

Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Programs

The Downtown Windsor Enhancement Strategy and Community Improvement Plan offers grants to encourage projects that will enhance downtown. Grants are offered for the conversion of existing upper storey space to new residential units, the development of new residential units, retail enhancements, and facade improvements. The following programs are offered:

Upper Storey Residential Conversion Grant Program

This program is aimed at attracting new investment and interest in converting currently non-residential vacant or underutilized upper storey space to residential units. A minimum of two new residential units must be created.

The program offers a grant, whereby property owners will be eligible to receive a grant of \$5,000 for every new residential unit created on the upper storey(s) of an existing mixed use building, up to a maximum of \$50,000.

New Residential Development Grant Program

This program is aimed at attracting new residential development. A minimum of four new residential units must be created.

This program offers a grant, whereby property owners will be eligible to receive a \$2,500 for every new residential unit, up to a maximum of \$50,000 per property.

Retail Investment Grant Program

Renovating and/or creating retail units on the ground floor (provided the space was vacant for six months at the time of application and the new or refurbished retail units have direct access from the adjacent street).

This program offers a grant up to 50% of eligible costs for improvements to a maximum amount of \$15,000 per retail unit in a building (maximum two units per property).

Building/Property Improvement Tax Increment Grant Program

This program encourages improvements to property/buildings in downtown by offering a grant in the amount of the increase in municipal taxes as a result of the property/building improvements.

An annual grant equal to 100% of the increase in municipal property taxes for five years, with the possibility of an extension up to a total of ten (10) years, after the project is completed and reassessed.

Commercial/Mixed Use Building Facade Improvement Grant Program

This program encourages improvements to the facades of mixed use/commercial buildings.

This program offers a grant, whereby property owners, tenants and/or assignees will be eligible to receive a grant for 50% of the eligible costs of the facade improvements, up to \$20,000 per property.

Please refer to the Downtown Windsor Enhancement Strategy and Community Improvement Plan (Downtown CIP) for full program guidelines and provisions. To view the Downtown CIP and application form for the grant programs, please visit www.citywindsor.ca and search "Downtown CIP". Where there is a discrepancy between this document the Downtown CIP, the Downtown CIP takes precedence.

For more information or to apply for these programs, please contact Laura Diotte, Planner III - Special Projects at 519-255-6543 x6396 or lbdiotte@citywindsor.ca.