



## County of Brant Community Improvement Plan Amendments

| Program   | Existing Language in CIP  | Proposed Revision   | Rationale  |
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| <b>Façade Improvement Grant</b><br>Eligible Costs | Improvements which contribute to the accessibility and/or barrier-free access to the building (such as improvements to stairs/entrances or automatic doors), provided the project is a component of a broader façade improvement project, and the improvements are in accordance with the design eligibility criteria;  | Improvements which contribute to the accessibility and/or barrier-free access to the building (such as improvements to stairs/entrances or automatic doors), and the improvements are in accordance with accessibility legislation such as the AODA and the design eligibility criteria;  | Further encourage accessibility improvements by encouraging them as a standalone improvement   |
| <b>Façade Improvement Grant</b><br>Eligible Costs | Services of an architect, engineer or heritage professional to advise on the improvements listed above.   | Services of an architect, qualified designer, engineer or heritage professional to advise on the improvements listed above. Professionals are to be licensed, accredited and in good standing with their respective governing bodies.   | Include other professionals such as those who have obtained a Building Code Identification Number to offer greater flexibility   |
| <b>Façade Improvement Grant</b><br>Grant Value    | For properties located on a corner lot (at an intersection), the maximum value of a grant shall be 50% of eligible costs to a maximum of \$10,000, provided the façade improvement addresses both streetfacing façades.<br><br>For properties that back onto the Grand River in Downtown Paris (i.e., located on the east side of Grand River Street North), the maximum value of a grant shall be 50% of eligible costs, to a maximum of \$12,500. | For properties located on a corner lot (at an intersection), the maximum value of a grant shall be 50% of eligible costs to a maximum of \$12,500, provided the façade improvement addresses both street-facing façades. Properties that back onto the municipal property (i.e. parking lot, alleyway) will also be eligible for 50% of eligible costs to a maximum of \$12,500.<br><br>For properties that back onto the Grand River in Downtown Paris (i.e., located on the east side of Grand River Street North), the maximum value of a grant shall be 50% of eligible costs, to a maximum of \$15,000, provided the façade improvement addresses both the street-facing and rear façade | Increase in grant values due to ongoing price increases, ensure competitiveness with neighbouring municipalities for investment or retention.<br><br>Clarification regarding rear facades i.e. building downtown Paris with rear façades |



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|  | For all other properties, the maximum grant shall be 50% of eligible costs, to a maximum of \$7,500.   | For all other properties, the maximum grant shall be 50% of eligible costs, to a maximum of \$10,000.   |   |
| <b>Upper Storey Apartment Improvement Grant</b><br>Program name        | Upper Storey Apartment Improvement Grant   | Downtown Housing Improvement Grant  | Better reflected range of permitted units   |
| <b>Upper Storey Apartment Improvement Grant</b><br>Eligible Properties | Only 2+ storey buildings in the Community Improvement Project Area shall be eligible for this grant. Further, the ground floor of the building must be used for non-residential uses (commercial, office, or institutional).   | Only buildings in the Community Improvement Project Area shall be eligible for this grant. Further, the ground floor of the building must be used for non-residential uses (commercial) in accordance with the County of Brant's Zoning By-Law.                       | Better reflected range of permitted units   |
| <b>Upper Storey Apartment Improvement Grant</b><br>Grant Value         | The maximum value of a grant shall be 50% of eligible costs to a maximum of \$5,000 per residential unit, whichever is less. A maximum of three (3) units shall be eligible per property, leading to a maximum potential total grant of up to \$15,000 per property. | The maximum value of a grant shall be 50% of eligible costs to a maximum of \$10,000 per residential unit, whichever is less. A maximum of three (3) units shall be eligible per property, leading to a maximum potential total grant of up to \$30,000 per property. | Increase in grant values due to ongoing price increases, ensure competitiveness with neighbouring municipalities for investment or retention. |



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| <b>Property and Private Parking Area Improvement Grant</b><br>Eligible Costs | Installation or improvements to permanent outdoor seating areas and sidewalk cafés, including fencing and landscaping, provided the seating area is located in a front or side yard or within the public right-of-way subject to approval from the County. Nonpermanent and moveable elements of an outdoor café area will not be considered an eligible cost;   | Installation or improvements to permanent outdoor seating areas and sidewalk cafés, including fencing and landscaping. Non-permanent and moveable elements of an outdoor café area will not be considered an eligible cost;  | Increased flexibility to encourage outdoor dining regardless of location on property<br><br>Best practice for public safety   |
| <b>Planning and Building Application Fee Grants</b><br>Eligible Costs        | Development of a vacant property (infill) for commercial, office, mixed-uses, institutional uses or multi-residential uses (at least four units);<br>Redevelopment of a property for commercial, office, mixed-uses, institutional uses or multi-residential uses (at least four units); Major additions to a commercial or mixed use property, involving an increase of at least 25% of the gross floor area of the building;<br>Infrastructure work including the improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers);<br>Major improvements to parking areas, such as the re-planning or reconfiguration of parking areas which requires a site plan, minor variance, rezoning and/or building permit;<br><br>Major property enhancements aimed at improving views and access to the waterfront, including the development of rooftop patios and other waterfront access projects; and<br>Professional services by an engineer, architect, and/or planner | Any application which meets the goals and objectives of the Downtown CIP and requires a building permit, site plan application, planning act application, site alteration permit, or encroachment agreement. Professional services by an engineer, architect, qualified designer and/or planner. As well any costs associated with the creation and registering of an encroachment agreement including legal expenses. | Increased eligibility for applications in the Downtown CIPA's that require a building permit or eligible planning fees to encourage uptake<br><br>Expanded eligibility to include costs associated with encroachment agreements as design guidelines encourage protrusions such as awnings, lighting, signage |



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| <b>Planning and Building Application Fee Grants</b><br><br>Grant Value | Grant Value The maximum value of the grant shall be \$5,000 or 100% of the value of the County's required building permit, engineering, and/or planning application fees which are specifically related to the proposed improvements (Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Encroachment Permit Fee, or Site Plan), whichever is less. | The maximum value of the grant shall be \$10,000 or 100% of the value of the County's required building permit, Development Charges engineering, and/or planning application fees which are specifically related to the proposed improvements (Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Encroachment Fees, Public Works Permit, Site Alteration Permit or Site Plan), whichever is less.<br>For Professional services the maximum grant shall be 50% of eligible costs, to a maximum of \$10,000. | Increase in grant values due to ongoing price increases, ensure competitiveness with neighbouring municipalities for investment or retention.<br><br>Inclusion of Development Charges as an eligible expense and other municipal expenses<br><br>Clarify grants respecting professional services |
| <b>Adaptive Commercial Reuse Grant</b><br><br>Eligible Costs           | N/A  | Major additions to a commercial or mixed-use property, involving an increase of at least 25% of the gross floor area of the building may also be considered eligible.<br>Interior improvements related to restoration of Heritage designated or identified properties.   | Included language to include expansion to building footprints.<br>Opportunity for further restoration and conservation of heritage properties in the downtown core.  |
| <b>Adaptive Commercial Reuse Grant</b><br><br>Grant Value              | The maximum value of the grant shall be \$10,000 or 50% of eligible costs, whichever is less.  | The maximum value of the grant shall be \$15,000 or 50% of eligible costs, <b>whichever is less.</b>   | Increase in grant values due to ongoing price increases, ensure competitiveness with neighbouring  |



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