



Deep Roots
Greater Heights

Application Form Town Centre Investment Incentive Program

1	Application Date:	
2	Owner's Name and Mailing Address:	
	Telephone:	Email:
3	Civic Address of Revitalization Project:	
	<i>Using map on reverse, indicate property location</i> <input type="checkbox"/> Sub-area 1 <input type="checkbox"/> Sub-area 2	
4	Brief description of building construction or renovation leading to this application (number of storeys, construction value):	
	Building Permit Number: _____ Issue Date: _____	
5	Applicant's Name and Mailing Address (<i>if different from Owner</i>):	
	Telephone:	Email:
6	<i>I believe the proposed building to qualify under the terms of "Maple Ridge Revitalization Tax Exemption Bylaw No. 6789-2011." I understand the District of Maple Ridge will require the property owner(s) to enter into an agreement with the District, prior to granting a property tax exemption.</i>	
	Applicant's Signature: _____ Date: _____	

Pursuant to "Maple Ridge Revitalization Tax Exemption Bylaw No. 6789-2011." By accepting this application, no commitment on the part of the District of Maple Ridge is either expressed or implied

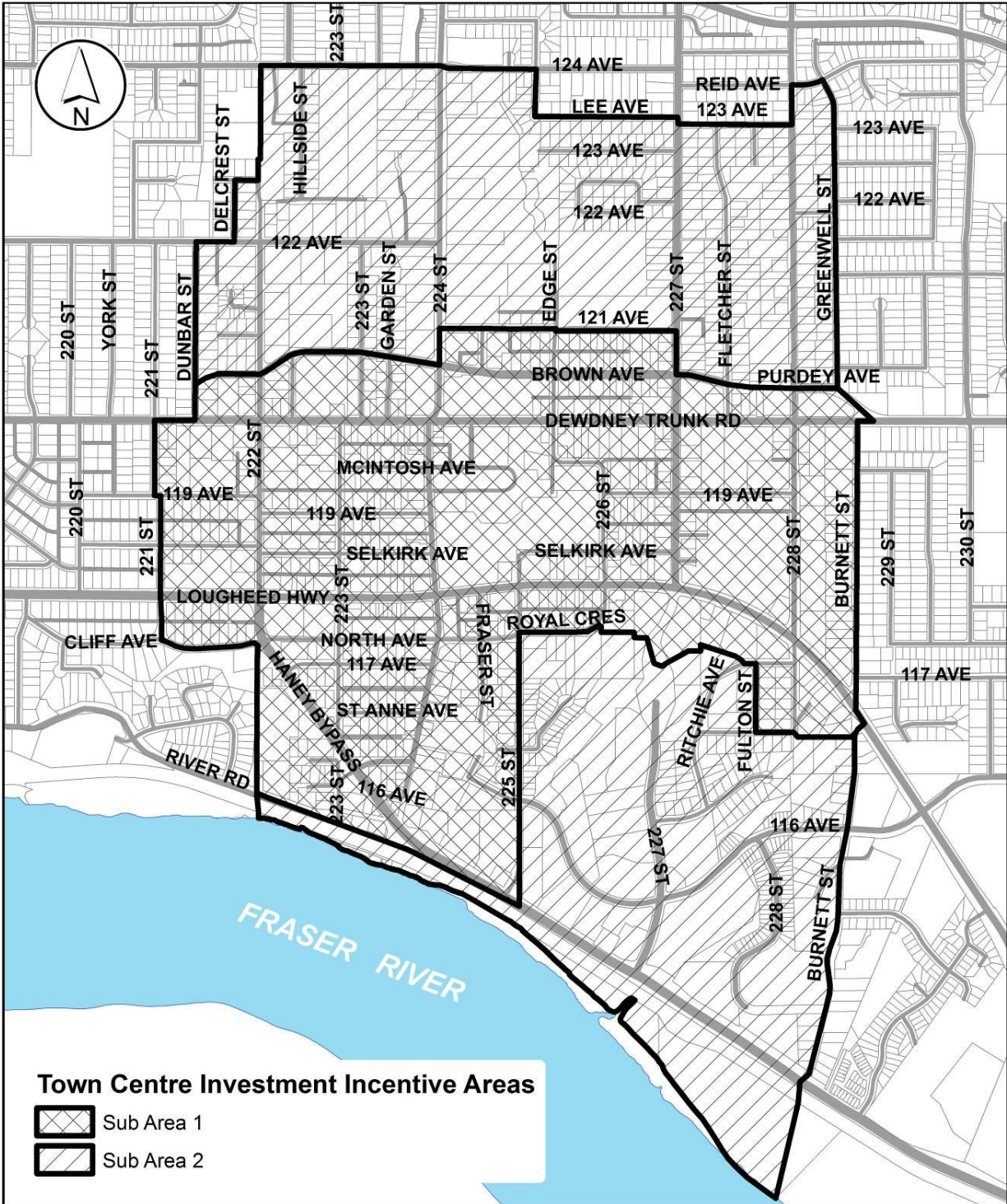
Note for staff: Please return completed forms to the Sustainability and Corporate Planning Department. Thank you.



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Area Map

Town Centre Investment Incentives Program





Incentives-at-a-Glance

Town Centre Investment Incentives Program

Criteria: ¹	Residential		Commercial		Site Prep	Façade Improvements
Building permit must be issued by Monday, December 30, 2013	New Construction: Minimum 5 storeys	New Construction: Minimum 4 storeys	New Construction: \geq \$1,000,000	Renovations: \geq \$20,000	On Council approval	Renovations to commercial façade \geq \$10,000
See Map	Sub Area 2	Sub Area 1	Sub Areas 1 and 2	Sub Areas 1 and 2	Sub Areas 1 and 2	Sub Areas 1 and 2
Incentive Package ¹						
Priority Processing	Yes	Yes	Yes	Yes	Yes	Yes
Partnering Incentive ²	10% of DCCs to a max. of \$50,000 (\$75,000 for LEED/energy)	10% of DCCs to a max. of \$50,000 (\$75,000 for LEED/energy)	25% of DCCs to a max. of \$25,000 (\$37,500 for LEED/energy)	n/a	n/a	n/a
Property Tax Exemptions ³	3 years	3 years	3 years	3 years (on renovation portion)	3 years	3 years (on renovation portion)
Additional Property Tax Exemption (LEED-Silver or renewable energy)	Additional 3 years	Additional 3 years	Additional 3 years	Additional 3 years	n/a	n/a
Building Permit Fee Discount ⁴	50% plus additional \$6,000	50% plus additional \$6,000	50% plus additional \$6,000	50% plus additional \$1,200	50%	50%
Reduced Parking Standards	n/a	Yes	Sub Area 1 only	n/a	n/a	n/a
Brownfield Support - potential grants	Yes	Yes	Yes	n/a	Yes	n/a
Building Height Flexibility	Yes	Yes	Yes	Yes	n/a	n/a
Comprehensive Development Guidelines	Yes	Yes	Yes	Yes	n/a	Yes ⁵
Façade Improvement Program (in partnership with BIA)	n/a	n/a	n/a	n/a	n/a	DMR portion \$75,000 over 3 years

1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this program, the former will prevail.
2. Fulfilment of agreed-upon Town Centre goals and objectives, to be negotiated on a project-by-project basis; maximum \$500,000 program funding available as at March 14, 2011.
3. Property tax exemption from general municipal tax portion, on non-market change in assessed value of improvements
4. Building permit discount not to exceed total building permit fee.
5. Development permit required for alterations \geq \$25,000 if not consistent with development permit guidelines.