

## Building and Property Improvement



### Purpose

To promote the maintenance and physical improvement of existing commercial, mixed use, and institutional buildings, in order to improve their attractiveness and safety, and provide usable space.

To promote improved accessibility, landscaping, driveway access, and parking areas of existing commercial, mixed use, and institutional properties, with particular emphasis on the public street edge in order to improve visual quality and create a safer and more comfortable pedestrian environment.

### Description

This program will provide a grant equal to up to 50% of the cost of eligible interior and exterior building improvement works and property improvement works, to a maximum grant of \$10,000 per property/project.

### Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

- a)** The following types of building improvement works on existing commercial, mixed use and institutional buildings are considered eligible for a grant under this program:
  - i)** exterior, entrance and interior modifications to provide barrier-free accessibility;
  - ii)** structural repairs to walls, ceilings, floors and foundations;
  - iii)** repair/replacement of roofing, windows and doors;
  - iv)** water/flood/weatherproofing, and flood mitigation measures;
  - v)** extension/upgrading of plumbing, electrical, HVAC services, and upgrading/installation of septic system for the creation of commercial or residential space;
  - vi)** installation/alteration of required window openings to residential spaces;
  - vii)** installation/upgrading of fire protection systems;
  - viii)** energy efficiency retrofits and improvements; and,
  - ix)** other similar building repairs/improvements related to health, safety, risk management and environmental issues, as may be approved by the Municipality.
  
- b)** The following types of property improvement works on commercial, mixed use and institutional properties are considered eligible for a grant under this program:

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## Program Requirements (cont.)

- x)** construction, consolidation, paving/repaving or other improvement of parking areas;
  - xi)** consolidation/improvement of driveway access/egress points;
  - xii)** landscaping features, including plant materials, planters, and planting strips;
  - xiii)** curbing, decorative walls, fencing, benches, and walkways;
  - xiv)** addition of new lighting and/or upgrading of existing lighting (e.g., conversion to LED lighting) where said lighting is not attached to the building;
  - xv)** construction, expansion or upgrading of an outdoor commercial patio/café area;
  - xvi)** installation/upgrading of bicycle racks;
  - xvii)** architectural/design fees required for eligible works (to a maximum of 10% of the grant amount); and,
  - xviii)** other similar property improvements as may be approved by the Municipality.
- c)** For buildings where heritage features are being restored or reconstructed and for buildings designated under Parts IV and V of the Ontario Heritage Act, the restoration and reconstruction works should be supported by documentation in the form of historic photographs or drawings clearly showing the heritage feature(s) to be restored or reconstructed.

**d)** The Municipality may consider applications for phased building and property improvements, subject to the maximum grant amounts noted above.

## How to Apply

Visit [www.trentlakes.ca/CIP](http://www.trentlakes.ca/CIP) for full program details and eligibility, then contact our Planning Department to discuss your project.