



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Development Services, Planning Services

Date of Report: April 17, 2013

Date of Meeting: April 29, 2013

Report Number: PDS-116-2013

File: 60.32.99

Subject: Applications for Community Improvement Plan, Residential Conversion and Intensification Grant Program and Façade Improvement Grant Program – 157 St. Paul Street; Owner: LMSM Group Inc.

Recommendation

That Council approve the Residential Conversion and Intensification Grant Program application for 157 St. Paul Street to a maximum of \$12,000 (\$4,000 for each of 3 residential dwelling units) of which the City's contribution is \$6,000 (\$2,000 for each of 3 residential dwelling units) and the Region's contribution is \$6,000 (\$2,000 for each of 3 residential dwelling units) subject to Regional approval; and

That Council approve the Façade Improvement Grant Program application for 157 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 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 and the Façade Improvement Grant Program from the owner of 157 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 Queen and James Streets in the Downtown Community Improvement Project Area (see Appendix 1).

Report

The owner is proposing to:

- construct three residential dwelling units (two on the second floor and one on the third floor) of the building (see Appendix 2),
- improve the street facing portion of the building fronting St. Paul Street (see Appendix 2).

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

Program Details

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

- **Residential Conversion and Intensification Grant Program** Grants will be made available to applicants for the conversion of non-residential space to residential units, and the rehabilitation of residential space to provide additional residential units. Grants will be available equal to 15% of the construction cost to a maximum of \$4,000 per residential dwelling unit.
- **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 new windows (2nd and 3rd floors), 2 new storefronts (includes 2 new doors, new stone veneer, new brick veneer), new wood siding and new painted panels above the 2 storefronts and associated painting.

Staff is recommending approval of the applications for:

- the Residential Conversion and Intensification Grant Program to a maximum of \$12,000 (\$4,000 for each of the three residential dwelling units), and
- the Façade Improvement Grant Program to a maximum of \$10,000.

Financial Implications

Should Council approve the recommendation in this report, the grants will be funded through the approved 2013 Community Improvement Plan Budget for which:

- \$75,000 has been budgeted for residential conversions and intensifications,
- \$70,000 has been budgeted for façade improvements.

Notification

It is order to notify LMSM Group Inc., Att'n: Simon Mills, 1228-33 Harbour Square, Toronto, ON M5J 2G2 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:

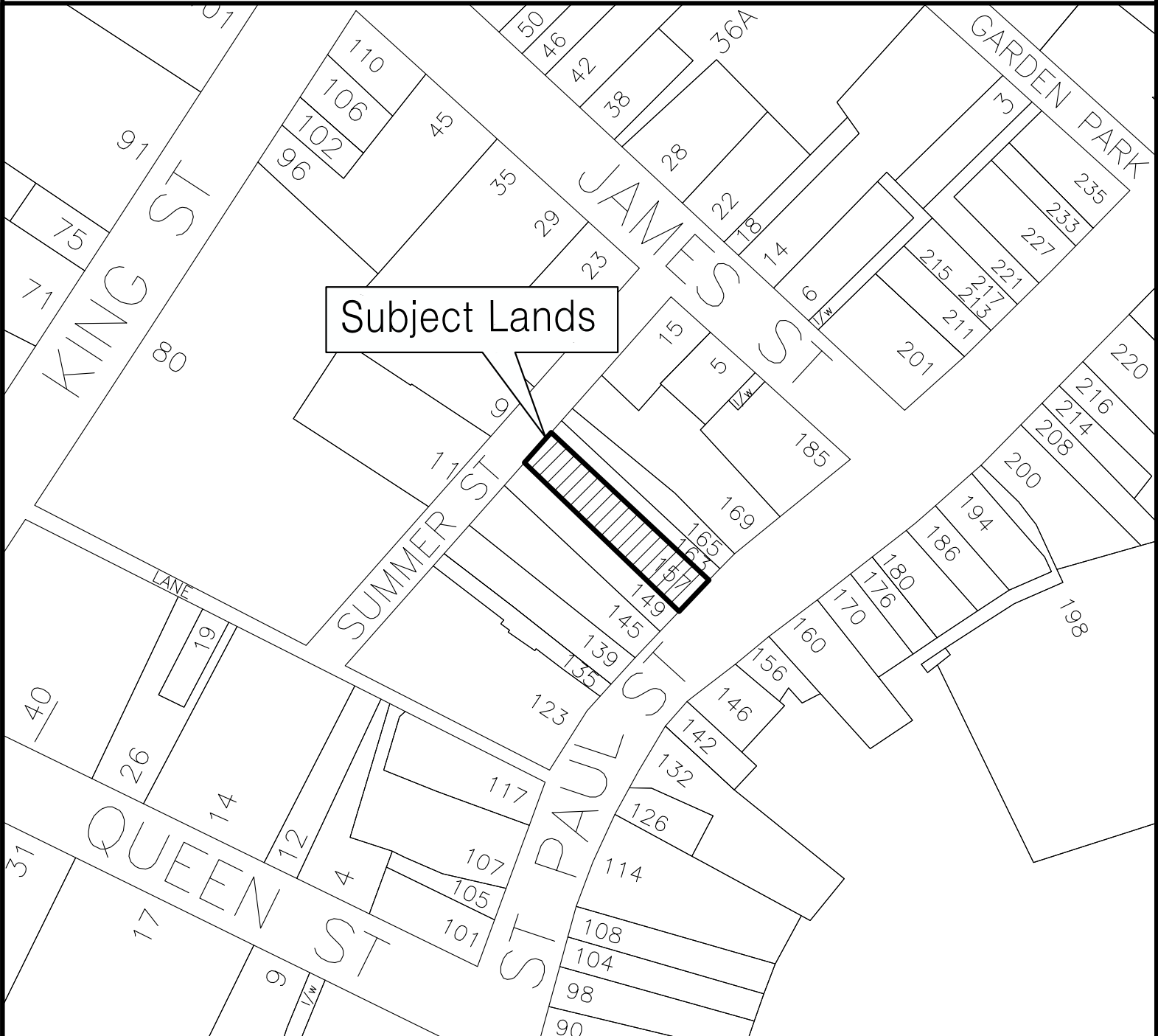
Bryan Morris
Community Renewal Co-ordinator

Approved by:

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

Location: 157 St. Paul Street

File #: 60.32.603



LOCATION PLAN



- *Subject Lands (157 St. Paul Street)*



