

Downtown Revitalization Incentives Program

Grants for Apartment and Mixed-Use Buildings



Presenter: Amanda Haitas, Senior Manager
Department: Planning and Development Department
Meeting Date: November 24, 2021

Quick Poll

If you could take away one thing, what would you like us to try to cover in today's presentation?

Presentation Outline

1. Program Objectives and Program Area
2. Introduction to the Grants
3. Definition
4. General Eligibility and Guidelines
5. Grants: Premises, Façade Improvement, Interior Improvement, Patio, Beautification Projects, Murals
6. Application Process, Review Process and Agreement
7. General tips for a successful application and Q&A

Program Objectives

1.

To **retain existing businesses**, while encouraging new businesses in the Downtown.

2.

To introduce new features & amenities that **create interest, improve accessibility, enhance safety, and increase vibrancy**, helping to transform the Downtown into **a place people want to spend time**.

3.

To **enhance the aesthetic** qualities of private buildings and property to **improve the character and quality** of the Downtown

4.

To leverage public funding to **catalyze private investment** in the Downtown.

Program Area



Introduction to the Grants:



Premises Improvement
Grant



Interior Improvements
Grant



Patio Grant



Façade Improvement
Grant



Beautification Projects and
Murals Grant

Question: I own/manage an apartment building. Are apartment building projects eligible?

Answer: Apartment buildings may be eligible for Façade Improvement Grant and Premises Improvement Grant.

Question: Why are Apartment Buildings and Mix-use Buildings eligible?

Answer: Because the Apartment Building and Mix-use are important part of the Downtown landscape

Definition

Apartment Building

“Apartment Building” means development comprised of three or more dwelling units contained within a building having shared entrance facilities, in which the dwellings are arranged in any horizontal or vertical configuration, and which does not conform to the definition of any other residential use.

Mixed-use

“Mixed-use” means a building with Commercial uses at-grade and Residential uses above.



Grant General Eligibility

Grant	Apartment	Mixed Use
Premises Improvement Grant	√	√
Façade Improvement Grant	√	√
Interior Improvements Grant		√
Patio Grants		√
Beautification Projects		√
Murals Grants		√

Premises Improvement Grant

\$10,000 to \$40,000 per premises area (50%)

Who is this geared to?

- premises that serve commercial, institutional, **mixed-use and apartments buildings**



Premises Improvement Grant

\$10,000 to \$40,000 per premises area (50%)

Sidewalks

Road signs

Soft landscaping

Fences

Sustainable transportation infrastructure

Parking lot

Artwork

Site grading and drainage

Benches

“green” infrastructure components

Driveway

Lighting

Erosion control

waste/recycling bins

Handrails or guardrails for accessibility

Facade Improvement Grant

\$25,000 or \$75,000 per building (50%)

Who is this geared to?

- commercial, institutional, **mixed-use and apartment buildings**
- *Two options*
- Simple façade improvements
 - 1+ element and/or portion of building improved
- Comprehensive façade improvements
 - 4+ elements and building-wide improvements



Facade Improvement Grant *Design Elements*

(Project demonstrates: Simple projects (1+) & Comprehensive projects (4+) Key Facades Improved)



Accessibility

e.g. ramps, handrails



Architectural Features

e.g. Painting and new cladding



Awnings and Canopies

e.g. New or replacement awnings and canopies



Building Materials

e.g. New or restored masonry and brickwork



Lighting

e.g. New or upgraded exterior lighting



Reconfigured Entrances and Storefronts

e.g. New doors



Seasonal Elements

e.g. Flowerpots, window boxes, hanging baskets



Signage

e.g. New signage (located on facade)



Windows

e.g. New windows

Interior Improvement Grant

\$50,000 per building and In multi-tenant or use buildings, a further \$50,000 (50%)

Who is this geared to?

Interior improvement that serve commercial and **mixed-use commercial main floor buildings**



Patio Grant

\$15,000 per building

Who is this geared to?

Patio improvement that serve restaurant and **mixed-use commercial main floor buildings**



Beautification Projects and Murals Grant

\$1,500 for Beautification (50%) and \$30,000 for Murals Grant (75%)

Who is this geared to?

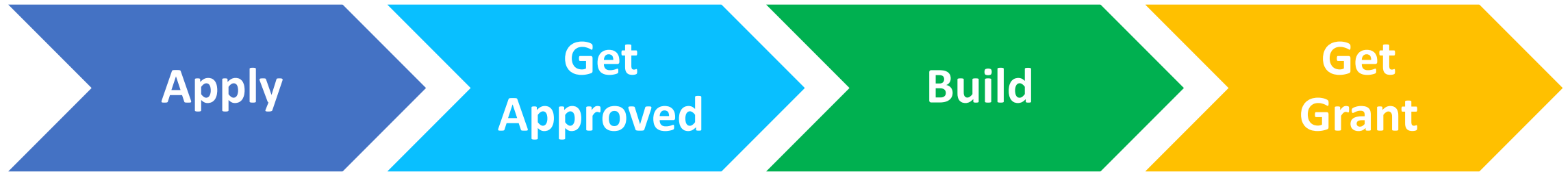
Beautification project improvement that serve commercial and **mixed-use commercial main floor buildings per business**



Apply

- For detailed information, please follow the link www.rmwb.ca/incentives
- Email application form + supporting documents to incentives@rmwb.ca
- For other resources and prior presentations, please visit www.rmwb.ca/incentives

Application Process



- **Pre-app meeting**
- **Gather documents**
- **Apply**
- **Review & revisions**

- **Decision**
- **Agreement offered & signed**

- **Permits**

- **After photos**
- **Receipts**
- **Site visit**
- **Other checks**

Application Process: Pre-application Meetings

Pre-application meetings strongly recommended!

- ✓ Learn about the Program
- ✓ Confirm your eligibility
- ✓ Receive personalized project advice
- ✓ More tips for applying
- ✓ Virtual meeting options available

Review Process

- Program staff will review your application for completeness and quality.
- Program staff will contact applicants if revisions or additional information is required.
- Decisions are made by the Manager of Planning and Development.

Agreement

- Successful applicants will be provided with an agreement that sets out the terms and conditions.
- Agreement must be executed before any grant-related works begins.
- Projects must complete construction within 12 months of the date on the executed agreement.
- Extensions may be granted if necessary.

Question: Is my condominium eligible to apply?

Answer: Under the program, condominiums may be classified as apartments or mixed-use building depending on their design.

If I have a restaurant in a Mixed-Use building, can I apply for a grant?

Answer: Yes. You can apply for all the grants including Patio Grant

Question: I own an apartment building; Can I apply for other grants such as Interior, Patio, Mural and Beatification Grant?

Answer: No. The apartment building is only eligible for Premises and Façade Improvement Grant.

Question: I own a mixed-use building; Can I apply for any grants for residential improvement?

Answer: No! These grants are only applicable for the commercial entity.

Thank You!

Questions?

Contact:
incentives@rmwb.ca

Information:
www.rmwb.ca/incentives