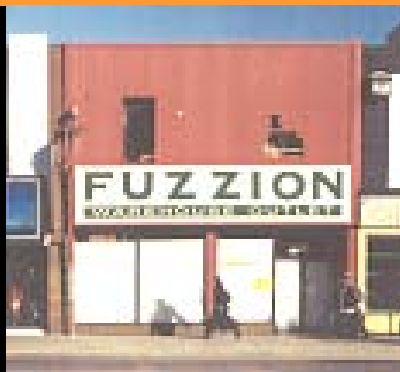


Commercial Façade Improvement Program for Business Improvement Areas (BIAs) 2012





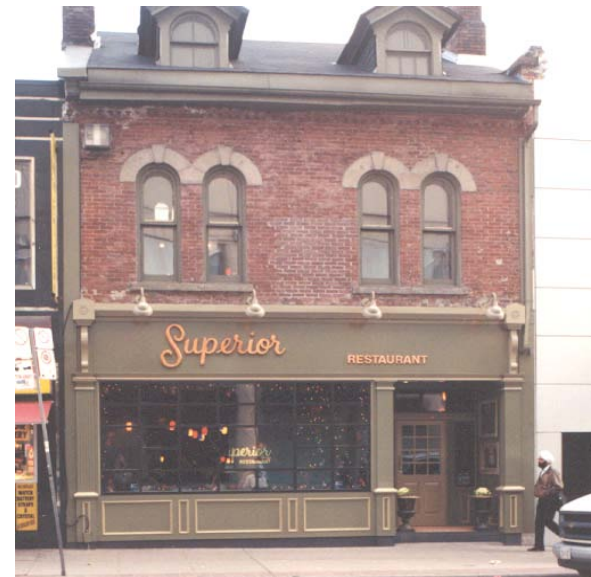
What is the Commercial Façade Improvement Program (CFIP) for BIAs?

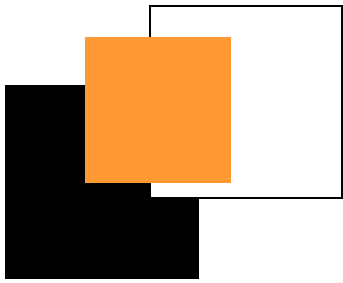
- The Program provides funding to property owners and tenants to redesign, renovate or restore commercial building facades within 60 eligible BIAs

Before



After





What are the eligible improvements?

Applications must include at least 3 of the eligible façade improvements listed below

- Brick and masonry repair (e.g. tuck-pointing) and cleaning
 - New signs and lighting
 - Replacement of doors and windows
 - Repair/replacement of cornices, parapets and other architectural features
 - Installation, repair or replacement of awnings and canopies
 - Redesign of storefront
 - Installation of wheelchair accessibility ramps
 - Exterior painting (but not painting of brick)
 - Other improvements agreed to by the Manager, BIA Office
- **Note:** Stucco and painting brick are not eligible façade improvements

What are the benefits of the FIP?



Before



After

Improving the appearance of your building's façade:

- Shows that you care about your property
- Improves your neighborhood streetscape
- Provides a more welcoming environment to work, shop and live



How are the funds calculated?

- Grant covers one-half the cost of eligible façade improvements to a maximum grant of \$10,000 for mid-block and \$12,500 for corner properties
- Grant based on the lowest contractor estimate submitted with the application
- Minimum work \$5,000 and minimum grant \$2,500



Before



After

To qualify:

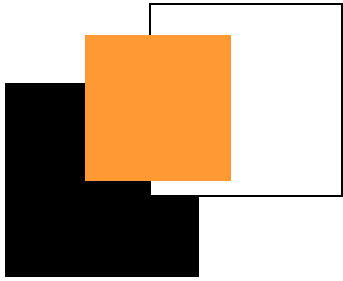
Before



After



- You must be the property owner or a tenant with permission of the property owner
- Your property must be located in a BIA that is eligible for the Façade Improvement Program
- You must not owe outstanding taxes to the City
- You must not start your improvement project before the program application is approved
- Ten years must have passed since you received the maximum façade improvement funding for your property.



