



Cache Creek

Business Façade Improvement Program

2024 Guidelines

Program Purpose and Goals

The Business Façade Improvement Program offers grants to business owners, non-profit societies, and home-based businesses located in the commercial corridor of Cache Creek, which encompasses Hwy 97N and Hwy 1 frontage as well as Todd Rd. These businesses are identified on Map E of the Village of Cache Creek Official Community Plan. This program supports the renovation, restoration, and redesign of commercial façades.

This opportunity will enhance the aesthetics of our community to attract more visitors and customers, increase property values, and support economic growth with job creation opportunities.

Funding for the Cache Creek Business Façade Improvement Program is provided by Northern Development Initiative Trust.

The Program

These program guidelines are intended to maximize the program benefit for improving aesthetics of commercial areas.

The Cache Creek will provide a 50% reimbursement grant up to a maximum of \$5000.00 per project to improve the facades of commercial buildings.

Each building is eligible for an annual grant to a maximum of \$5,000. Each year a building may access the Business Façade Improvement program for new/incremental façade improvements.

Projects must have a minimum total cost of \$1000.00.

Application deadline is May 31st, 2024.

The Business Façade Improvement program is offered by Cache Creek with funding provided by Northern Development Initiative Trust.

Eligible Areas

Any business located within Development Permit Area E and Todd Rd, please see attached map.

Eligible Applicants

- Applicant must be either the property owner or business owner (if the applicant is the business owner, the property owner must approve the application in writing and confirm that all improvements are to be paid for by the applicant)
- Non-profit and enterprising non-profit organizations (tenants)
- Home based businesses which are zoned commercial, have a storefront and are within the specified area
- Home based businesses without a commercial storefront (eligible for wayfinding signage only)
- Property taxes pertaining to the property are fully paid and current
- Current, valid business licenses for the property (unless otherwise exempt)

- No outstanding building permits, stop work orders, or development permit condition requirements outstanding
- Subject building has not received a previous grant under this program for the proposed improvements

Ineligible Applicants

- Residential homes located in the commercial area
- Apartment buildings
- Government owned buildings (municipal, provincial or federal, even if they have business tenants)
- Properties outside the specified area (as defined in Eligible Areas)
- Empty buildings or businesses that are not operating (exception if the business is renovating or doing improvements to the building in anticipation of operation)

Eligible Façade Improvements

Eligible improvements may consist of but are not limited to:

- Exterior lighting (new but not replacement)
- Exterior architectural features
- Exterior surfaces and details (decorative details, moldings, trims etc.)
- Windows (only if part of larger enhancements, no stand-alone window replacement)
- New siding
- Façade painting
- Entrances and doorways (only if part of larger enhancements, no stand-alone entrance/doorway replacement)
- Awnings
- Signage (permanent on applicant property)
- Wayfinding signage (sign located on the business property i.e. at the bottom of a driveway).
 - Signs are eligible for 50% to a maximum of \$500 and must adhere to any signage bylaws and regulations
- Accessibility improvements (ramps, wider doors etc.) to the outside of the building only
- Patios (permanent improvements such as railings, decking, coverings, etc)

Ineligible Façade Improvements

The following improvements are ineligible:

- Routine maintenance
- Structural repairs
- Roofs
- Non-permanent fixtures (benches, planters, patio heaters etc.)
- Landscaping
- Parking Lot/Paving

- Fencing
- Interior/internal improvements
- Improvements not visible from the public right of way
- Construction of additions, accessory buildings or new buildings
- Improvements that have been started prior to application approval
- Improvements deemed inconsistent with redevelopment purposes and design guidelines

Eligible Costs/Expenses

- Direct project labour costs
- Design, architectural or engineering fees (related to facade only)
- Contractor fees
- Rental of tools and equipment
- Project related materials and supplies
- Shipping and/or freight
- PST

Ineligible Costs/Expenses

- Staff/Owner wages, labour and/or benefits
- Purchase of construction tools or equipment
- Operational costs including utilities (hydro, gas etc.)
- Duties
- Permit fees
- Expenses related to improvement to the building façade not visible from the public right of way
- Façade improvement expenses started prior to application approval
- GST

Design Guidelines

To be eligible for this grant, the applicant must submit designs and costing for the project.

