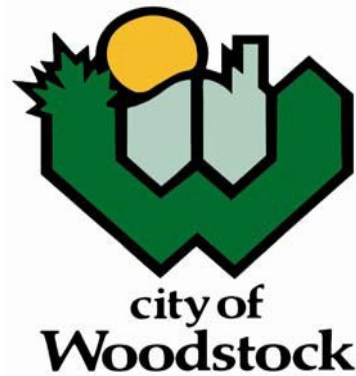


CITY OF WOODSTOCK



COMMUNITY IMPROVEMENT PLAN

CITY OF WOODSTOCK
500 DUNDAS STREET
P.O. Box 1539
WOODSTOCK, ONTARIO
N4S 0A7

TELEPHONE: (519) 539-1291
WEBSITE: www.cityofwoodstock.ca

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1.0 INTRODUCTION

Community Improvement Plans are commonly used as a tool to provide assistance to municipalities to address challenges related to growth management, accessibility, re-development of existing buildings and properties, downtown improvement and incentivizing developments and improvements that contribute to community-wellbeing.

The intent of a Community Improvement Plan (CIP) is to outline the possible range of programs and incentives that may be offered by the City of Woodstock, to promote and encourage renewal and redevelopment within areas of the City that require investment. This Plan is intended to outline a broad range of possible programs and incentives, including eligibility and evaluation criteria for CIP applicants. The City is not obliged to implement all of the incentives outlined in this Plan and may discontinue or reduce funding for the incentives at any time. Further, City Council reserves the right to determine, as its sole discretion, the implementation scheduled of the proposed financial incentives contained in this Plan.

2.0 AREA OF APPLICATION

The City of Woodstock has designated the entire area of the City of Woodstock, encompassing the City Corporate boundary as a Community Improvement Area for the purpose of this Plan.

3.0 LEGISLATIVE AUTHORITY

MUNICIPAL ACT

Ontario's Municipal Act, 2001, is the principal statute governing municipal organization and deliverance of services in Ontario. The Municipal Act came into effect on January 1, 2003, replacing the 1990 Municipal Act. Effective January 1, 2007, the Municipal Statute Law Amendment Act significantly amended the Municipal Act. The amendment provides municipalities with broad permissive powers that allow for greater flexibility in meeting their community's expectations and fulfilling their responsibilities.

Under Section 106 of the Municipal Act, municipalities are prohibited from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of certain financial incentives, which are commonly known as 'bonusing'. There are exceptions however, which provide municipalities with the ability to offer incentives to carry out a community improvement plan. Examples of assistance that can be offered to businesses include:

- Making improvements to buildings on municipal land and selling or leasing the land to business (s. 28(6) of the Planning Act);
- Leasing or selling municipal land to businesses (s. 28(6) of the Planning Act);
- Making grants or loans to businesses for eligible costs (s. 28(7) to (7.3) of the Planning Act); and
- Providing property tax cancellations to businesses (s. 365.1 of the Municipal Act, 2001).

PLANNING ACT

Section 28 of the Planning Act provides municipalities with the authority to designate a 'Community Improvement Project Area', and the preparation of a 'Community Improvement Plan', provided there are provisions in the Official Plan relating to community improvement. Where a municipality has a 'Community Improvement Plan' in place, the Act states that a municipality may undertake the following:

- Acquire, hold, clear, grade, otherwise prepare, sell, lease or otherwise dispose of lands;
- Construct repair, rehabilitate or improve buildings on lands acquired or held by the municipality;

- Make grants or loans to registered owners, assessed owners and tenants of lands or buildings to pay for the whole or part of any cost of rehabilitating such land or buildings; and
- Enter into agreements with any government authority for conducting studies and for the preparation, implementation and financing of plans and programs.

PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes the policy foundation for regulating the development and use of land and supports the provincial goal to enhance the quality of life for the citizens of Ontario. The PPS is issued under Section 3 of the Planning Act, which requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS provides high-level policy direction pertinent to community improvement areas, including intensification, redevelopment, mixed land uses and heritage preservation. In this regard, the PPS promotes:

- The achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, public service facilities, institutional uses (including childcare facilities), improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society (Section 2.1.6);
- Providing for an appropriate range and mix of housing options and densities by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units (Section 2.2.1);
- Land use patterns within settlement areas based on densities and mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities. Planning authorities shall also support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities (Section 2.3.1);
- Support a modern economy by promoting economic development and competitiveness by providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, identifying strategic sites for investment and seeking to address potential barriers to investment (Section 2.8.1)
- Conservation of significant built heritage resources and significant cultural heritage landscapes (Section 4.6).

4.0 OXFORD COUNTY 10 YEAR SHELTER PLAN AND MASTER HOUSING STRATEGY

The County of Oxford adopted a 10-year Housing for All Plan in 2024 for the purpose of providing a vision of how housing services and supports should be delivered to meet the diverse needs of the community. The Housing for All Plan builds upon the previous 10-year Plan, while considering changing market conditions, housing/community needs and financial challenges. The Plan also considers varying strategies and actions to address critical needs across the housing continuum, including emergency shelters, transitional, social and supportive housing, market and affordable rental housing, and homeownership.

While the creation of affordable housing is central to the County’s 10-Year Shelter Plan, the County

also adopted a Master Housing Strategy in 2022, to provide a variety of strategies and initiatives to more specifically assist in addressing the current housing supply shortage. Of note, the Strategy included the consideration of incentives to further promote more affordable housing options throughout the County.

Following development of the Strategy, County Council further authorized their staff to review the CIP with the intent of formally exempting affordable housing projects from County planning application fees and encouraging Area Municipalities to consider similar incentives with respect to Affordable Housing.

5.0 MUNICIPAL POLICY FRAMEWORK

Both the City's Strategic Plan and County Official Plan contain objectives and strategies to promote additional commercial and residential development in and around the Downtown area. Similarly, both documents have policies to support the re-use of buildings for commercial and residential purposes. The relevant policies of these documents are outlined below:

STRATEGIC PLAN VISIONS AND OBJECTIVES

- Enhance the vibrancy of the downtown core;
- Promote Woodstock as a place to attract and retain business;
- Support the creation and intensification of residential units in the downtown;
- Provide the necessary resources to support community and economic growth;
- Optimize use of existing building inventory in Woodstock;
- Support the productive use of heritage buildings in Woodstock;
- Enhance the quality of life

OFFICIAL PLAN POLICIES

CITY OF WOODSTOCK LAND USE POLICIES

Section 7 of the Official Plan contains land use policies applicable to the City of Woodstock that provide general policy direction and the long-range planning framework for development within the City. Within these policies are a number of strategic initiatives that are relevant in the development of a CIP, including:

- Facilitate small business opportunities by designating entrepreneurial districts within the Central Area which will permit the conversion of residences for offices and business services, personal services, cottage industry and similar types of uses while continuing to permit residential uses;
- Increase the residential population living within and in the vicinity of the Central Area through the creation of new accessory residential units within commercial, institutional, and industrial buildings and new medium and high density residential development;
- Maintain a Central Business District which provides opportunity for new retail commercial redevelopment while at the same time promoting compactness to support pedestrian use;
- Conserve and enhance the heritage resources of the Central Area including the administration of municipal programs to maintain and enhance heritage elements in the Central Area;
- Provide opportunities to develop the full range of housing required to meet the needs of Woodstock residents, including ownership and rental housing, affordable housing and specialized housing throughout the City;
- Increase the supply of affordable housing by integrating adequate housing for low- and moderate-income households and those with special needs through the City;
- Ensure that existing housing stock is conserved and renewed as an important element in meeting future housing needs by promoting the maintenance and rehabilitation of existing stock.

