

Corporate Report

Report from Planning & Development Services, Policy

Date of Report: October 24, 2012

Date of Meeting: November 12, 2012

Report Number: PDS-632-2012

File: 60.32.592

Subject: Applications for Community Improvement Plan (CIP), Residential Conversion and Intensification Grant Program, Façade Improvement Grant Program and Municipal Application and Permit Fees Refund Program - 405 St. Paul Street; Owner: Jin Cheng Lian

Recommendation

That the Staff Recommendation outlined in the report from Planning and Development Services dated October 24, 2012, regarding applications under the Community Improvement Plan (CIP), Residential Conversion and Intensification Grant Program, the Façade Improvement Grant Program and the Municipal Application and Permit Fee Refund Program for 407 St. Paul Street, be approved.
FORTHWITH

Staff Recommendation

That Council approve the Residential Conversion and Intensification Grant Program application for 405 St. Paul Street to a maximum of \$5,000 of which the City's contribution is \$2,500 and the Region's contribution is \$2,500 subject to Regional approval; and

That Council approve the Façade Improvement Grant Program application for 405 St. Paul 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 estimated amount of \$1,091 for 405 St. Paul Street and that the Building Permit fees be refunded when all required municipal approvals are attained, authorization to occupy received and all required documentation is received; and

That the Owner obtain a Building Permit for the residential conversion and façade improvement within six (6) months of this report; 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 Residential Conversion and Intensification Grant Program, the Façade Improvement Grant Program and the Municipal Application and Permit Fees Refund Program from the Owner of 405 St. Paul Street to make improvements to the property.

These recommendations are in accordance with CIP policies.

Background

Site Description

The subject property is located on the north side of St. Paul Street between Academy Street and Court Street in the Downtown Community Improvement Project Area (see Appendix “1”).

The subject property has approximately 6 metres (20 feet) of frontage on St. Paul Street.

Report

The Owner is proposing to:

- construct a residential dwelling unit behind the existing retail space on the ground floor of the building (see Appendix “2”)
- improve the street facing portion of the building fronting St. Paul Street (see Appendices “3”, “4” and “5”)

To effect these works, the Owner is required to obtain Building Permits for the residential conversion as well as the façade improvements.

Program Details

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

- **Residential Conversion and Intensification Grant Program:** Grants are available to applicants for the conversion of non-residential space to residential units, and the rehabilitation of residential space to provide additional residential units. Available grants are equal to 15% of the construction cost to a maximum of \$5,000 per residential dwelling unit. As of June 4, 2012, Council approved a motion amending this program by reducing the maximum available grant to \$4,000. However, since this application was received prior to that date, the recommendation is for the maximum amount of \$5,000.
- **Façade Improvement Grant Program:** Grants are available to assist commercial building owners to improve/restore the street-facing portion of the 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.

- **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 was willing to 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 approved a staff recommendation to disband the program. Only complete applications which have been accepted prior to the June 4, 2012 date will be processed.

Improvements to the proposed façade involve a new face brick, new glazed storefront, new glazed storefront doors and, the conversion of the existing curb step to a ramp. Staff has reviewed these proposed improvements and found them to be acceptable.

Staff is recommending approval of the applications for:

- the Residential Conversion and Intensification Grant Program to a maximum of \$5,000
- the Façade Improvement Grant Program to a maximum of \$10,000
- the Municipal Application and Permit Fees Refund Program

Financial Implications

Should Council approve the recommendation in this report, the grant will be funded through the approved 2012 Community Improvement Plan Budget for which:

- \$100,000 has been budgeted for residential conversions and intensifications
- \$70,000 has been budgeted for façade improvements

Monies remain in this account to cover these applications.

Notification

It is in order to notify Richard Lin 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.

