



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning & Development Services, Policy

Date of Report: August 8, 2012

Date of Meeting: September 23, 2013

Report Number: PDS-287-2013

File: 60.32.583

Subject: Applications for Community Improvement Plan: Façade Improvement Grant Program and Municipal Application and Permit Fees Refund Program – 80 James Street; Owner: 2292600 Ontario Inc.

Recommendation

That Council approve the Façade Improvement Grant Program application for 80 James Street 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 Council approve the Municipal Application and Permit Fees Refund Program application for 80 James Street; and

That Council direct Staff to prepare an encroachment agreement including a maintenance clause to allow new and proposed signage, new exterior lighting, new brick and stone veneer, new stucco, a new decorative cornice structure and a proposed canopy as shown on the drawing received in Planning and Development Services, dated March 2013, prepared by Larisa Brodsky Architect Inc; and

Further, that the Clerk be directed to make the necessary notifications.
FORTHWITH

Summary

Under the Community Improvement Plan (CIP), Planning and Development Services has received applications under the Façade Improvement Grant Program and Municipal Application and Permit Fees Refund Program from the Owner of 80 James Street. The Owner is improving the street facing portion of the building fronting James Street (see Appendix 1). The applicant was also required to obtain a Building Permit and Encroachment Agreement for private works which encroach into the City's right-of-way. Staff is recommending approval of both the Façade Improvement Grant Program to a maximum of \$10,000 and the Municipal Application and Permit Fees Refund Program application in the amount of \$684.00, in accordance with Community Improvement Plan policies.

Background

Site Description

The subject property is located on the east side of James Street, adjacent to the Centennial Library in the Downtown Project Area. (see Appendix 2).

Report

Program Details

The Council request touches on three City related programs. They are as follows:

- CIP Façade Improvement Grant Program – Grants are available to assist commercial building owners to improve/restore the street facing portion of buildings. 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.
- CIP Municipal Application and Permit fees Refund Program – This program was intended to augment other grant programs. Where a property is undertaking improvements to lands and buildings in accordance with one or more of the grant programs, the City will provide a refund equivalent to the cost of normal application and permit fees in accordance with the *Planning Act*. As of June 4, 2012, Council has directed that this program is no longer in place. Only complete applications which have been accepted prior to the June 4, 2012 date will be processed. The Owner has paid \$684.00 for his Building Permit to alter the front façade. An additional permit may also be required if the applicant constructs a proposed canopy.
- Encroachment Agreement Policy – An encroachment is considered to be the unauthorized placement of any object on the City road allowance by an adjacent property owner or resident without consent. The City must ensure that all City road allowances are safe, protected for future needs and can be enjoyed by the general public. It is for this reason that Council has continued to support its “zero tolerance” policy on encroachments as approved by General Committee in April 26, 2004. As a result, any encroachment requires Council authorization through the approval of an agreement. In this instance, requested encroachments include new stucco, new and proposed signage, new exterior lighting, new brick and stone veneer, a new decorative cornice structure and a proposed canopy.

Proposed Facade Improvements

Improvements to the façade involve new stucco, new signage, new exterior lighting, new brick and stone veneer, a new decorative cornice structure and a proposed canopy.

Financial Implications

Should Council approve the recommendations in this report, the grant will be funded through the approved 2013 Community Improvement Plan Budget for which \$70,000 has been budgeted.

Notification

It is in order to advise Ms. Larisa Brodsky, Larisa Brodsky Architect Inc., 156 St. Paul Street, St. Catharines, ON L2M 7C3 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 by:

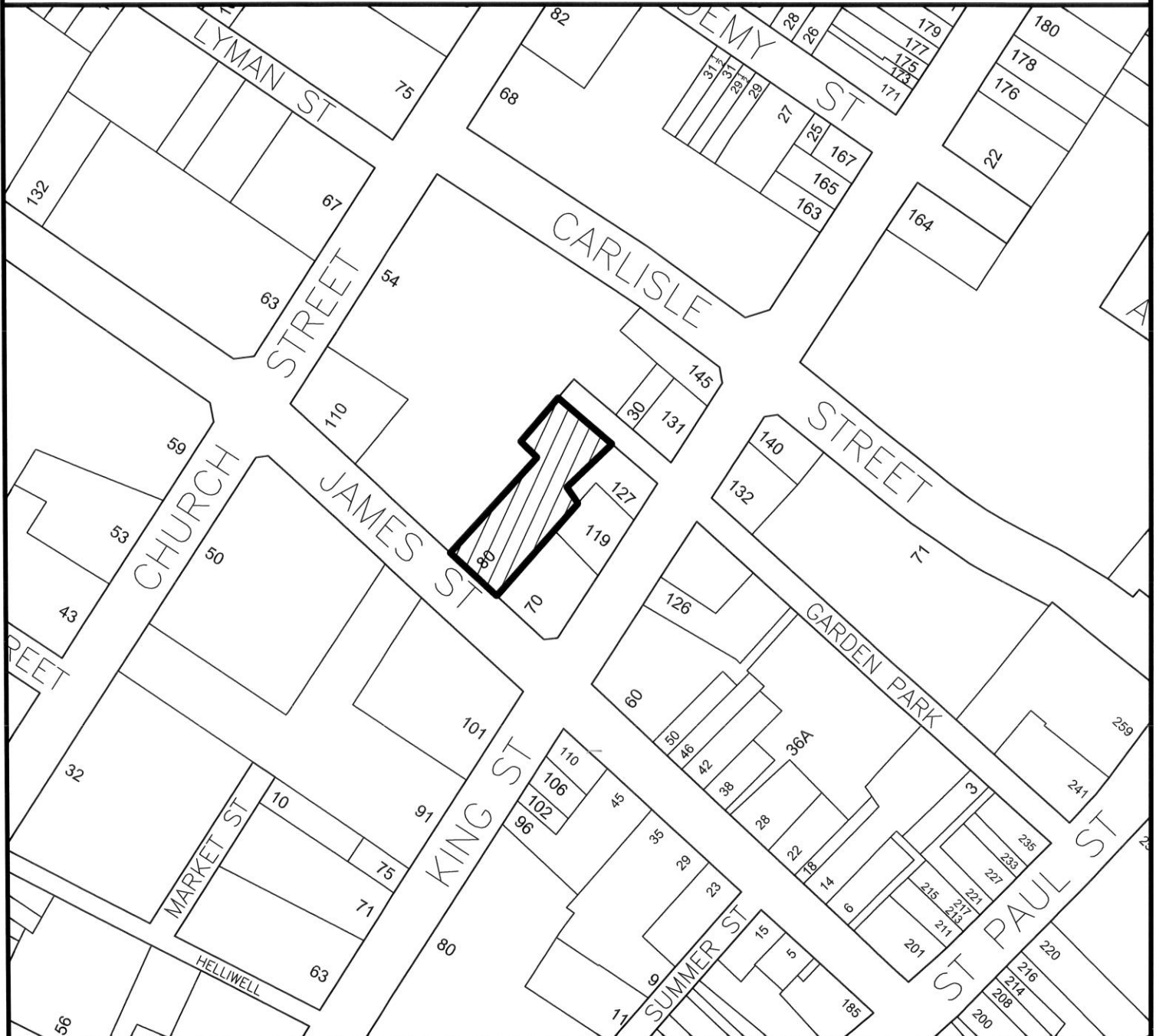
Judy Pihach, Manager of Planning Services

Approved by:

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

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LOCATION PLAN



- Subject Lands (80 James Street)



August 2013