



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Development Services, Planning Services

Date of Report: June 18, 2013

Date of Meeting: July 8, 2013

Report Number: PDS-178-2013

File: 60.32.599

Subject: Application for Community Improvement Plan, Façade Improvement Grant Program – 41 St. Paul Street West; Owner: Newport Collision Service Inc.

Recommendation

That Council approve the Façade Improvement Grant Program application for 41 St. Paul Street West to a maximum of \$10,000 of which the City's contribution is \$5,000 and the Region's contribution is \$5,000 subject to Regional approval; and

That the Clerk be directed to make the necessary notifications. FORTHWITH

Summary

Under the Community Improvement Plan (CIP), Planning and Development Services has received an application under the Façade Improvement Grant Program from the owner of 41 St. Paul Street West to make improvements to the property.

These recommendations are in accordance with CIP policies.

Background

Site Description

The subject property is located on the south side of St. Paul Street West between Bellevue Terrace and Flummerfelt Street in the Western Hill Community Improvement Project Area (see Appendix 1).

Report

The owner is proposing to improve the St. Paul Street West frontage of the building (see Appendix 2).

To effect these works, the owner has applied for a Building Permit.

Program Details

The Council request involves the Façade Improvement Grant Program: Grants are available to assist commercial building owners to improve / restore the street-facing portion of the building. Grants are available for facades equal to 50 per cent of the eligible costs to a maximum of \$10,000 per building. Funds are not paid until the works are complete.

Improvements to the façade involve the removal and replacement of front entrance windows and door, construction of a new elevated front wall parapet and new EIFS finish.

Staff is recommending approval of the application under the Façade Improvement Grant Program to a maximum of \$10,000.

Financial Implications

Should Council approve the recommendation in this report, the grant will be funded through the approved 2013 Community Improvement Plan Budget for which \$70,000 has been budgeted for façade improvements. To date, Council has previously approved a maximum amount of \$15,000 for 3 projects.

Notification

It is in order to notify Newport Collision Service Inc., Att'n: Eddy Odorico, 41 St. Paul Street West, St. Catharines, ON L2S 2C3 and Ms. Mary Lou Tanner, Associate Director, Regional Policy Planning, Integrated Community Planning, Niagara Region, 2201 St. David's Road, P.O. Box 1042, Thorold, ON L2V 4T7.

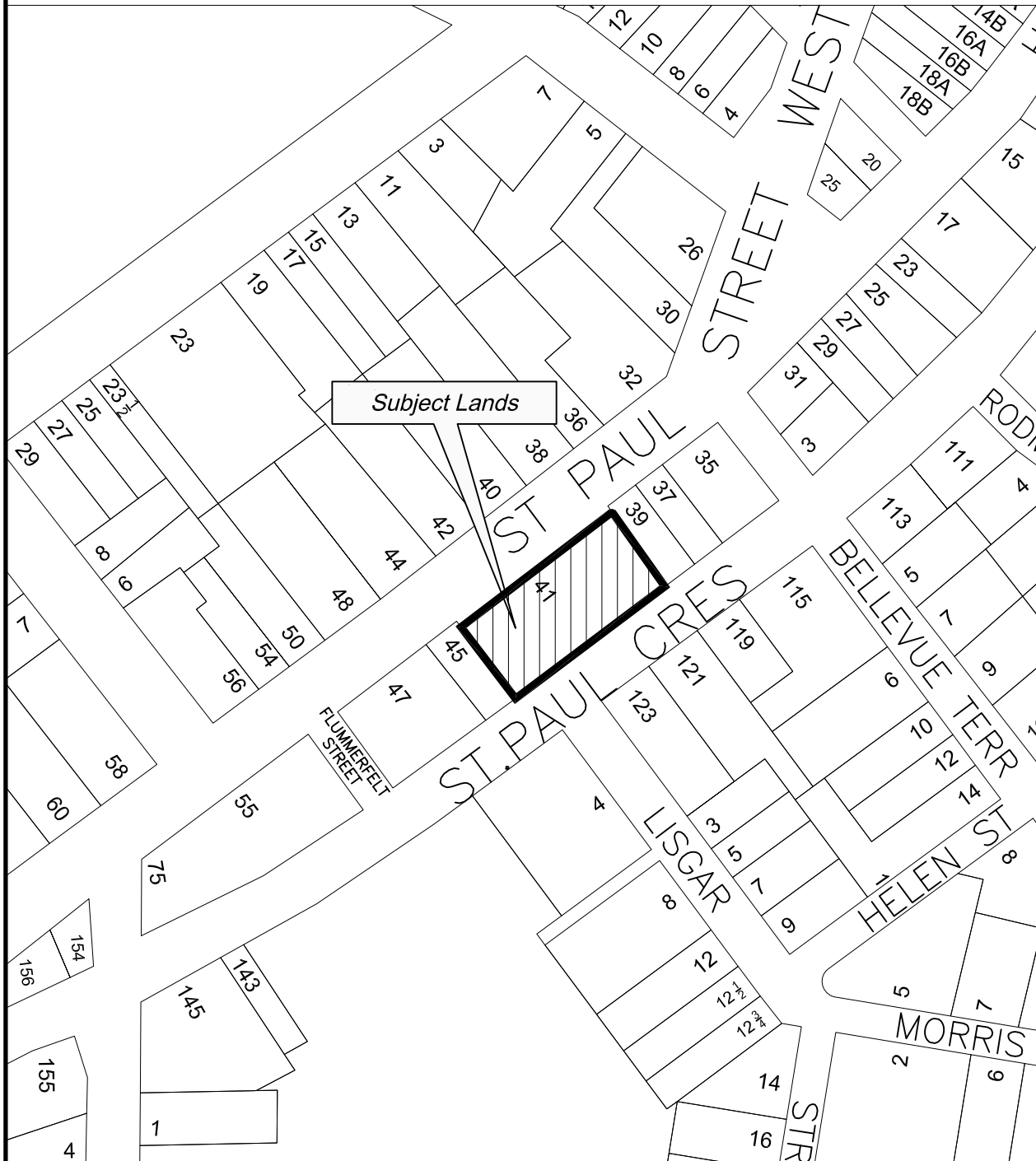
Prepared and Submitted by:

