



PUBLIC CONSULTATION CENTRE

Community Improvement Plan

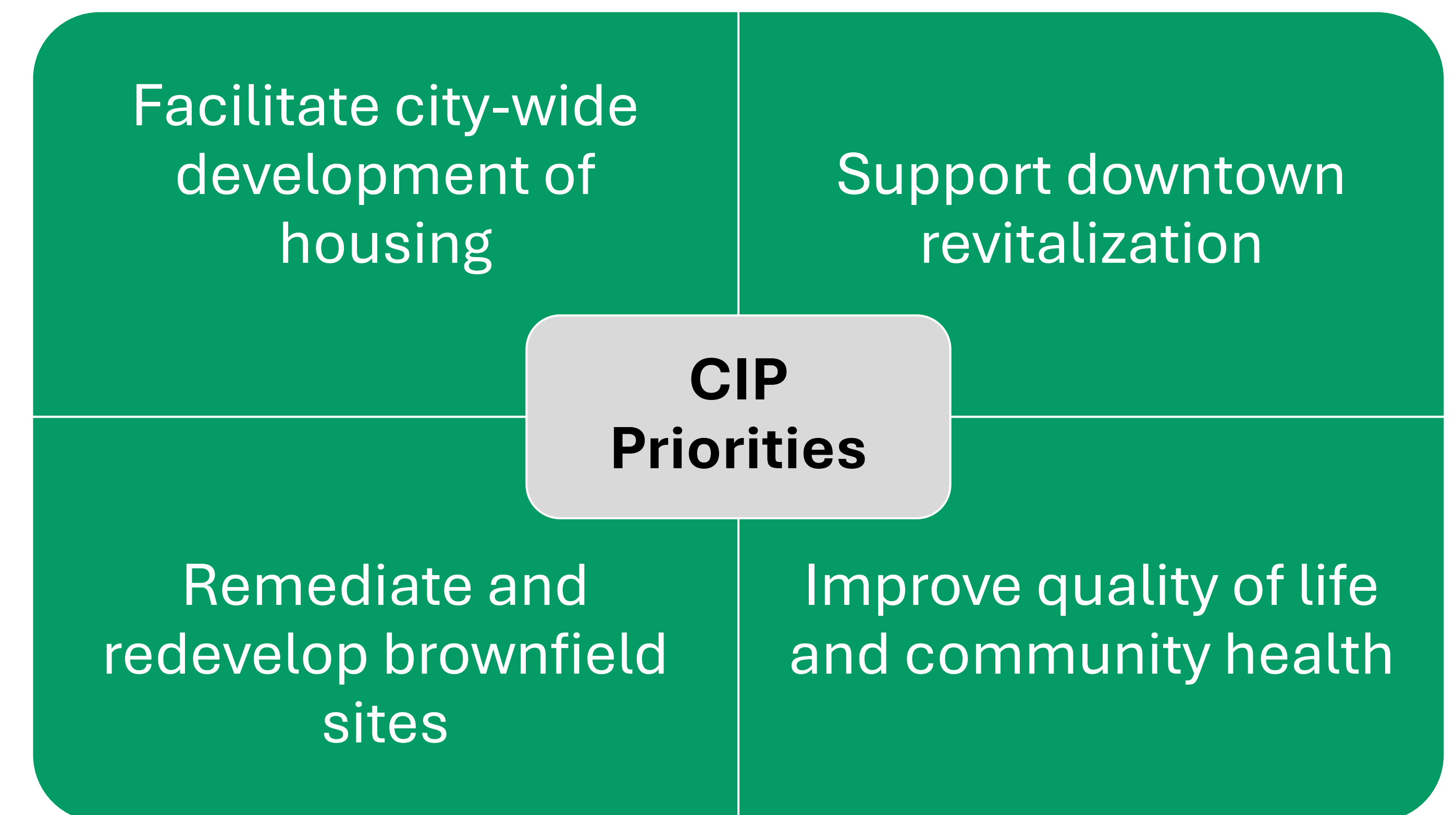
Housing, Downtown Revitalization, and Brownfield Redevelopment

Engineering and Development Services
September 23, 2025



What is a CIP?