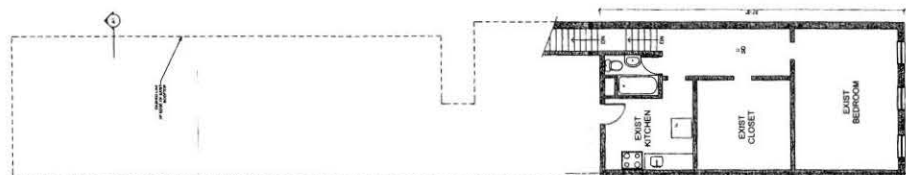
Prepared and Submitted by:

Bryan Morris
Community Renewal Co-ordinator

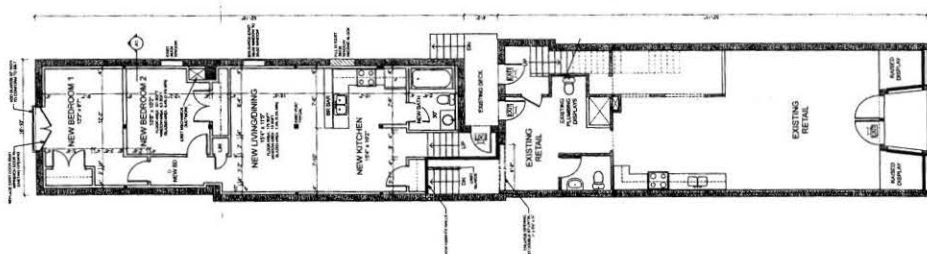
Approved by:

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

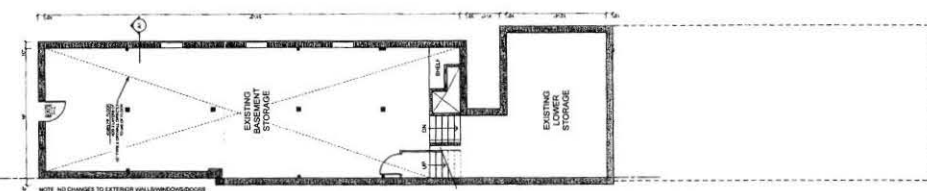
4-57 Green St N.T.
Tom: 905-351-1590



SECOND FLOOR 695 SQFT



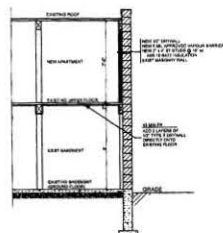
MAIN FLOOR 1912 SQFT
(995 SQFT OF 1912 SQFT FOR NEW APT)



BASEMENT & LOWER

NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH 2006 CANADIAN BUILDING CODES AND ALL APPLICABLE BY-LAWS.
2. ALL PLUMBING TO COMPLY WITH 2006 CANADIAN PLUMBING CODE.
3. ALL ELECTRICAL TO COMPLY WITH 2006 CANADIAN ELECTRICAL CODE.
4. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.

- GENERAL NOTES:
- 1.01.1. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.
 - 1.01.2. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.
 - 1.01.3. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.
 - 1.01.4. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.
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 - 1.01.20. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.

