

<b>Town of Perth</b>			
<b>Master Grant Policy</b>			
Subject:	<b>Downtown Perth Community Improvement Plan (CIP) Façade and Signage Improvement Program Policy – Program Guide</b>	Effective:	<b>December 15, 2015</b>
Applies to:	<b>Community Grants</b>	Repealed by:	By-law No. 2015-4158-0
Issued by:	Chief Administrative Officer	Approval:	By-law No. 2015-4558

***To be a sustainable Community that respects both its Heritage and Natural Environment, while enabling a balanced lifestyle by means of a vibrant economy.***

The intent of the Downtown Perth Community Improvement Plan (CIP) – Façade and Signage Improvement Program is to provide a financial incentive in the form of a grant to promote building rehabilitation and façade improvements of commercial and mixed-use (commercial/residential) buildings located within the Community Improvement Plan area. The program applies to the exterior façade of the building only. (Note a key objective of the CIP is to promote improvement of building signage and facades while respecting, rehabilitating and restoring or re-establishing the character, design and authenticity of heritage building elements).

**Who can apply?**

Owners (or tenants with the written authorization) of commercial and/or mixed use properties located within the designated Community Improvement Area may apply.

In the event that the applicant is a multiple property owner, project funding will be limited to two (2) projects annually\*.

\*Should there be unallocated funds after October 14th, those individuals who own multiple properties will be considered on a first come, first-served basis until such a time that all funds have been allocated.

**How does the program work?**

The program is structured as a matching Grant Program where the Town will provide a Grant to the Applicant for 1/3 (33%) of the project's average eligible costs. The minimum grant that will be awarded will be \$500 and the maximum grant available will be no more than 1/5<sup>th</sup> of the annual Community Improvement Plan (CIP) budget for the current year, as approved by Council.

### **What kind of work is eligible for a grant?**

Except where rendered ineligible as stipulated in the notes below, the following works will be supported under this Program:

- Repair, restoration, rehabilitation, re-establishing or replacement of the following building elements:
  - a. Storefront doors and windows which may enhance energy efficiency of the building or unit;
  - b. Façade woodwork, masonry or brickwork;
  - c. Cornices, parapets eaves and other architectural details;
- Repair, replacement or installation of new awnings or canopies;
- Façade painting and cleaning treatments including murals;
- Addition of new lighting/upgrading of existing features on exterior façade and in entrance and storefront display areas;
- Addition of new sidewalk cafes (in accordance with applicable by-laws);
- Installation and improvement of signage (contact staff for additional details and applicable by-laws);
- Physical improvements to improve accessibility;
- Landscaping improvements including:
  - a. Replacement of sod with new sod or alternative ground cover treatments such as water efficient, native plant species
  - b. Planting of trees, shrubs, plants or beds;
  - c. Improvement to parking areas, such as landscaping improvement, sidewalk repairs or replacement, pavement repair or replacement, or demarcation/improvement of pedestrian walkways;
  - d. Repair or construction of fencing or retaining walls;
  - e. Implementation of fixed benches and planters;
  - f. Repair construction of driveways, walkways or rockwork, and;
  - g. Water efficiency improvements to irrigation systems.
- Architectural/design fees required by a licensed Architect for eligible works (to a maximum of 15% of the approved grant amount); and
- Other similar repairs/improvements may be approved.

### **What kind of work is ineligible?**

Proposed façade improvements to front, rear or side walls must maintain any existing heritage or architecturally significant characteristics by retaining, restoring or matching glass, wood, stone or brick elements; i.e., materials used shall be consistent in type and form with existing materials, and the use of synthetic components, except where they are already in use will generally not qualify for assistance. Without limiting the preceding statement, the following type of work will not be eligible for this Program:

- HST, legal fees, cost associated with project quotes, financing costs or interest charges on loans and any and all fees associated with applicable permits.
- Painting or stuccoing or placement of covering or siding materials over original brick or stone features;
- Removal of a heritage feature, replacement or covering of original or authentic wooden architectural components/features with other materials;
- Covering, replacement, or removal of a sign or mural that is a heritage feature painted on a wall;