A Community Improvement Plan (CIP) is a land-use planning tool in Ontario that allows municipalities to enhance specific areas through incentives aimed to promote development, rehabilitation, and revitalization.



Project Timeline

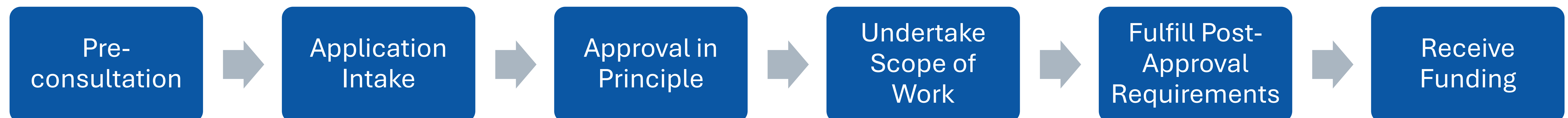


HAF Goals

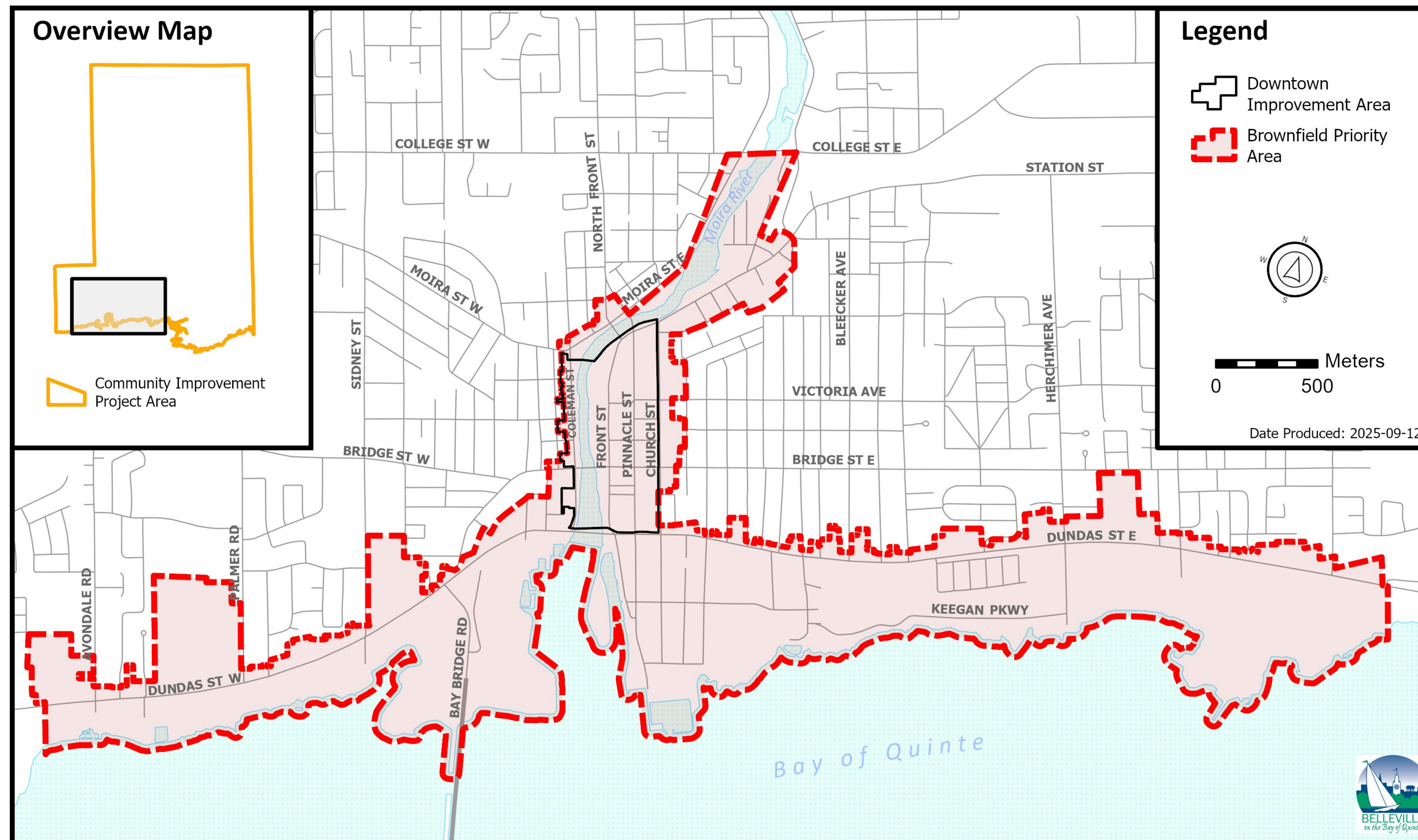
Through the federal Housing Accelerator Fund (HAF), the City committed to permitting 1,390 housing units by the end of 2028. This update to the CIP will assist the City in reaching that goal by offering various incentives to the public for speedy delivery of housing.