The application process

- Stage 1:** Completed application is submitted to the City of Toronto for review.
- Stage 2:** For approved applications, the City prepares a Letter of Understanding (LOU) that the applicant signs.
- Stage 3:** Applicant completes approved work and submits proof of payment and photos of completed work.
- Stage 4:** City issues payment providing that all conditions of LOU are met.

Eligible Improvements



Determine Problems and Potential

PROBLEMS

Deteriorating brick

Blocked windows make space unleaseable

Scale of sign & cladding

Large projecting sign detracts from facade

Canopy visually cuts-off storefront from upper facade

Display windows too small

"Antique" look of storefront finishes inappropriate



POTENTIAL

Simple cornice & window hoods possible

Windows can be replaced

Attractive brick wall

Windows behind sign

More attractive signs possible

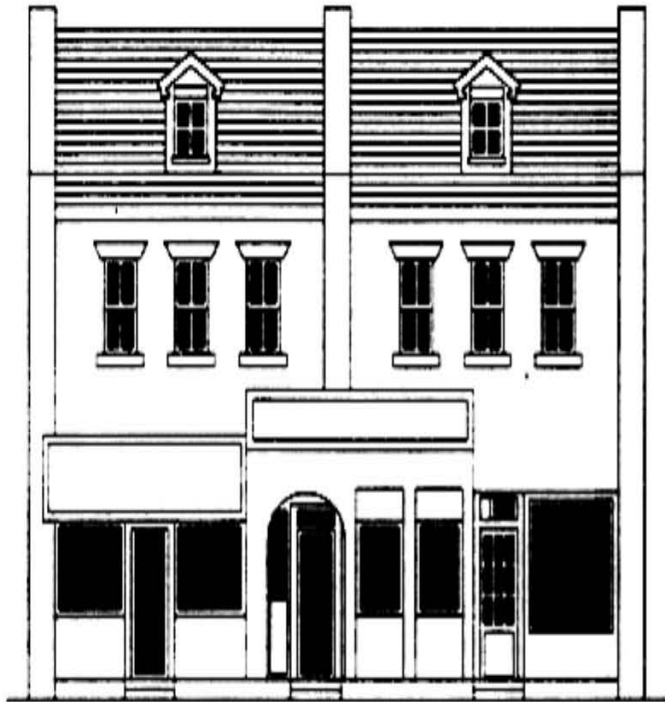
Upper facade can be linked to storefront