CULTURAL HERITAGE POLICIES

The Official Plan requires that significant built heritage resources and cultural heritage landscapes that are valued by the community be conserved. If the City identifies a property as having significant cultural heritage value or interest, it may initiate the process of designating the property by By-law under the Heritage Act. The City also has the power to designate Heritage Conservation Districts where the character of older neighbourhoods and areas of the City have significant heritage value such as the Central Area.

The CIP supports these policies in the Official Plan by recognizing existing cultural heritage resources and promoting the designation of potentially significant properties within the Community Improvement Project Area.

TRANSPORTATION POLICIES

The goal of the City is to establish a coordinated transportation system that facilitates the safe and efficient movement of traffic within the City as well as external linkages in the regional setting.

Schedule “W-5” of the Official Plan identifies the road network within the City of Woodstock. These identified roads have various functions based on the capacity and their location within the City. The CIP should recognize the established road network and identify opportunities for improving the transportation network through off-street parking, infrastructure improvements and other initiatives deemed appropriate by the City. It is recognized that some roads within the City are under the jurisdiction of the County and any program would need approval and cooperation of the County.

CONTAMINATED SITES

Section 10.4.6 of the Official Plan provides that where a redevelopment proposal demonstrates a change in land use on a site where contaminants may be present, the County and/or City will require that environmental site assessment and site clean-up be undertaken as required in accordance with Section 3.3.3.2 of the Official Plan. The County and/or City may:

- Provide grants and/or loans to owners and tenants of properties to assist in clean-up and redevelopment of the lands or buildings to conform with the Community Improvement Plan;
- Cancel or not increase the municipal portion of the property tax on sites during the rehabilitation period;
- Cancel or not increase the education portion of the property tax on sites during the rehabilitation period with the approval of the Ministry of Finance.

COMMUNITY IMPROVEMENT POLICIES

Section 10.4 of the Official Plan also contains policies directly related to Community Improvement and designates land within the City of Woodstock as an area eligible for community improvement. The policies are intended to guide both private and public community improvement activities within designated community improvement project areas and are premised on a number of goals, including:

- The upgrade and improvement of municipal hard services, social and recreational facilities and public utilities;
- The preservation and upgrade of older residential neighbourhoods and settlements;
- The strengthening of existing central areas;
- The improvement of existing industrial areas by encouraging further development and redevelopment;
- Consideration of participation in senior government funding assistance programs; and
- Encouraging the coordination of municipal, private and community organizations in promoting community improvement efforts.

In addition to a number of general criteria for the designation of community improvement areas, the Official Plan provides additional guidance for identifying residential, commercial and industrial improvement areas based on, among other matters, the structural integrity of building stock, lack of community facilities and, in the case of commercial improvement districts, those areas that are experiencing high vacancy rates, inadequate off-street parking and poor traffic circulation.

Implementation measures to achieve community improvement objectives include:

- Preparation and adoption of CIPs;
- Regulatory measures such as maintenance and occupancy by-laws and the use of the Heritage Act;
- Utilizing public funding available from municipal, provincial and federal programs to assist in community improvement; and
- Land acquisition for the purposes of community improvement.

This CIP has been developed in accordance with requirements of the Planning Act and is in conformity with the policies of the County of Oxford Official Plan.

CITY OF WOODSTOCK CENTRAL AREA DESIGN STUDY

In 2010, the City of Woodstock and County of Oxford Community Planning Office initiated an update of the City's Downtown Urban Design Guidelines to replace the previous guidelines, which were adopted by the City in 1991. The new guidelines were developed with the goal of developing a new vision for Woodstock's Central Area in addition to the fact that the 1991 guidelines were considered to be dated. This study focused on the Central Business District and Entrepreneurial District, as defined in the Official Plan. The first step was to conduct an in-depth site analysis to examine the existing conditions downtown. The overall study considered issues such as main street character, circulation (driving, walking and cycling), key intersections, property characteristics and key destinations and views. The study further examined the study area for redevelopment opportunities to revitalize the downtown and surrounding areas.

The Design Study contains several overall recommendations for the study area as well as area-specific goals and phasing for each of the 'Character Areas' that are identified in the study. More specifically, the Character Areas are:

- Central Area West, which is defined as the area which runs the length of the Dundas Street between Mill and Brock/Light Streets. This is the western limit of the area examined in the Design Study;
- Civic Central Area, which is defined as the area that runs the length of Dundas Street between Brock/Light Streets and Wellington Street. This area contains several significant institutional buildings including the County Courthouse, City Hall, Woodstock Art Museum, Museum Square, Market Square, and County of Oxford Administration Office;
- Central Area East, which runs the length of Dundas Street between Wellington Street and Bay/Beale Streets; and
- Transit Opportunity Area, which runs the length of Dundas Street between Bay/Beale Streets and Huron/Wilson Streets.

The recommendations, which are intended to provide a long-term and fluid plan for the City's downtown, propose to transform the study area into a pedestrian-oriented destination with day and evening activities through the introduction of residential development and an improved integration with surrounding neighbourhoods.

The Design Study also includes a number of recommendations intended to assist the community in effectively implementing the design principles contained in the document. Generally, the study will serve to guide the physical development of the Central Area and will provide a basis for Council's consideration of future Official Plan policies, Zoning By-law provisions, site plan guidelines and

community improvement initiatives. The recommendations relevant to a community improvement plan included:

- Targeted land uses for each character area;
- Four proposed street character classifications;
- Gateways, green streets and enhanced treatment areas;
- Proposed building form, ground floor conditions, angular planes, setbacks, stepbacks, building width, streetwall condition, outdoor amenity space, roofscapes, building articulation and detailing;
- New and existing developments within heritage character areas, including site design, building orientation, built form, height, massing, building articulation and detailing; and
- Specific urban design guidelines for each identified character area.

The results of the above-noted analysis were brought to the public through an extensive consultation process. This included open house/workshops to obtain feedback from the community, together with more focused meetings with selected stakeholders and interest groups within the City. The guidelines were ultimately adopted by City Council in June, 2011.

COUNTY OF OXFORD COMMUNITY IMPROVEMENT PLAN

In September 2013, County Council adopted a County-wide CIP to complement Local Municipal CIPs, in an effort to encourage further redevelopment and revitalization within and around central areas of the County's settlements. The current CCIP offers a tax grant back incentive program, which provides an annual grant back to owners who have undertaken improvements or redevelopment to buildings/lands that have resulted in an increased property assessment. In general, if annual taxes increase due to improvements, owners may be eligible for an annual grant (for a set period of time) based on the property's increased tax assessment.

