

## Front, Side, and Rear Facade Improvement Rebate

This program supports eligible improvements to the front, side or rear façade of a commercial, institutional or mixed-use (commercial at grade) property within the Downtown and Waterfront Sub-Area. Additional funding may be available for projects that implement a heritage design prepared by a qualified heritage designer or where improvements are made to reduce the property's carbon footprint.



### Available Funding:

**Rebate 1:** Eligible applicants of a building zoned for a commercial, mixed use[1] (commercial at grade), or institutional use may apply for a rebate of:

**a) Rebate 1A:** up to 50% of the cost of improvements, to a maximum of \$10,000 per property, of a non-heritage building's eligible front, side, and/or rear façade improvements that satisfy design criteria set out by the Town; or,

**b) Rebate 1B:** up to 85% of the cost of improvements, to a maximum of \$17,000 per property, of a heritage-designated building's eligible front, side, and/or rear façade improvements that satisfy design criteria set out by the Town.

**Rebate 2:** Eligible applicants who receive Rebate 1 can qualify for an additional rebate of up to 50% of the cost to prepare professional drawings, to a maximum of \$2,500, where façade improvements implement a heritage design as prepared by a qualified heritage professional (e.g., licensed architect, Professional Membership status in the Canadian Association of Heritage Professionals).

**Rebate 3:** Eligible applicants who receive Rebate 1 and Rebate 2 can qualify for an additional rebate of up to 50% of the cost of improvements, to a maximum of \$5,000, where the applicant can prove that improvements were made to reduce the building's carbon footprint.

**[1]** Only the commercial component of a mixed use building is eligible for funding.



### Criteria to Meet:

A property owner or tenant (with authorization of the property owner) may be eligible for funding under Rebate 1, Rebate 2 and Rebate 3 under this program if the following criteria are met by the application and/or throughout the duration of the project:

- The applicant agrees to enter into an agreement with the Town which may be registered against the title to the subject property and may specify the components of the eligible works and their estimated cost and the anticipated timing for the approved works, including estimated completion **AND**
- The applicant agrees that, should their application be approved, no changes to the approved facade improvements shall be made for five years without first obtaining Town approval **AND**

- To receive the rebate, the applicant provides proof that renovations have been completed in compliance with the terms of any agreements with the Town AND
- The applicant provides proof of paid invoices for work undertaken and submits them to the Town within one year of the latest invoice date.

## Eligible Costs:

### **The following costs are eligible:**

- restoring, repairing, or replacing brickwork, wood, masonry, and metal cladding;
- restoring, repairing, or replacing building signage;
- installing or replacing siding or cladding;
- replacing or repairing architectural details;
- replacing or repairing windows;
- replacing or repairing doors;
- replacing or repairing exterior lighting fixtures;
- adding and/or replacing landscaping that is permanent/non-removable (e.g., a planter box that is not anchored to the ground nor attached to the building would not be an eligible form of landscaping);
- adding public art, in accordance with the Public Art Master Plan and as approved by the Town; and
- other improvements as approved by the Town.

## **Additional Considerations for Program 13:**

**Applicants who have not participated in a façade program in the last five (5) years will be given priority.**

**The side and/or rear façade of the building proposed for improvements must be facing a public street, public parking area and/or public open space.**

**If a building tenant is the applicant and paying for the renovation, then the signature of the building owner shall also be required on the application to acknowledge that the Town will issue the rebate to the tenant rather than the building owner.**