Application Process



Community Improvement Project Area



Housing Programs

Program 1: Affordable Purpose-Built Rental Housing Tax Increment Equivalent Rebate (TIER) – 100% Municipal Portion



- **Purpose:** Provides relief for developers/homeowners from municipal portion of tax increases.
- **Incentive:** The difference in the municipal portion of post-development taxes and pre-development taxes over 10 years.

Program 2: Accessory Dwelling Units (ADU) Rebate



- **Purpose:** Helps homeowners pay for their home by accessing rental income, while providing much-needed rental housing in the City.
- **Incentive:** Up to \$5,000 per each new ADU (first and second ADU), and up to \$10,000 for the third ADU.

Program 3: Accessibility Top-Up Rebate



- **Purpose:** Increase the supply of accessible ADU or affordable rental units in the City.
- **Incentive:** Up to \$3,000 per each new accessible ADU or affordable rental unit.

Housing Programs

Program 4: Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI ECA) Grant



- **Purpose:** Speed up the delivery of greenfield housing units
- **Incentives:**
 - Subdivisions with 200 to 499 housing units - \$50,000
 - Subdivisions with 500+ housing units - \$125,000

Program 5: Missing Middle Per-Door Grant



- **Purpose:** Increase the supply of missing middle housing units.
- **Incentives:**
 - Ownership Market Rate: Up to \$5,000 per door, to a maximum of \$30,000 per project.
 - Ownership Affordable Rate: Up to \$20,000 per door, to a maximum of \$60,000 per project.
 - Rental Market Rate: Up to \$10,000 per door, to a maximum of \$60,000 per project.
 - Rental Affordable Rate: Up to \$30,000 per door, to a maximum of \$90,000 per project.

Housing Programs

Program 6: High-Density Residential Municipal Fees Rebate



- **Purpose:** Help supplement upfront development costs for high-density developments.
- **Incentive:** Up to 100% of eligible municipal fees, up to a maximum of 20,000 per project.

Program 7: Municipal Lands Program



- **Purpose:** Offset cost of land for the development of affordable housing.
- **Incentive:** City-owned lands that are surplus may be disposed of at a value below the fair market value or for nominal consideration through a competitive and public process (RFP or EOI).

What could make the housing incentive programs more attractive?

Additional comments?

