



# POLICY

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<b>POLICY NO:</b>	316	<b>APPROVAL DATE:</b>	January 25, 2016
<b>TITLE:</b>	Downtown Incentives Program	<b>REVISION DATE:</b>	February 12, 2018
<b>SECTION:</b>	Finance	<b>PAGE 1 OF 3</b>	
<b>DEPARTMENT:</b>	Economic Development		

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## POLICY STATEMENT

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The City of Grande Prairie is dedicated to strengthening our core and creating a vibrant city centre where people live, work, and play. The Downtown Incentives Program is designed to contribute to this vision by encouraging building improvements and new residential development in the City's core through the use of incentives.

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## REASON FOR POLICY

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To encourage businesses and property owners within the Downtown Incentives Program Boundary to invest in higher density residential development, building and façade improvements.

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## RELATED INFORMATION

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1. The following Downtown Incentives Program financial incentives are available to property owners within the Downtown Incentives Program Boundary.
  - a. Urban Residential Development Grant, subject to Proof of Means:
    - i. A grant of \$15,000 per new Dwelling for any Mixed-use Apartment that creates new Dwellings above eligible ground floor Commercial Use;
    - ii. A grant of \$10,000 per new Dwelling for any multi-unit residential project with a minimum of 24 units;
    - iii. A grant matching 50% of the costs to up-size water and wastewater connections up to a maximum grant amount of \$50,000. Costs will be based on Aquatera's Policy 310 as of the time of application; and/or
    - iv. Option to defer the General Municipal Tax portion of the Incremental Assessed Value of the property for a maximum period of three (3) years. All deferrals are subject to annual Council approval.
  - b. Façade Improvement Grant:
    - i. A grant matching 50% of Hard Costs for up to the lesser of \$750 per Front Foot or \$50,000 for any Façade improvement project that improves aesthetic appeal, pedestrian access and safety according to the Downtown Incentives Program Guidelines.
  - c. Patio Grant:
    - i. A grant matching 50% of Hard Costs up to \$5,000 if a commercial building incorporates a sidewalk patio area (subject to City approval site location and sidewalk width).

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- d. Waiver of City Fees:
    - i. The City imposed portions of all Inspection Services Permit Fees, Engineering Services Fees and Planning & Development Fees will be waived for projects approved under this Policy. Amounts remitted to other levels of government, charged as a result of a penalty or relating to construction not approved under this Policy remain payable.
  - e. Demolition Grant:
    - i. A grant matching 50% of costs up to a maximum grant amount of \$50,000 to demolish an existing structure.
- 2. All applications must conform to the City's Land Use Bylaw C-1260.
  - 3. This Policy will expire after all monies have been paid out of reserve and other funding sources.
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## **DEFINITIONS**

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**Demolition** - means the removal or partial removal of a building structure, requiring a demolition permit. This must conform to the City's Inspection Services' Demolition Permit requirements.

**Downtown Incentives Program Boundary** - means the area defined by Council specifically for the purpose of the Downtown Incentives Program as indicated in Schedule A.

**Downtown Incentives Program Grants** - means the financial support available under the Downtown Incentives Program that includes the Urban Residential Development Grants, Façade Improvement Grants and/or Patio Grants.

**Downtown Incentives Program Guidelines** - means the guidelines approved by the City Manager which are used to direct the intended effect of this Policy.

**Dwelling** - means a complete building or self-contained portion of a building used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having independent entrance either directly from the outside of the building or through a common area inside the building.

**Engineering Services Fees** - means all fees relating to excavation and barricading outlined in Bylaw C-1325 Planning & Development and Engineering Services Fees and Charges; or lot grading permits, outlined in Bylaw C-1366 Lot Grading, excluding any fees collected as deposits and development levies.

**Façade** - means any side of a building facing a public way or space, excluding lanes.

**Façade Improvement Grant** - means a grant to a business or property owner of a proposed or existing commercial building for improvements made to the façade that meet the design goals set out in the Downtown Incentives Program Guidelines.

**Front Foot** - means a linear measurement of the side of a building facing a public way or space, excluding lanes.

**Hard Costs** - means labour and materials for the building structure.

**Incremental Assessed Value** - means the increase in the assessed value of property located in the Downtown Incentives Program Boundary subsequent to improvements. For example, if preconstruction assessment was \$1,000,000 and post-construction assessment was \$5,000,000, the incremental assessed value would be \$4,000,000.

**Inspection Services Permit Fees** - means all fees relating to building permits, occupancy permits, electrical permits, plumbing, gas or any miscellaneous permit fees outlined in Bylaw C-1328 Building Bylaw.

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**Mixed Use Apartment Building** - means a vertical apartment-style building including commercial, retail, or institutional use(s) and three (3) or more dwelling units (or “dwelling unit, supported” if listed in the applicable district), and having:

1. the same land use district for all uses within the building;
2. only residential uses located above the second floor;
3. commercial, retail, or institutional uses located with street-side frontage (facing and visible from the street); and
4. dwelling units and commercial, retail, and institutional uses which may have shared building entrance or access and facilities (e.g. service entrances, parking areas, ground floor hallways, elevators, stairwells, shared main building entry). However, dwelling units’ entry or access shall not be through a commercial, retail, or institutional development.

**Patio** - means an outdoor amenity area constructed at grade.

**Patio Grant** - means a grant to a business or property owner of a commercial building for the addition of a patio area.

**Planning & Development Fees** - means all fees relating to all commercial development permit, sign permit, compliance/zoning certificates, planning applications and miscellaneous fees outlined in Bylaw C-1325 Planning & Development and Engineering Services Fees and Charges.

**Proof of Means** - means confirmation of financial ability to complete the proposed project. May include a grant confirmation, bank statement or letter from lender or other funding source.

**Urban Residential Development Grant** - means a grant to a property owner for the development and/or conversion of a building for Mixed-use and/or multi-unit residential occupancy. Applications for this grant are subject to Proof of Means.

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## **RESPONSIBILITIES**

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City Council will review and approve any revisions to this policy.

City Manager will review and approve any procedures related to this policy.

City Administration will carry out the policy based on established procedures.

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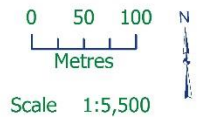
SCHEDULE A

Downtown Incentives Program Boundary Map



Boundaries

 Program Boundary



Scale 1:5,500