

City of Corner Brook: Downtown Restoration Program 2010

Goals:

1. To improve the appearance of buildings and preserve heritage in Downtown Corner Brook
 - 1.1. For heritage buildings, retain and enhance original architectural character of buildings and remove inappropriate earlier remodelling.
 - 1.2. For later-model buildings built in 1960's and beyond, to improve appearance with facade improvements listed below.

Program Benefits:

The City of Corner Brook will offer a reduction in taxes for improvements done in 2010 to be worth 50% of the total cost up to a maximum limit. The maximum project value will be \$20,000 for a maximum of \$10,000 in tax reduction.

The tax rebate will be applied to:

- Property tax - Landlord completes facade renovation to a leased property
- Business tax – Leaseholder completes facade renovation to a leased property
- The greater of business or property tax – Landlord/business owner completes facade renovation to a property.

If the annual property or business tax is less than the tax credit earned from this program, the tax credit will be applied up to 3 years from 2011-2013.

The City of Corner Brook will also waive the building permit fee for proposed improvements.

Program Criteria:

- 1) Available to property owners to improve the front facade of commercial properties located in the Downtown Business district on the following streets: Church St, West St, Park St, Main St, Herald Ave, Broadway and lower Caribou Rd up to # 26.
- 2) Eligible properties must have a commercial use at grade in the front of the building.
- 3) Places of worship, institutions, and residential buildings are ineligible for the program. The only exceptions will be the residences on West Street that are attached to commercial properties in the Andrew Cobb designed multi-unit townhouses.
- 4) Properties with outstanding work orders or taxes from the City of Corner Brook are ineligible until all outstanding orders and tax payments are resolved.
- 5) Applications must include a **minimum of 3** of the eligible facade improvements listed below. (For heritage buildings, facade improvements should enhance original architectural character of the buildings.)
 - a) Exterior painting (not including painting of brick)
 - b) Replacement of wood siding or installation of vinyl siding that looks like wood.
 - c) Replacement of doors or windows on any level of the front facade of the building
 - d) Replacement or repair of cornice, parapets and other architectural features
 - e) Brick cleaning treatments such as power washing
 - f) Re-pointing of brick masonry
 - g) Installation or replacement of awnings or canopies

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- h) Installation and improvement of signage
- i) Installation or upgrading of exterior lighting features
- j) Re-design of storefront
- k) Installation of wheelchair ramps
- l) Other improvements as agreed to by the Planning & Development division, City of Corner Brook.

6) Deadline for Application: **May 14, 2010.**

Application requirements:

- Description of proposed improvements
- Photograph of existing facade
- Sketch of proposed facade
- Two independent detailed contractor estimates for each component of the improvements.

Application approval:

City staff (Business Resource Manager and City Planner) will be available for consultation on proposed design prior to the deadline.

The same city staff and a volunteer member of the Downtown Business Association executive will judge the applications in terms of best design and most impact in the downtown. In the event of more applications than funding allotted for the 2010 Downtown Restoration Program, the highest scored applications will be approved.

Applicant must receive approval from City of Corner Brook. Work already begun or completed on the property prior to receipt of approval is ineligible for the tax credit.

The property owner or leaseholder will sign an agreement with the city on the proposed work and the amount of approved tax credit. The applicant will be required to verify the work has been done and the costs incurred before the tax credit can be applied.

Building Permits

Please note a building permit and its related processes will be required though the fee is waived for approved applications.

If you are undergoing extensive renovations, we recommend you consult with Government Services regarding the provincial government's requirements around building accessibility.

<http://www.gs.gov.nl.ca/licenses/building/badr.html>

Government Services: 637-2200

Contact for the program:

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