

Amendment No. 4 To The City Of Brantford Downtown Community Improvement Plan

Part 1 – The Preamble To The Amendment

Part 1 constitutes an introduction to the Amendment found in Part 2 of Schedule "A" to By-law XX-2026. It describes in general terms the purpose of the Amendment, the location of the lands affected, and the basis upon which the Amendment is formulated.

Purpose Of The Amendment:

This Amendment adds a new "Vandalism Prevention Grant" program to address and provide financial assistance to small businesses, places of worship, and non-profit organizations who are victims of acts of vandalism to promptly complete repairs and to implement anti-vandalism projects that will help to prevent future acts of vandalism. Program amendments address the scope and requirements for potential applicants, eligible costs, and grant payment terms.

Location:

This Amendment applies to eligible properties within the Downtown Community Improvement Project Area (CIPA) established by By-law 145-2021.

Basis Of The Amendment:

In November 2025, Staff presented to Council a proposal to amend the Downtown Community Improvement Plan to include an additional incentive for Vandalism Prevention. It is intended that this grant be offered to provide financial assistance for prompt repairs following an act of vandalism and to identify and also fund the implementation of additional anti-vandalism improvements. Through the approval of Report 2025-546, Council directed Staff to prepare this Amendment to implement the proposal, which was brought forward via Report 2026-XX to a statutory public meeting held on January 20, 2026 and approved by Council on January 27, 2026.

Part 2 – The Amendment

All of this part of Schedule "A" entitled "Part 2 – The Amendment", consisting of the following text, constitutes Amendment No. 4 to the Downtown Community Improvement Plan.

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Details Of The Amendment

The Downtown Community Improvement Plan is hereby amended as follows:

1. Modify the wording in Section B.2.2 to re-organize it and to identify two additional goals of the Downtown CIP, as follows:

"B.2.2 CIP Goals for Downtown Revitalization and Intensification:

"To support this long-term vision for the Downtown Urban Growth Centre as a business, civic, social, and cultural centre of the City, the primary goals of the Downtown CIP are:

- To facilitate the transformation of properties in the Downtown into intensified residential and mixed use developments. These sites will play a new role in the Downtown, supporting existing or new commercial and institutional uses with new residents and employees, and contributing to a complete community in the heart of the City that includes easy access to a range of amenities in a walkable and transit supportive environment
- To facilitate the adaptive reuse of historic properties, which contribute to the history of the City and the uniqueness of the Downtown;
- To foster confidence in the safety and sense of security within the Downtown that in turn support of the variety of activities that are offered by Downtown businesses and agencies, which are enjoyed by residents and visitors; and
- To provide financial assistance, where and when necessary, to support businesses to withstand impacts from long-term construction projects and/or periods of economic downturn."

2. Modify the wording in Section B.2.2. to re-organize it and add new wording that addresses the projects that would be addressed by the new Vandalism Prevention Grant as follows:

"The projects that will be supported through the Downtown Community Improvement Plan to meet these goals are:

- Transformative projects will replace or adaptively reuse vacant and underutilized sites and buildings in the Downtown with intensified or large scale residential and mixed use developments that will provide for a variety of types and tenures of residential units, including affordable housing.;
- Adaptive reuse or conservation of historic buildings and/or architectural features as part of a redevelopment that incorporates additional residential uses;
- Façade and other exterior upgrades that address Crime Prevention through Environmental Design (CPTED) principles; and

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- Improvements to properties that address vandalism reparation and vandalism prevention.

3. A new section B.5 is added to describe the new Vandalism Prevention Grant, as follows:

B.5 Downtown Vandalism Prevention Grant

This grant serves private property owners within the Downtown who may be a victim of vandalism and to identify and help fund proactive measures that will help prevent additional incidences of vandalism and potential further dereliction. This program will be used as a tool to stimulate reinvestment in Brantford's Downtown and achieve the vision and goals described in Section B.2 of this CIP and in the City of Brantford Official Plan. More specifically, this program provides financial support towards the following:

- Completion of prompt repairs after an act of vandalism;
- Completion of a Safety Audit with City Staff for the property that identifies projects and measures that may prevent future acts of vandalism and which improve safety and security; and
- Projects that contribute to the overall safety and feelings of security that in turn supports the Downtown serving as an economic, civic, cultural, and tourism hub.

