to redevelopment projects on brownfield sites.
- A Record of Site Condition must be filed to the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*
- Requires Council Approval.

What will it do?

- Reduce contaminants in our environment.
- Help bring vacant or derelict land back into productive use.

Where will it apply?



BROWNFIELD ENVIRONMENTAL STUDY GRANT

How does the program work?

- Offsets the cost of environmental studies to confirm contamination and/or develop a plan to address contamination on a site.
- Maximum grant of \$20,000 per study (maximum 2 studies).
- Eligible studies include:
 - Phase II Environmental Site Assessments
 - Designated Substances and Hazardous Materials Surveys
 - Remedial Work Plans
 - Risk Assessments/Risk Management Plans

What will it do?

Improve available information on the type of contamination and potential remediation costs on brownfield properties.

Where will it apply?