Grants will be accepted on a first come, first serve basis.

Designs need to clearly outline the proposed improvements to allow the review committee to accurately evaluate the project and clearly see that the finished product looks like what was intended during the application process.

Projects must be as consistent as possible with the general form and character of the design guidelines set out for the area.

- Every effort should be made to incorporate a “graffiti days” theme in the façade improvement. Please see additional information for more information.
- Utilization of LED “neon” or similar lighting in accents, signage and décor should be used to unify the theme.

Building, sign and/or other permits may be required based on the extent of the improvements to be completed. These requirements are not waived by approval for the Business Façade Improvement Program and should be applied for prior to or concurrently with application for this program.

Business Application Process

Completed applications can be submitted in person at the Village of Cache Creek office or by email to admin@cachecreek.ca

Submitting an application does not necessarily mean your project or a specific grant amount will be approved. All project proposals are subject to a comprehensive review, must meet high quality standards, and must reflect the spirit and intent of the Business Façade Improvement Program Guidelines.

1. Owner/Tenant contacts the Municipality to determine if the building qualifies for the Façade Improvement Program, discuss your project, and obtain the Program Guide and Application.
2. Owner/Tenant submit a complete application with designs. All required supporting materials and documents (including owner authorization) must be received prior to be considered complete.
3. Staff reviews the application and proposed façade improvements to ensure that improvements meet the applicable Design Guidelines and Business Façade Improvement Program Guidelines.
4. Applications are reviewed and a decision to accept or reject the application is made.
5. Applicant is advised of the decision by email and mailed letter.
6. For successful applications, a Letter of Understanding is sent to the applicant which must be signed by the owner/tenant and a representative of the Municipality.
7. Owner/Tenant acquires any required permits and completes the renovations.
8. Owner/Tenant provides verification of expenses and proof of payment (including invoices or other confirmations of payment) and submits their totals on the provided expense tracking sheet.
9. Owner/Tenant provides a Certification of Completion signed by the applicant or contractor, indicating that all work described in the application/approval and has been paid in full, as well as before and after photos (matching) and any other supporting documentation.
 - a. Owner/Tenant acknowledges they may be contacted by the Municipality or Northern Development to supply a testimonial about the value of the supported façade improvement to the business.
10. Owner/Tenant provides proof that the improvements have passed final inspection for municipal permits (where required) and meet all building standards and codes (where required).
11. Staff verifies that the renovations meet the Letter of Understanding requirements and approves reimbursement.
12. Applicant is issued a cheque.

Please note:

Approved projects must be completed by Year End (December 31).

Evaluation/Selection Process

Staff (CDC and CAO) will review applications to ensure that projects are eligible.

All Eligible Projects will be evaluated using the following ranked criteria:

