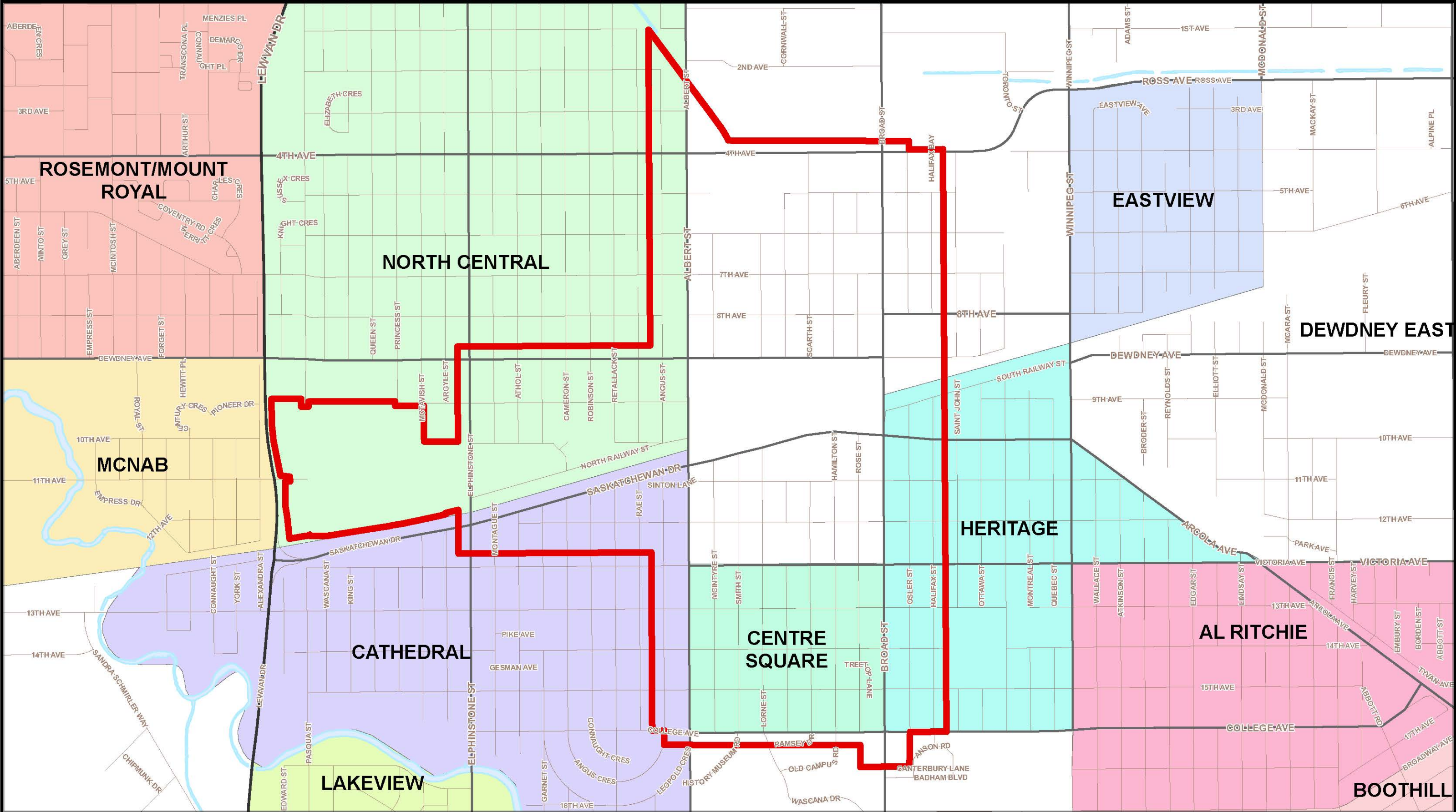


## Appendix A

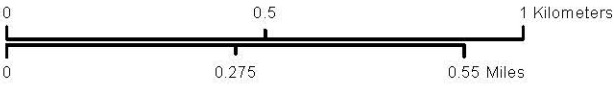
### Incentive Programs Overview:

	<b>Intensification Incentive Program:</b>	<b>Revitalization Incentive Program</b>
<b>Intent:</b>	To encourage residential, commercial and mixed-use intensification in core areas by providing financial incentives to assist developers with financing intensification projects.	To financially support property and business owners with certain exterior (e.g. façade improvement) or interior building code compliance improvements contributing to revitalization, beautification and reinvestment of properties.
<b>Program Description:</b>	Eligible applicants may select their choice of a lump-sum grant incentive capped at \$50,000 or an annual tax exemption incentive not exceeding total annual property taxes (similar to the Heritage Incentive Policy), calculated based on eligible project costs incurred as a result of an intensification project.	Eligible applicants may select their choice of a lump-sum grant incentive capped at \$50,000 or an annual tax exemption incentive not exceeding total annual property taxes (similar to the Heritage Incentive Policy), calculated based on eligible project costs incurred as a result of a revitalization project.
<b>Target Area:</b>	Both incentive programs are initially targeted to the City Centre, as identified on <i>Official Community Plan Map 1 – Growth Plan</i> and shown on the next page of this appendix.	
<b>Eligibility Requirements:</b>	Must be a residential, commercial, mixed-use or adaptive reuse development that results in the intensification of a site or building in the incentive target area.	Must be a multi-unit residential, commercial or mixed-use building within the incentive target area that incurs over \$5,000 in total eligible project costs through a revitalization project.
<b>Eligible Project Costs:</b>	<p>Incentives offered under this program are intended to help compensate developers for additional costs (e.g. upgrading water lines) incurred as a result of an intensification project. These costs are intended to be exclusive to intensification projects and do not include general development costs, such as permit fees or construction materials/labour. Eligible project costs include:</p> <ul style="list-style-type: none"> <li>- Site serviceability studies or reports;</li> <li>- Environmental consulting fees for any required environmental reports;</li> <li>- Site remediation costs to support development on a contaminated or brownfield site;</li> <li>- Constructing or upgrading an on-site or off-site infrastructure improvement required to fulfill a condition of a planning approval; and</li> <li>- Demolition costs.</li> </ul>	<p>Eligible project costs include:</p> <ul style="list-style-type: none"> <li>- Building façade or exterior improvements (e.g. entryway improvements); and</li> <li>- Interior improvements required to bring a building into compliance with building and/or fire codes to support a building permit for a “change of land use” or new development in an existing building or space. <ul style="list-style-type: none"> <li>o A building code assessment or related report may be eligible if needed to support a building permit for a “change of land use” or new development in an existing building or space.</li> </ul> </li> </ul>
<b>Program Funding:</b>	\$300,000 to fund grants offered under both programs annually (\$150,000 per program).	
<b>Intake Period:</b>	Incentive applications under both programs will be accepted starting January 1, 2023. Lump-sum grant incentives will be available on a first-come, first-serve basis until annual program budgets are depleted.	



**LEGEND**

-  City Center
-  Water Body



**LOCATION MAP**

INCENTIVE TARGET AREA

Sustainable Infrastructure

