

Amendment No. 2 To The City Of Brantford Greyfields 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 Greyfields Community Improvement Project Area (CIPA) established by By-law 147-2021.

Basis Of The Amendment:

In November 2025, Staff presented to Council a proposal to amend the Greyfields 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. 2 to the Greyfields Community Improvement Plan.

Details Of The Amendment

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The Greyfields Community Improvement Plan is hereby amended as follows:

1. Modify the wording in Section B.2.1 to re-organize it and to identify two additional goals of the Greyfields CIP, as follows:

"B.2.1 The Vision for Greyfields Revitalization in Brantford:

"Other goals of the Greyfields CIP include:

- To foster confidence in the safety and sense of security within these mixed use corridors that in turn support of the variety of activities that are offered by businesses and agencies that 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; and
- An additional goal of the Greyfields CIP is to facilitate the adaptive reuse of historic properties with cultural heritage value. These properties are also at risk of becoming underutilized, and with that, irreversible loss to community history. The achievement of this goal will be handled predominantly through transformative projects on sites with greater redevelopment potential. Acknowledging that adaptive reuse projects are bespoke and deal with site- specific factors, the City may take a more flexible approach when providing when providing assistance and vary program requirements from the "baseline" established for non-historic revitalization projects."

2. In Section B.2.1, updated wording removes the words "has two key components" in reference to the "long-term vision for greyfields" and provides the revised wording as follows: "The long-term vision for greyfields in the city of Brantford reflects two main opportunities for greyfield revitalization."
3. In Section B.2.1, the updated wording deletes the reference to an additional goal regarding adaptive reuse of historic properties, as this wording is now incorporated into the earlier paragraph of B.2.1.
4. In Section B.3, new section B.8 is added which will accommodate the new Vandalism Prevention Program.
5. In Section B.3.1., a new general eligibility criterion is added as follows:

"10. 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

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part of the CIP. Where the project is subject to other funding sources, including
funding from the Provincial or Federal governments."

6. In Section B.3.1., the remaining general eligibility criteria are re-numbered.
7. In Section B.3.1., the existing eligibility criterion regarding whether eligible works can be completed before grant approval, add an exception for the new Vandalism Prevention program as follows:

"Except for the Vandalism Prevent Grant Program, improvement works should be initiated after approval of a grant application and execution of the Financial Incentive Program Agreement. However, at the City's sole discretion, improvement works that have been initiated prior to the approval of an application and/or the execution of the Financial Incentive Program Agreement may be considered eligible and these expenses may be included in the calculation of the maximum grant. Projects completed in their entirety prior to approval of an application are not eligible for the grant program."

8. A new section B.7 is added to describe the new Vandalism Prevention Grant, as follows:

"B.7 Vandalism Prevention Grant

Program Purpose and Objectives

The purpose of the 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 provides owners with a grant to support prompt implementation of eligible projects.

This program also contributes to the safety and feelings of security that in turn supports the mixed-use corridors serving as an economic, civic, cultural, and tourism hub.

Specific Eligibility Criteria for the Vandalism Prevention Grant

- 1) The applicant must be a small businesses (less than 100 employees), faith-based organizations, or non-profit located within the Greyfields Community Improvement Project Area, and be actively occupied.
- 2) Applications must include projects for both reparative work and preventative measures as exemplified in Table 1.

Maximum Grant

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The maximum grant is \$4,000 or 50% of the total eligible costs (excluding HST), whichever is less. A grant payment less than \$250 representing 50% of eligible costs 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.

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

Eligible Costs

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 E for information and to guide the applicant who may complete some or all works ahead of receiving grant approval."

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9. A definition for "vandalism" is added to Appendix C 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."

10. A new Appendix E is added as follows:

Appendix E – Vandalism Prevention Grant Representative Eligible and Ineligible Projects

	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

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	Reparative Projects	Prevent Projects
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)

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