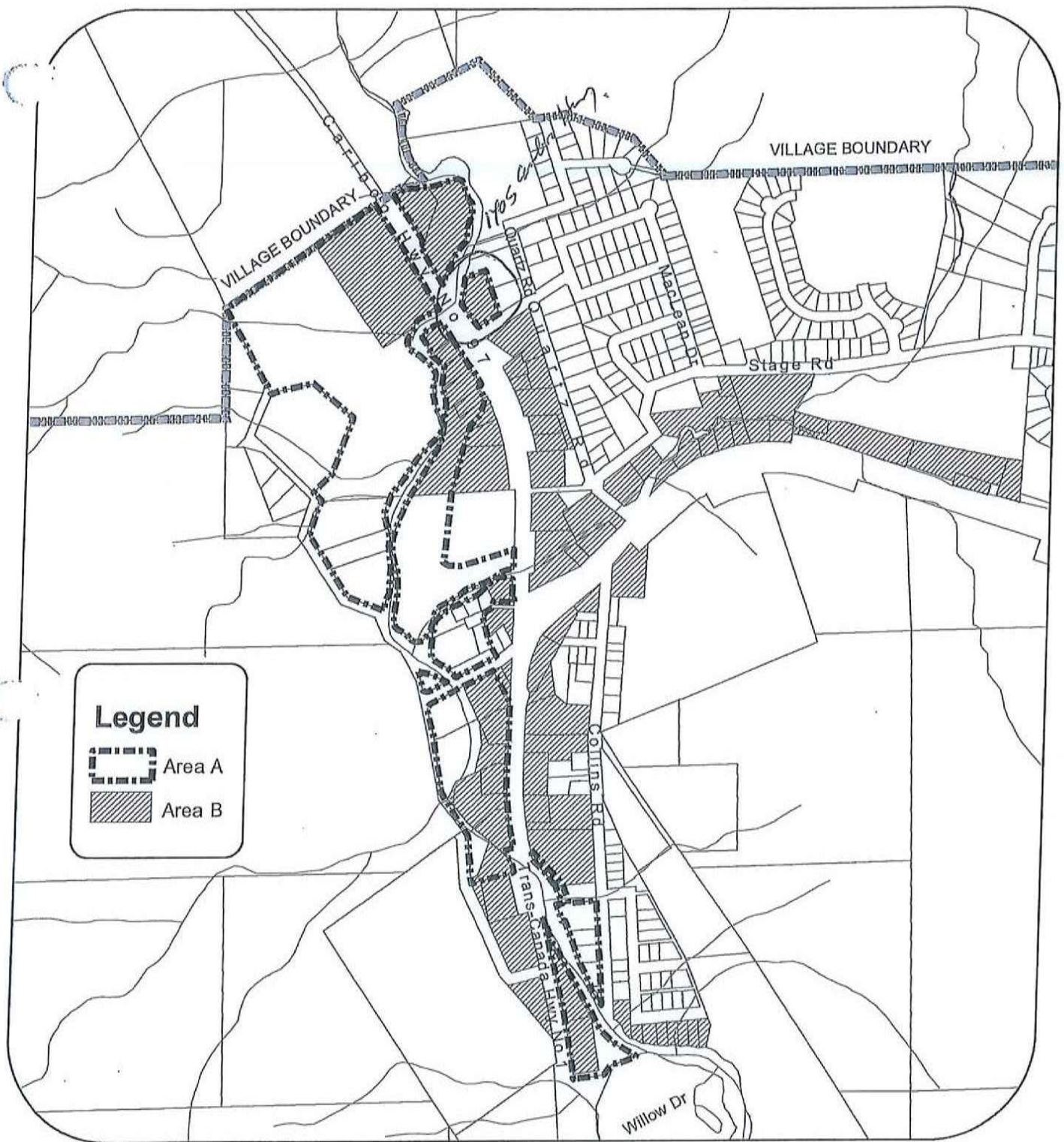
- Does the project for which the funds are being sought meet the applicable Design Guidelines?
- Does the project enhance the Graffiti Theme of the Village?
- Will the project once complete have a noticeable impact on the streetscape?
- Will the renovation offer a noticeable improvement on the streetscape?
- Was a professional designer or architect used?

Additional Information

Creating a 1950s-themed facade for a business can evoke a sense of nostalgia and retro charm. Here are some features and design elements that can capture the essence of the 1950s:

1. **Vintage Signage:** Use classic neon signs with bold typography and vibrant colors, reminiscent of the iconic diners and motels of the era.
2. **Checkerboard Patterns:** Incorporate black-and-white checkerboard patterns for flooring or awnings, mirroring the popular diner style.
3. **Pastel Colors:** Choose pastel hues like mint green, baby blue, and pink for exterior paint, awnings, and signage, as these colors were prevalent in the 1950s.
4. **Retro Fonts:** Opt for fonts such as "Bauhaus 93," "Broadway," or "Poodle Skirt" to replicate the typography of the era for signage and branding.
5. **Chrome and Stainless Steel:** Integrate chrome or stainless steel accents and trim for a shiny, polished look reminiscent of vintage diners and appliances.
6. **1950s Car Accessories:** Place retro car accessories like tail fins, hubcaps, or vintage gas pumps as decorative features in front of the business.
7. **Retro Furniture:** Use retro-style outdoor furniture, like colorful metal lawn chairs and tables, to create an inviting seating area.

By incorporating these 1950s-themed features, businesses can transport customers back in time and create a memorable, nostalgic experience.



**VILLAGE OF CACHE CREEK
OFFICIAL COMMUNITY PLAN**

**Map E
DEVELOPMENT
PERMIT AREAS**

