

Sovereign Defence Industrial Space Activation Program – CIP Scorecard		
Prerequisites		
Property Use	Does the current zoning on the property permit the proposed employment use?	Yes → Continue with scorecard. No → Project does not qualify for the Employment CIP. <i>If a re-zoning is granted, project can be re-evaluated.</i>
Property Details	Is the proposed project related to an existing industrial building (that is vacant or contains underutilized industrial space) and designated employment land in the Official Plan?	Yes → Continue with scorecard. No → Project does not qualify for the Employment CIP.
Hazard Details	Is the project site free of lands subject to flooding or erosion hazards (including wetlands)?	Yes → Continue with scorecard. No → Project does not qualify for the Employment CIP.
Sovereign Defence End-User	Is there a confirmed end user supported by proof of tenancy or legal documentation that meets the definition of sovereign defence?	Yes → Continue with scorecard. No → Project does not qualify for the Employment CIP.
Lease term (if applicable)	Does the end-user of project have a minimum 5-year lease term?	Yes → Continue with scorecard. No → Project does not qualify for the Employment CIP.

Criteria	Factor	Points Available	Maximum Score
1. Location, Building & Site Requirements	1.1 Activation of vacant or underutilized industrial space (10 points maximum) <i>0 points = minimum underutilization</i> <i>5 points = partial space activation</i> <i>10 points = substantial space activation (underutilized and/or vacant)</i>	20	20
	1.2 Readiness and speed to occupancy (5 points) <i>0 points = unclear or long timeline</i> <i>3 points = moderate timeline with approvals still required</i> <i>5 points = strong path to occupancy/operations with clear and reasonable milestones</i>		
	1.3 Site-specific improvements strengthen industrial function (5 points) <i>0 points = improvements not tied to use</i> <i>3 points = upgrades support occupancy</i> <i>5 points = improvements materially improve defence-ready capability, such as secure access, power upgrades, ventilation, specialized production space, etc.</i>		
2. Defence sector qualifications and experience	2.1 End-user confirmation/commitment (5 points) <i>0 points = speculative or unclear end user</i> <i>3 points = conditional commitment/LOI</i> <i>5 points = executed lease, binding agreement, or other legal documentation acceptable to the City</i>	20	20

	2.2 Defence sector operating experience (5 points) <i>0 points = no demonstrated experience</i> <i>3 points = emerging or adjacent experience</i> <i>5 points = proven defence, dual-use, advanced manufacturing, aerospace, autonomous systems, secure production or similar experience</i> 2.3 Strategic supply-chain relevance (5 points) <i>0 points = limited relevance</i> <i>3 points = indirect supply-chain role</i> <i>5 points = strong role in sovereign defence supply chain, reshoring production capacity, or critical capability</i> 2.4 Compliance and security readiness (5 points) <i>0 points = not addressed</i> <i>3 points = basic plan</i> <i>5 points = credible plan (facility security, controlled access, quality systems, regulatory compliance, or secure handling requirements where applicable)</i>		
3. Employment*	3.1 New jobs created (9 points) <i>0 points = no new jobs</i> <i>3 points = modest job creation</i> <i>6 points = moderate job creation</i> <i>9 points = significant job creation</i> 3.2 Job quality and economic value (8 points) <i>0 points = majority low-wage/limited skill roles</i> <i>4 points = mix of skilled and general roles</i>	30	30

	<i>8 points = majority of positions are well-paid and skilled, technical, engineering, production or advanced manufacturing roles</i> 3.3 Certainty of employment projections (5 points) <i>0 points = unsupported estimates</i> <i>3 points = reasonable projection</i> <i>5 points = supported by hiring plan, payroll assumptions, contracts, production plan or corporate approval</i> 3.4 Timing of job creation (8 points) <i>0 points = Unclear timing or more than half of jobs in the long-term horizon</i> <i>4 points = Majority of jobs beyond medium-term horizon</i> <i>8 points = Near-term hiring tied to occupancy / production start or majority of hiring complete within first three years</i>		
4. Economic impact	4.1 Total private capital investment (6 points) <i>0 points = limited investment</i> <i>3 points = Moderate investment</i> <i>6 points = Significant investment in building retrofit, systems, redevelopment, etc.</i> 4.2 Eligible cost alignment (6 points) <i>0 points = Costs unclear or ineligible</i> <i>3 points = Partially supported eligible costs</i> <i>6 points = Well-documented eligible costs clearly tied to development/redevelopment and project</i>	30	30

	4.3 Incentive leverage (6 points) <i>0 points = Weak relationship between request and outcomes</i> <i>3 points = Reasonable request relative to investment and employment</i> <i>6 points = Strong leverage with municipal contribution unlocking significant employment and investment</i> 4.4 Strategic Economic Impact (6 points) <i>0 points = Limited broader impact on local or regional economy</i> <i>3 points = Medium impact to local or regional economy expected</i> <i>6 points = Significant impact to local or regional economy (strengthen positioning, supply-chain integration, cluster development, etc.)</i> 4.5 Project feasibility and financial need (6 points) <i>0 points = Weak business case</i> <i>3 points = Reasonable business case</i> <i>6 points = Compelling business case with clear evidence that the incentive helps close a barrier, accelerates occupancy, or improves feasibility</i>		
Invest Ontario Support (Bonus Criterion)	The Sovereign Defence Industrial Space Activation Program prioritizes projects that demonstrate alignment with provincial investment attraction objectives and have received support from Invest Ontario.	10	

	Projects that have received support from Invest Ontario may be eligible for bonus points, recognizing provincial validation of the investment opportunity and alignment with broader economic development objectives as follows: • <i>5 points: Project is receiving documented non-financial support from Invest Ontario (includes support in accessing other provincial funding programs).</i> • <i>10 points: Project is receiving documented financial support from Invest Ontario.</i> Applicants must provide evidence of support from Invest Ontario as part of their application package.		
Total Score			100
Notes: <i>A score of 70 or greater confirms eligibility for consideration but does not guarantee approval or the full amount requested. Funding remains subject to available budget, verification of eligible costs, completion of legal review, approval by the Grants Review Group, and execution of a formal agreement. The City may approve a lesser amount than requested where the requested amount is not fully supported by eligible costs, project merit, investment value, employment impact, or available funding. Project risk will also be taken into consideration when awarding funding.</i> <i>Scoring will consider the scale of the proposed project, including the amount of industrial space activated, total eligible project costs, requested funding amount, total private investment, and the nature of the sovereign defence activity.</i> <i>* Employment is subject to review and verification as part of a funding agreement, which may include provisions around reporting or clawbacks/repayment of funds.</i>			

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