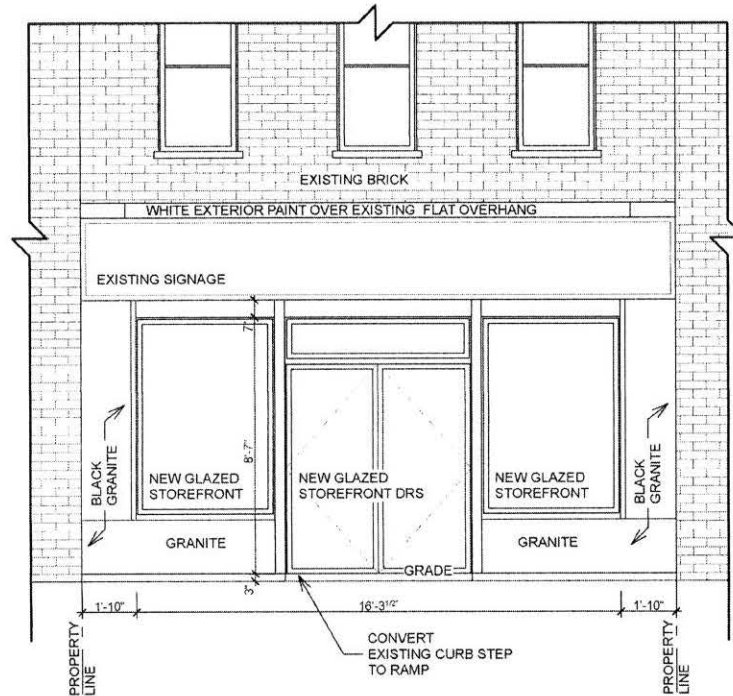


SECTION A1

- LEGEND
- 1.01.1. EXISTING WALLS TO BE REMOVED ARE TO BE INDICATED BY DASHED LINES.
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DATE	2011
ISSUED	DECEMBER 5, 2011
<p>INTERIOR RENO FOR NEW APARTMENT</p>	
<p>4-57 Green St N.T. ST. CATHERINES, ONTARIO</p>	
<p>FLOOR PLANS</p>	
DESIGNER	CONSTRUCTION
DATE	DATE
PROJECT	PROJECT
PROF. BY	PROF. BY
1 of 1	

All contractors and/or trades shall verify all dimensions, notes, etc. and report any discrepancies prior to construction. This drawing not to be scaled. All drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

