

Housing Target Area Guidelines

Overview

The City of North Bay recognizes the importance of facilitating the development of housing options to service the needs of the community.

As the City moves to maintain a diversified and resilient local economy, it must target its investments into employment, housing, and the downtown core. Community Improvement Plans provide the municipality with tools under the [Planning Act](#) and [Municipal Act](#) to create opportunity in return for private sector investment and development in particular areas of the City. The boundaries of the Housing Target Area are identified in [Schedule 'A'](#).

Goals and Objectives

The primary objective within the Housing Target Area is to encourage infill and intensification of housing developments in the Settlement Area of the City.

The Housing Target Area financial incentives are available to applicants who are increasing the net number of residential units on properties through different forms of housing development, including [Additional Dwelling Units \(ADUs\)](#). Financial incentives in the Housing Target Area will help to facilitate a range of housing types, which may help to encourage affordable housing, aging in place and accessible units. The goals of the target area are:

- Stimulate private sector investment and development in the housing market
- Encourage development of affordable home ownership opportunities and affordable rental opportunities
- Promote renovation and intensification in the city's Settlement Area, as identified in the [City of North Bay's Official Plan](#) and
- Encourage residential development which would encourage aging in place, affordable home ownership & rentals and accessible units.

Applicable Incentive Programs

The incentive programs offered in the Housing Target Area are:

1. Tax Increment Rebate¹
2. Municipal Fee Rebate
3. Development Charges Rebate²
4. Professional Study Grant
5. Public Art Grant³
6. Landfill Tipping Fee Rebate
7. Additional Housing Unit – Top-Up Funding

¹ Tax Increment Rebate is only eligible for property owners who have entered into an agreement to maintain the units at an affordable rate for 20 years and the rebate is only applicable to the units that are affordable.

² Development Charges Rebate is only eligible for units that are affordable as defined in this document.

³ Public Art Grant is only eligible for public art projects located along major arterial roads within the Housing Target Area.

1. Tax Increment Rebate

Purpose: To provide financial incentives to stimulate new private sector investment and the intensification of residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide a tax incremental based rebate for units guaranteed to be affordable for a period of 20 years or more. The program provides an annual tax incremental based rebate of up to 100% for the first six (6) years. The property owner would be required to pay their property taxes in full in accordance with the program requirements below in year seven (7).

Grant Percentage	Year
100%	1-6
0%	7

- Where a building in the Housing Target Area contains 10 units or more, applicants are required to maintain a minimum of 25% of the units as affordable.
- Where a building in the Housing Target Area contains 9 units or less, applicants are required to maintain a minimum of 50% of the units as affordable.
- Affordable units are defined as rental units rented for 80% or less of the Average Market Rent as determined by the Canada Mortgage and Housing Corporation (CMHC) for the bedroom type in that given year in the Nipissing District and when available, North Bay specific data.
- Only the units that are deemed to be affordable are eligible for the Tax Incremental Rebate.
- Applicants not meeting the above program requirements in the Housing Target Area are not eligible for any tax incentive.

Please note that applicants applying for the enhanced affordable tax increment rebate must provide proof of an agreement with the District of Nipissing Social Services Administration Board (DNSSAB) which guarantees that applicable unit (s) remain affordable for a period of 20 years.

Eligible Costs: The incremental amount of the municipal portion of taxes paid by the applicant as a result of the development, redevelopment and/or adaptive reuse of the building.

2. Municipal Fee Rebate

Purpose: To provide a rebate for the required municipal fees needed for a project that increases or creates residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide a rebate of 100% of the municipal fees to a maximum of \$250,000 required for the development or redevelopment of a project. The eligible rebates include but may not be limited to

The Corporation of the City of North Bay Growth Community Improvement Plan (GCIP)



- [Building & Demolition Permits](#);
- [Planning Act Applications](#)⁴; and
- Encroachment Agreements.

Eligible Costs: Up to 100% of the municipal fees identified above are eligible to be rebated back to successful applicants up to a maximum of \$250,000 for the additional residential units created.

3. Development Charges Rebate

Purpose: To provide a grant for the [required development charges](#) for a project that increases or creates residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings. Please note that [Additional Dwelling Units \(ADUs\)](#) are exempt from development charges.