Program 8: Housing Accelerator Fund HAF Enhancement

Program Name	Base Funding	Enhanced Funding (Top-Up) *Expires by December 18, 2028
Program 2: Accessory Dwelling Units Rebate	Up to \$5,000 per unit (first and second ADU), and up to \$10,000 for the third ADU	+ Up to \$10,000 for the third ADU
Program 3: Accessibility Top-Up Rebate	Up to \$3,000 per unit	+ Up to \$3,000 per unit
Program 4: Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI ECA) Grant	\$50,000 for phase with 200-499 units, OR \$125,000 for phase with 500+ units	+ \$50,000 for phase with 200-499 units, OR \$125,000 for phase with 500+ units
Program 5: Missing Middle Per Door Grant Funding (Market Rate Ownership)	Up to \$5,000 per door, to a maximum of \$30,000 per project	+ Up to \$5,000 per door, to a maximum of \$50,000 per project
Program 5: Missing Middle Per Door Grant Funding (Market Rate Rental)	Up to \$10,000 per door, to a maximum of \$60,000 per project	+ Up to \$20,000 per door, to a maximum of \$90,000 per project
Program 5: Missing Middle Per Door Grant Funding (Affordable Rate Ownership)	Up to \$20,000 per door, to a maximum of \$60,000 per project	+ Up to \$20,000 per door, to a maximum of \$60,000 per project
Program 5: Missing Middle Per Door Grant Funding (Affordable Rate Rental)	Up to \$30,000 per door, to a maximum of \$90,000 per project	+ Up to \$30,000 per door, to a maximum of \$90,000 per project
Program 6: High-Density Residential Municipal Fees Rebate	100% of eligible municipal fees, up to \$20,000 per project	+ 100% of eligible municipal fees, up to \$30,000 per private development project OR \$180,000 per non-profit development project

What housing types do you want to see more of in the City?

Single detached dwellings

Semi-detached dwellings
Townhouses

Accessory dwelling units
(ADUS)

Two-unit, three-unit, four-
unit dwellings

Stacked townhouses
Low-rise multi-unit
dwellings (Less than 5
storeys)

High-rise multi-unit
dwellings (Five or more
storeys)

Place stickers in boxes you agree with.

What is the biggest housing challenge we face in the City?

Affordability	Supply of housing	Accessibility	Others?
Location	Types of housing	Quality of housing	

Place stickers in boxes you agree with.

Program 9: Façade Improvement Rebate

Purpose: Provides relief for property owners looking to improve the façade of buildings and financially support upgrades to heritage designated properties.

Rebate A

- **Incentive:** Up to \$3,500 for the costs of professional fees related to the design of façade improvements.

Rebate B

- **Incentive:** Up to 50% of the cost of construction for the front or side façade improvements, to a maximum of \$15,000.

Rebate C

- **Incentive:** Up to 50% of the cost of construction for the rear façade improvements (fronting the Moira River), to a maximum of \$15,000.

