

THE CORPORATION OF THE CITY OF ST. THOMAS
COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

MAY 18, 2018 8:30 A.M. CITY HALL ROOM 204

1. Confirmation of Minutes : January 12, 2018

2. Disclosure of Interest

3. Project Applications
 - a) 87 St. Catharine Street – Vernon Martin
 - b) Update – 633 Talbot Street
 - c) 50 Scott Street – (former Scott Street School) 2537606 Ontario Ltd.

4. New Business

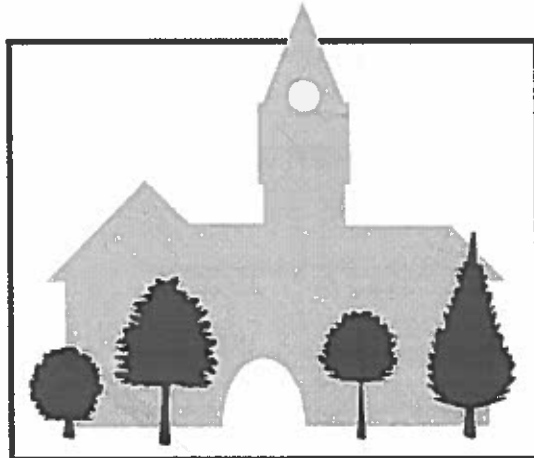
5. Unfinished Business
 - a) Comparison of CIP grants from other communities

6. Adjournment

APPLICATION FORM

CITY
APR 03 2018
MANAGER?

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	Vernon Martin				
If Corporation, Signing Officer to contact:					
Mailing Address:	301 Oxford St W Box 24178				
City:	London	Province:	Ont	Postal Code:	N6H 5C4
Telephone:	5197778776	Facsimile:		Email:	vernon@boldrenovations.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	87 St. Catherine St
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Legal Description (Lot and Plan No., Assessment Roll No.):
LT 15 PL 84 ST. THOMAS; PT LT 14, 16 PL 84 ST. THOMAS AS IN E359463; ST. THOMAS

Brief Description of Current Use:
8 residential units and a vacant lot next door zoned M4

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ 500000

Please indicate source of estimate: real estate agent

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of March, 2018

Signature of Owner/s _____

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

FINANCIAL INCENTIVE PROGRAMS

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at London, Ont this 3rd 28th day of April March, 2018

Signature of Owner/s [Signature]

Signature of Witness [Signature]

JONATHON DARYL HINDLEY, a Commissioner, etc., Province of Ontario, for the Corporation of the City of St. Thomas. Expires March 23, 2021.

(Print Name), Jonathon Hindley a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
Heritage Design Program
Planning & Building Fees Program
Development Charges Program
Parkland Dedication Exemption Program
Residential Conversion, Rehabilitation and Intensification Program
Façade Improvement Program
Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

See attached Scope of Work

If additional space is required, please attach the additional information on a separate sheet.



**Re: Residential Improvements
87 St. Catherine Street
St. Thomas Ontario**

The following outlines the intended scope of work for residential improvements at the above noted multi-tenant project.

DEMOLITION AND CLEAN UP:

- Removal of older damaged cabinetry, flooring, bathroom fixtures, trim and doors
- Dispose of any damaged drywall and debris
- Removal of existing carpet and trim in common areas

PLUMBING:

- Bring plumbing rough-ins up to existing plumbing code
- Install new three-piece Mirolin acrylic tub in units
- Install all new water heaters in units
- Install new faucets and low flush toilet (3.7L) up to OBC standards

ELECTRICAL:

- Removal of all old and damaged outlets and switches
- Change over to new decor style switches and standard plugs
- Install GFCI circuits as needed in all wet areas
- Install new LED flush mount lights throughout
- Obtain ESA Electrical Check permit

HEATING AND COOLING:

- Replace damaged radiators as needed
- Install openings for air conditioning units

bold.

