



Downtown Housing Grant

Purpose

To encourage the creation of new residential units and to improve the condition of existing upper-storey or rear residential units within mixed-use buildings in downtown Pembroke.

Eligible Costs

- 1 Creation of new residential units in the upper storey(s) of a mixed-use building in the Pembroke Business Improvement Area (PBIA); and/or
- 1 Rehabilitation and significant improvement in the quality of one (1) or more existing residential units in the PBIA which improve the quality of life for the occupants, increase the value of the unit(s), or make the unit(s) habitable where the unit(s) are currently considered to be inhabitable, or make the unit attractive to a wider range of income groups. Eligible projects may include improvements related to the health and safety of the residential unit, and required to bring the building or unit into compliance with the current Ontario Building Code or Fire Code, including but not limited to, improvements to electrical systems and wiring, structural improvements, etc.

Program Details

- 1 Grants for the rehabilitation of residential space or the conversion of non-residential space to residential space will be available to eligible applicants in order to provide improvements to existing residential units. Grants will be equal to 50% of the construction costs of each unit to a maximum of \$10,000 per unit, to a maximum of two (2) units per eligible address. In no case will the total grant exceed 50% of the total construction costs.

Eligibility Criteria

- 1 All General Eligibility Requirements outlined in **Section** Error! Reference source not found. shall apply.
- 2 Applications shall be in accordance with the application submission requirements under **Section** Error! Reference source not found..
- 3 This Grant will apply only to properties within the Pembroke Business Improvement Area (PBIA) boundary (see **Figure 0-1**).



Figure 0-1: Pembroke Business Improvement Area (PBIA)



- 4** Existing or proposed ground floor/at grade residential space within the designated Community Improvement Project Area will not be eligible for the grants through this program. For clarity, upper storey and rear residential units in mixed-use buildings are eligible for this program.
- 5** At the discretion of Council in consultation with the City's CIP Administrator and CIP Panel, priority may be given to the conversion of upper storey space to new residential unit(s) and for the rehabilitation of affordable housing and rental units over other projects for improvements to existing residential units.
- 6** An application for this program must be submitted to the City prior to the commencement of any site works and/or issuance of a building permit, as applicable.