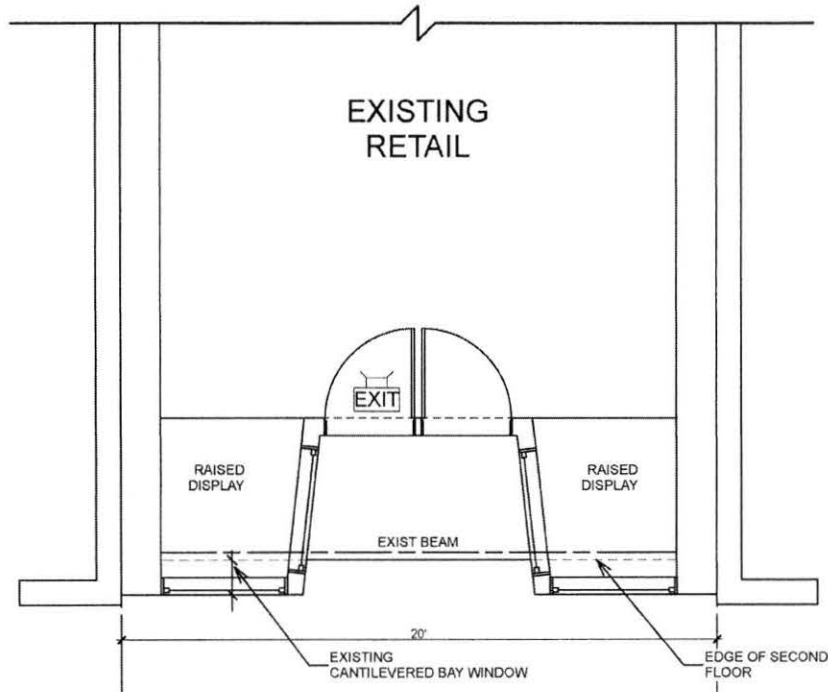


PARTIAL FRONT (SOUTHEAST) ELEVATION

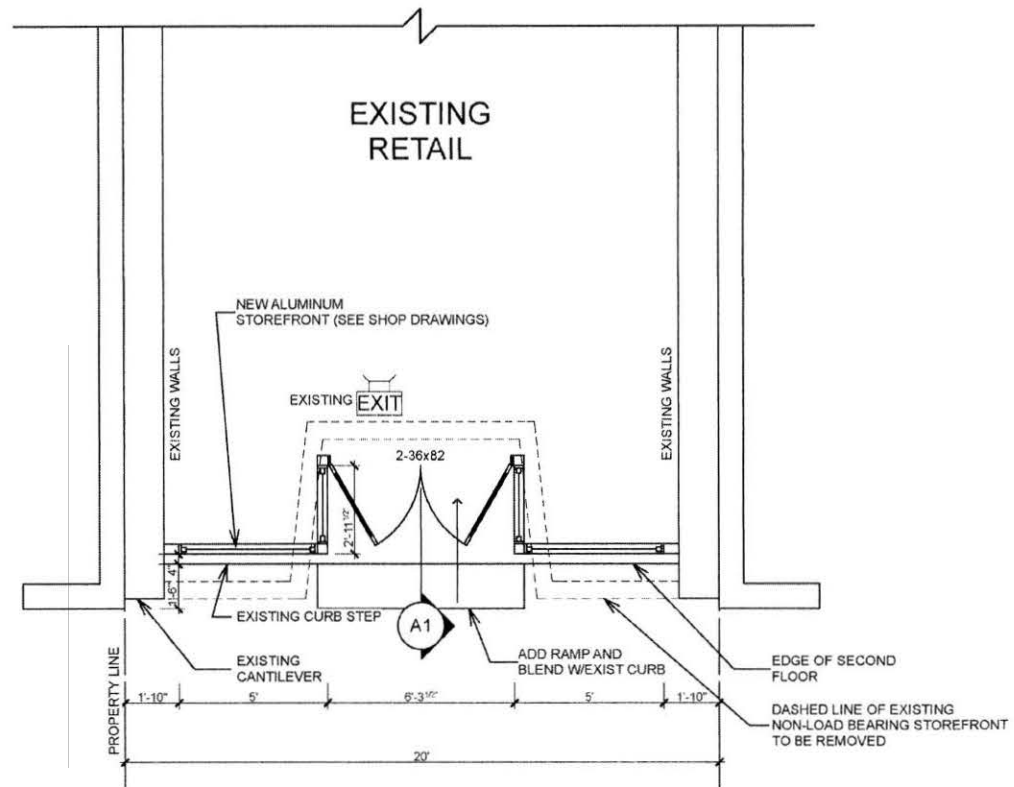
DATE	REC'D	FILE NO
MAY 29 2012	SCAN	

PROJECT NAME & ADDRESS NEW STOREFRONT 405-407 ST PAUL STREET ST CATHARINES, ONTARIO		 architectural designs inc. RESIDENTIAL AND COMMERCIAL SERVICES <small>364 Galloway Ave. Unit 201 St. Catharines, ON L2R 7P3 • 905.536.1871 sandy@architecturaldesigns.ca • www.architecturaldesigns.ca</small>		DRAWN BY: SY REV DATE: 12-05-28 SCALE: 1/4" = 1'0" ISSUED FOR: CONSTR DESIGNER BCIN No: 21034 FIRM BCIN No: 39309 DESIGNER NAME: SANTY YEH DESIGNER SIGNATURE: 	PG 1 OF 3
PG TITLE: ELEVATION					

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.



