

Montreal Road Community Improvement Plan Eligibility checklist

The information set forth in this checklist is provided solely as general guidance about the eligibility requirements of the Montreal Road Community Improvement Plan (“Montreal Road CIP”). It is not intended to constitute or replace the relevant By-laws and program documents. No information contained in this checklist, or any oral or written communication should be relied upon as a representation or warranty as to any matter related to the Montreal Road CIP and no liability shall attach to any person or entity as a result of such information. This checklist is indicative only. Complete information is contained in By-laws No. 2019-213 and No. 2019-224 and associated program documents.

- The property is located in the Montreal Road Community Improvement Plan Project Area as described in By-law No. 2019-213.
- The project is a redevelopment or replacement of an existing building and is not a Greenfield development.
- The proposed work includes one or more of the following:
 - An addition of building space to an existing building;
 - construction of a new building, where a previous building has been Located;
 - Interior fit-up;
 - Significant alterations to an existing building resulting in improved marketability of the rental premises and a corresponding increase in assessed value;
 - Exterior façade improvement facing a public road right-of-way; and
 - Site works including landscaping and signage.
- The improvements made to buildings and/or land shall be made pursuant to a building permit where required, and/or other required permits, and be constructed in accordance with the Ontario Building Code where applicable.
- To be eligible for payment of a Montreal Road CIP TIEG grant, the amount of work undertaken on the property and/or buildings shall result in a minimum increase of fifty thousand dollars (\$50,000) in the assessed value of the property as determined through post-construction reassessment by the Municipal Property Assessment Corporation (MPAC).
- It can be demonstrated that the project would not otherwise have proceeded in the absence of the incentive.
- It can be demonstrated that the project meets a need in the community for either job creation appropriate to the local labour market or goods/services provision to the local consumer or business market.
- The owner’s financial account with the City is in good standing (including taxes, water, fines and all other accounts due).