Description: Can provide a rebate of up to 100% of the required development charges up to a maximum of \$250,000.

Eligible Costs: Applicants can receive a 100% rebate on the required development charges up to a maximum of \$250,000.

Please note that Additional Dwelling Units (ADUs) are exempt from development charges.

Only the units that are deemed to be affordable are eligible for the Development Charges Rebate.

4. Professional Study Grant

Purpose: To provide a financial incentive to offset the cost of hiring a professional engineer, architect and/or a qualified designer for the design of a project that increases or creates residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Description: Can provide a grant equal to 50% of the cost to a maximum of \$5,000 to hire a professional engineer, architect and/or a qualified designer to develop plans and designs for a project that increases or creates residential units in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings.

Eligible Costs: Up to 50% of the costs to engage a professional engineer, architect and/or a qualified designer for up to a maximum of \$5,000.

5. Public Art Grant

Purpose: To help to promote uniqueness, sense of place, community spirit and vibrancy through the provision of art forms on both public and private properties along major arterial roads only.

Description: Can provide a grant of 50% of matching funds to a maximum of \$2,500 for eligible art pieces and displays on public and private property that are clearly visible to the public. The maximum grant per property is \$2,500 with a maximum of one application per property per year.

⁴ Includes: Official Plan Amendments, Zoning By-law amendments, Draft Plans of Subdivision/Condominium, Consent, Minor Variance, Site Plan Control Agreements.

All art pieces and displays must be pre-approved by the City through the [Public Art Advisory Committee \(PAAC\)](#).

Eligible Costs: Eligible costs include but may not be limited to;

- Materials;
- Installation; and
- Lighting and landscaping that highlights the public art.

Types of projects eligible for a grant under the Public Art Grant include but may not be limited to;

- Murals;
- Sculptures;
- Local heritage based art pieces and displays;
- Interactive art pieces and displays; and
- Any other art piece approved by the [Public Art Advisory Committee](#).

6. Landfill Tipping Fee Rebate

Purpose: To provide a rebate for the required Landfill Tipping Fees needed for the demolition of the primary building on a property. The landfill tipping fees may act as a barrier and lead to illegal dumping and/or derelict buildings. This program is intended to be used as a last resort and property owners are encouraged to maintain their buildings to a high standard and conduct regular maintenance.

Please Note: Applicants are required to provide a clear reasoning for the demolition of a dwelling and why reconstruction is not a feasible option.

Description: Can provide a rebate of 100% of the Landfill Tipping Fees for sorted material to a maximum of \$50,000 or 50% of the Landfill Tipping Fees for unsorted material to a maximum of \$25,000.

Of the eligible rebate, 25% of the tipping fee would be rebated when the building is demolished and 75% of the tipping fee would be rebated if the building is replaced with a new development within 1 year of demolition.

Eligible Costs: Up to 100% of the Landfill Tipping Fees for sorted material to a maximum of \$50,000 or 50% of the Landfill Tipping Fee for unsorted material to a maximum of \$25,000.

Of the eligible rebate, 25% of the tipping fee would be rebated when the building is demolished and 75% of the tipping fee would be rebated if the building is replaced with a new development within 1 year of demolition.

7. Additional Housing Unit Grant Program – Top-up Funding

Purpose: The purpose of the Additional Housing Unit Grant program is to provide a financial incentive to encourage property owners to create new or legalize existing additional dwelling units or construct new multiple residential buildings for the purpose of new rental housing or new affordable home ownership.

Description: This program can provide a financial incentive of up to 75% to a maximum of \$25,000 for the creation of a new or legalization of an existing additional dwelling unit or the construction of a multiple residential building.

Eligible Costs: The eligible cost for a grant under the Additional Housing Unit Grant Program is a maximum of 75% up to \$25,000 for the construction costs of creating or the legalization of an additional dwelling unit(s) within an existing dwelling or an additional dwelling unit in a new dwelling or the creation of a new multiple residential building with five (5) or more residential units.

- The Funding for this program is from the Housing Accelerator Fund (HAF), money will not be allocated to a project until the project is shovel ready and a building permit has been submitted.
- This program can be cancelled without an amendment to this program, as the funding is limited.

Contact Information

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Or visit www.northbay.ca/gcip

Schedule 'A' – Housing Target Area