Bryan Morris
Community Renewal Co-ordinator

Approved by:

James N. Riddell, MPI, MCIP, RPP
Director, Planning and Development Services

Location: 41 St. Paul Street West
File #: 60.32.599

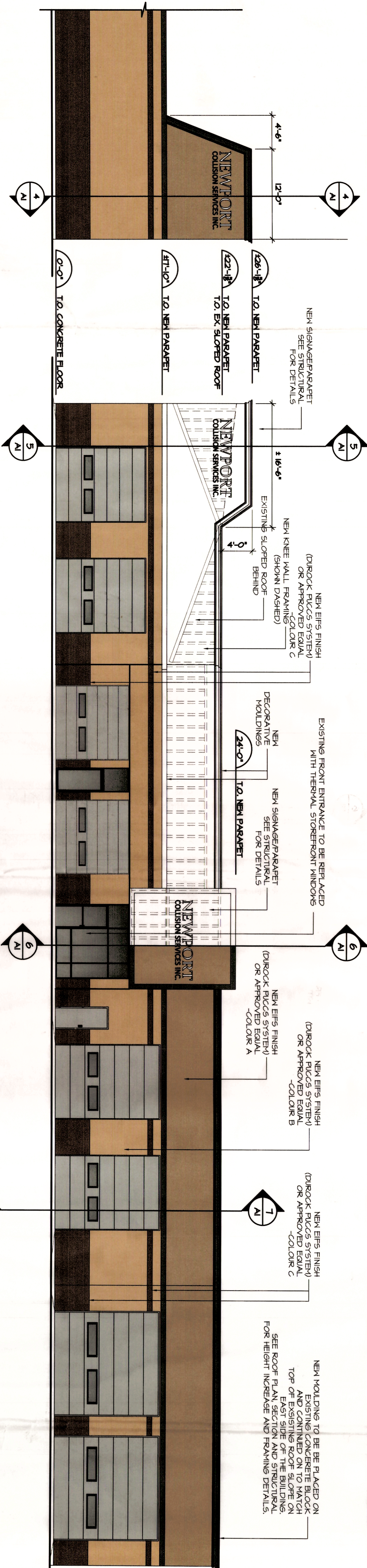


LOCATION PLAN



- Subject Lands (41 St. Paul Street West)