DRYWALL INSTALL AND REPAIRS:

- Replace any damaged drywall with 5/8" fire code drywall as needed for fire separation
- Float tape and prime to finished paint grade

FLOORING:

- Install subfloor as needed and repair any damaged areas
- Install new luxury vinyl plank throughout all 8 residential units and common areas

CARPENTRY:

- Install new doors and trim throughout interior of units (flat panel doors and flat stock trim)
- Install new fire rated steel doors into units entering into common areas with proper fire code door closers
- Install new shaker white kitchen and vanity in bathroom
- New Formica counters

PAINT:

- Repaint entire interior and common areas with eggshell Qualikote Sherwin Williams
- Repaint bathroom and wet areas with semi-gloss paint
- Trim and doors in semi-gloss

Approximate renovation cost of \$15,000 per unit.

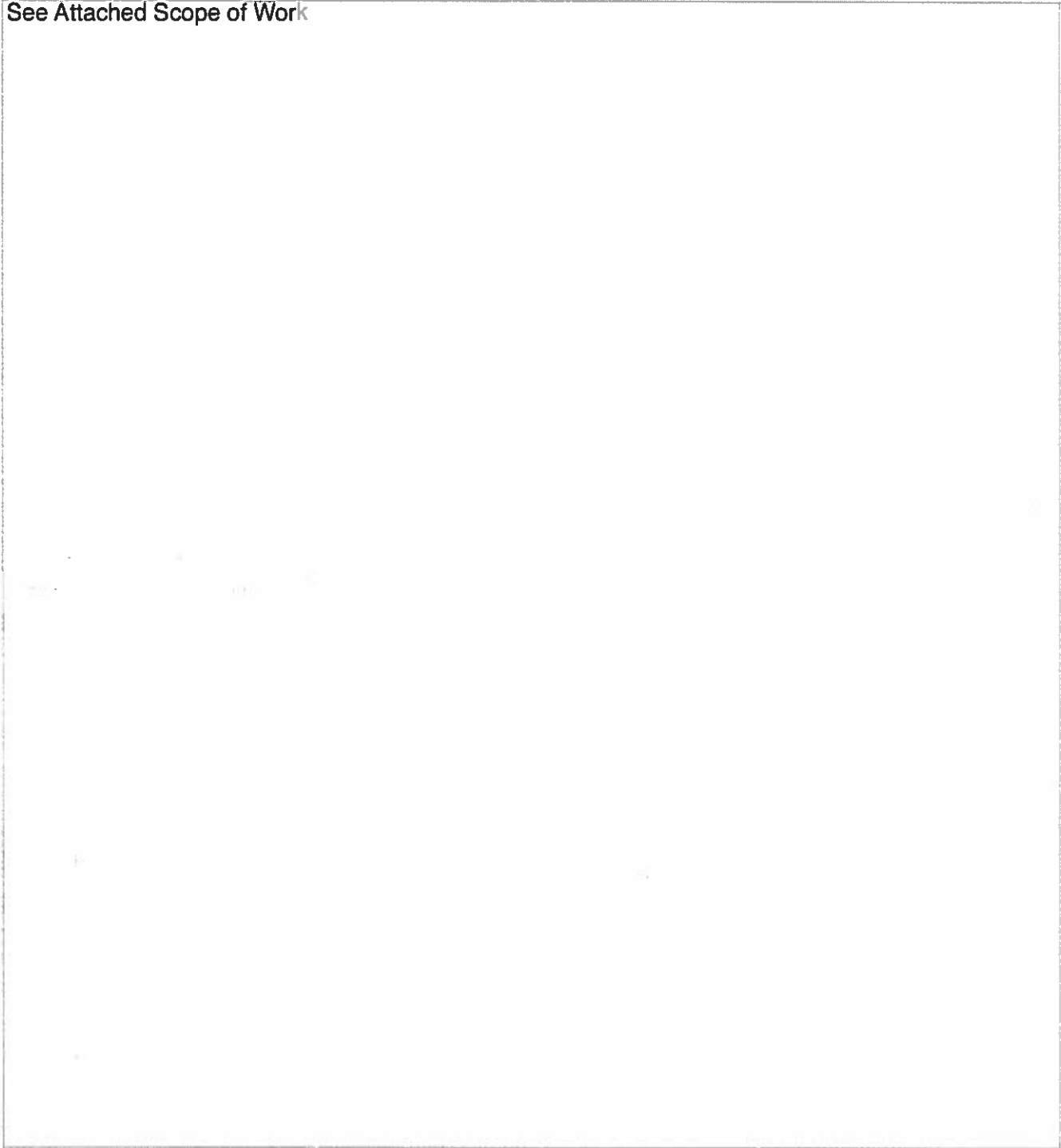
Regards,



Vernon Martin

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) Note: improvements must follow urban design guidelines as established by the Urban Design Study.