Summary of the Downtown Vandalism Prevention Grant Program

Program Purpose

The purpose of the Downtown Vandalism Prevention Grant is to encourage property owners to promptly complete repairs after acts of vandalism, and to identify and support the implementation of preventative measures against future acts of vandalism informed by a Safety Audit performed by City of Brantford Staff trained in crime prevention and safety. This program intends to provide owners with a grant to support prompt implementation of eligible projects.

Maximum Grant

The maximum grant is \$4,000 or 50% of the total eligible costs (excluding HST), whichever is less. The grant shall be paid as a one-time amount upon completion of construction, subject to evidence such as photographs, invoices and proof of payments to the satisfaction of the City. A grant payment less than \$250 representing 50% of eligible costs (excluding HST) will not be considered eligible.

Grant Payment

Subject to funding availability, the grant shall be paid as a one-time amount upon completion of construction, subject to evidence such as photographs, invoices and proof of payments to the satisfaction of the City.

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Submitted applications are subject to review by City Staff to confirm eligibility for grant payment.

Eligible Costs

Applications must include projects for both reparative work and preventative measures as exemplified in Table 1.

Table 1: Vandalism Prevention Grant Funding Contributions

	Reparative	Preventative
Funding Details	Measures to repair property damage that was included in the related police report.	Measures that may prevent future vandalism, which are identified in the Safety Audit, or may be another measure that is discussed with City Staff.
Funding Amount	Between \$250 - \$1,000, which represent no greater than 50% of repair costs excluding HST.	Between \$500 - \$3,000, which represent no greater than 50% of repair costs excluding HST.

- 1) Non-eligible costs include:
 - a. The operation, general maintenance, and life cycle costs which are unrelated to vandalism;
 - b. Costs associated to theft or damage of inventory or personal belongings.
 - c. Construction costs and administration costs.
- 2) The City shall have sole discretion to reduce the value of the grant.
- 3) The Applicant may proceed with a project that is intended to be funded by the Vandalism Prevention Grant, with the acknowledgement that funding is not guaranteed. A list of potential eligible projects and related costs are provided in Appendix D for information and to guide the applicant who may complete some or all works ahead of receiving grant approval.

Downtown Vandalism Prevention Grant Eligibility Criteria

To be considered eligible for the Downtown Façade & Safety Improvement Grant, all proposed projects shall be in accordance with the following eligibility criteria:

1. Located in the Community Improvement Project Area

Located within the Downtown Community Improvement Project Area, and be actively occupied. The Downtown Community Improvement Project Area is attached to this Plan as **Appendix A**.

2. The applicant must be a small businesses (less than 100 employees), faith-based organizations, or non-profit.

3. The Applicant will have filed a police report for an act of vandalism after the CIP was in force and effect.

Information on filing a police report can be found here:

<https://www.brantfordpolice.ca/services-and-reporting/report-a-crime/report-a-crime-online/>.

- 1) Applicants who have not filed a police report will not be eligible.

2. Consistency with the Plan's intent

The proposed project(s) shall generally contribute to and be consistent with achieving the vision and goals of this Community Improvement Plan, as outlined in Section B.2, in the opinion of the City.

3. No Municipal arrears

The subject property shall not have any municipal fee, development charges, or property tax arrears at the time of application and throughout the duration of the grant commitment.

4. Eligible types of applicants

Eligible applicants shall include owners and tenants of a small businesses (less than 100 employees), faith-based organizations, or non-profit building. Where a tenant is the applicant, the owner shall provide written consent.

5. Non-transferable

The related grant is non-transferable.

6. Project must represent an improvement and include a measure of anti-vandalism

Proposed projects must represent an improvement over existing conditions, and not simply represent a typical lifecycle replacement of materials, paving, or structures. Maintenance-related works and repairs are not eligible. The works must represent a positive change over the existing conditions, and must include a measure of anti-vandalism as recommended by the Safety Audit conducted by City of Brantford staff. Projects to be funded by the grant are subject to the sole discretion of the City whether they are consistent with the Downtown CIP and the Vandalism Prevention Grant Program. Additionally, where an existing property is in

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a good state of repair, the City shall have the discretion to refuse an application
that may not result in a significant enhancement to the property.