The original CCIP, as adopted by Council in 2013, included the City of Woodstock and the Town of Tillsonburg, reflecting the local CIPs that had been adopted by those communities at the time the CCIP was approved.

On December 14, 2022, County Council considered Report No. HS 2022-10, respecting the adoption of a Master Housing Strategy. The County Master Housing Strategy (MHS) identifies a number of challenges with respect to the current housing market, including a low supply of rental units for both low and moderate income households. Due to the high cost associated with home ownership, rental housing is particularly important to a growing number of mid-range income residents. In light of this, the MHS offers a number of recommendations to encourage residential rental development, including the implementation of CIP incentives for affordable housing. In support of this Strategy, on March 22, 2023, County Council amended the County CIP to include a program to exempt affordable housing projects from County planning application fees throughout the County.

APPLICABLE GEOGRAPHIC AREA

This Community Improvement Plan will apply to all lands within the City of Woodstock, and is intended to replace the existing Downtown CIP originally adopted in March, 1999 by Woodstock City Council and ultimately approved by the Ministry of Municipal Affairs in January, 2000. Subsequent to this, the CIP was further amended in 2004, 2011, & 2012 by Woodstock City Council.

On January 18, 2024 Woodstock City Council directed staff to review the existing Downtown CIP and subsequently expand the extent of the CIP area to include all of the City, and to expand the number of programs offered to encompass other municipal objectives, including physician recruitment, redevelopment of contaminated sites and to explore incentives and grants to spur the development of affordable and attainable housing in the City. Further, on September 19, 2024 Council approved a report recommending the addition of incentives to support home-based childcare and licensed childcare centres.

6.0 AGENCY CIRCULATION AND PUBLIC CONSULTATION

Notice of February 17, 2026 public meeting was posted in the Oxford Review and Woodstock-Ingersoll Echo and City of Woodstock website. Additionally, direct notification of meeting dates was sent to the City's Business Improvement Area as well as the Chamber of Commerce.

The statutory public meeting to consider the Community Improvement Plan was held by Woodstock City Council, in the City's Council Chambers, on February 17, 2026 to allow the public an opportunity to review the proposed CIP programs and to ask questions of City and County Planning staff. No persons spoke or made a written submission to City Council raising questions or concerns with respect to the CIP during the public meeting.

7.0 COMMUNITY IMPROVEMENT PROGRAMS

7.1 GOALS AND OBJECTIVES

The purpose of the City's CIP is to promote the development and redevelopment of buildings and lands within the City's Central Area and in strategic locations throughout the City, support brownfield redevelopment opportunities and support redevelopment of vacant employment lands and buildings, support the City's housing objectives, support childcare-related initiatives, and other goals and objectives as outlined in the City's Strategic Plan. In general, the intent of these objectives is to improve the social wellbeing of the City.

The fundamental goal of the CIP is to promote development in the City by encouraging property and business owners to improve the visual quality and function of buildings with a view to enhancing the long-term viability and economic stability of the City. The CIP seeks to also promote and encourage development in the downtown area by encouraging downtown property and business owners to improve properties through various means to build upon the traditional character of the downtown as a means to attract visitors and investment to the City's Downtown, which is identified as the focus for business activity, administrative and cultural centre within the City as well as the County of Oxford. The goals of the CIP are consistent with the policies of the County Official Plan and compliment the directives of the County's 10-Year Shelter Plan and the Master Housing Strategy.

Furthermore, the objectives of the CIP are to:

- improve the aesthetics and structural integrity of the existing building inventory in the downtown;
- preserve the traditional and heritage features within the downtown streetscape and encourage improvement that is sympathetic to the history of the area;
- strongly encourage improvements to all facades including those facing municipal parking lots; and
- encourage investment in the downtown that improves the economic climate of the core area and increases its importance as a destination for residents and visitors;
- increase the creation of affordable housing for low- and moderate-income households by assisting to minimize the barriers and costs associated with the development process;
- further promote and encourage the development of affordable housing;
- use existing services and infrastructure more effectively;
- attract the full range of services, such as physicians and childcare providers, that are necessary to serve the residents of Woodstock and improve and maintain their quality of life;
- stimulate investment in housing that meets the goals and objectives of the Strategic Plan; including various forms of accommodation along the Housing Continuum (such as Affordable/Affordable Rental*).

*Note: affordable housing has typically been defined as either ownership or rental housing where monthly housing costs do not exceed 30% of gross monthly household income. Affordable rental

housing has also been defined as units rented at or below the CMHC average market rent, as provided by the Ministry of Municipal Affairs and Housing. For the purposes of this plan, the definition for these categories of housing will be as defined in the current version of the County of Oxford's Municipal Housing Facilities By-law.

7.2 PROPOSED STRATEGIES AND INITIATIVES

This plan is premised on the belief that the Downtown area is meriting of special consideration to ensure that it remains a viable community-wide resource and functions as the heart of the City, and that the introduction of incentives as contained within this plan will assist the City in achieving their goals and objectives for the Downtown and other areas of the City.

Furthermore, the plan recognizes that there are deficiencies of several community assets that have a significant impact on many citizens' quality of life. These shortages include affordable housing, primary care physicians, and licensed childcare spaces. The Community Improvement Plan is a helpful tool in addressing these shortages.

The Table shown in Appendix I summarizes a number of strategies and initiatives that may be pursued by the City to foster community development.

As noted in the introduction of this Plan, it is not the intent of this Plan that the City is obligated to implement all of the initiatives outlined at this time, considering that further analysis and debate by Council may be required. This list of initiatives is not intended to be exclusive or exhaustive but rather is intended to provide an indication of the range of actions that may be taken to promote downtown revitalization and renewal.

This Plan is also intended to be generic to allow for additional projects and/or programs to be undertaken as they are identified, without amendment to the Plan.

7.3 FINANCIAL INCENTIVE PROGRAMS

This section outlines the financial incentive programs that may be implemented by the City through the CIP. These incentive programs are designed to stimulate and assist new development, redevelopment and rehabilitation of vacant, underutilized or deteriorated properties in the downtown and throughout the City and will be funded by way of both grants and/or loans.

