

# CITY POLICY



**POLICY NUMBER: C616**

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**REFERENCE:**

**ADOPTED BY:**

City Council **TBD**

**SUPERSEDES:**

**New**

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**PREPARED BY:** Urban Form and Corporate Strategic Development

**DATE:** May 23, 2019

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**TITLE:** **Corner Store Program Policy**

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**Policy Statement:**

The City of Edmonton supports the revitalization of neighbourhood commercial areas in mature and established neighbourhoods by encouraging property owners to invest in existing commercial buildings and business owners to invest in their capacity and competitiveness through financial incentives. Supporting local economic development through investment in existing neighbourhood commercial buildings and the businesses located within them will support the revitalization of Edmonton’s mature and established communities.

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**The purpose of this policy is to:**

Encourage property owners in existing neighbourhood commercial areas within mature and established neighbourhoods to invest in the enhancement of their commercial building’s appearance, functionality and accessibility, as well as encourage small businesses within these areas to improve their capacity and competitiveness. To achieve this, the Corner Store Program is offered in two streams, Corner Store and Corner Store Light, as outlined below.

In both streams, eligible Commercial Buildings must:

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**This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.**

- Be located in a mature or established neighbourhood,
- Be commercial in use or mixed-use in nature with commercial on the main floor,
- Be on a property with an area of less than 1.0 hectare,
- Contribute to a pedestrian-friendly streetscape,
- Not be located in a Business Improvement Area or other Target Areas to which the Storefront Improvement Program Policy and Commercial Development Incentive Policy apply,
- Not have previously received a Facade Improvement Program or Development Incentive Program grant

A Small Business within a participating Commercial Building may qualify for the Small Business Support Grant.

### 1. Corner Store Stream

The Corner Store stream provides building improvement and business support reimbursement grants to eligible property owners of commercially zoned buildings, and businesses operating in those buildings within Edmonton’s mature and established neighbourhoods. The Corner Store stream also provides City funded streetscape upgrades to public road-right-of-way with the scope of these supports dependent on the context of the participating neighbourhood commercial area.

This stream is prioritized in neighbourhoods identified for neighbourhood reconstruction as a part of the neighbourhood renewal program. Consideration is given to neighbourhood commercial areas not scheduled for renewal where there are opportunities to align with other City projects or initiatives.

The following Corner Store stream matching reimbursement grants may be available to property owners and business owners in eligible neighbourhood commercial areas.

Building Type	Small Commercial Centre	Standalone Commercial Building
Exterior Corner Store Grant	A reimbursement grant of up to 50% of eligible construction costs for improvements to active storefronts to a maximum amount of \$60,000.	A reimbursement grant of up to 50% of eligible construction costs for improvements to active storefronts to a maximum amount of \$15,000.
Interior Corner Store Grant	A reimbursement grant of up to 50% of eligible construction costs for improvements to a ground floor underutilized or vacant commercial interior space to a maximum of \$20,000 per building.	A reimbursement grant of up to 50% of eligible construction costs for improvements to a ground floor underutilized or vacant commercial interior space to a maximum of \$10,000 per building.
Small Business Support	A reimbursement grant of up to 50% of eligible costs for initiatives that will improve the capacity, efficiency, productivity, and/or competitiveness of the business to a maximum amount of \$1,000	

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Grant	
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In addition to the general eligibility requirements for commercial buildings and businesses under the Corner Store Program Policy, commercial buildings accessing an Interior Corner Store grant through the Corner Store stream must also:

- Have a vacant ground floor commercial interior space for at least 6 months prior to application for a grant, or
- Have a ground floor commercial interior space that has been underutilized for a period of at least 3 years prior to application for a grant.

## 2. Corner Store Light

Corner Store Light provides flexible building improvement and business support reimbursement grants to eligible property owners of commercial buildings and businesses operating in those buildings within Edmonton’s mature and established neighbourhoods.

The following matching reimbursement grant may be available through Corner Store Light:

Grant Type	Large and Small Commercial Buildings
Combined Corner Store Light Grant	A reimbursement grant of up to 50% of eligible construction costs for exterior and/or interior improvements to active storefronts or ground floor underutilized or vacant commercial interiors to a maximum amount of \$15,000
Small Business Support Grant	A reimbursement grant of up to 50% of eligible costs for initiatives that will improve the capacity, efficiency, productivity, and/or competitiveness of the business to a maximum amount of \$1,000

In addition to the general eligibility requirements for commercial buildings and businesses under the Corner Store Program Policy, small businesses accessing a Small Business Support grant through the Corner Store Light stream must also:

- Be located within a building that is accessing a Combined Corner Store Light Grant.