7. Compliance with Official Plan, Zoning, etc.

Existing and proposed land uses, buildings and structures shall be in conformity with the Official Plan, Zoning By-law, and any other applicable municipal by-laws. Any proposed works shall also be subject to any required Building Permit, or other required permits or approvals from other approval authorities. Notwithstanding this requirement, it is recognized that this Plan contemplates grants for projects that may require planning or building approvals, meaning that the proposed works may not fully comply with the current applicable requirements. In these cases, and at the City's sole discretion, the applicant shall be required to meet or formally pre-consult with the City in advance of submitting an application for a grant. The City may accept an application for incentives prior to the completion of any planning or building approvals. However, the City shall only approve an application for a financial incentive when any applicable planning approvals are finalized, inclusive of any applicable appeal period.

8. Completed works to be consistent with the approved application

Where a project has been approved for grant funding, the completed works shall be consistent with the stated description and supporting materials as included in the grant application and as approved by the City. Supporting materials required by the City may include:

- drawings/elevations/plans/sketches/renderings of the planned improvements to compare against before and after photographs;
- multiple itemized quotes from contractors/suppliers to compare against the final invoice from the selected contractor/supplier;
- proof of payment of contractors/suppliers;
- occupancy permits; or
- any other information needed to confirm the completion of the project in accordance with the approved application.

The City will also undertake a site visit to confirm compliance with this requirement. Where the completed works are not consistent with the stated description, the applicant may be considered to have defaulted on the requirements of the agreement, and the City, at its sole discretion, may opt not to remit payment for the grant.

9. Eligibility where there is a history of CIP funding

A site that has previously received funding from the Downtown Community Improvement Plan may be eligible for funding under this CIP provided there is no duplication of eligible costs.

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10. No duplication of eligible costs

In no case shall eligible costs be counted more than once in any application, including where the applicant has applied for multiple grant programs.

11. Disclosure of other potential funding sources

As part of completing an application form, the applicant shall disclose any other funding that may be received in relation to the project, whether or not the funding is part of the CIP. Where the project is subject to other funding sources, including funding from the Provincial or Federal governments, the City shall have sole discretion to reduce the value of the grant.

12. Eligibility where improvement works have been initiated prior to approval

The Applicant may proceed with a project that is intended to be funded by the Vandalism Prevention Grant, with the acknowledgement that funding is not guaranteed. A list of potential eligible projects are provided in Appendix D for information and to guide the applicant who may complete some or all works ahead of receiving grant approval.

13. Grants subject to funding availability

Availability of grants is subject to funding availability. Applicants should confirm the current availability of funding with the City prior to making an application and/or completing a project.

14. Government not eligible

No municipal government or government agency shall be eligible to apply for any grant under this program. This program intends to provide incentives for private property owners.”

4. A definition for “vandalism” is added to Appendix B Glossary of Terms as follows:

“Vandalism is an intentional defacement, damage, or destruction of property without the owner’s consent, and can include graffiti, broken windows, and damage to signage or landscaping.”
5. A new Appendix D is added as follows:

Appendix D – Vandalism Prevention Grant Representative Eligible and Ineligible Projects

	Reparative Projects	Prevent Projects
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	Reparative Projects	Prevent Projects
Eligible	<ul style="list-style-type: none"> • Window and door repair or replacement • Lock repair or replacement • Graffiti removal • Street facing exterior damage • Associated installation fees 	<ul style="list-style-type: none"> • Shatterproof glass • Protective films • Windot protection • Lock enhancements • Exterior lighting • Camera systems • Alarm systems • Air conditioner anti-theft devices such as security cages, alarm systems or tamper-proof fasteners • Security audit • Murals • Associated installation fees
Not Eligible	<ul style="list-style-type: none"> • The operation, general maintenance, and life cycle costs which are unrelated to vandalism; • Costs associated to theft or damage of inventory or personal belongings. • Construction costs and administration costs 	<ul style="list-style-type: none"> • In-store equipment or furniture • Internal labour • Works completed on non-business locations or portions of a building, such as a residential apartment, • Projects that reduce feelings of public safety (i.e. window bars and garage doors)

6. Adjust the Table of Contents as necessary to account for the changes above.