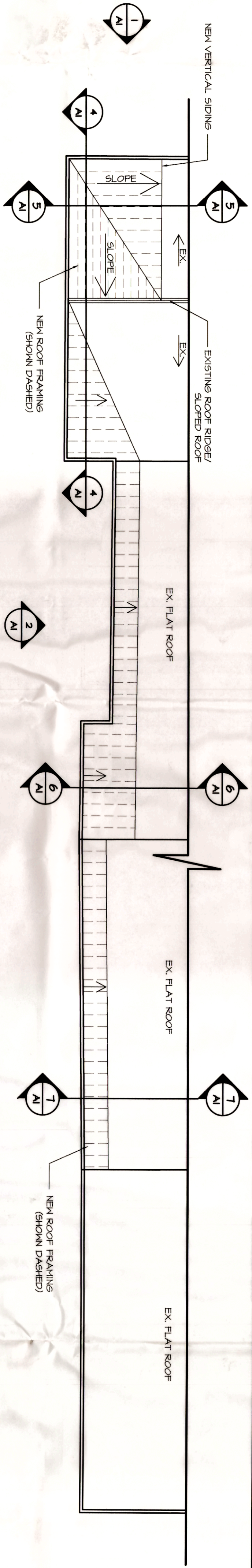




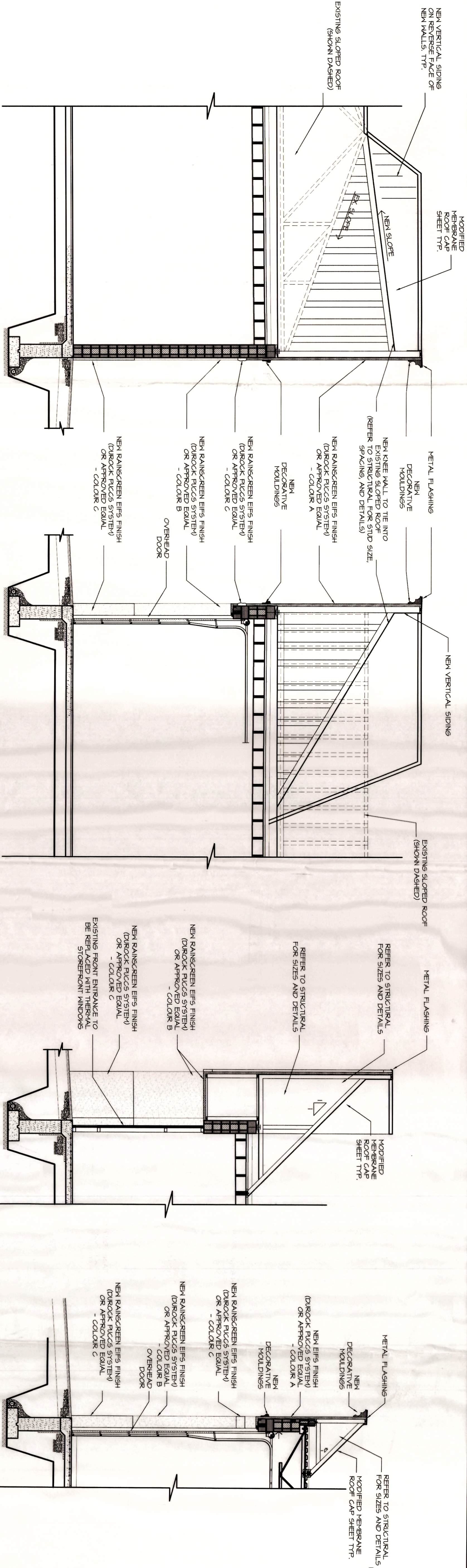
1 EAST ELEVATION
SCALE: 1/8" = 1'

2 NORTH ELEVATION FACING ST. PAUL STREET WEST
SCALE: 1/8" = 1'

GENERAL NOTES:
1. REFER TO STRUCTURAL FOR ADDITIONAL WALL AND ROOF DETAILS
2. COLOR AND FINISH BY OWNER
3. CONTRACTOR TO VERIFY EXISTING CONDITIONS TO SITE
4. CONTRACTOR TO SITE VERIFY EXISTING CONDITIONS
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS
6. CONTRACTOR TO SITE VERIFY EXISTING CONDITIONS
7. CONTRACTOR TO SITE VERIFY EXISTING CONDITIONS



3 NORTH FACADE ROOF PLAN
SCALE: 1/8" = 1'



4 BUILDING SECTION
SCALE: 1/4" = 1'

5 BUILDING SECTION
SCALE: 1/4" = 1'

6 BUILDING SECTION
SCALE: 1/4" = 1'

7 BUILDING SECTION
SCALE: 1/4" = 1'

FACADE RENOVATION

**ADDITON & ALTERATIONS TO :
NEW PORT AUTO BODY SHOP**

41-43 ST. PAUL STREET WEST, SAINT CATHERINES, ONTARIO L2S 2C3
EDDIE ODORICO

NORTH (FRONT) ELEVATION

RAIMONDO + ASSOCIATES

4687 Queen Street, Studio 2
Niagara Falls, Ontario, L2E 2L9
TEL: 905-357-4441 FAX: 905-357-9203
WEB: www.raimondorarchitects.com
EMAIL: mail@raimondorarchitects.com

ARCHITECTS INC.



REV.	DATE	PURPOSE
A	JUNE 07, 2011	ISSUED TO CONTRACTOR
B	JUNE 21, 2011	ISSUED FOR M.O.E.
C	JULY 25, 2012	ISSUED FOR CIP GRANT APPLICATION
D	MAR. 06, 2013	ISSUED FOR FACADE GRANT & PERMIT

DRAWN BY: AR
DATE: JUNE 2011
SCALE: 1/8" = 1'
PROJECT NO.: 05-069
CHECKED: E.R.

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

A1
REV. D