

Where are neighbourhood programs available?

Identified financial incentive programs are available to properties located within their corresponding Community Improvement Project Areas:

- D** Downtown Community Improvement Plan
- O** Old East Village Community Improvement Plan
- S** SoHo Community Improvement Plan
- H** Hamilton Road Area Community Improvement Plan
- L** Lambeth Area Community Improvement Plan

IMPORTANT

You must receive approval for financial incentives before construction begins, and in some cases before demolition begins.

Any works undertaken on heritage properties participating in this program require a Heritage Alteration Permit. This permit must be issued prior to any works being undertaken.

To learn more about our financial incentive programs, visit our website at london.ca or contact City Planning.

E-mail: planning@london.ca

Phone: 519.661.4980

Visit: 206 Dundas Street

Our community partners that represent business improvement areas (BIA) are also available to help.

Downtown BIA: 519.432.9816

Old East Village BIA: 519.645.7662

Hamilton Road BIA: 226.236.1485



DOWNTOWN & MAINSTREETS

Community Improvement Plan
Financial Incentives

What is a financial incentive program?

A financial incentive program is a grant, loan or rebate provided by the City of London to promote favourable development in areas where a Community Improvement Plan has been adopted by City Council.

Who can apply for financial incentives?

A property owner undertaking works on a property within a Community Improvement Project Area can apply for financial incentives. Tenants can work with property owners to coordinate an application.

How long will the financial incentives be available?

The City of London has recently reviewed all Community Improvement Plan financial incentive programs. Changes were made to the programs available through the Downtown, Old East Village, SoHo, and Industrial Lands Community Improvement Plans. These amended programs will expire no later than December 31, 2023 pending a Municipal Council review of the programs.

What financial incentive programs are available?

Residential Development Charge Incentive Grant



This program provides a grant equal to a rebate of Development Charges (DCs) for residential units constructed. DCs are required to be paid “up-front” at the time the building permit is issued. The program grants back a portion of the residential DCs paid by the applicant over an approximately 10-year schedule until 100% of the residential DCs have been repaid to the applicant. The program is aimed at encouraging private sector investment in residential development in the Downtown and Old East Village.

Rehabilitation & Redevelopment Tax Grant



This program rebates a portion of the municipal tax increase that results from the rehabilitation of an existing building or construction of a new building. A percentage of this tax increment is rebated back to the property owner each year, for ten years.

Façade Improvement Loan



This program provides a loan for building façade improvements. The loan can be up to a maximum of \$50,000 or half the value of work, whichever is less. Loans are paid back at 0% interest over a 10 year period. In certain areas of Downtown and Old East Village, a portion of the loan may be forgivable.

Upgrade to Building Code Loan



This program provides loans to property owners who improve their buildings for items that relate to Ontario Building Code requirements. Loans are up to \$200,000 or half the value of work, whichever is less. Loans are paid back at 0% interest over a 10 year period. In certain areas of Downtown, Old East Village, and the Hamilton Road Area a portion of the loan may be forgivable.

For information on Heritage, Airport Area, Brownfield, and Industrial Lands financial incentive programs, please contact City Planning.