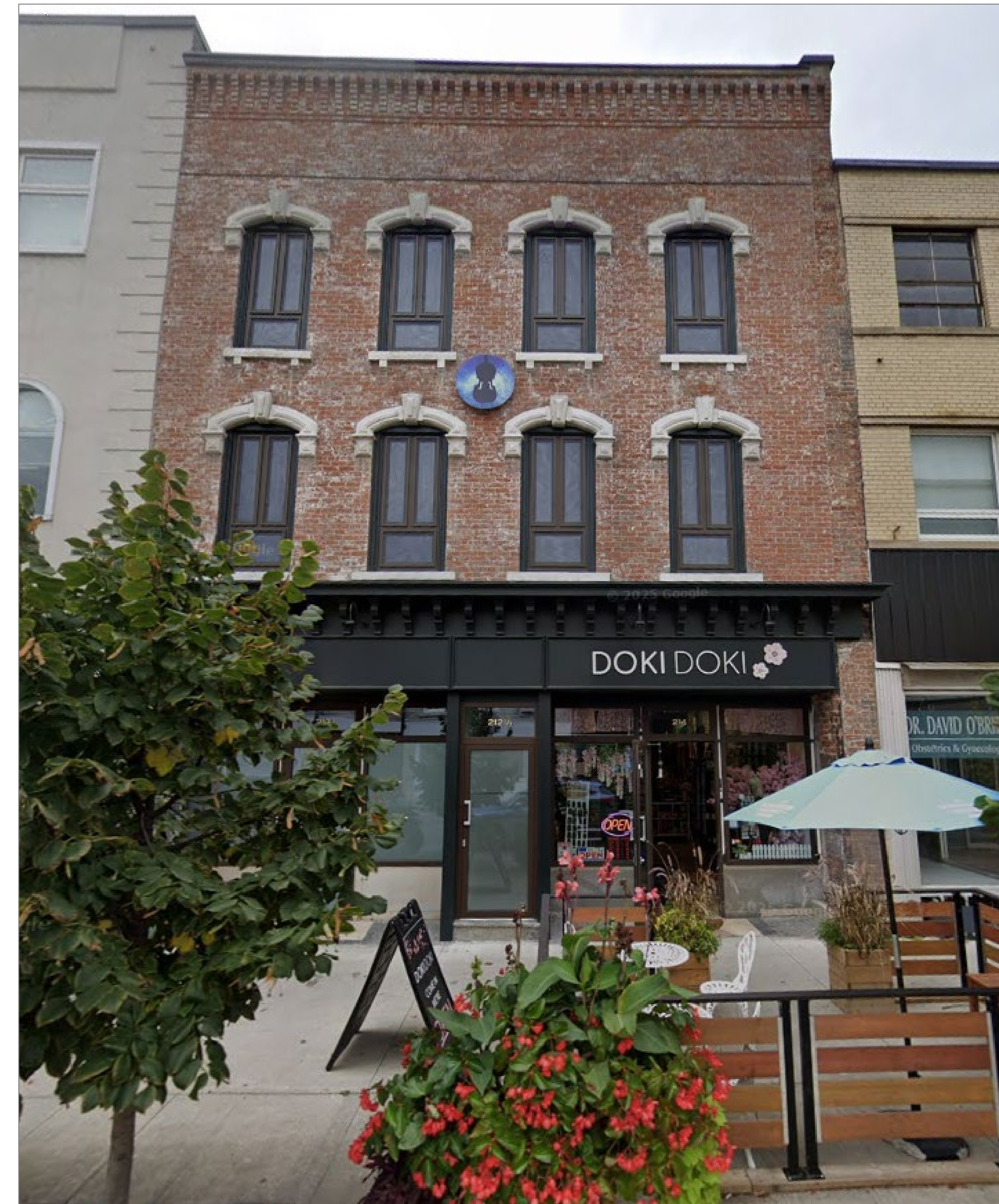
Rebate D

- **Incentive:** Up to an additional of \$20,000 per property for additional costs associated with the construction on heritage designated buildings.

Program 9: Façade Improvement Rebate



BEFORE



AFTER

Heritage Designated Properties

What are heritage designated properties?

Heritage designated properties are recognized and protected by the *Ontario Heritage Act* for their historical, architectural, or community significance.

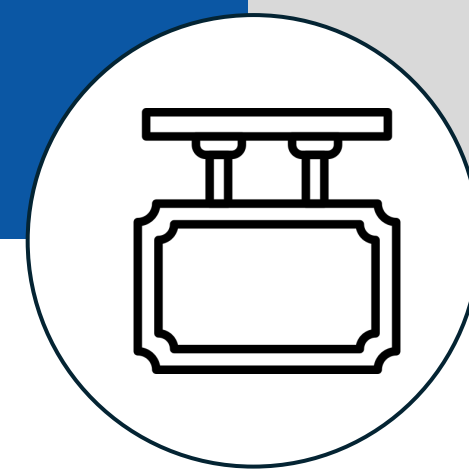


Importance on Designation

- Reflect on history, character and value of the community.
- Preserving a sense of the past.
- Recognizes the cultural significance.
- Protects them from demolition and inappropriate alteration.

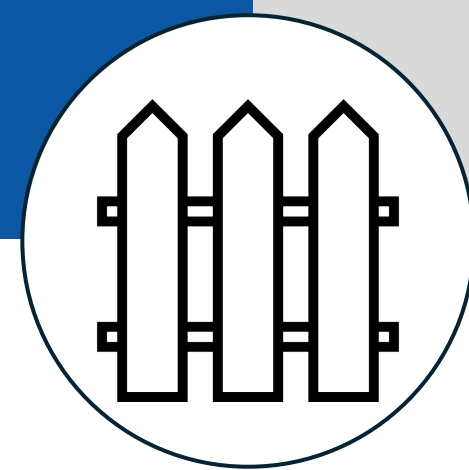
Downtown Revitalization Programs

Program 10: Signage Grant



- **Purpose:** Supports businesses that invest in their exterior signages.
- **Incentive:** Up to 50% of eligible costs, up to a maximum of \$4,000.