The following general implementation and eligibility criteria shall apply to all financial incentive programs offered through this plan:

- Grants will only be paid out after the applicable improvements have been completed and inspected by the City and all outstanding work orders have been satisfied;
- The taxes for a property must be paid up in full before any grant or loan is paid to an eligible property owner and shall be kept up to date during the period of time participation in the program occurs, otherwise such grant or loan shall be forfeited any grant or loan shall be repaid to the City;
- If a property is under an assessment appeal, the grant or loan application will be held in abeyance until the appeal is resolved;
- Where other sources of government and/or non-profit organization funding (Federal, Provincial, County, CMHC, Federation of Canadian Municipalities, etc. that can be applied against the eligible costs are anticipated or have been secured, these must be declared as part of the application. Accordingly, the grant/loan may be reduced on a pro-rated basis;
- Any program applicant may be required to provide a business plan for the proposed works as part of the application;
- Participating property owners will be required to enter into an agreement with the City specifying such items as the level of loan or grant available and the terms and conditions associated with the loan or grant, including the circumstances whereby an owner would be

- obligated to repay the City for any loans or grants received;
- If a building, erected or improved with a program grant or loan, is demolished prior to the expiry of the grant or loan period, or the property is not maintained in a satisfactory state of repair consistent with City By-laws, the grant or loan is forfeited and will be recovered by the City;
 - To be eligible for any of the funding programs, the proposed work shall conform with all City policies, standards and procedures including zoning, site plan guidelines, and Central Area Design Study guidelines, and heritage matters and will be subject to review and the issuance of all required planning and development approvals and building permits;
 - In no case shall the total level of an individual grant or loan or bundling of programs provided to an applicant under the CIP exceed the cost of rehabilitation;
 - All applications for loan assistance under this community improvement plan will be considered on a 'first come, first served' basis and will be restricted to the limit of budgeted funding. Should the number of eligible projects exceed the annual funding available, those eligible projects will be held in queue until and if funding becomes available the following year;
 - Prior to approving an application under this CIP, the City reserves the right to request an independent audit of the applicant's accounts, at the expense of the applicant, and to ensure that all other work orders or requests to comply from all other departments and agencies have been satisfactorily addressed;
 - The City may, at any time, discontinue or cancel a program without the need to amend the plan. Decisions respecting funding allocations to CIP programs will be part of the annual City Council budget process. However, any participants in the program prior to its closing will continue to receive loans or grants as approved for their property until the conclusion of their project; and
 - Unused funds from a particular program may be transferred to reserve for CIP use in future years at the discretion of City Council.

The following is a brief description of each program offered at the discretion of City Council within all or part of the Community Improvement Project Area. A summary of the program descriptions is also included as Appendix I of this Plan.

FAÇADE IMPROVEMENT PROGRAMS

This program is intended to offer a loan or grant to encourage exterior renovations, which are in keeping with the Woodstock Central Area Design Study design principles and historical/heritage characteristics of buildings within the Downtown area. Eligible improvements may consist of external repairs to facades, including signage, entrances and display windows as part of a larger restoration program.

The loan program allows City Council to approve individual loans for the cost of façade improvement, on 50/50 matching contribution basis, per building the amount of which is at the discretion of City Council. The City requires that the improvements be maintained as approved for the 10-year loan period.

A similar Façade Grant program is available where eligible amounts of funding is granted they would equate up to 50% the value of works for the project to a maximum at the discretion of City Council.

Eligibility Requirements:

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any property owner within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the grant/loan. Drawings acceptable to the City must accompany any written request for approval under this program.

- The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved application. Should the City deem the monetary value of work completed not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.
- Tax payment for the subject property shall be up to date.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, any municipal by-laws, and any other document that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.

Façade improvements should maintain the historical character of the Downtown and design drawings must be approved by the City to access funding for improvement. No grant or loan shall be issued until such time as the eligible works are deemed to be completed by the City. Funds will be issued on the basis of the actual cost of the eligible work and will be approved at the sole discretion of the City.

Where a building improved with a program loan is demolished or otherwise not maintained in a state of repair consistent with City by-laws (including the Zoning By-law) to the satisfaction of the City, the loan will be forfeited and recovered by the City.

The property owner must not have defaulted on any City-sponsored loan or grant program in the past. Upon refinancing of the property, the full loan amount is due in full. Preference will be given to those properties that have a heritage designation or are eligible for such designation.

The City may discontinue a loan program at any time, however, any participant in the program prior to closing will be permitted to continue to receive loans as approved for their property until the conclusion of the project.

DOWNTOWN RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAMS

This program is also offered in the forms of a loan or on a granting basis. This loan program would apply to encourage property owners to create one or more new residential dwelling units within and near the Downtown through the rehabilitation, renovation or addition to an existing building(s). The purpose of this program is to encourage an increase in the residential population living in and around the core that may also frequent the commercial, business and cultural uses in the Downtown area.

Funding is available for individual units as well as on a per building basis where loans are available up to a 5-Year period with a defined maximum based on construction costs. Proposals may also include the demolition of existing buildings to make way for the construction of a new building containing multi-unit residential development including registered condominium units.

Additionally, the grant is offered for the same principles noted above where funding is available for individual units as well as on a per building basis to which the degree of the grant is at the discretion of City Council. Eligible amounts of funding equate up to 50% the value of works for the project to a maximum at the discretion of City Council.

Eligibility Requirements:

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any property owner within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the grant/loan. Drawings acceptable to the City must accompany any written request for approval under this program. It is also at the discretion of Council to establish priority areas for funding of this

program within the Downtown area.

- The owner must provide proof of property insurance.
- The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved application. Should the City deem the monetary value of work completed not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.
- Tax payment for the subject property shall be up to date.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- Funds will be issued on the basis of the actual cost of the eligible work and will be approved at the sole discretion of the City.
- Where a building erected or improved with a program loan is demolished or otherwise not maintained in a state of repair consistent with City by-laws (including the Zoning By-law) to the satisfaction of the City, the loan will be forfeited and recovered by the City;
- The applicant will enter into an agreement with the City which will specify the terms of the loan;
- Upon refinancing of the property, the full loan amount is due in full.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.

The City may discontinue a loan program at any time, however, any participant in the program prior to closing will be permitted to continue to receive loans as approved for their property until the conclusion of the project.

AWNING, SIGNAGE, DECORATIVE LIGHTING GRANT PROGRAM

The Awning, Signage and Decorative Lighting Program is intended to provide financial assistance to property owners in designated areas for the installation of appropriate new signage, canopies/awnings or exterior lighting, security improvements, or improvements to the same, as well as bring participating buildings and properties within the identified community improvement areas into conformity with the City of Woodstock Property Standards By-law. All works shall be in keeping with the recommended design principles as contained in the Woodstock Central Area Design Study.

The program is to serve as a one-time grant for improvements up to a maximum of 50% of the value of the eligible works to a maximum at the discretion of City Council.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any registered property owner(s) within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the grant. Drawings acceptable to the City must accompany any written request for approval under this program.
- The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved application. Should the City deem the monetary value of work completed not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.
- Tax payment for the subject property shall be up to date.
- Outstanding work orders for the City's Building Department or Fire Department and requests

to comply must be addressed prior to approvals being granted.

- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- Improvements should maintain the historical character of the Downtown and the design drawings must be approved by the City to access funding for improvement. No grant shall be issued until such time as the eligible works are deemed to be complete by the City.
- Grants will be paid based on the actual cost of the eligible work and will be approved at the sole discretion of the City.
- Where a building improved with a program loan is demolished or otherwise not maintained in a state of repair consistent with City by-laws (including the Zoning By-law) to the satisfaction of the City, the loan will be forfeited and recovered by the City.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.
- Preference will be given to those properties that have a heritage designation or are eligible for such designation.