See Attached Scope of Work



If additional space is required, please attach the additional information on a separate sheet.



**Re: Residential Improvements
87 St. Catherine Street
St. Thomas Ontario**

The following outlines the intended scope of work for residential improvements at the above noted multi-tenant project.

FAÇADE IMPROVEMENTS:

- Install new laminated fibreglass shingle roof - \$12,000
- Replace all the capping, eaves trough and soffit in charcoal black -\$9200.00
- Sand and paint all metal fire escape Tremclad black to match all capping -\$2200
- Remove and replace deck to unit 6 with new PT wood deck and frame - \$3800
- Remove old concrete deck and install new concrete patio at the entrance of the building - \$2500
- Replace front door to new fire rated steel door with closer and light glass for more natural light - \$1200
- Replace as needed and repaint all 8 exterior doors to match new colour scheme
- Install new concrete patio behind unit 7 and 8 - \$4500
- Install new siding around back addition - \$3500

Regards,

A handwritten signature in black ink, appearing to read "Vernon Martin".

Vernon Martin

FINANCIAL INCENTIVE PROGRAMS

1.7 GENERAL APPLICATION QUESTIONS

1. Is your property a designated heritage building? Yes No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
3. What is the current status of the building?
 Vacant
 Occupied
 Underutilized

If other, please explain:

4. Are you converting and/or rehabilitating this space? Yes No
- If yes: a) are you creating new residential units? Yes No
- b) are you rehabilitating vacant residential units? Yes No
- c) are you bringing occupied residential units up to code? Yes No
5. Are you intensifying and/or redeveloping this space? Yes No
- If yes a) are you creating new residential units through the addition of new building space? Yes No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes No

How many residential units are being added?

6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:

a) Residential Conversion, Rehabilitation and Intensification Program

Grant Loan Both

b) Façade Improvement Program

Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

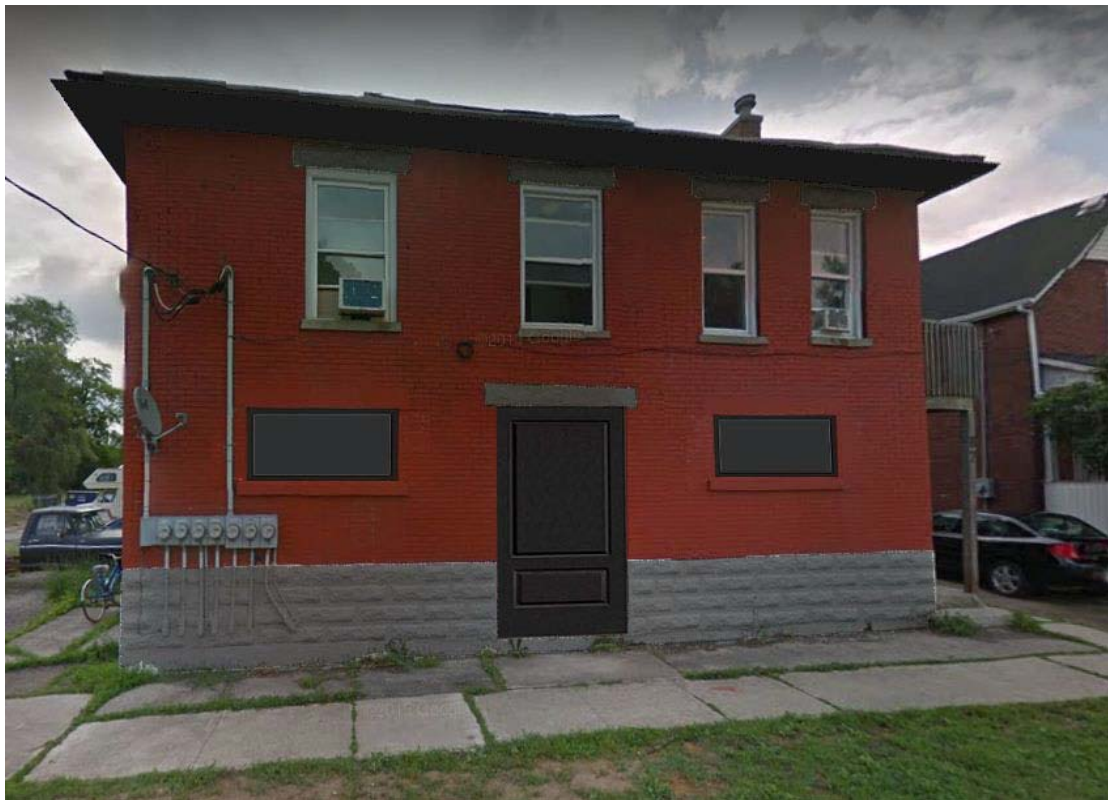
10. Estimated Total Construction Cost for the Residential project:

