



Community Improvement Plan

The City of Orillia Downtown Tomorrow Community Improvement Plan (CIP) encourages the revitalization and redevelopment of Downtown Orillia through a suite of financial incentive programs. This CIP allows the City to offer an impressive toolkit of financial incentive programs to promote private sector investment in building and property renovation, adaptive reuse, redevelopment and new construction projects. These incentive programs are designed to help achieve the long-term vision for Downtown Orillia as laid out in the Downtown Tomorrow Plan.

Incentive Programs Toolkit

The incentive programs described in this brochure are offered by the City of Orillia in the Downtown Tomorrow Community Improvement Plan Project Area. The boundary of this Project Area is defined in the Downtown Tomorrow CIP and is shown on the back of this brochure. Only properties within this Project Area are eligible to apply for the financial incentive programs described in this brochure.

All applications must comply with a number of general program requirements and all the incentive programs have a set maximum grant amount per property. Refer to the project webpage for program details and evaluation criteria. Visit orillia.ca/downtowncip for program details and evaluation criteria.

Community Improvement Project Area



How Do I Apply?

For more information about these programs and to download an application form, visit orillia.ca/downtowncip. Please contact the City of Orillia Business Development Office to discuss your proposed project. We will advise you of the programs that you may be eligible for and guide you through the application process.

Contact:

City of Orillia Business Development Office

☎ 705-325-4900 ✉ edc@orillia.ca
📍 50 Andrew Street South, Suite 300
Orillia, ON, L3V 7T5

orillia.ca/downtowncip



DOWNTOWN TOMORROW
COMMUNITY IMPROVEMENT PLAN



orillia.ca/downtowncip



Feasibility/Design Study Grant Program

The Feasibility/Design Study Grant provides funding to offset the costs of urban design studies and/or professional architectural/design drawing(s) and/or other eligible feasibility studies.



Façade Improvement Grant Program

The Façade Improvement Grant provides funding to offset the costs of eligible front, side and rear façade improvements and restoration works to commercial, institutional, residential and mixed use buildings, including retail storefront display areas and signage. Refer to the project webpage for a list of eligible façade improvements. This grant can be increased for properties that are also designated under Part IV of the Ontario Heritage Act. The City may consider applications for phased façade improvements on a property.



Visit orillia.ca/downtownCIP for program details and evaluation criteria.

Building Improvement Grant Program

The Building Improvement Grant provides funding to offset the costs of eligible interior and exterior building and maintenance improvement works to commercial, institutional and mixed-use buildings. A wide range of interior building improvements and exterior building and property improvements are eligible through this grant program.

Residential Grant Program

The Residential Grant provides funding to offset the costs of rehabilitating existing residential units and/or constructing new residential units. The following types of projects are considered eligible for a grant through this program:

- Renovations to existing residential units in a mixed-use building to bring these units into compliance with the Building Code, Property Standards By-law and the Fire Code;
- Conversion of excess commercial and/or vacant space on upper stories of commercial and mixed-use buildings to create one or more net residential units; and,
- Conversion of vacant lots (including parking lots) to mixed-use or residential use where two or more net residential units are created.



2023 Funding Allocations

Financial Incentive Program	Total Program Budget	Program Contribution as Percentage of Total Eligible Project Costs	Maximum Grant Amount per Property
Feasibility/Design Study Grant Program	\$10,000	50%	\$5,000
Façade Improvement Grant Program	\$20,000	50%	\$5,000* *Heritage Property: \$2,000 additional
Building Improvement Grant Program	\$80,000	50%	\$25,000** **Minimum project value of \$20,000
Residential Grant Program (Type 1 Grant)	\$90,000	50-100%*** ***100% for projects that include access/fire code improvements which directly result in newly occupied upper/lower storeys.	\$30,000
Total 2023 Budget	\$200,000		

Intake Deadline Dates

EARLY BIRD

APR 6

MAY 11

AUG 10

OCT 19

Applications must be submitted by 4 p.m. on the respective intake deadline date. The early bird intake deadline is for applicants who have already completed their mandatory pre-consultation/attended the DTCIP Community Workshop.

As of February 2023

- Over 125 jobs have been created**, and over 155 jobs have been maintained.
- 84% of property owners** with completed projects noted that the DTCIP allowed them to make improvements that they couldn't otherwise afford.
- New and innovative residential development taking place, **accommodating 69 residents**.