The City may discontinue a loan program at any time, however, any participant in the program prior to closing will be permitted to continue to receive loans as approved for their property until the conclusion of the project.

NON-STREET FRONT FAÇADE IMPROVEMENT LOAN PROGRAM

The Non-Street Front Facade Improvement Loan Program is intended to assist property owners in identified community improvement project areas with non-street front facade improvements in addition to bringing participating buildings and properties within the identified community improvement areas into conformity with the City of Woodstock Property Standards By-law.

For the purposes of this program, a non-street front facade shall mean that portion of a non-street front building that is visible from an adjacent street or alleyway. All works shall be in keeping with the recommended design principles as contained in the Woodstock Central Area Design Study.

The loan represents a 10-Year interest free loan up to a maximum of 50% of the value of the eligible work to a maximum at the discretion of City Council.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any property owner within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the loan. Drawings acceptable to the City must accompany any written request for approval under this program.
- The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved application. Should the City deem the monetary value of work completed not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.
- Tax payment for the subject property shall be up to date.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- Improvements should maintain the historical character of the Downtown and the design

drawings must be approved by the City in order to access funding for improvement. No loan shall be issued until such time as the eligible works are deemed to be complete by the City.

- Loans will be paid on the basis of the actual cost of the eligible work and will be approved at the sole discretion of the City.
- Any separate building held in one ownership in the identified program area. Within a contiguous group of buildings, a discrete building will be interpreted as any structure which is separated from other structures by a solid party wall. The entirety of a multi-unit building, which contains separate units with condominium status, will be considered one building for the purpose of this program. Each separate building on each property is eligible for multiple loans provided that separate applications must be submitted for each discrete building on a single property.
- Where a building erected or improved with a program loan is demolished or otherwise not maintained in a state of repair consistent with City by-laws (including the Zoning By-law) to the satisfaction of the City, the loan will be forfeited and recovered by the City.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.
- Upon refinancing of the property, the full loan amount is due in full.
- Preference will be given to those properties that have a heritage designation or are eligible for such designation.

The City may discontinue a loan program at any time, however, any participant in the program prior to closing will be permitted to continue to receive loans as approved for their property until the conclusion of the project.

BUILDING UPDATE LOAN PROGRAM

This program is intended to assist property owners with the financing of building improvements that are often necessary to ensure older buildings comply with today's Building Code Requirements. The costs associated with these improvements as a means of protecting the public interest by proactively helping the City in dealing with dilapidated buildings in the Downtown. This issue is amplified in the Downtown where much of the building stock is older and needs major improvements to meet present-day Building Code standards.

This program will support the maintenance, improvement, beautification and viability of the historic building stock in Downtown Woodstock as well as encourage the development of residential units in older buildings through conversion and adaptive re-use, ensuring that buildings are safe for residents and patrons alike and bring participating buildings and properties within the identified community improvement project area into conformity with the City of Woodstock Property Standards By-law. Examples of works eligible for funding may include; the installation or alteration of fire protection systems such as sprinklers, stand pipes, fire alarms, emergency power and lighting, exit signs; the installation or alteration of fire separations; the construction or alteration of stairs, guards, handrails; the reinforcement of floors, walls, or ceilings; required improvements to ventilation systems; or improvements for barrier-free accessibility.

The loan represents a 10-Year interest free loan up to a maximum at the discretion of City Council.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any property owner within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the program. Drawings acceptable to the City must accompany any written request for approval under this program.
- The City reserves the right to inspect all completed eligible works to ensure the monetary value of work completed coincides with the monetary value of the work proposed as indicated on any approved application. Should the City deem the monetary value of work completed

not to coincide with the monetary value of the work proposed, the City reserves the right to reduce the amount of the grant accordingly.

- Tax payment for the subject property shall be up to date.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- Improvements should maintain the historical character of the Downtown and the design drawings must be approved by the City to access funding for improvement. No loan shall be issued until such time as the eligible works are deemed to be complete by the City.
- Loans will be paid on the basis of the actual cost of the eligible work and will be approved at the sole discretion of the City.
- Upon refinancing of the property, the full loan amount is due in full.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.

The City may discontinue a loan program at any time, however, any participant in the program prior to closing will be permitted to continue to receive loans as approved for their property until the conclusion of the project.

INCREMENTAL TAX GRANT BACK PROGRAM

This program would provide a grant to owners of lands and buildings who undertake improvements or redevelopment that would result in an increased property assessment. Every time a landowner, either within or outside of the core redevelops or rehabilitates a property or building, the assessed value and annual taxes for that property increase. In essence, this increase in taxes works as an economic disincentive to downtown projects since the return on investment will be less than in peripheral 'greenfield' locations due to higher overhead costs.

To counteract this disincentive a 'Tax Grant Back Program' be established which would provide for an annual grant back to the landowner to offset the increase in taxes resulting from reassessment due to physical improvement works occurring during the specific time period the program is in effect. If there is a general increase in the tax rate, or if the County of Oxford adjusts the tax ratios the property would not be exempt from such increases. The grant is only intended to grant back the local municipal tax increase and Business Improvement Area (BIA) levy which would occur as a result of building improvements resulting in increased assessment. The BIA has indicated its support for such a program.

The percentage of the grant which would be available will reflect the type of project being proposed. For example, a higher percentage tax increment-based grant would be applied to renovation projects as opposed to demolition and new development to encourage the retention and reuse of historical buildings. The addition of new residential units within existing buildings in the downtown area would also receive a higher grant than new development.

Under the program, properties that are re-assessed because of renovation, rehabilitation, or redevelopment would be eligible to apply for a grant during a set period of time following work that would trigger a reassessment.

The details of the proposed grant programs are provided below:

- It is intended that the grant would be available on a once per property basis and that it would not be transferable to a subsequent owner of the same property once approved.
- At the time of building permit application the owner would provide the value of the rehabilitation/redevelopment work to be undertaken and the pre-construction taxes on the

building or land shall be noted and used as a benchmark or 'base year' tax rate.

- After completion of the project the property will be reassessed and taxes will be paid by the property owner in the normal fashion.
- The difference between the 'pre-construction' taxes and the 'post-construction' taxes (associated with the improvement as opposed to any class change) will be calculated and this difference would be the portion eligible for a full or partial tax increment-based grant to the owner for the specific period of time the program is in effect. Grant applications approved near the end of the program will be permitted to be finalized according to the terms of the program.
- The portion to be granted back only includes the increase in municipal taxes and BIA levy associated with the improvement. The portion of municipal taxation levied for Education and Upper Tier purposes will not be granted back.
- Participating property owners will be required to enter into an agreement with the City specifying such items as the level of grant available, and the terms and conditions associated with the grant including the circumstances whereby an owner would be obligated to repay the City for any grants received. A grant schedule will be incorporated within the Agreement setting out the annual grant to be received in each subsequent year.
- Payment of the grant will be made once per year by the City.
- The grant will be payable each year over the time period that the grants program is in effect, in accordance with the provisions of the agreement for each grant.
- The total value of the grant shall not exceed the value of the work done.
- The time period for which a grant would be available would be a maximum of 5 years following construction.

