



CITY OF  
ST. CATHARINES

## Corporate Report

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**Report from** Planning & Development Services, Policy

**Date of Report:** October 24, 2012

**Date of Meeting:** November 12, 2012

**Report Number:** PDS-631-2012

**File:** 60.32.564

**Subject:** Applications for Community Improvement Plan (CIP), Façade Improvement Grant Program, Municipal Application and Permit Fees Refund Program - 31 Ontario Street; Owner: Matthew Sherman

### Recommendation

That Council approve the Staff Recommendation outlined in the report from Planning and Development Services, dated October 24, 2012, pertaining to applications under the Community Improvement Plan (CIP), Façade Improvement Grant Program and the Municipal Application and Permit Fees Refund Program for 31 Ontario Street. FORTHWITH

### Staff Recommendation

That Council approve the Façade Improvement Grant Program application for 31 Ontario 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 application under the Municipal Application and Permit Fees Refund Program in the amount of \$420 for 31 Ontario Street, and that the Building Permit fee be refunded when the Building Permit file is closed; 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 the Municipal Application and Permit Fees Refund Program from the Owner of 31 Ontario Street. The Owner has improved the street facing portion of the building fronting onto Ontario Street and has obtained a Building Permit. Staff is recommending approval of the Façade Improvement Grant Program to a maximum of \$10,000 for 31 Ontario Street in accordance with CIP policies.

## **Background**

### **Site Description**

The property is located on the west side of Ontario Street between St. Paul Street West and Trafalgar Street in the Downtown Community Improvement Project Area (see Appendix “1”).

## **Report**

The Council request involves two City related programs. They are as follows:

- **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% of the eligible costs to a maximum of \$10,000 per building. Funds are not paid until the works are complete.
- **Municipal Application and Permit Fees Refund Program** – This program was intended to augment other grant programs. Where a property owner is undertaking improvements to lands and buildings in accordance with one or more of the grant programs, the City was willing to provide a refund equivalent to the cost of normal application and permit fees.

As of June 4, 2012, Council approved changes to the overall Community Improvement Plan including the cancellation of this program. Only applications that were in process as of June 4, 2012, remain eligible. Since this application was in process prior to June 4, 2012, the Building Permit fee (\$420) remains eligible.

### **Proposed Façade Improvement:**

The following façade improvements (see Appendix “2”) have, by and large, taken place:

- replace the existing storefront windows,
- replace the existing doors,
- install new sidelites,
- replace 4 existing second floor windows,
- existing 3<sup>rd</sup> storey window frames capped with prefinished aluminum to match new window frames,
- apply EIFS (stucco) above new storefront windows,
- install 3 course of new brick below new storefront windows.

Staff has reviewed the application for the façade improvements and found it to be acceptable.

The Owner has paid the Building Permit fee in the amount of \$420 and staff supports the refund of the fee.

**Financial Implications**

Should Council approve the recommendations in this report, the grants will be funded through the approved 2012 Community Improvement Plan Budget for which \$70,000 has been budgeted for façade improvements.

**Notification**

It is in order to notify both Matthew Sherman 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.

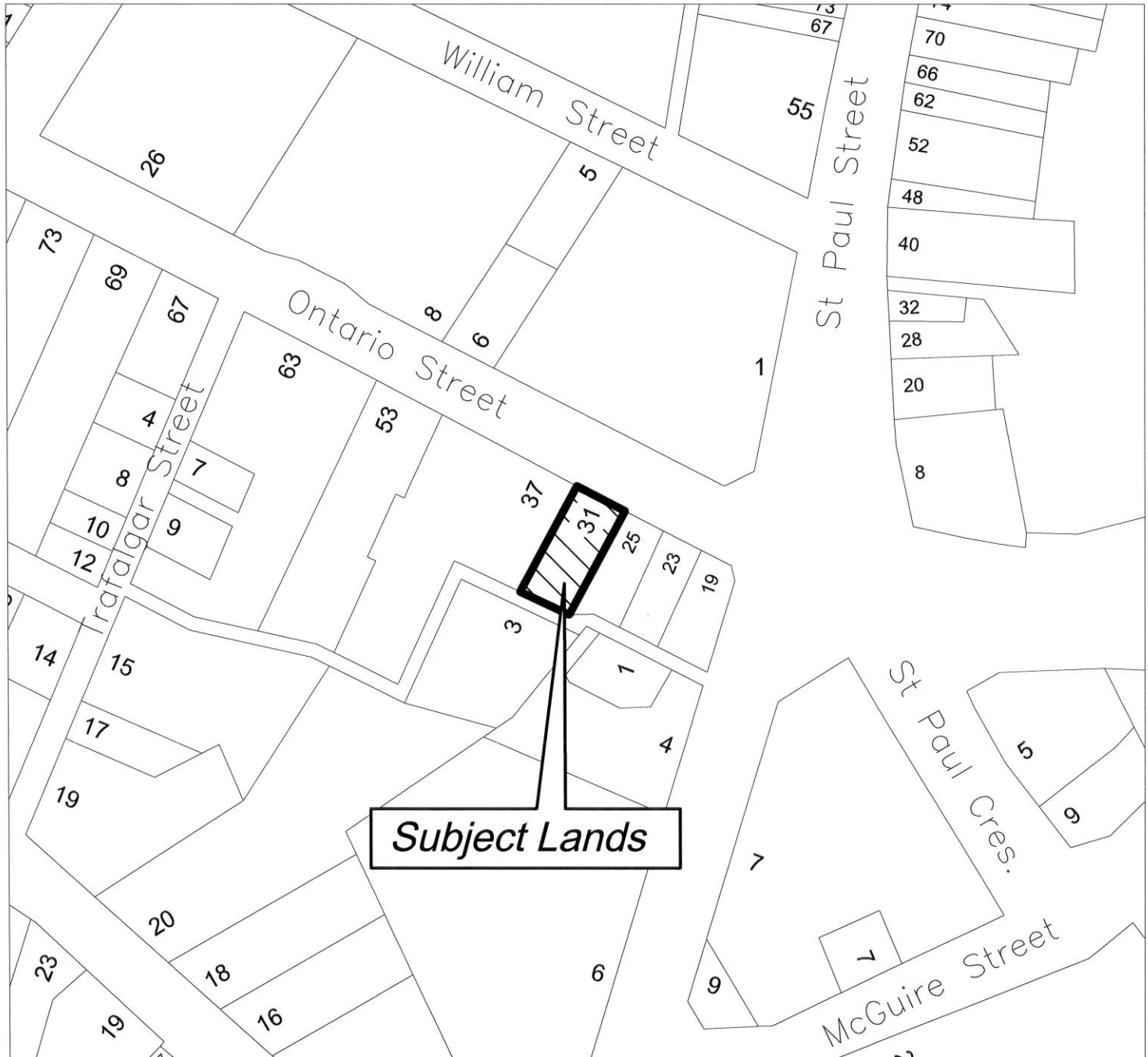
**Submitted and Prepared by:**

Bryan Morris  
Community Renewal Co-ordinator

**Approved by:**

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

*Location: 31 Ontario Street*  
*File #: 60.32.564*



**Subject Lands**

# LOCATION PLAN



- Subject Lands (31 Ontario Street)

