



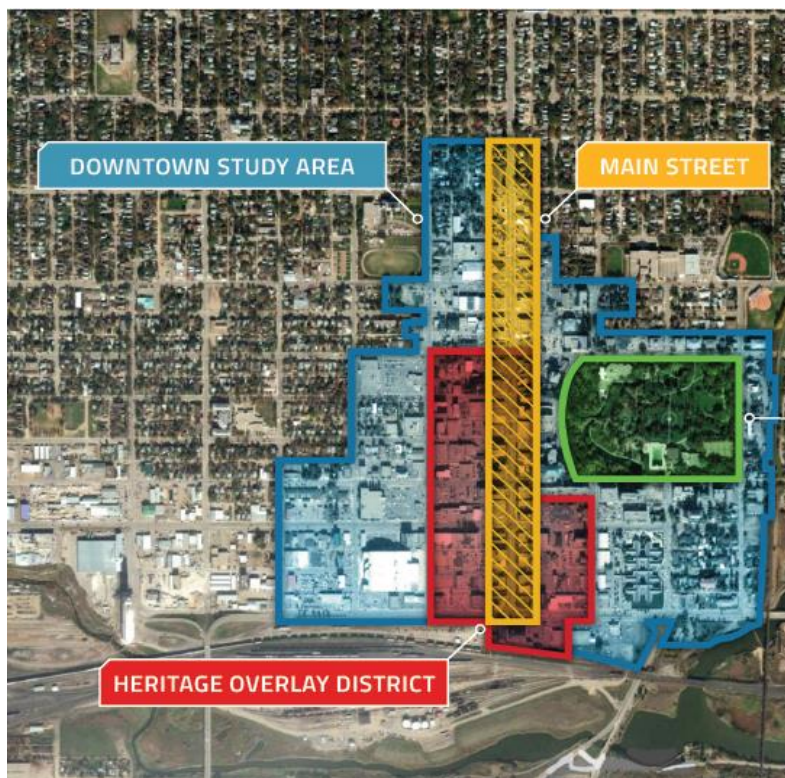
Downtown Façade Improvement Grant

What is it?

The Downtown Façade Improvement Grant is a Pilot Project approved by City Council as part of the 2018 Budget. The program offers a matching grant to property owners for building façade improvements which enhance the heritage value or general amenity of the downtown. Up to \$5000 per property may be awarded. The total amount funded to the pilot program is \$20,000. The program will end once the total funding has been used, at which time Council will re-evaluate the program.

Who is eligible?

Eligible projects include restoration or maintenance of a historic building to its original appearance, heritage-sensitive commercial signage and awnings, or other projects that incorporate Downtown Design Guidelines. If approved for the grant, property owners are required to enter into an agreement with the City to maintain the improvements for a minimum of 5 years. Properties located within the Heritage Overlay District are preferred, but any property within the downtown area boundaries are eligible to apply (see map below).



Program Goals

1. Increase the aesthetic appeal and attraction of the commercial downtown core
2. Conserve existing heritage features and enhance the heritage character of the area
3. Improve the interface between commercial buildings and the public realm
4. Unify the design elements of downtown to create a memorable district

Grant Allocation

Approved applications may receive reimbursement up to 50% of the approved project costs. Maximum City contribution is \$5,000 per application, based on the number and magnitude of design features being upgraded. Grant applications will be taken forward through the Heritage Advisory Committee and City Council at the end of each quarter beginning in 2019 until the program funding has been exhausted.

Criteria

Design elements eligible for reimbursement are detailed below in “Design Guidelines”. Each application will be evaluated based on its conformity to program goals, as well as the overall heritage nature of the project. Additional considerations may include:

- If special attention has been given to pedestrian climate improvements
- Whether the property has previously accessed grant funding
- The number of facades being improved (i.e. Corner properties)
- Other comments received from the Heritage Advisory Committee

Process

Eligible property owners will be asked to submit an application form detailing the following:

- Information about the building (year constructed, heritage status, etc.)
- Description of the project and type of façade improvements
- Proposed construction period for the work
- Breakdown of the budgeted cost for each element
- How the project will contribute to the character of the downtown

The Planning and Development Department will review the application for consistency with the design guidelines. At the end of each quarter, applications will be considered by the Heritage Advisory Committee and City Council for approval.

Following application approval, property owners will be asked to sign a matching grant agreement with the City of Moose Jaw. This agreement ensures that the façade improvements approved in the application are reimbursed to the predetermined level once the improvements have been completed. Property owners have 2 years to complete the work to remain eligible for the approved amount. Property owners are responsible for maintaining the exterior improvements and may be liable to repay portions of the grant that have not been maintained.

Design Guidelines

The following design guidelines have been summarized from the 'Downtown Local Area Plan'. For a detailed description of eligible design guidelines, please see "Appendix B" on the City of Moose Jaw Website.

Owners of existing heritage properties or potential heritage properties are encouraged to preserve as many original design features as possible. If replacement is necessary, it is recommended that materials similar to the original façade feature be used.