Available funds equate to 50% of the value of eligible works to a maximum at the discretion of City Council.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any property owner within the Downtown Target Area may apply in writing to the City at the time Building Permits are applied for.
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property and shall have a minimum value of \$10,000.
- Tax payment for the subject property shall be up-to-date and shall be kept up to date during that period of time participation in the program occurs otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- If the property is demolished before the tax increment-based grant period elapses it shall cause the grants to be forfeited and be repayable to the City.
- The property shall be maintained in a satisfactory state of repair consistent with City By-laws otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.
- If the property is under an assessment appeal, the grant application will be held in abeyance until the appeal is resolved.

This program provides for a grant equivalent to the fees paid for Building Permits, Sign Permits, planning application fees etc. within the designated area. The program is meant to stimulate and encourage development and property improvements in Downtown Woodstock. As building permits are required for internal and external alterations, renovations, new construction and demolition, these fees can be significant. The removal or reduction of such fees, in conjunction with the proposed 'Grant Back' programs, could be used as an incentive over a specific period of time to encourage downtown investment. All commercial, business and residential properties within the Central Area of the community improvement project area will be the target of this program.

The grant represents 100% of equivalent fees paid for building permits, sign permits and planning application fees for approved properties.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Any registered property owner(s) within the Downtown Target Area may apply in writing to the City and must receive written approval prior to commencing any work related to the grant.
- Tax payment for the subject property shall be up-to-date.
- Outstanding Work Orders from the City's Fire Department or Building Department and requests to comply must be addressed prior to grant approval.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- The City will waive fees for a planning approval at the time of application. Any cash-in-lieu requirements will be waived at the time approvals are granted. The City will require payment of building permit fees at the building permit application stage. Upon final inspection of the completed and occupied project, fees collected will be refunded to the property owner(s).
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.
- This program does not apply to any required performance securities to be posted by the proponent, required professional studies, or to expenses incurred by the applicant due to an appeal to the Ontario Land Tribunal.

PARKING FEES GRANT BACK PROGRAM

This intent of this program is to allow the City to grant back the cost of municipal parking permit fees for certain targeted developments within the Downtown area. The program is intended to encourage redevelopment of larger projects within the CIP area that may not meet the requirements for dedicated on-site parking. In an effort to encourage development within the Downtown area, the City has also included the provision of no parking requirements or reduced parking standards within the City's Zoning By-law. Larger developments may still not provide sufficient on-site parking to meet the Zoning By-law requirements.

The program is to serve as a one-time grant back for municipal parking fees within municipal lots to a maximum at the discretion of City Council.

Eligibility Requirements

- All applications for assistance under this program will be considered subject to the availability of funding.
- Specifically targeted properties within the Downtown area may apply in writing to the City and

must receive written approval prior to commencing any work related to a grant.

- Tax payment for the subject property shall be up-to-date.
- Outstanding Work Orders from the City's Fire Department or Building Department and requests to comply must be addressed prior to grant approval.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, municipal by-laws, and any other documents that the City deems relevant. Additionally, the improvements to be undertaken shall conform to approved Council design guidelines, policies and regulations apply to the property.
- Grants will be paid on the basis of the actual cost of parking permit fees and will be approved at the sole discretion of the City.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.

DESIGN GRANT PROGRAM

This program will help applicants hire an architect (for preparing designs, estimates, etc.), an engineer (for structural analysis) or accredited professional (landscape, building code etc.) to develop the project concept and can be applied for before the applicant applies for a grant/loan. Design Grants can be applied for at anytime of the year, prior to the submission of an application for the applicable program, if funds are available. All design work shall be in keeping with the recommended design principles as contained in the Woodstock Central Area Design Study to be eligible for funding through this program.

As part of this program the City will fund up to 50% of the professional service design fees up to a maximum at the discretion of City Council.

ACCESSIBILITY RENOVATION PROGRAM

This program is intended to provide grants or loans to improve accessibility to and of existing commercial buildings and properties through the renovation of building entrances, upgrading of doors, installation of power assist door operators, installation of ramps, elevating devices, and accessibility washrooms for the public.

This grant is intended to provide funds to assist owners and tenants of existing commercial buildings, particularly older buildings in the Central Area, with accessibility improvements to improve the accessibility of commercial spaces in the City.

AFFORDABLE HOUSING INCENTIVE PROGRAM

The Affordable Housing Incentive Program will provide a waiver for the costs of applicable City planning application fees and building permit fees. To enable more affordable housing through multi-family residential and mixed-use development, these waivers will not apply to additional residential units.

The planning application waiver will apply to City planning applications, including Zone Change, Site Plan (amendment and approval) and Minor Variance, as set out in the City's Fees and Charges By-law. The waiver will not include any deposits required to cover the costs of peer reviews in relation to studies submitted in support of a planning application.

Building permit fees will be waived based on the proportion of units that are affordable within the development. For example, if 50% of the proposed units are considered to be affordable, then 50% of the application/permit fees will be waived.

Eligibility Requirements

In order to qualify for this incentive program, the eligible housing project must be located entirely within the Community Improvement Project Area, and meet one or both of the following criteria:

- An affordable rental housing project that is subject to a Municipal Housing Facilities Agreement with the County, pursuant to Section 110(1) of the Municipal Act and County By-law 4664-2006, as amended, including appropriate securities, to ensure the property is developed and maintained, either primarily or partially, as affordable rental housing for a specified term.
- An affordable ownership housing project that is developed by Habitat for Humanity, or a similar non-profit organization that is devoted to providing affordable ownership housing, and is subject to a Municipal Housing Facilities Agreement, pursuant to Section 110(1) of the Municipal Act and County By-law 4664-2006, as amended, or a similar funding agreement, with the County, including appropriate securities to ensure the property is developed and offered, either primarily or partially, as affordable ownership housing for a specified term.

AFFORDABLE HOUSING INCREMENTAL TAX GRANT BACK PROGRAM

This program would provide a grant to owners of lands and buildings who undertake improvements or redevelopment related to affordable housing that would result in an increased property assessment. The grant is intended to grant back the local municipal tax increase which would occur from building improvements resulting in increased assessment.

Under the program, properties that are re-assessed because of renovation, rehabilitation, or redevelopment would be eligible to apply for a grant during a set period of time following work that would trigger a reassessment.

