



Administration and Operations Committee Report

To: The Chair and Members of the Administration and Operations Committee
From: Brandon Webb, Research and Marketing Economic Development Officer
Date: February 17, 2026
Report #: RPT-0078-26
Subject: Community Improvement Plan 2025 Year in Review
Purpose: For Information

Recommendation

That RPT-0078-26 - Community Improvement Plan 2025 Year in Review be received as information

Strategic Plan Priority

Strategic Priority 1 - Economic and Financial Resilience

Impacts and Mitigation

Social Impacts

N/A

Environmental Impacts

N/A

Economic Impacts

Total grant values for the Community Improvement Plans in 2025 was \$257,180.

Report

Background

Through Section 28 of the Planning Act, Council has established Community Improvement Plans (CIPs) and Design Guidelines for the downtown core areas of Burford, Paris, and St. George. Community Improvement Plans give Council the ability to approve several different grants to support businesses and property owners within the cores to make property improvements. These plans were amended in July of 2022 to ensure the programs were running effectively.

In 2025, in preparation for the Downtown Dig, an enhanced marketing campaign for CIP projects was launched in Paris, as well as the General Manager of Strategic Initiatives being granted delegated authority for applications up to \$5,000 saw an increase in applications and a more efficient way to process smaller improvements (i.e. signage) during rapidly changing

business conditions while construction was happening. Additionally, letters were mailed to property owners in St. George, Paris, and Burford to property owners to market the plan.

Analysis

2025 was a record-breaking year for Community Improvement Plan (CIP) applications and approvals both in volume of applications and total dollars approved. The approved funding year over year since 2020 and the breakdown of approved funding in 2025 by community has been included in the tables below.

Year Over Year CIP Funding Approved

Year	2020	2021	2022	2023	2024	2025
Funding Approved	\$34,384	\$70,098	\$98,070	\$87,941	\$50,326	\$257,180
Total Construction Value	\$63,256	\$270,000	\$791,034	\$4,025,932	\$440,000	\$1,354,198

2025 Grant Breakdown by Community

	Grant Value	Construction Value	Leveraged Percentage
Paris	\$241,780	\$1,360,576	18%
St. George	\$13,850	\$28,188	49%
Burford	\$1,550	\$3,100	50%

Additionally, a full breakdown of the 2025 approved grants, including the grant value, construction value, and the percentage leveraged of grant values compared to construction values shows the specific projects that were applied for in 2025. Overall, 19 applications were approved either by Council or delegated authority, resulting in \$257,180 in grants approved. This will allow property owners and businesses to make \$1,398,152 in improvements. This represents a leveraged percentage of 18%.

2025 Approved Projects

Project	Grant Value	Construction Value	Leveraged Percentage
CIP-25-01 – 5,7,9 Grand River St. N.	\$33,700	\$330,000	11%
CIP-25-02 – 69 Grand River St. N.	\$63,000	\$400,000	15%
CIP-25-03 – 105 Grand River St. N.	\$16,500	\$29,000	56%
CIP-25-04 – 54 Grand River St. N.	\$14,500	\$41,205	35%
CIP-25-05 – 71 Grand River St. N.	\$43,000	\$250,000	17%
CIP-25-06 – 80 Grand River St N.	\$196	\$392	50%
CIP-25-08 – 109 Grand River St N.	\$1,275	\$2,550	50%
STG-25-01 – 41 Main St S.	\$2,900	\$5,038	59%
CIP-25-10 – 13 Grand River St N.	\$10,304	\$19,550	52%
CIP-25-11 – 44 Grand River St N.	\$2,727	\$5,453	50%
CIP-25-12 – 31 Mechanic St	\$963	\$1,926	50%
BUR-25-01 – 114 King St	\$1,550	\$3,100	50%
STG-25-02 – 2 Main Street S.	\$4,350	\$8,700	50%
STG-25-03 – 9 Main St N.	\$6,600	\$14,450	45%
CIP-25-16 – 19 William St	\$3,144	\$6,288	50%
CIP-25-17 – 19 Broadway St W.	\$1,141	\$2,281	50%
CIP-25-18 – 61 Grand River St N.	\$5,000	\$22,180	22%
CIP-25-20 – 91 Grand River St N.	\$29,330	\$212,085	14%
75 Grand River Street N.	\$17,000	\$43,954	38%
TOTAL	\$257,180	\$1,398,152	18%

Lastly, included in Attachment 1 is a summary of the projects that were completed in 2025. These include projects that were approved prior to 2025 but had been deemed complete and their grant value paid out.