PARTIAL EXIST FLOOR PLAN



PARTIAL NEW FLOOR PLAN

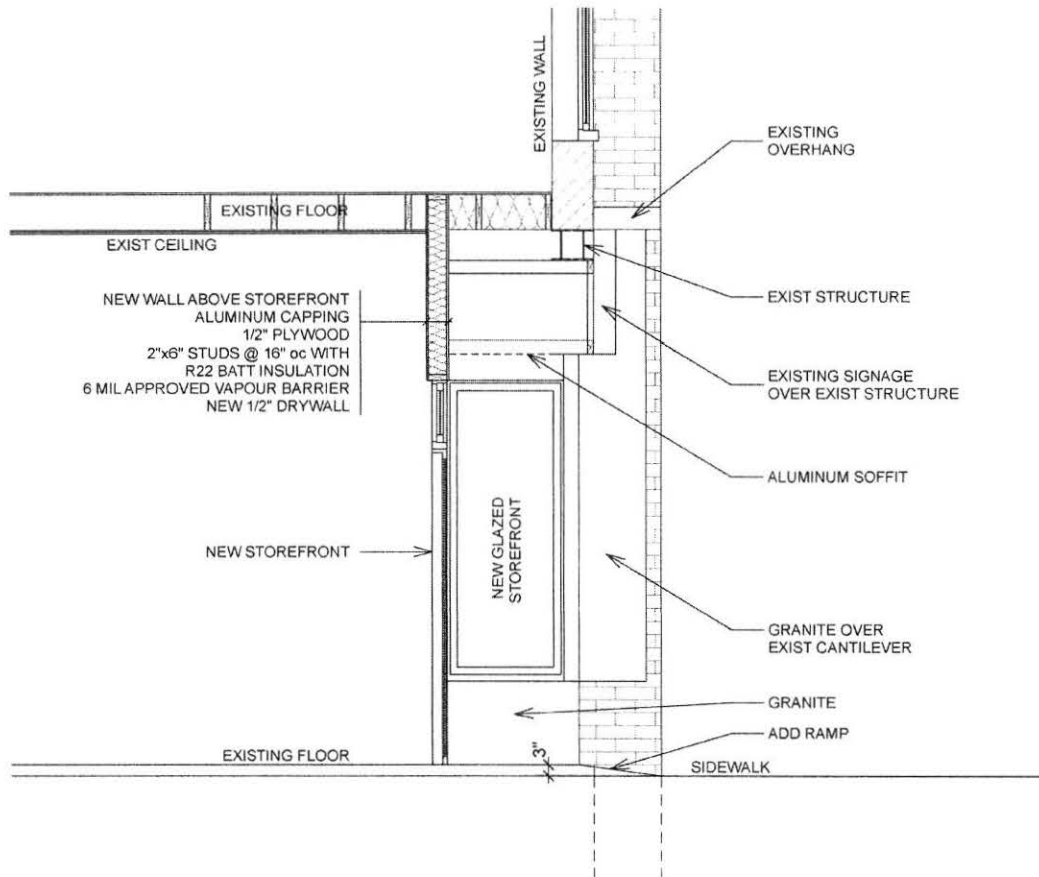
PROJECT NAME & ADDRESS NEW STOREFRONT 405-407 ST PAUL STREET ST. CATHARINES, ONTARIO PG TITLE FLOOR PLAN	 architectural designs inc. RESIDENTIAL AND COMMERCIAL SERVICES <small>254 Webster Road Unit 21 St. Catharines, Ont. L2R 6K9 905.682.4444 or 905.682.4445 info@architecturaldesigns.ca www.architecturaldesigns.ca</small>	DRAWN BY SY REV DATE 12-05-28 DESIGNER NAME SANTY YEH	SCALE 1/4" = 1'0" ISSUED FOR CONSTR DESIGNER SIGNATURE 	DESIGNER RCN No 21034 FIRM BCN No 39309	PG 2 OF 3
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GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH 2006 ONTARIO BUILDING CODE INCLUDING ALL AMENDMENTS
2. ALL PLUMBING TO CONFORM TO PART 7 OF THE ONTARIO BUILDING CODE
3. ALL MECHANICAL VENTILATION TO CONFORM TO THE ONTARIO BUILDING CODE
4. EXISTING WALLS TO BE REMOVED ARE TO BE NON-STRUCTURAL

BUILDING CODE NOTES

- 9.9.2.4 PRINCIPAL ENTRY DOOR WIDTH TO BE MIN 36"
- 9.9.3.2 THE WIDTH OF EVERY EXIT FACILITY TO BE MIN 2'11"
- 9.9.10 EXIT SIGNS AS PER OBC
- 9.9.11.3 EMERGENCY LIGHTING AS PER OBC



SECTION A1

PROJECT NAME & ADDRESS NEW STOREFRONT 405-407 ST PAUL STREET ST. CATHARINES, ONTARIO		 architectural designs inc. RESIDENTIAL AND COMMERCIAL SERVICES <small>3rd Floor 100 King Street West, Suite 100, Toronto, ON M5X 1C5 Tel: (416) 593-1111 Fax: (416) 593-1112 www.architecturaldesignsinc.com</small>	DRAWN BY SY	SCALE 3/8" = 1'0"	DESIGNER BCN No 21034	PG 3 OF 3
PG TITLE SECTION			REV DATE 12-05-28	ISSUED FOR CONSTR	FIRM BCN No 39309	
I renew and take responsibility for the design work on behalf of a firm registered under subsection 2.1(4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.			DESIGNER NAME SANTY YEH	DESIGNER SIGNATURE 		