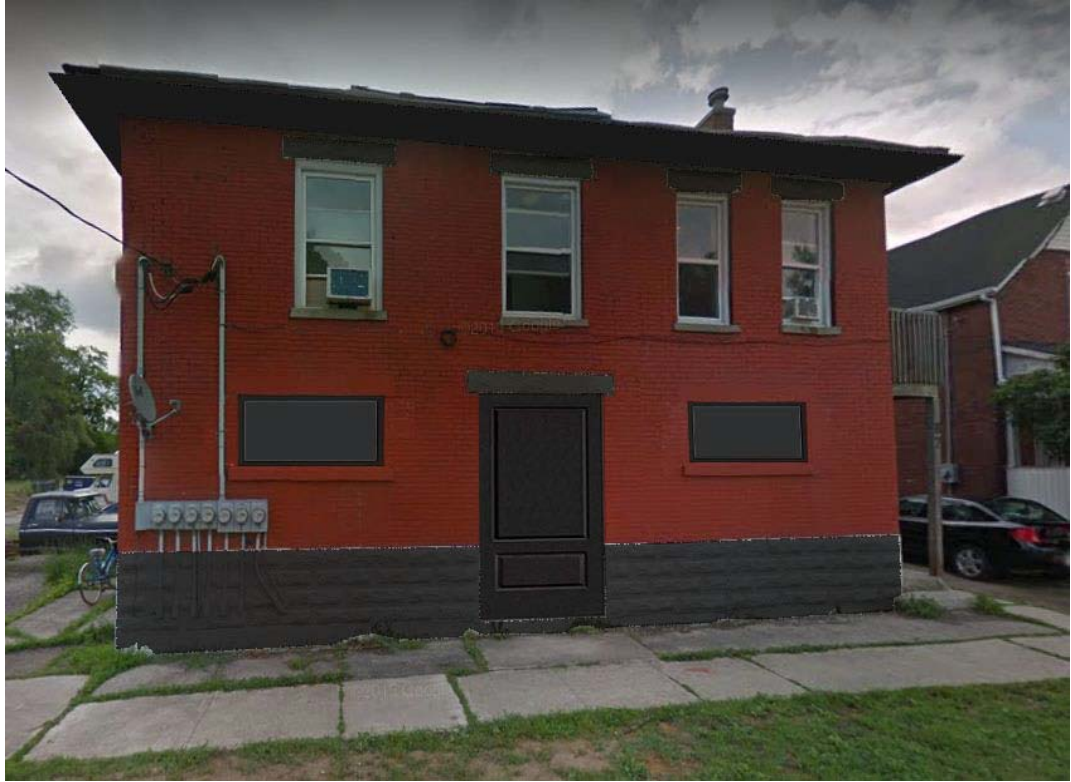
11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs:

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No





APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

CITY
SEP 21 2017
MANAGER

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

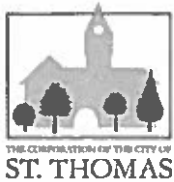
PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

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- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	2537606 ONTARIO INC				
If Corporation, Signing Officer to contact:	Brad Beausoleil				
Mailing Address:	1000 Pondmills RD				
City:	London	Province:	ONT	Postal Code:	N6N 1A2
Telephone:	519-690-2434	Facsimile:	519-690-2019	Email:	brad@millsconstructiongroup.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	50 Scott ST ST THOMAS
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Legal Description (Lot and Plan No., Assessment Roll No.):	Lot 1, n/s Lawrence ST Lots 1,2+3, s/s Scott ST Part 4 s/s Scott ST Plan 37 Part lot 11,12,13,14 n/s Custis ST Plan 15 as in STH8243 + STH8244
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Brief Description of Current Use:	School (Former)
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FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

- Are property taxes for the subject property in arrears? Yes No
- Are there any outstanding orders registered against the subject property? Yes No
- Are there any outstanding violations under the Fire Code? Yes No
- Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ 475,000 (Appraisal 2017)

Please indicate source of estimate: Valco Consultant Appraisal - 2017

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of _____,

Signature of Owner/s _____

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at City of St. Thomas this 20th day of September, 2017.

