

## Requirements for CIP Incentive Program

# Program 12: Front, Side, and Rear Façade Improvement Grant

## Program 12: Front, Side, and Rear Façade Improvement Grant

### Property Eligibility

Your property is eligible to receive a grant for costs associated with a façade renovation if your:

- commercial, institutional, or mixed use (commercial at grade) property within the Downtown and Waterfront Sub-Area undergoes improvements to rehabilitate and improve its façade(s).

### Criteria to Meet

**Grant 1:** A property owner or tenant (with authorization of the property owner) of a building zoned for a commercial, mixed use (commercial at grade), or institutional use may apply for a grant of:

- **Grant 1A:** up to 50% of the cost (to a maximum of \$40,000 in costs, for a maximum grant of \$20,000 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,
- **Grant 1B:** up to 85% of the cost (to a maximum of \$40,000 in costs, for a maximum grant of \$34,000 per property) of a heritage-designated<sup>1</sup> building's eligible front, side, and/or rear façade improvements that satisfy design criteria set out by the Town.
- **Grant 1C):** A grant equal to 50% of the cost of a large-scale refurbishment project is available for applicants undertaking major exterior improvements on a heritage-designated commercial property. "Large scale projects" are those where total project costs are \$40,000 up to \$100,000 for a maximum grant of \$30,000 stackable with **Grant 1B:**

**Grant 2:** An additional pro-rated grant of up to \$2,500 (based on 50% of the cost) may also be given to applicants who have received Grant 1A, that additionally implement a façade improvement with a heritage design, as prepared by a qualified heritage professional (e.g., licenced architect, Professional Membership status in the Canadian Association of Heritage Professionals).

**Grant 3:** An additional pro-rated grant of \$5,000 (based on 50% of the cost) may also be given to applicants who have received Grant 1A or Grant 1B or 1C, that additionally implement building technology features that would help to reduce the carbon footprint of the building, specifically:

- by replacing older commercial windows with those that are more energy-efficient, with a U-factor of 1.22 W per square metre or lower, or an Energy Rating of 34 or higher<sup>2</sup>; and/or,
- by replacing older commercial doors with those that are more energy-efficient, with a U-factor of 1.22 W per square metre or lower, or an Energy Rating of 34 or higher.
- refurbishing heritage windows and doors on a heritage-designated building where those attributes are described in the accompanying By-law, to protect the heritage attribute and to reduce landfill

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<sup>1</sup> Designated under Part IV or Part V listed as "contributing" within the Downtown Smiths Falls Heritage Conservation District pursuant to the Ontario Heritage Act.

<sup>2</sup> <https://oee.nrcan.gc.ca/pml-lmp/index.cfm?action=app.search-recherche&appliance=WINDOWS>.

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The applicant must meet the criteria outlined below:

| <b>If you are an applicant to CIP Program 12 (Front, Side, and Rear Façade Improvement Program):</b>   |
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| Criteria for Program 12:   |
| <input type="checkbox"/> The property is located in the eligible area (see Section 3) AND  |
| <input type="checkbox"/> The side and/or rear façade(s) of the building is/are on the same side of the building's property line that abuts a public street, public parking area, and/or public open space <sup>3</sup> AND   |
| <input type="checkbox"/> The existing heritage features on the exterior of the building are not removed or altered, unless they are replaced with a comparable heritage feature (as approved by both a qualified heritage professional and the Town) or restored to their original design and quality AND is consistent with the HCD Plan if the property is designated  |
| <input type="checkbox"/> The application is received in writing prior to the commencement of work AND  |
| <input type="checkbox"/> The application is in keeping with the Downtown Core Design Guidelines or the Heritage Conservation District, as approved by Council AND  |
| <input type="checkbox"/> Professional drawing(s) or illustration(s) of the proposed works may be required. Photos and/or physical samples of the material(s) to be used may be substituted (for example, roofing material, siding material, etc.). One or more Artificial Intelligent (A.I.) generated image(s) are acceptable where a photo of the actual building is used and is representative of the completed project. In the case of projects on heritage-designated properties, the heritage attributes must be itemized separately from other aspects of the renovation. Staff to advise which is required at pre-consultation |
| <input type="checkbox"/> 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 the estimated completion date AND   |
| <input type="checkbox"/> The applicant agrees that, should their application be approved, no changes to the approved façade improvements shall be made for five years without first obtaining Town approval AND  |
| <input type="checkbox"/> To receive the grant, the applicant provides proof that renovations have been completed in compliance with the terms of any agreements with the Town AND  |
| <input type="checkbox"/> The applicant provides proof of paid invoices for work undertaken and submits them to the Town within one year of the latest invoice date.  |
| <input type="checkbox"/> Heritage approvals are all conditional on obtaining Heritage Act approvals from the Town  |

## Eligible Costs

The following costs are eligible for Program 12:

- restoring, repairing, or replacing brickwork, wood, masonry, and metal cladding;
- restoring, repairing, or replacing building signage;
- installing or replacing siding or cladding;

<sup>3</sup> This criterion does not apply to applicants who are making improvements to only the front façade of their building.

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- 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

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

Other relevant drawings or studies to support the proposed scope of work may be requested at the discretion of the Town.

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 grant to the tenant rather than the building owner.