More generous entry can be achieved by recessing

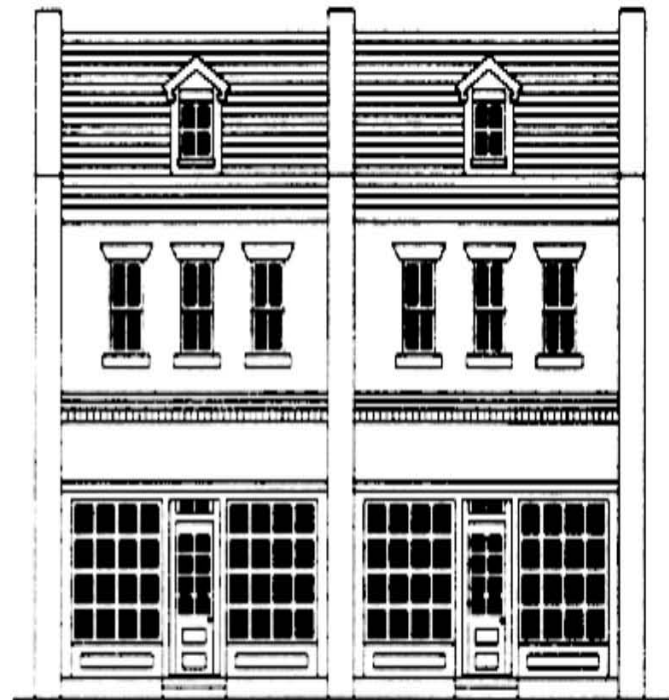
Develop Goals and Priorities



Determine Problems and Potential

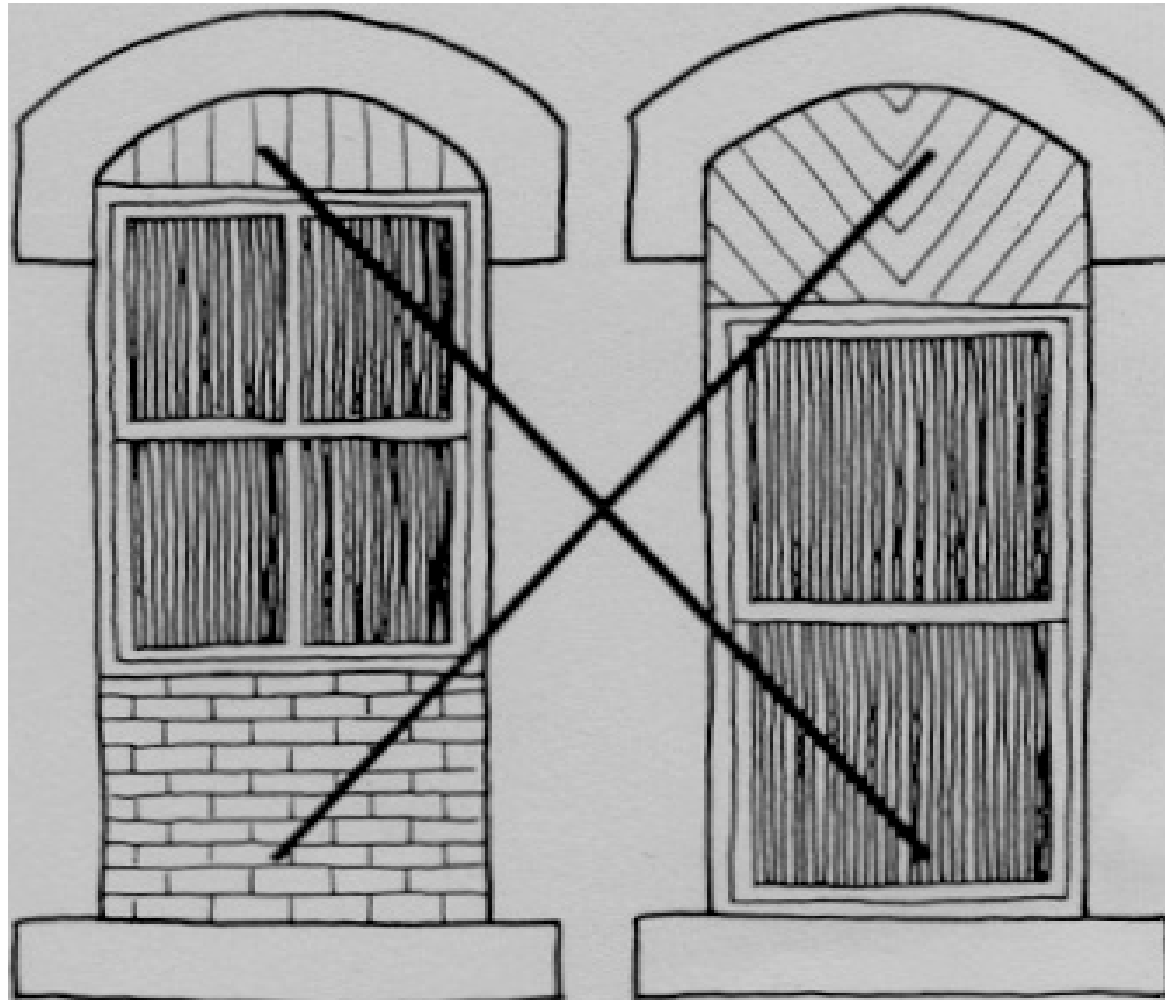


A poor fit should be avoided.



An ideal fit can be achieved.

