

Table 1 Summary of St. Thomas CIP Incentive Programs -- Current .vs. Proposed (Draft)

Program Name	Current Program	Proposed (Draft) Program	Eligible Properties/Projects and Eligible CIPA
1) Heritage Design Grant Program	Grant equal to 50% of cost of preparing a heritage design study to maximum grant of \$1,500.	<p><u>Increase</u> maximum grant from \$1,500 to \$5,000.</p> <p>Add architectural/design drawings and heritage impact assessments as eligible studies.</p>	<p>Properties designated under Part IV of the <i>Ontario Heritage Act</i> in Primary CIPA; and,</p> <p>All properties in Downtown HCD Sub-Area.</p>
2) Heritage Façade and Building Improvement Program	<p>Grant equal to 50% of cost of façade improvement to maximum grant of \$7,500.</p> <p>Additional 50% grant to maximum of \$2,500 for side/rear façade improvement.</p> <p>AND,</p> <p>Interest free 5 year loan for 50% of cost of façade improvement to maximum loan of \$20,000.</p>	<p>For buildings with 25 feet or less of linear frontage, <u>increase</u> maximum grant from \$7,500 to \$10,000.</p> <p><u>New</u> - for buildings with more than 25 feet of linear frontage, grant equals \$400 per linear foot of frontage up to maximum grant of \$20,000.</p> <p><u>Increase</u> maximum grant for side/rear facade from \$2,500 to \$5,000.</p> <p><u>Increase</u> maximum interest free loan from \$20,000 to \$25,000.</p>	<p>Properties with existing commercial and mixed use buildings in Downtown, Old St. Thomas, and Downtown HCD Sub-Areas.</p>

Program Name	Current Program	Proposed (Draft) Program	Eligible Properties/Projects and Eligible CIPA
3) Residential Program	<p>Grant equal to 50% of cost of renovating existing residential units and/or constructing new residential units, to maximum grant of \$5,000 per unit and \$40,000 per project.</p> <p>AND</p> <p>5 year interest free loan equal to 50% of cost of renovating existing residential units and/or constructing new residential units, to a maximum loan of \$10,000 per unit and \$80,000 per project.</p>	<p><u>Increase</u> maximum grant from \$5,000 to \$7,500 per unit and from \$40,000 to \$60,000 per application.</p> <p><u>New</u> - for units that are “affordable”, the 50% grant can be increased to a maximum grant of \$12,500 per unit (total maximum grant of \$100,000 per project).</p> <p><u>Increase</u> maximum interest free loan from \$10,000 to \$12,500 per unit and from \$80,000 to \$100,000 per project.</p> <p><u>Increase</u> loan repayment period from 5 years to 7 years.</p>	<p>Properties within Primary CIPA where:</p> <ul style="list-style-type: none"> a) At least two (2) net residential units are being created via infilling of a vacant lot; b) Excess/vacant commercial space on upper stories of commercial and mixed use buildings is being converted into one (1) or more net residential units; c) Existing residential units in mixed use buildings are being renovated to bring units into compliance with Building Code, Property Standards By-law, and Fire Code.
4) Development Charges (DC) Grant Program	<p>Grant equal to up to 100% of the City Development Charge paid on an eligible project.</p>	<p><u>New</u> - Added brownfield sites being redeveloped for employment uses within Secondary CIPA, but grant capped at total amount of eligible brownfield costs.</p>	<ul style="list-style-type: none"> a) All types of development within Primary CIPA; b) Brownfield sites being redeveloped for employment uses within Secondary CIPA on lands designated “Employment Lands” or “Business Employment” in the City’s Official Plan.

Program Name	Current Program	Proposed (Draft) Program	Eligible Properties/Projects and Eligible CIPA
5) Tax Increment Grant (TIG) Program	Annual tax increment grant (TIG) equal to 100% of increase in municipal portion of property taxes for up to 5 years.	<p><u>New</u> – added an annual TIG for up to 10 years for brownfield sites redeveloped for employment uses within Secondary CIPA.</p> <p><u>New</u> – added an annual TIG for up to 5 years for employment development within Secondary CIPA .</p>	<p>a) All types of development within Primary CIPA;</p> <p>b) Brownfield sites being redeveloped for employment uses within Secondary CIPA on lands designated “Employment Lands” or “Business Employment” in City Official Plan.</p> <p>c) Employment development within Secondary CIPA on lands designated “Employment Lands” or “Business Employment” in City Official Plan.</p>
6) Parkland Dedication Grant Program	Grant equal to 100% of parkland dedication cash-in-lieu payment for a residential development project.	Same.	Residential intensification, infill and development projects within Primary CIPA approved under Residential CIPA Program, DC Grant Program, and/or the TIG Program where at least two (2) net residential units are created.
7) Planning and Building Fees Grant Program	Grant equal to 100% of planning, building permit, and other fees paid for a project approved under other incentive programs contained in the CIP. Maximum total grant is \$5,000 per project.	Same.	Projects within the Primary CIPA approved under one of the other incentive programs contained in this CIP.

Program Name	Current Program	Proposed (Draft) Program	Eligible Properties/Projects and Eligible CIPA
8) Heritage Tax Relief Grant Program	Annual grant equal to a 40% reduction in the municipal portion of post-restoration property taxes for five (5) years on a heritage restoration project.	Same.	Heritage preservation and restoration projects within Primary CIPA on properties designated under Part IV or Part V of the Ontario Heritage Act.
9) Environmental Site Assessment (ESA) Grant Program	None.	<u>New Program</u> - Grant equal to 50% of the cost of eligible environmental studies to a maximum: a) grant of \$2,000 for a Phase I ESA; b) grant of \$7,500 for any other eligible environmental study; c) of two (2) studies and \$10,000 per property/project.	All types of development within the City-wide CIPA.