Signature of Owner/s [Handwritten Signature]

Signature of Witness [Handwritten Signature]

(Print Name), Crystal Penney a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2019.

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

50 Scott St is a former school with a solid structure allowing for a natural transition to a residential apartment complex. Its available parking, on-site laundry, proposed elevator, green space and proximity to downtown makes it a perfect residential conversion building. This project and our presentations have drawn the attention of most of the local affordable housing partners and that is our target market. We will be creating 36 residential units all with their own kitchen and bathrooms. Each unit will be self contained and meet or exceed OBC and local standards for dwellings. We will be installing all LED lighting, boiler heating and the maximum amount of insulation possible to create an environmentally responsible downtown project. There are 21 Bachelor units, 12 1-Bedroom and 3 2-Bedroom units. The building will be secure entrance in addition to a secure wing within the building that will be utilized by YW. Ontario Works, Canadian Mental Health Association and Psychiatric Survivors Network of Elgin are all considering head leases within the building as our target is 80% or less of market rents for all the units. We are requesting all available funding at this time as the application thru Ontario Works for this project was denied although having full local support from all the agencies. The, Planning & Building Fee Program, Development Charges program, Residential Conversion, Rehabilitation and Intensification Program are all being applied for and receiving these will directly impact the cost to the above organizations who desperately require affordable housing for over 650 currently. This project will accomplish that with your help.

If additional space is required, please attach the additional information on a separate sheet.

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) Note: improvements must follow urban design guidelines as established by the Urban Design Study.

50 Scott St is a former school with a solid structure allowing for a natural transition to a residential apartment complex. Its available parking, on-site laundry, proposed elevator, green space and proximity to downtown makes it a perfect residential conversion building. The facade of the building requires structural updates to the areas between the concrete post. This is due to the existing Masonry not being properly secure. We also require new windows to meet the OBC for the new residential units. The front and back facade will have a total rebuild between each concrete post. The 4' of lower brick, the siding and framed portion behind along with the windows will be removed. This will be replaced with a floor to ceiling steel stud wall, insulation vapour barrier and interior drywall. On the facade will be a new window and EIFS with a decorative band and possible cornice. The colour will be chosen to match the remaining brick and other features of the building. The new windows and EIFS make up approximately \$125,000 of the budget of the project.

Ontario Works, Canadian Mental Health Association and Psychiatric Survivors Network of Elgin are all considering head leases within the building as our target is 80% or less of market rents for all the units. The Facade Improvement Program is being applied for and receiving this will directly impact the cost to the above organizations who desperately require affordable housing for over 650 currently. This project will accomplish that with your help.

If additional space is required, please attach the additional information on a separate sheet.

1.7 GENERAL APPLICATION QUESTIONS

- 1. Is your property a designated heritage building? Yes No
- 2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
- 3. What is the current status of the building?
 - Vacant
 - Occupied
 - Underutilized

If other, please explain:

- 4. Are you converting and/or rehabilitating this space? Yes No
 - If yes: a) are you creating new residential units? Yes No
 - b) are you rehabilitating vacant residential units? Yes No
 - c) are you bringing occupied residential units up to code? Yes No
- 5. Are you intensifying and/or redeveloping this space? Yes No
 - If yes a) are you creating new residential units through the addition of new building space? Yes No
 - b) are you demolishing existing building(s) to create a new building with new residential units? Yes No

How many residential units are being added?

