

# Derelict Property Demolition Incentive

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## Overview

When a property is kept in a derelict state over a long period of time, the lack of positive or purposeful use can result in unwanted and undesirable activity, creating a nuisance for the neighbourhood and requiring considerable City resources to manage. To incentivize the demolition of properties such as these, the City is offering an incentive in the form of a City Landfill fee credit of up to \$10,000.

The \$10,000 incentive will be funded by the Housing Reserve and all tax revenue generated by a property that benefits from this funding will be redirected to the Housing Reserve until the value of the funding is recouped.

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## Photo Gallery



# Derelict Property Demolition Incentive

When a property is kept in a derelict state over a long period of time, the lack of positive or purposeful use of the property can result in unwanted and undesirable activity, creating a nuisance for the neighbourhood and requiring considerable City resources to manage. To incentivize the demolition of properties such as these, the City is offering a grant in the form of a City Landfill fee credit of up to \$10,000.

Each application for the incentive program will be reviewed by the Community Development Department to determine eligibility. Structural damage that can be fixed without costing more than the economic value of the structure or property will not qualify. This will apply to an entire property and all its buildings, or a garage. If a property qualifies for the funding, the following is required:

- A demolition permit,
- The demolition is to be completed by a contractor or construction industry professional,
- The demolition is expected to be completed within 90 days of the permit being issued,
- The structure or lot is expected to be completely cleared, which may include the removal of all site features including any paved surfaces and landscaping, and
- For applications regarding the removal of dead or diseased trees, the maximum value of the incentive is \$1000 and the work is to be completed by a licensed landscaping or tree removal business.

The \$10,000 incentive will be funded by the Housing Reserve and all tax revenue generated by a property that benefits from this funding will be redirected to the Housing Reserve until the value of the funding is recouped.

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## Application Information

Owner Name: \_\_\_\_\_ Phone No. \_\_\_\_\_  
\_\_\_\_\_

Owner Address: \_\_\_\_\_ Email \_\_\_\_\_

Address of Property \_\_\_\_\_

Legal Land Description \_\_\_\_\_

Bylaw Order No. (if applicable) \_\_\_\_\_ Demolition Permit Number \_\_\_\_\_  
\_\_\_\_\_

Owner's Signature \_\_\_\_\_

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## Internal Use Only

Planning and Development Services Review \_\_\_\_\_ (date)

Financial Services Review \_\_\_\_\_ (date)

	Bylaw/Police		Building		Parks, Rec & Culture	
Calls for assistance or service	Bylaw or Police Complaints, up to and including an order for demolition	Y or N Y = 1 N = 0	NBC Order to fix or demolish a building or structure	Y or N Y = 1 N = 0	Complaints of weeds, overgrowth of a yard, graffiti, damaged or dead trees, etc.	Y or N Y = 1 N = 0
Severity  Number or frequency of calls	0 – 10  0 meaning none 10 meaning the highest frequency or severity compared to other complaints	Score  (5 or above is considered significant)	0 – 10  0 meaning none 10 meaning an order for immediate demolition or repair with identified asbestos	Score  (5 or above is considered significant)	0 – 10  0 meaning none 10 meaning the highest frequency or severity compared to other complaints	Score  (7 or above typically requires City intervention)
<b>Total score</b>		Total		Total		Total

General notes:

A score over 16 is required to be considered for funding because that particular property requires considerable resources to manage or maintain, typically with a value of over \$10,000 in repair costs, services rendered, or value of time spent.

If the score is below 16 but the property scores higher than 10 in severity, the structure or property is considered a high risk to the owner or the neighbourhood.

Properties that are regularly overgrown but have no buildings or structures do not qualify, except if professional services are required to safely remove and dispose of large trees.

Evaluation notes:

Total score:  
Funding provided Y or N: