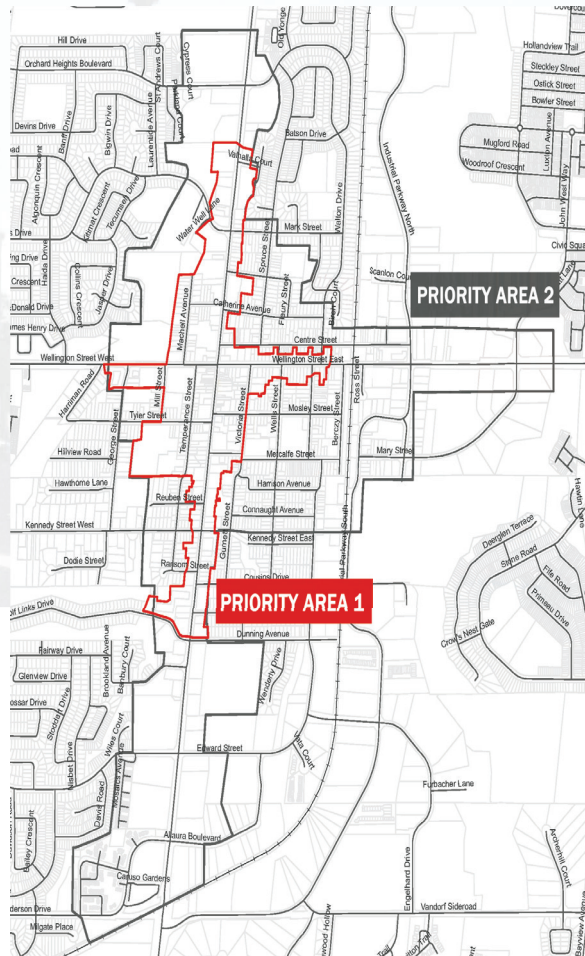


The Community Improvement Area

The Town of Aurora will accept applications for financial assistance for the development of properties located within the following Community Improvement Project Area (CIPA).



The Promenade Community Improvement Project Area is divided into 2 areas. In general, CIPA Priority Area 1 is the primary focus area for financial support under this CIP. Under some programs (identified by *), applications for properties/projects within CIPA Priority Area 2 will be received and considered in the 4th quarter (i.e. last 3 months) of the CIP implementation year.



Visit aurora.ca for details on eligibility for incentive programs or contact:

Planning and Building Services
Town of Aurora
Aurora Town Hall
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1
Phone: 905-727-3123 ext. 4226
Fax: 905-726-4736
Email: planning@aurora.ca



Aurora Promenade Community Improvement Plan

Overview of Incentives



The Town of Aurora now offers financial incentives to support property (re)development in the Aurora Promenade.

General Eligibility Requirements:

- Eligible applicants must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the Community Improvement Plan (CIP).

- Eligibility is based on a 'first-come first-served' basis in accordance with individual program details/requirements related to CIP Priority Areas.
- Only eligible properties located within the Promenade Community Improvement Project Area (see reverse), are eligible for assistance.
- Applications which are in default of any By-law of the Town of Aurora as well as applicants with any property tax arrears, or who are involved in ongoing litigation with the Town will be screened from further consideration, until defaults are remedied.

- All applicants should be in good standing with regard to any other municipal fees and levies liable on the property.



Overview of Financial Incentives provided under the Aurora Promenade Community Improvement Plan

Program	Eligible Properties/Projects	Eligible Costs (Non-exhaustive)	Grant Amount
Façade and Signage Improvement Grant*	Commercial and commercial mixed-use (commercial-at-grade) properties fronting Yonge and Wellington Streets within the CIPA.	<ul style="list-style-type: none"> Replacement and rehabilitation of commercial/retail doors; Enhancement, windows, and façades; Signage improvements. 	Matching grant of up to 50% of eligible costs up to a maximum grant of \$15,000 per property, whichever is less.
Building Restoration, Renovation & Improvement*	Same as above.	<ul style="list-style-type: none"> Building, fire and other code compliance; Expansion/additions; General retrofitting. 	Matching grant of up to 50% of eligible costs up to a maximum grant of \$40,000 per property, whichever is less.
Development Charges (DC) Grant	Commercial developments/projects within the CIPA.	N/A	Matching grant of up to 75% of the Development Charge up to a maximum grant of \$100,000 per property, whichever is less.
Tax-Based Redevelopment Grant (TIG) Program	Non-Residential and Multi-Unit Residential Developments with the CIPA.	<ul style="list-style-type: none"> Site development and infrastructure work including demolition; and Major building rehabilitation. 	Non-Residential Development: Maximum of 80% of annual tax increment over a 10 year period. Multi-Unit Residential Development: Maximum of 100% of annual tax increment over a 10 year period.
Heritage Property Tax Relief	Eligible heritage properties within the CIPA with associated commercial projects.	Improvement work to preserve, restore and enhance the historic character/architectural elements of heritage properties which have/are being utilized for commercial enterprise.	10%-40% reduction of taxes for Municipal and Education purposes for a 5-year period.
Environmental Site Assessment*	Properties within the Promenade CIPA for which a Phase I ESA exists.	Phase II ESA Remedial Action Plans.	Matching grant of up to 50% of the cost of the ESA up to a maximum grant of \$20,000, whichever is less.
Environmental Remediation Tax Assistance	Properties in the CIPA for which there is an existing Phase II ESA indicating site conditions fail to meet the standards for building.	<ul style="list-style-type: none"> Phase II Environmental Site Assessments; Risk Assessments and Risk Management Plans 	N/A