Maintenance to Original Facades

- Unblocking original windows
- Replacing broken or opaque glass
- Uncovering original façade material (brick, stone, etc.)
- Restoration of original entrances

Additions to Existing Buildings

- Provides a distinct separation between the original building footprint and new addition
- Maintains similar height of original building
- Maintains similar spacing for façade design elements
- Uses complimentary modern designs

Building Entrances

- Small-scale entrances at ground level
- Orientation of doors toward street
- Providing accessibility features (i.e. ramps, steps, etc.)

Windows

- Installation of transparent, large street-facing windows
- Replacement of window sills, pediments, or lintels
- Repairing or replacing columns between adjacent windows

Signage

- Avoids internally lit box signs and bubble awnings
- Utilizes a range of 2 and 3 dimensional sign types
- Complementary to storefront aesthetic
- Lighting creates highest visibility and impact on the building
- Replacement of temporary signage with permanent or long-lasting (Ex: etched or engraved on façade/windows)

Weather protection: Overhangs and Colonnades

- Installation of overhangs, colonnades, or other weather protections
- Maximum protrusion of 2 metres into the public realm

Façade Treatments

- Usage of brick, natural stone, terra cotta, hardy boards, or other high quality material

- Updating cornice lines, columns, quoins, etc.
- Vertical orientation of features

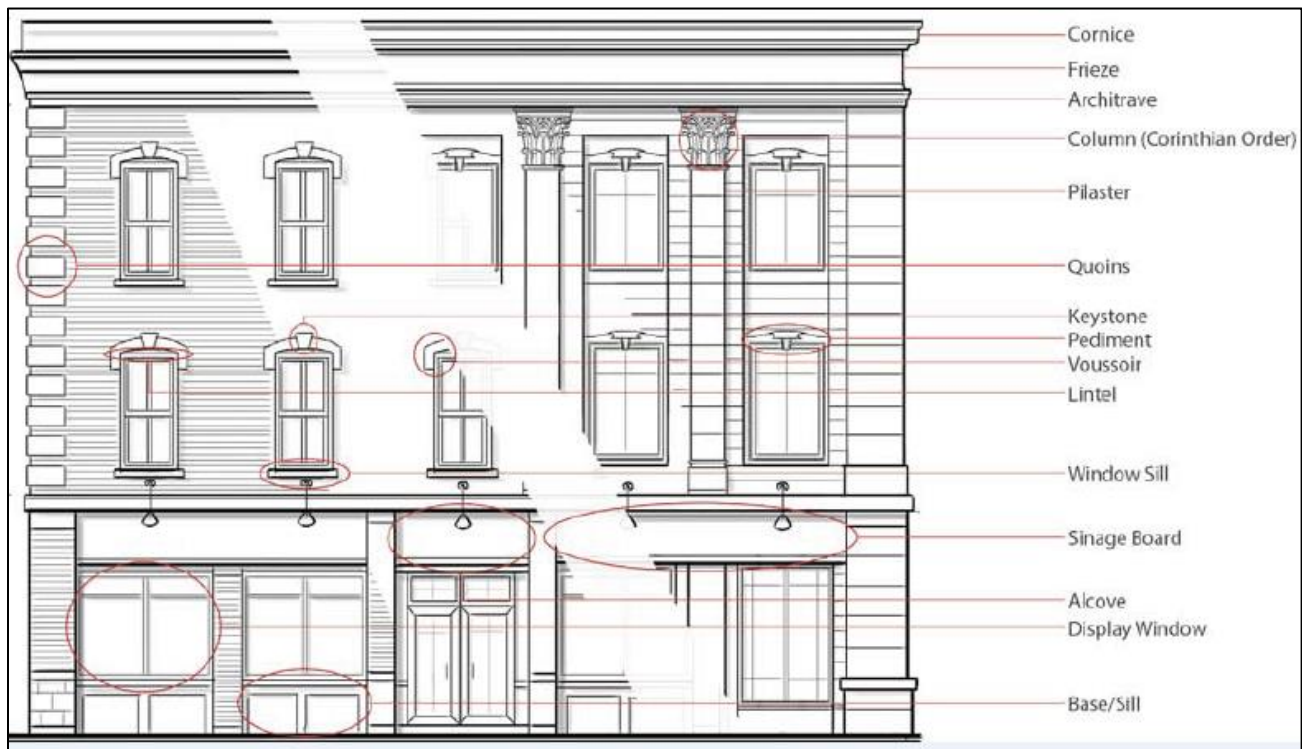
Blank Wall Treatments

- Special architectural features
- 2 and 3 dimensional art murals or other forms of public art
- A display of merchandise or community activities
- High-quality graphic design commercial signage
- Landscaping with green vines/climbers
- Screening with a combination of shrubs and columnar trees

Infill Buildings

- Design blends with adjacent buildings
- Attention is given to height, cornice lines, orientation, materials, textures and colours
- Mild contrast is provided between existing heritage resources and new buildings

Additional design submissions may be considered based on their adherence to heritage themes and integration with surrounding businesses



For further information contact Planning and Development Services at 694-4443 or email planning@moosejaw.ca