Program 11: Built-Form Security Measures Grant



- **Purpose:** Assist property owners that renovate their property to introduce “safety by design” measures to reduce rates of accidents, injury, crime or nuisances.
- **Incentive:** Up to 50% of eligible costs, up to a maximum of \$2,500.

Program 12: Downtown Accessibility Grant



- **Purpose:** Increase accessibility of downtown shops, services and housing.
- **Incentive:** Up to 50% of eligible costs, up to a maximum of \$10,000.

What could make the downtown revitalization incentives more attractive?

Additional comments?

What would make downtown more attractive or vibrant?



Place sticky notes on the board with your answer.

Brownfield Redevelopment Programs

Brownfield site: Developed or previously developed properties that may be contaminated. They are usually, not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Program 13: Brownfield Environmental Site Assessment Rebate



- **Purpose:** Support property owners that require a Phase II Environmental Site Assessment (ESA) and the development of a Remediation Action Plan.
- **Incentive:** 50% the cost of an ESA, up to \$30,000 per study or \$45,000 for two studies. Additional \$10,000 top-up for proposed Rental or Affordable Rental Housing.

Program 14: Brownfield Tax Increment Equivalent Rebate (TIER)



- **Purpose:** Assist brownfield property owners offset cost of redevelopment.
- **Incentives:**
 - Within Brownfield Priority Area: Up to 75% of the municipal tax increase or remediation cost, whichever is less for 10 years.
 - Rental and Affordable Housing City-wide: Up to 100% of the municipal tax increase or remediation cost, whichever is less for 10 years.

Brownfield Redevelopment Programs

Program 15: Brownfield Building Permit Fees Rebate



- **Purpose:** Assist brownfield property owners offset cost of redevelopment.
- **Incentive:** Up to 50% building permit fee rebate, up to the cost of remediation, or \$60,000. Additional 10% top-up for proposed Rental or Affordable Rental Housing projects.