Summary and Recommendations

The Community Improvement Plan has been an effective tool to encourage private investment in buildings that enhance the public realm of Brant's core downtowns. While several larger applications have been approved in 2025, the CIP capital account maintains a level of funding that can sustain applications year over year.

Below is a summary of the CIP Capital Account.

Current Balance of CIP Capital Account (As of January 22, 2026)	\$239,675
Previously Approved CIP Grants Not Paid Out (As of January 22, 2026)	\$172,378
Remaining CIP Account Balance if All Grants Approved Are Paid	\$67,297

Attachments

Attachment 1 – Completed CIP Projects - 2025

Reviewed By

Adam Crozier, General Manager of Strategic Initiatives

Copied To

Zach Gable, Director of Economic Development and Tourism

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

Attachment 1 – Completed CIP Projects 2025

CIP-23-04 – 5,7,9 Grand River Street North and CIP-24-02 – 11 Grand River Street North

In 2023, Council approved an application from the property owner for CIP funding for a major improvement to 5,7, and 9 Grand River Street North, creating a new mixed-use building with commercial units on the ground floor, and residential units on the upper two floors. Additionally, 11 Grand River Street North, approved in 2024, made improvements to its residential portion and rear façade to compliment the improvements made at 5,7, and 9 Grand River Street North. In total, the grant applicants received \$103,000 in grant funding, which was leveraged to make a \$4,500,000 investment into downtown Paris.

Before



After



CIP-25-01 – Juniper Dining Co.

In 2025, Juniper Dining Co. moved into a commercial space within 5,7,9 Grand River Street North, moving from its previous location on Elm Street, to the Downtown core. The application was received from the owner of Juniper as the tenant. This move allowed Juniper to expand its seating capacity, with a rear patio that will essentially double their capacity as compared to their previous location. Juniper received \$33,700 in grant funds to make improvements necessary to operate a restaurant, culminating in a total investment of \$330,000.



CIP-25-03 – 105 Grand River Street North

Improvements to 105 Grand River Street North include replacement of damaged wood over the entrance to the side entrance, also known as 40 William Street. As well, replacement of windows on the second story of the building, along with the first story window that also had improvements to its surrounds to fix peeling paint and damaged wood.



CIP-25-04 – 54 Grand River Street North

Improvements to the rear entrance of 54 Grand River Street North for enhanced security of the business (Paris Jewellers) and to offer an entrance option for customers should access to the front entrance be impeded during the Downtown Dig.

Before



After



CIP-25-06 – 80 Grand River Street North

This CIP Project was the purchase of a sign to advertise the rear entrance to the building is open during the Downtown Dig.



CIP-25-08 – 109 Grand River Street North

This project provided funding for a new sign for the business that has opened at 109 Grand River Street North (New Gig Computers).



STG-25-01 – 41 Main Street South

This CIP project added an accessible entrance to the building to access the coffee shop that is located on the first floor of the building.



CIP-25-11 – 44 Grand River Street North

Since 2021, the Paris Pub has operated a street side patio on Grand River Street North, originally as a means of combating in person dining restrictions as part of COVID-19 mandates but has since become a major source of income for their restaurant. With construction on Grand River Street North happening in 2025, the patio transitioned to the rear of the building, and CIP funding was used to build this patio at the rear of the building. The patio was also enhanced with a mural painted by the neighbouring business.



BUR-25-01 – 114 King Street

Improvements include the installation of a new sign to reflect the new business that is operating at the location.



STG-25-02 – 2 Main Street South

The business at 2 Main Street South, Abigails Teahouse has operated with the same green door for over 100 years. Unfortunately, the door had deteriorated and created security concerns for the building and business. The owner replaced the door with a new one, and plans to repurpose the icon green door somewhere in the building as an interior door.

Before



After



CIP-25-12 – 31 Mechanic Street

Improvements include new signage for Wincey Mills to showcase businesses operating in the market space.



CIP-25-17 – 19 Broadway Street West

Improvements include installation of a new sign to reflect the change in ownership and name of the business operating.