Determine Problems and Potential



More Façades: Before & After



Before

After



More Façades: Before & After

Before



After





More Façades: Before & After

Before



After





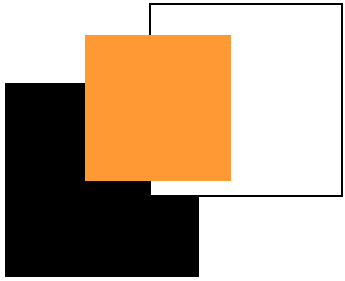
More Façades: Before & After

Before



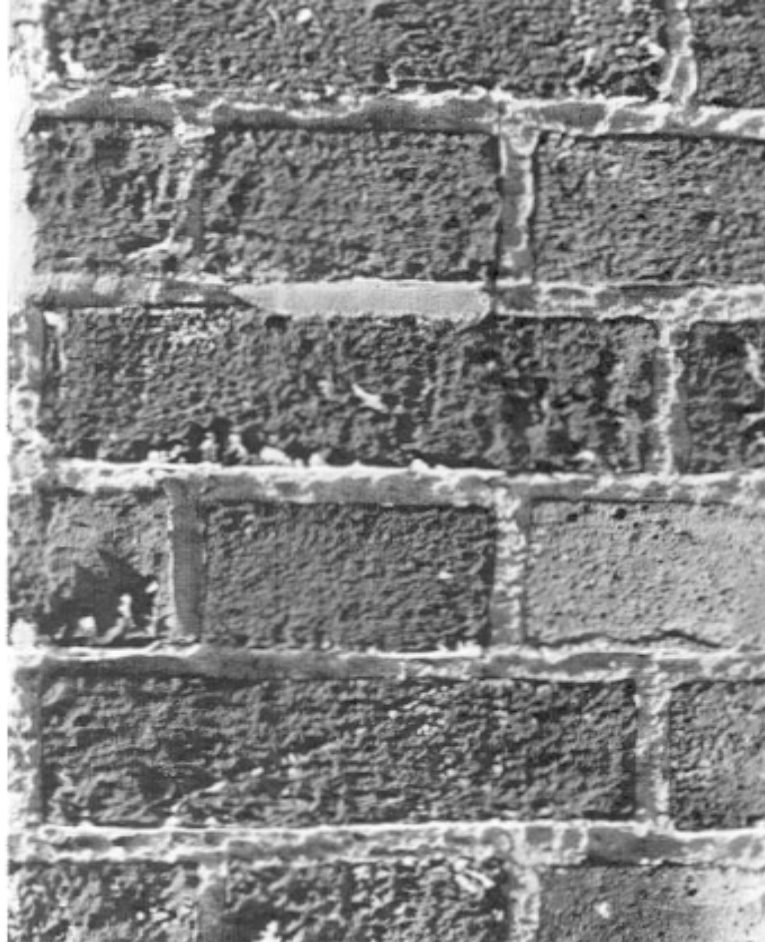
After





Eligible Improvements

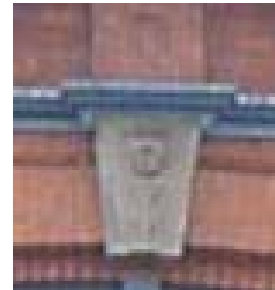
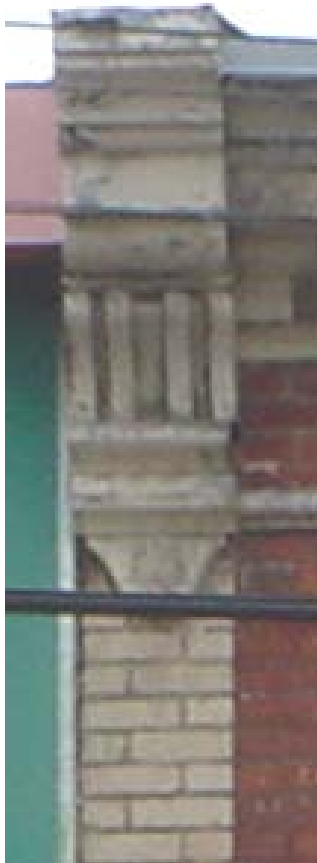
Cornices, Windows, Bricks, etc.





Eligible Improvements

Cornices, Windows, Bricks, etc.





Eligible Improvements

Cornices, Windows, Bricks, etc.





Eligible Improvements

Cornices, Windows, Bricks, etc.



For further information contact:

George Wheeler

Community Partnership Advisor

City of Toronto

Tel: 416-392-1820

Email: gwheeler@toronto.ca