

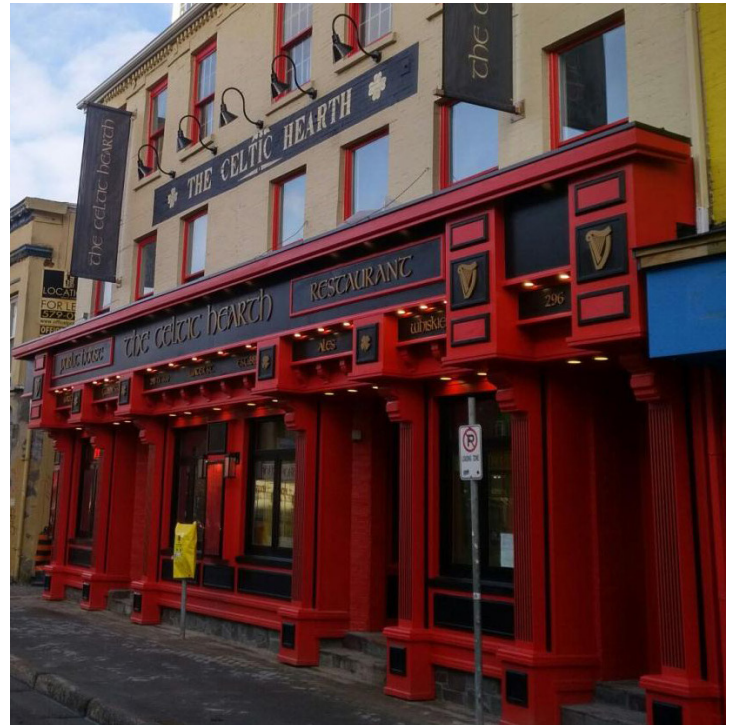
FAÇADE IMPROVEMENT PROGRAM



WHAT ARE THE PROGRAM DESIGN GUIDELINES?

Applicants will need to complete an application form and submit drawings of the proposed changes for consideration prior to receiving approval to proceed.

Exterior improvements, encouraged by this program, should make the building more interesting, showcasing merchandise and interior activity. The emphasis is on quality workmanship, attention to detail and unique designs. Where possible a design professional should be hired to produce an attractive project.



ELIGIBLE WORK

- Design Consultant Fees
- Restoration of exterior finishes and repainting
- Signs that are uniquely designed to integrate into building architecture
- Repair or replacements of storefront windows and doors
- Exterior lighting
- Installation and design of awnings and signs
- Removal of materials that cover architectural details
- New architectural details

MORE INFORMATION

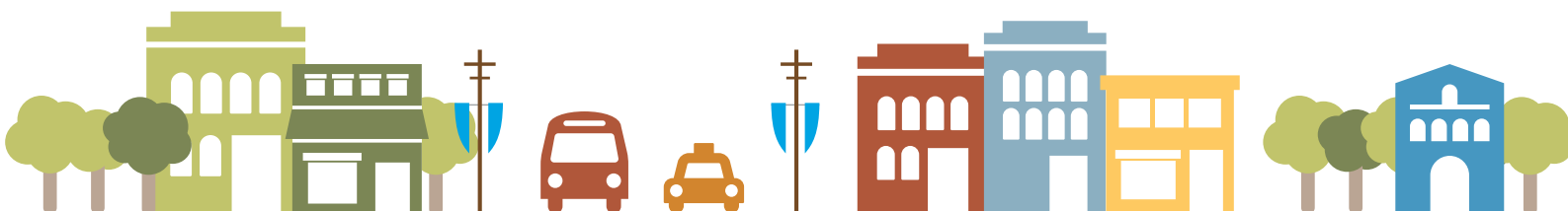
To set up a meeting with program staff or to request an application package please contact:

Scott Cluney - Executive Director
Downtown St. John's Development Commission
140 Water St. Suite 705 TD Building

Telephone: 709-579-4139

Email: scott@downtownstjohns.com

Web Site: www.downtownstjohns.com





HOW DOES IT WORK?

The program can provide a reimbursement of up to \$3000.00 per approved site, contingent upon matching dollars from the applicant, towards the costs of eligible renovations. A corner building with two street-facing façades also directly adjacent to the sidewalk could be eligible for a total of \$4000.00 per same civic address. Project funding provided at the successful completion of the project based on approved receipts for services.



FINANCIAL ASSISTANCE

Funds will be distributed until the 2025 budget allocation has been depleted, at which point no new applicants will be approved for funding in 2025.

Applications including written cost estimates must be submitted to Downtown St. John's prior to the commencement of any work. Upon review, a Letter of Agreement will be issued detailing terms and conditions and amount of funding approved. Payment of claims will be contingent upon work completion, submission of detailed Claim Form (provided with Letter of Agreement) and copies of all invoices and cancelled cheques to Downtown St. John's.

All work must be completed by December 31, 2025. Applicants who received funding in the previous program year will not be eligible for funding in the current year.



WHO IS ELIGIBLE

Commercial buildings that are built up to the sidewalk and located in the designated business improvement area are eligible for program funding. To determine if your building qualifies please contact the Downtown St. John's office. Property owners and businesses must NOT be in arrears of property taxes.



ARE PERMITS NEEDED?

Development, Building and Sign Permits are required where applicable. It is the responsibility of the building owner to secure all permits to complete their project.

The façade improvement project is intended to:

- Make downtown St. John's a more inviting and interesting place to walk and shop.
- Help building owners attract and retain tenants.
- Build civic pride among the local business community.
- Contribute to the quality of life of residents, workers, and visitors.
- Promote the marketability of the downtown St. John's business district.

Façade and storefront improvement proposals will be:

- Reviewed on a case-by-case basis.
- Subject to approval by the Project Review Committee.
- Subject to a legal agreement between the building owner and the Downtown St. John's.
- Subject to the availability of existing funding.
- Subject to implementation of the project having maximum impact in the business zone.
- Issued a cheque upon project completion and final inspection by the project manager or representation.

Successful projects will strive to improve the exterior appearance, design and function of a building by:

- Exposing unique architectural details that have been hidden by previous construction.
- Improving the interior view of shops and restaurants through the use of clear glass and storefront designs that make use of window display areas
- Coordinating improvements with the neighbouring buildings and the unique character of the neighbourhood business area.
- Adding visual interest and variety at the sidewalk level, emphasizing active storefronts, orienting windows and doorways to the street.
- Undertaking cleaning of the building exterior, repainting faded/peeling paint, repairing damaged areas of the façade, and restoring unique architectural features.
- Providing commitment for ongoing maintenance and upkeep of completed project.

