

## Appendix A: Schedule of Program Details

### PROGRAM 1: FAÇADE IMPROVEMENT GRANT PROGRAM

**Priority Zones:** Geographic CIPA Sub-Area Applicability

Program	Town-wide	Downtown Acton	Downtown Georgetown	Hamlets	GO-Station Lands	Employment Lands	Rural
1 Façade Improvement Grant Program		✓	✓	✓ COMMERCIAL ZONING			

**Rationale and Objective(s)**

This is an “all-Inclusive” grant intended to support comprehensive improvements to properties in the Town of Halton Hills’ Downtown Priority Zones and the Hamlet Priority Zones.

The grant is designed to promote Façade improvements and to encourage private sector property owners and tenants to implement aesthetic improvements to their property(ies) that otherwise may not occur due to cost-related issues. Landscape improvements are eligible under the Building and Property Renovation Grant Program which addresses more substantial property-related enhancements.

Under the Façade Improvement Grant Program, matching grants may be offered to eligible property owners and tenants for building front, and where applicable, side and rear exterior improvements. Additional funds are available for qualifying side and rear Façade improvements.

**The Town will determine eligibility for side and rear Façade assistance but at a minimum these areas must be publicly accessible areas (such as with premises accessed from rear parking lots), as well as corner lots with highly visible side Façades.**

Grant also includes provision for exterior signage improvements, walkway signage between buildings and rear access signage enhancements.

**Benefits**

- Grant supports the enhanced aesthetic appeal of downtowns and near downtown areas through Façade and signage improvements. Associated public realm improvements, infill development and interior building improvements available under other programs can assist in overall vibrancy, visitation, economic impacts and assessment growth.

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	<ul style="list-style-type: none"> <li>• Potential to leverage private sector investment in modest building façade improvements which have a direct benefit to the architectural quality of the street.</li> <li>• Façade improvements have the capacity to self-advertise the benefits of renewed investment in real property.</li> </ul>
<b>Legislative Provision</b>	Section 28(7) of the <i>Planning Act</i> (R.S.O. 1990, c. P.13) provides for grant assistance “for the purpose of carrying out a municipality’s community improvement plan.”
<b>Target Group</b>	Private sector property owners, with an emphasis on commercial retail, office, and mixed-use properties within the Priority Zones of the Community Improvement Project Area (CIPA): <ul style="list-style-type: none"> <li>• Downtown Acton;</li> <li>• Downtown Georgetown; and</li> <li>• Hamlets.</li> </ul>
<b>Program Specifics and Limitations</b>	Applicant may apply for one or any combination of the following: <p><b>Façade</b></p> <ul style="list-style-type: none"> <li>• Matching grant of up to 50% of eligible costs or a maximum grant of \$15,000 per property, whichever is less.</li> <li>• Only one successful application is permitted during the life of the plan (5 years) received from either the property owner or the tenant (or a joint application by both).</li> <li>• Matching grant of up to 50% of eligible improvement costs or a maximum grant of \$25,000 per property, whichever is less for Façade improvement projects involving more than one Façade. This includes buildings located on a corner lot (that is, a property with frontage on two municipal streets) or on a lot with access onto the linked system of rear courtyards or public parking area.</li> <li>• The minimum grant is \$2,500 per property. Project applications including matching assistance of less than \$2,500 will not be considered.</li> </ul>

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- Heritage**
- Section 39 of the Ontario Heritage Act provides for grants and tax assistance to properties designated under Part IV of the Act, as well as properties within the Town's only Heritage Conservation District under Part V of the Act.
  - Applications involving designated heritage properties received under this program will be automatically considered for evaluation under the Town's existing OHA Section 39 grant program which provides for a maximum assistance of \$3,000 per property.
  - As the Section 39 grant does not cover properties which are listed but not designated, any such properties applying for a grant under the CIP will be considered for a heritage top-up grant of \$3,000.
  - To receive the heritage top-up grant, recommendations by the appropriate Town's heritage planning staff must be followed.
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**Eligibility**

- All commercial and mixed-use buildings (commercial/retail/office at-grade) within the identified Priority Zones.
  - This program includes former residential buildings now used, in part or in whole, for commercial/office use (that is, commercial/office at-grade).
  - Private property owners or tenants for costs associated with materials, labour, equipment and professional fees related to external building works specifically for Façade improvement or signage development and implementation of improvements consistent with any applicable municipal design guidelines for the Town as may be in force from time to time.
  - The grant is meant to be applied to improvements and upgrades to the street fronts of properties, but it may also be applied to the rear or side of a property only in cases where the rear or side of a property is facing a street or public park or public gathering space or parking area that is accessible to the general public.
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**Examples of Eligible Costs (non-exhaustive)**

- Enhancement, replacement and rehabilitation of doors, windows, and façades.
- Energy efficient window replacements which maintain aesthetic quality of the Façade as intended by this program.
- Restoration of existing façade and surfaces (cleaning, woods, tuck pointing). Includes repair or restoration of original features or an approved facsimile (cornices, parapets, eaves, other architectural features).
- Removal of non-original siding or facing.
- Removal of inappropriate signage.
- Repair or restoration of authentic historic storefront treatment.
- Painting in original or period colours.
- Exterior lighting improvements.
- Installation of appropriate awnings.
- Installation of new signage in accordance with the Town's signage by-law.
- Renovation of existing storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.).
- Improvements to the principal façades of incompatible buildings being sympathetic and compatible with the historic character of the area.
- Re-cladding in more traditional materials complementary to the architectural vernacular.
- Consideration for inclusion of public art within façade improvements namely art installations, murals, and other innovations upon presentation of design plans.
- Eligible costs include fees associated with the services of a professional architect, engineer, planner, heritage consultant, or other building specialist necessary to fully implement plans for building improvement.
- Professional quotes from multiple licensed contractors (minimum 2) operating at arm's length from the applicant will be required.

<b>Approval Process</b>	Façade Improvement Grants disbursed as follows: 100% on satisfactory completion as determined by the Town.
<b>Duration</b>	<ul style="list-style-type: none"> <li>• Program application duration – 5 years.</li> <li>• The program will be monitored for effectiveness on an annual basis with an interim review in year 3 (and detailed review in Year 5) to determine whether the program has met the goals of the Community Improvement Plan.</li> </ul>
<b>Other Restrictions</b>	<ul style="list-style-type: none"> <li>• The Town of Halton Hills has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.</li> <li>• As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.</li> <li>• The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Town.</li> <li>• If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.</li> </ul>
<b>Other Government/Non-Profit Organization Investment</b>	Applicants who identify other sources of financial assistance for exterior building renovations, which result in a higher level of private investment than would have otherwise occurred, will be given preference in the allocation of funds.