- 6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:

- a) Residential Conversion, Rehabilitation and Intensification Program
 - Grant Loan Both
- b) Façade Improvement Program
 - Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

- Front Façade
- Side Façade
- Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area. CIP Overall - Downtown

10. Estimated Total Construction Cost for the Residential project: \$ 1,400,000

11. Estimated Total Construction Cost for Façade Improvement: \$ 125,000

12. Estimated Total Design and Other Professional Costs: \$ 90,000

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No

TABLE 3.1 SUMMARY OF MUNICIPAL DOWNTOWN AND COMMERCIAL AREA REDEVELOPMENT INCENTIVE PROGRAMS

Type of Program	Welland	Thames Falls	London	Port Colborne	Lincoln	Chatham Kent	Frambridge	Woodstock	St. Thomas
1) Development Charge Waiver/Exemption	75% to 100% City development charge exemption. 50% to 100% Regional development charge reduction.	75% City development charge exemption. 50% to 100% Regional development charge reduction.	100% development charge exemption for residential.	100% City development charge exemption. 50% to 100% Regional development charge reduction.	No development charges in Town of Lincoln.	100% development charge rebate.	100% City and Region development charge exemption.	100% development charge exemption.	100% development charge rebate.
2) Tax Increment (TI) Based Grant	Annual grant of 80% of TI for up to 10 years.	Annual grant for up to 10 years. Grant of 80% of TI in years 1 to 5, 60% in years 6 and 7, 40% in year 8, and 20% in years 9 and 10.	Annual grant of between 80% and 60% of TI in year 1, decreasing to 10% in years 9 and 10.	Annual grant of 80% of TI for up to 10 years.	Annual grant of 80% of TI for up to 10 years.	Annual grant of 100% of TI for up to 5 years.	Up-front grant of up to 100% of remediation costs for brownfields only to a maximum grant of \$1,500 per residential unit.	Annual grant of 100% of TI for up to 5 years.	Annual grant of 100% of TI for up to 5 years.
3) Façade Improvement Grant/Loan	Grant for 50% of cost of façade improvement up to a maximum grant of \$12,500 per property. AND Grant for 50% of cost of side/rear façade improvement to a maximum grant of \$7,500 per property AND Maximum façade improvement grant can be increased by up to \$7,500 for properties designated under Ontario Heritage Act.	Grant for 50% of cost of façade improvement up to a maximum grant of \$10,000 per property.	10 year interest free loan for 50% of cost of façade improvement to a maximum loan of \$25,000 per building AND Maximum façade improvement loan can be increased by up to \$5,000 for properties designated under Ontario Heritage Act. BUT Maximum loan is still \$25,000 per building.	Grant for 50% of cost of front façade improvement to a maximum grant of \$10,000 per property AND Grant for 50% of cost of side/rear façade improvement to a maximum grant of \$5,000 per property AND Maximum façade improvement grant can be increased by up to \$5,000 for properties designated under Ontario Heritage Act.	Grant for 50% of cost of front façade improvement to a maximum grant of \$12,500 per property AND Grant for 50% of cost of side/rear façade improvement to a maximum grant of \$7,500 per property	Grant for 50% of cost of façade improvement to a maximum grant of \$7,500 per property AND Maximum total façade improvement grant can be increased by up to \$7,500 for improvements to side or waterfront façades with a significant public view AND 3 year interest free loan for 50% of cost of façade improvement to a maximum loan of \$20,000.	3, 4, or 5 year interest free loan for 50% of cost of building and façade improvement with up to 35% of loan as a grant (forgivable loan). Maximum loan amount of \$20,000 per building, and \$60,000 per owner AND Maximum loan can be increased by up to \$5,000 for additional frontages adjacent to public roads AND Maximum building improvement loan can be increased by up to \$5,000 for properties designated under Ontario Heritage Act	Grant for 50% of cost of façade improvement to a maximum grant of \$10,000 per storefront and \$30,000 for corner buildings AND A 1-time grant for 50% of cost of improvements to awnings, signage and lighting to a maximum grant of \$3,000 per building AND 10 year interest free loan for 50% of cost of façade improvement to a maximum loan of \$25,000 per building; AND 10 year interest free loan for 50% of cost of façade improvement	Grant for 50% of cost of façade improvement to a maximum grant of \$7,500 per property; AND 3 year interest free loan for 50% of cost of façade improvement to a maximum loan of \$20,000.