Program 16: Brownfield Environmental Remediation Tax Cancellation Assistance

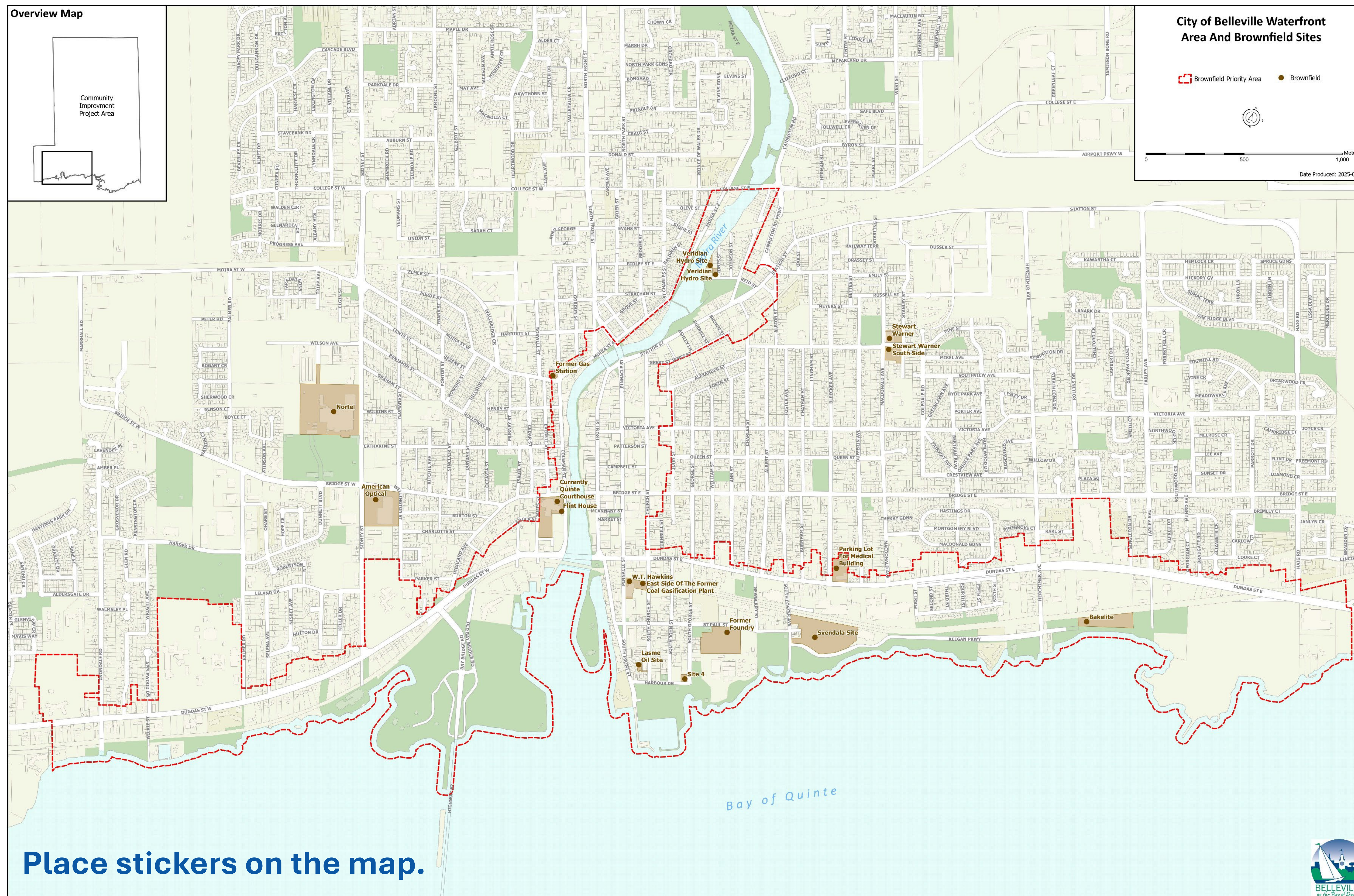


- **Purpose:** Assist brownfield property owners offset cost of redevelopment.
- **Incentives:** Cancellation of municipal portion of property tax increase, and potential for provincial cancellation of education portion of property tax increase.

What could make the brownfield redevelopment incentives more attractive?

Additional comments?

Which brownfield sites do you wish to see redeveloped?



Stacking Programs Example

Example: A developer is proposing a 4-storey 10-unit affordable rental and 10-unit market rental housing development (total 20 units) including 5 accessible affordable rental units.

Potential eligible programs:

- Program 3: Accessibility Top-Up Rebate
- Program 5: Missing Middle Per-Door Grant (Market Rate Rental)
- Program 5: Missing Middle Per-Door Grant (Affordable Rate Rental)
- Program 8: Housing Accelerator Fund HAF Enhancement

Programs	Base Funding	HAF Enhancement	Total Funding
Program 3: Accessibility Top-Up Rebate	Up to \$3,000 per unit (\$15,000)	+ Up to \$3,000 per unit (\$15,000)	= \$30,000
Program 5: Missing Middle Per-Door Grant (Market Rate Rental)	Up to \$10,000 per door, to a maximum of \$60,000 per project (\$60,000)	+ Up to \$20,000 per door, to a maximum of \$90,000 per project (\$90,000)	= \$150,000
Program 5: Missing Middle Per-Door Grant (Affordable Rate Rental)	Up to \$30,000 per door, to a maximum of \$90,000 per project (\$90,000)	+ Up to \$30,000 per door, to a maximum of \$90,000 per project (\$90,000)	= \$180,000
			Total \$360,000