

MAIN STREETS

COMMUNITY IMPROVEMENT PLAN

BRIEF OVERVIEW

The Main Streets CIP offers grants to encourage the retention of Windsor's Main Street buildings thereby preserving the unique character and walkability by reconnecting the storefront with the sidewalk and street and to encourage the improvement of vacant and underutilized property that support not only the Main Street, but also the surrounding neighbourhoods.

Financial Incentive Program

Building Facade Improvement Program

A matching grant for 50% of the costs for eligible building facade and storefront restoration improvements to commercial and mixed use buildings within the designated Main Street area up to a maximum of \$30,000 per project to a maximum of \$60,000 per project for larger buildings with multiple storefronts. Grants will also be provided for certain building and development fees for eligible projects. The following are the three categories of eligible improvements.

Building Facade Improvement Program Grant:



Category A – Beautification: designed for aesthetic improvements such as replacement of signage, lighting, awnings, cleaning and painting, removing security bars.



Category B – Restoration: designed for aesthetic, functional and restoration purposes to encourage work that will restore key features of the building facade. Examples of eligible work include re-pointing of brick and stone, restoration of original windows and doors, accessibility improvements.



Category C – Replacement: designed to encourage work that will replace or reinstate key features such as doors and windows that have been lost or deteriorated beyond repair or are of a style that is no longer consistent with the building design. The grant will also encourage functional improvements such as reinstating doors and windows that have been filled in or removed.

Building Property Improvement Tax Increment Grant Program

An annual grant equal to 100% of the increase in municipal property taxes for ten (10) years, after the project is completed and reassessed to help offset the costs of rehabilitating and redeveloping properties, as long as such development, redevelopment or rehabilitation results in an increase in municipal property taxes.

New Residential Development Grant Program (Creation of residential units)

A grant of \$2,500 for every new residential unit, up to a maximum of \$50,000 per property. A minimum of two (2) new residential units must be created in order to be eligible. New residential units must be created above storefronts.