

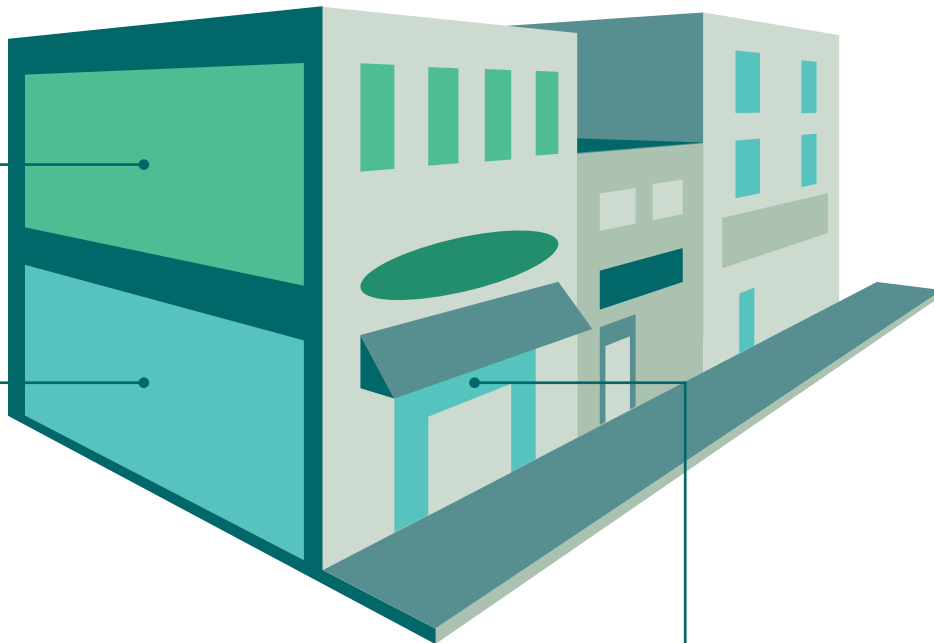
Strategic Core Areas

2024 Financial Program

1 **Planning and Building Fee Rebate**
Have planning application fees and/or building permits fees rebated up to a maximum of \$10,000.

2 **Upper Floor(s) Residential/Office Conversion**
Receive a grant equal to 50% of the cost to rehabilitate and convert upper floors to residential or office use up to a maximum of \$10,000. To qualify, the main floor must be a commercial use.

Grants may be stacked for a total of up to \$25,000 per property.



3 **Main Floor Commercial Conversion**
Receive a grant equal to 50% of the cost to rehabilitate and convert a main floor to commercial use up to a maximum of \$10,000.

4 **Commercial Façade Improvement**
Receive a grant equal to 50% of the cost to improve a commercial building façade up to a maximum of \$10,000.

For complete eligibility requirements and program details please visit:
www.thunderbay.ca/CoreAreaGrants

Where is the “Strategic Core”?

The Strategic Core includes the North Core, South Core, and Westfort business area. The project must be located within the boundaries of one of these project areas to qualify for any of the grants. See if your property is within the project areas at thunderbay.ca/CoreAreaGrants

What projects are eligible?

Projects are intended to promote the rehabilitation, restoration, and re-use of existing buildings within the Strategic Cores. Applications are required to demonstrate how the project will achieve this outcome. Before applying, please review the complete eligibility requirements for each grant at thunderbay.ca/CoreAreaGrants

Who can apply?

The applicant must be either the registered property owner, assessed property owner, or a tenant of the property with written consent from the owner. Owners may also appoint an agent to represent them during the application process.

How do I apply?

An application form must be submitted together with all required supporting documentation to the Planning Services Division. Both Conversion Grants and the Facade Grant require photos of the existing conditions, conceptual drawings for the improvements, and two cost estimates for the proposed work. For complete application requirements please see the application form at thunderbay.ca/CoreAreaGrants.

Grant applications must receive pre-approval from the City before any of the work related to the requested grant can begin.

When are grants issued?

Fee rebates are issued once the planning decision is finalized and/or the final building inspection is completed. All fees are paid in full at the application stage. Grants are issued after the project is complete and the applicant has provided a detailed summary of costs, photos of completed work, together with proof of payment.

How are applications processed?

The following flow chart demonstrates how applications are processed and grants are issued:

