



## Report for Heritage Orangeville

**Subject: Best Practices for Maintenance and Façade Improvements for Heritage Buildings**

**Department: Infrastructure Services**

**Division: Planning**  
Heritage Orangeville-2025-001

**Meeting Date: 2025-02-20**

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### Overview

Staff are seeking input and guidance from Heritage Orangeville regarding best practices and preferred construction techniques for maintaining and restoring/enhancing exterior building facades of heritage conservation district properties within the Community Improvement Plan (CIP) Priority Zone 1

### Background

For the Community Improvement Plan (CIP), staff will be proceeding with a series of outreach and promotional measures to generate new program grant applications in 2025. Staff anticipate there will be continued interest in the façade improvement grant program offered in Priority Zone 1 of the CIP, which covers the Downtown Heritage Conservation District (HCD).

The Façade Improvement Grant program offers an additional “Heritage top-up” grant of up to \$5,000 for properties on the municipal heritage register. The intent of this additional grant is to cover up to 50% of eligible costs specifically related to restoration or reinstatement of heritage features for such properties, on top of the basic program thresholds.

Program details describe the types of works and associated costs that would be eligible for grant funding. Specific considerations for properties within the Downtown HCD are described within the eligible works and include the following:

- Renovation of existing storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.);
- Improvements to the principal facades of incompatible buildings being sympathetic and compatible with the historic character of the area;
- Re-cladding in more traditional materials complementary to the area character. Façade improvements can also be more contemporary in design provided the

scale of key architectural features, including windows and other façade openings, are in keeping with the scale of surrounding buildings.

- Construction of building façades associated with new second storey space. The addition of useable second storey space is encouraged for single-storey non-contributing properties. Second storey façades may be eligible for this program provided the façades include: appropriately scaled window openings; high quality building materials; and an overall design that successfully integrates the second storey façade with the ground floor façade.
- Other capital improvements which the Town determines are important to incorporate as an integral part of the total façade improvement design.

Staff will be proceeding with promotion and outreach measures targeting candidate properties in the downtown. To supplement this outreach initiative, staff seeking advice and guidance from Heritage Orangeville members regarding best practices and preferred construction and restoration techniques for maintaining/restoring heritage features of building facades in the downtown. Providing this form of guidance to business and property owners intends to improve program interest, demystify perceived burdens and incorrect construction techniques and improve heritage attribute maintenance in the downtown.

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Respectfully submitted,

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Manager of Planning, Infrastructure Services