The details of the proposed grant programs are provided below:

- It is intended that the grant would be available on a once-per-property basis and that it would not be transferable to a subsequent owner of the same property.
- At the time of building permit application, the owner would provide the value of the rehabilitation/redevelopment work to be undertaken and the pre-construction taxes on the building or land shall be noted and used as a benchmark or 'base year' tax rate.
- After completion of the project the property will be reassessed and taxes will be paid by the property owner in the normal fashion.
- The difference between the 'pre-construction' taxes and the 'post-construction' taxes (associated with the improvement as opposed to any class change) will be calculated and this difference would be the portion eligible for a full or partial tax increment-based grant to the owner for the specific period of time the program is in effect. Grant applications approved near the end of the program will be permitted to be finalized according to the terms of the program.
- The portion to be granted back only includes the increase in municipal taxes associated with the improvement. The portion of municipal taxation levied for Education and Upper Tier purposes will not be granted back.
- Participating property owners will be required to enter into an agreement with the City specifying such items as the level of grant available, and the terms and conditions associated with the grant including the circumstances whereby an owner would be obliged to repay the City for any grants received. A grant schedule will be incorporated within the Agreement setting out the annual grant to be received in each subsequent year.
- Payment of the grant will be made once per year by the City.
- The grant will be payable each year over the time period that the grants program is in effect, in accordance with the provisions of the aforementioned agreement for each grant.
- The total value of the grant shall not exceed the value of the work done.
- The time period for which a grant would be available would be a maximum of 5 years following construction.

Eligibility Requirements:

- All applications for assistance under this program will be considered subject to the availability of funding.
- All applicants must meet the criteria described above under this plan's "Affordable Housing Incentive Program" .
- Any property owner within the City may apply in writing to the City at the time Building Permits are applied for.
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property and shall have a minimum value of \$10,000.
- Tax payment for the subject property shall be up-to-date and shall be kept up to date during that period of time participation in the program occurs otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- Outstanding work orders for the City's Building Department or Fire Department and requests to comply must be addressed prior to approvals being granted.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, and any other documents that the City deems relevant.
- If the property is demolished before the tax increment-based grant period elapses it shall cause the grants to be forfeited and be repayable to the City.
- The property shall be maintained in a satisfactory state of repair consistent with City By-laws otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- The property owner must not have defaulted on any City-sponsored loan or grant program in the past.

If the property is under an assessment appeal, the grant application will be held in abeyance until the appeal is resolved.

AFFORDABLE HOUSING STUDIES AND REPORTS PROGRAM

Other Community Improvement Plan supports for affordable housing may include financial assistance for the initial planning and design phases of affordable housing projects by funding studies, plans, or designs that assess site-specific potential for eligible projects. This assistance facilitates background research and development for projects on eligible properties.

Eligible Costs under the Affordable Housing Studies and Reports program can include, but are not limited to;

- Surveys, concept plans, and site plans
- Traffic Impact Assessments
- Environmental studies
- Studies and plans aimed at enhancing urban design
- Other site-specific studies or plans required by the municipality

All studies, plans, or designs must be conducted by licensed and/or qualified professionals.

BROWNFIELD REDEVELOPMENT PROGRAM

This program is intended to stimulate private sector investment in the reuse and redevelopment of suspected contaminated sites or Substandard Buildings and partially offset the costs associated with the site/building assessment and remediation. Incentives offered by the City could include a grant equivalent to 50% of the cost of an environmental or building hazard study including a Phase II Environmental Site Assessment, designated substances and hazardous materials survey, remedial work plan or risk assessment. A maximum grant would be determined by City Council per environmental study and per property.

An authorization issued through this Program may be subject to the condition that the Applicant secures approval from the Minister of Finance for their application under Ontario's Brownfield Financial Tax Incentive Program (BFTIP), which pertains to canceling the education component of

property taxes. The Minister of Finance may grant approval for canceling the education portion of the property tax increment on a case-by-case evaluation.

Eligibility Requirements:

- Applications for assistance through this program will be considered based on funding availability.
- Applicants are required to submit a written application to the City and obtain written approval before starting any grant-related work.
- Property taxes must be current for the property in question.
- The property owner must not have previously defaulted on any City-sponsored loans or grant programs.
- Any outstanding Work Orders from the City's Fire Department or Building Department, including compliance requests, must be resolved before grant approval.
- The proposed development must comply with the Zoning By-law, relevant Official Plan policies, municipal by-laws, and any other documents deemed relevant by the City. Additionally, the proposed improvements must adhere to Council-approved design guidelines, policies, and regulations applicable to the property.

PHYSICIAN RECRUITMENT FORGIVABLE LOAN PROGRAM

This program is intended to assist with the attraction of qualified physicians to the City of Woodstock, thereby improving access to healthcare services for residents. The City of Woodstock Community Improvement Plan (CIP) will offer forgivable loans to eligible physicians who commit to practicing in the community for a minimum 5-year period. The forgivable loan is intended to act as an incentive to attract physicians Woodstock.

Eligibility Criteria

- Physicians starting practice in Woodstock after January 1, 2022 will be eligible to apply for funding through this program.
- Must be eligible to practice medicine in the province of Ontario.
- Commit to practicing in Woodstock for a minimum 5-year period.
- Agree to provide primary care services to residents of Woodstock.
- Demonstrate a commitment to community engagement and involvement in local healthcare initiatives.
- Meet any additional criteria outlined under program guidelines.

Other Terms

- The forgivable loan amount will be determined based on factors such as the level of need, market conditions, and other relevant considerations, and will be outlined in the program guidelines.
- The loan will be disbursed following the start of the physician's practice in Woodstock.
- The loan will be forgiven in its entirety upon successful completion of the 5-year term.
- If the physician fails to fulfill the service obligation, repayment of the loan will be required according to terms outlined in the loan agreement (likely pro-rated over the term of the agreement).

LICENSED CHILDCARE CENTRE PROGRAM

This program is intended to stimulate private sector investment in licensed childcare centres by both for profit and not-for-profit organizations. Incentives offered by the City may include grants or loans intended to reduce planning and initial start-up costs. Eligible grant items may include a grant in lieu of municipal permits and approvals, as well as incremental tax financing.

- All applications for support under this program will be considered subject to the availability of funding.
- All applicants must demonstrate an understanding of childcare licensing in Ontario and an ability to meet all applicable legislation.
- Any property owner within the City may apply in writing to the City at the time Building Permits are applied for.
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property and shall have a minimum value of \$10,000.
- Tax payment for the subject property shall be up-to-date and shall be kept up to date during that period of time participation in the program occurs otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- The proposed development must conform to the Zoning By-law, pertinent Official Plan policies, and any other documents that the City deems relevant.
- If the property is demolished before the tax increment-based grant period elapses it shall cause the grants to be forfeited and be repayable to the City.
- The property shall be maintained in a satisfactory state of repair consistent with City By-laws otherwise the grant shall be forfeited and any grants paid shall be repaid to the City.
- If the property is under an assessment appeal, the grant application will be held in abeyance until the appeal is resolved.

LICENSED IN-HOME CHILDCARE PROGRAM

This program is intended to provide incentives to encourage the creation of licensed in-home childcare spaces. The City may offer grants or forgivable loans to reduce planning, development, and initial start-up costs. Eligible grant items may include a grant in lieu of municipal permits and approvals. In addition, the City may offer grants to offset capital costs associated with improvements to meet the requirements of licensed home-based childcare.

Eligibility Requirements

Applications for assistance through this program will be considered based on funding availability. The applicant must demonstrate an ability to meet all requirements for licensed in-home childcare, and the applicant must commit to providing licensed childcare services for a 5-year term.