CITY OF ST. THOMAS DOWNTOWN PLANNING IMPLEMENTATION STRATEGY

Type of Program	Iveland	Ingersoll	Jordan	Port Colborne	London	Shedden Kent	Cambridge	Woodstock	St. Thomas
							or listed in City Heritage Registry.	to rear yards and alleyways to a maximum loan of \$25,000 per building.	
4) Building Improvement Grant/ Loan	Grant for 50% of cost of building improvement up to a maximum grant of \$12,500 per property	5 year interest free loan for 50% of cost of building improvement up to \$15,000 loan per property AND Maximum total building improvement loan can be increased by up to \$5,000 for heritage properties designated under the Ontario Heritage Act.	10 year interest free loan for 50% of cost of building improvement to a maximum loan of \$50,000 per building.		Grant for 50% of cost of building improvement up to a maximum grant of \$10,000 per property OR 5 year interest free loan for 70% of cost of building improvement up to \$20,000 loan per property.		Same as above	Facade Improvement Loan Program.	
5) Residential Conversion/ Intensification Grant/ Loan	Grant of \$15 per sq. ft. of space created to a maximum grant of \$15,000 per unit/ maximum 4 units.	5 year interest free loan on basis of \$20 per sq.ft. space created to a maximum loan of \$20,000 per unit. Maximum loan of \$500,000 per property.		Grant of \$10 per sq. ft. of space created to a maximum grant of \$10,000 per unit/ maximum 4 units OR 5 year interest free loan on basis of \$15 per sq. ft. space created to a maximum loan of \$15,000 per unit/maximum 4 units.	Grant of \$15 per sq. ft. of space created to a maximum grant of \$15,000 per unit/ maximum 4 units OR 5 year interest free loan on basis of \$20 per sq. ft. space created to a maximum loan of \$20,000 per unit/maximum 4 units.	Grant for 50% of construction cost to a maximum grant of \$5,000 per unit and \$40,000 per application AND 5 year interest free loan for 50% of construction cost to a maximum loan of \$10,000 per unit and \$80,000 per application.		Grant for 50% of construction cost to a maximum grant of \$5,000 per unit and \$40,000 per application; AND 10 year interest free loan for 50% of construction cost to a maximum loan of \$10,000 per unit and \$80,000 per application.	Grant for 50% of construction cost to a maximum grant of \$5,000 per unit and \$40,000 per application AND 5 year interest free loan for 50% of construction cost to a maximum loan of \$10,000 per unit and \$80,000 per application.
6) Project Feasibility Study Grant						Grant for 50% of cost of study to a maximum grant of \$5,000.			
7) Urban Design Study Grant	Grant for 50% of cost of an urban			Grant for 50% of cost of urban	Grant for 50% of cost of an urban design study to a	Grant for 50% of cost of a design study for a	Grant for 50% of cost of an urban design	Grant for 50% of cost of an urban design	Grant for 50% of cost of a heritage design

CITY OF ST. THOMAS DOWNTOWN PLANNING IMPLEMENTATION STRATEGY

Type of Program	Walland	Tragara Falls	London	Port Colborne	London	Chatham Kent	Cambridge	Woodstock	St. Thomas
	design study to a maximum grant of \$2,500.			design study to a maximum grant of \$1,750.	maximum grant of \$2,500.	designated or listed heritage building to a maximum grant of \$1,500.	study to a maximum grant of \$1,750.	study to a maximum grant of \$1,500.	study to a maximum grant of \$1,500.
8) Planning and Building Permit Fee Grant/Rebate	Grant equal to 100% refund of planning application fees, building permit and sign permit fee to a maximum grant of \$5,000.			Grant equal to 100% refund of planning application fees, building permit and sign permit fee to a maximum grant of \$5,000.		100% rebate of planning and building permit fees.	100% waiver of planning and building permit fees.	Grant equal to between 100% of all planning and building permit fees.	100% rebate of planning and building permit fees.
9) Reduced Parking Requirements						For residential units, parking standards are waived or 100% cash in lieu is rebated.		100% grant of parking dedications fees for targeted uses.	
10) Reduced Parkland Dedication Requirements						For residential units, parkland dedication requirements are waived or 100% cash in lieu is rebated.			For residential units, parkland dedication requirements are waived.
11) Heritage Tax Relief						40% reduction in municipal portion of post-restoration property taxes for 5 years following completion of work.			40% reduction in municipal portion of post-restoration property taxes for 5 years following completion of work.
Number of Programs	7	5	4	6	6	10	6	7	8