LEGAL AND REGISTRATION COSTS

In addition to the above, for landowners assessing the CIP programs, the City will be responsible for all legal costs and costs associated with registration of agreements for all of the above listed programs.

8.0 PLAN IMPLEMENTATION

City Council shall prepare and adopt a set of guidelines and procedures to establish specifics on how the various elements of the plan will be implemented. The guidelines will address such issues as the nature of the improvement projects that will be approved, the application and approval procedures, agreement requirements, and how decisions will be made regarding which projects receive approval.

At the time City Council establishes its annual budget, Council will determine the maximum contribution to be made available to various programs under the Community Improvement Plan for the current year.

The City will conduct periodic reviews of the programs being implemented under the community improvement plan to determine their effectiveness and to determine whether funding levels should be increased or decreased, or whether modifications to the program should be made.

Minor grammatical, referencing or formatting amendments in this CIP that do not impact on funding or eligibility requirements may be undertaken at the discretion of the City without an amendment to this plan.

The approval of this CIP will provide an overall context for a variety of initiatives to foster Downtown revitalization and support the City's strategic objectives and goals throughout the City. Such approval will also ensure that the implementation of the proposed programs are consistent with the Municipal Act.

DRAFT

APPENDIX I

CITY OF WOODSTOCK COMMUNITY IMPROVEMENT PLAN
SUMMARY OF THE POTENTIAL INITIATIVES

Strategy	Potential Initiatives	Description
Financial / Economic Incentives	Façade Improvement Programs	<ul style="list-style-type: none"> Programs to provide incentives and grants to upgrade and maintain building facades
	Residential Conversion, Rehabilitation and Intensification Programs	<ul style="list-style-type: none"> Program to provide incentives and grants to increase the number of residential units in the Central Area and in strategic locations throughout the City
	Awning Signage, Decorative Lighting Grant Program	<ul style="list-style-type: none"> Program to provide incentives for upgrades to signage, lighting and awnings on building exteriors
	Building Update Loan Program	<ul style="list-style-type: none"> Incentives to offset the costs of upgrading buildings to meet Ontario Building Code standards
	Incremental Tax Grant Back Program	<ul style="list-style-type: none"> Program to offset the tax implications of making improvements to properties that meet the objectives of the City
	Grant in Lieu of Permit Fees Program	<ul style="list-style-type: none"> Grant to offset the cost of planning applications, building permit fees, and other municipal fees
	Parking Fees Grant Back Program	<ul style="list-style-type: none"> Program to offset the cost of cash-in-lieu of parking fees for development in the Central Area
	Design Grant Program	<ul style="list-style-type: none"> Program to offset the cost of professional services
	Accessibility Renovation Program	<ul style="list-style-type: none"> Grant to partially offset the cost of upgrades to increase accessibility
	Affordable Housing Incentive Program	<ul style="list-style-type: none"> Grant to provide a waiver for costs of applicable City planning application and building permit fees
	Affordable Housing Incremental Tax Grant Back Program	<ul style="list-style-type: none"> Grant program to grant back the local municipal tax increase that would occur as a result of building improvements resulting in increased assessment for affordable housing
	Affordable Housing Studies and Reports Program	<ul style="list-style-type: none"> Program to offset costs of any required studies for affordable housing development
	Brownfield Redevelopment Program	<ul style="list-style-type: none"> Program to offset costs of developing brownfield properties throughout the City
Physician Recruitment Forgivable Loan Program	<ul style="list-style-type: none"> Program to assist with the attraction of qualified physicians to the City, improving access to healthcare services for residents. 	

CITY OF WOODSTOCK COMMUNITY IMPROVEMENT PLAN

Strategy	Potential Initiatives	Description
Financial / Economic Incentives	Licensed Childcare Centre Program	<ul style="list-style-type: none"> Program to stimulate private sector investment in licensed childcare centres to reduce planning and initial start-up costs
	Licensed In-Home Childcare Program	<ul style="list-style-type: none"> Program to stimulate creation of licensed in-home childcare spaces to reduce planning and initial start-up costs
	Legal and Registration Costs	<ul style="list-style-type: none"> The City will assume the costs of preparing and registering any agreements
	Cash-in-Lieu of Parking By-Law	<ul style="list-style-type: none"> This program allows projects in the Central Area that are deficient in parking to purchase parking credits, which are invested in municipal parking facilities
Partnership Programs	Land Assembly / Disposition	<ul style="list-style-type: none"> Assemble/dispose of land by municipality to facilitate specific projects
	Joint Venture Projects	<ul style="list-style-type: none"> Specific projects may be undertaken with public/private partnership
Regulatory Incentives	Parking Provisions	<ul style="list-style-type: none"> Maintain/ expand parking exempt areas in Zoning By-Law for commercial uses Introduce greater flexibility how required parking is calculated and provided Explore further reductions in required parking for residential developments, including on-street parking permit program, leasing of municipal parking spaces for residential use after hours
Image/ Identity	Signage Program	<ul style="list-style-type: none"> Expand downtown signate program by placing cohesive information and directional signage in the downtown Review City sign by-law to establish appropriate signage regulations
	Implement Design Guidelines	<ul style="list-style-type: none"> Continue to implement recommendations from Central Area Design Study through CIP incentives, planning approvals and public investment
	Streetscaping Program	<ul style="list-style-type: none"> Continue to make improvements to the public realm throughout the City
	Sidewalk Cafes / Outdoor Patios	<ul style="list-style-type: none"> Streamlining zoning regulations, municipal approvals for sidewalk cafes and outdoor patios
	Visual Amenities	<ul style="list-style-type: none"> Improve the visual aesthetics of the City by facilitating/ promoting downtown murals, vacant storefront programs, landscaping of parking lots, upgrading of alleyways Implement Central Area Design Study principles
Municipal Parking	Parking Management and Supply	<ul style="list-style-type: none"> Continue to review and monitor all aspects of downtown parking supply and management, including land acquisition and disposal, street parking, rates, and hours of free parking Examine feasibility of using municipal parking to support targeted downtown uses

Strategy	Potential Initiatives	Description
<p>Marketing</p>	<p>Coordination of Marketing Initiatives</p>	<ul style="list-style-type: none"> • Ensure effective marketing of the Downtown through ongoing liaison and coordination between the City, BIA, Chamber of Commerce and other organizations • Establish cross marketing programs between private business and City facilities
	<p>Create a Marketing Strategy for Key Development Sites</p>	<ul style="list-style-type: none"> • Establish realistic market potential and development potential for key vacant lands and redevelopment sites throughout the City • Prepare promotional package to showcase potential of these sites
<p>Policing and Safety</p>	<p>Visible Police Presence</p>	<ul style="list-style-type: none"> • Increase visible police patrols in the Downtown and other pedestrian-predominate areas of the City to reinforce the perception that the area is safe and to discourage loitering
	<p>Streetlighting</p>	<ul style="list-style-type: none"> • Establish increased lighting on side streets, alleyways, parks and parking lots to add to perception of safety