



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-117-2013

File: 60.32.99

Subject: Application for Community Improvement Plan, Façade Improvement Grant Program – 28 St. Paul Street, Owners: Archie E. Girouard and Maria Sleight

Recommendation

That Council approve the Façade Improvement Grant Program application for 28 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 an application under the Façade Improvement Grant Program from the Owners of 28 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 east side of St. Paul Street north of Westchester Crescent, opposite William Street in the Downtown Community Improvement Project Area (see Appendix 1).

The Owners previously received Council approval to improve the rear façade of the building on June 18, 2012 which has been completed.

Report

The Owners are proposing to improve the street facing portion of the building (see Appendix 2).

To effect these works, the Owners have applied for a Building Permit for the proposed façade improvements and are required to obtain approval for any encroachments (if necessary) on the Regional road allowance from the Region of Niagara prior to the issuance of the 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% 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 on the 2nd floor including new wood headers and sills above and below each window,
- new wood shutters on the 3rd floor with new wood headers and sills above and below each shutter,
- new stucco,
- new painted metal and wood awning,
- new plywood on ground floor.

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 recommendations 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.

Notification

Archie E. Girouard, Maria Sleight 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:

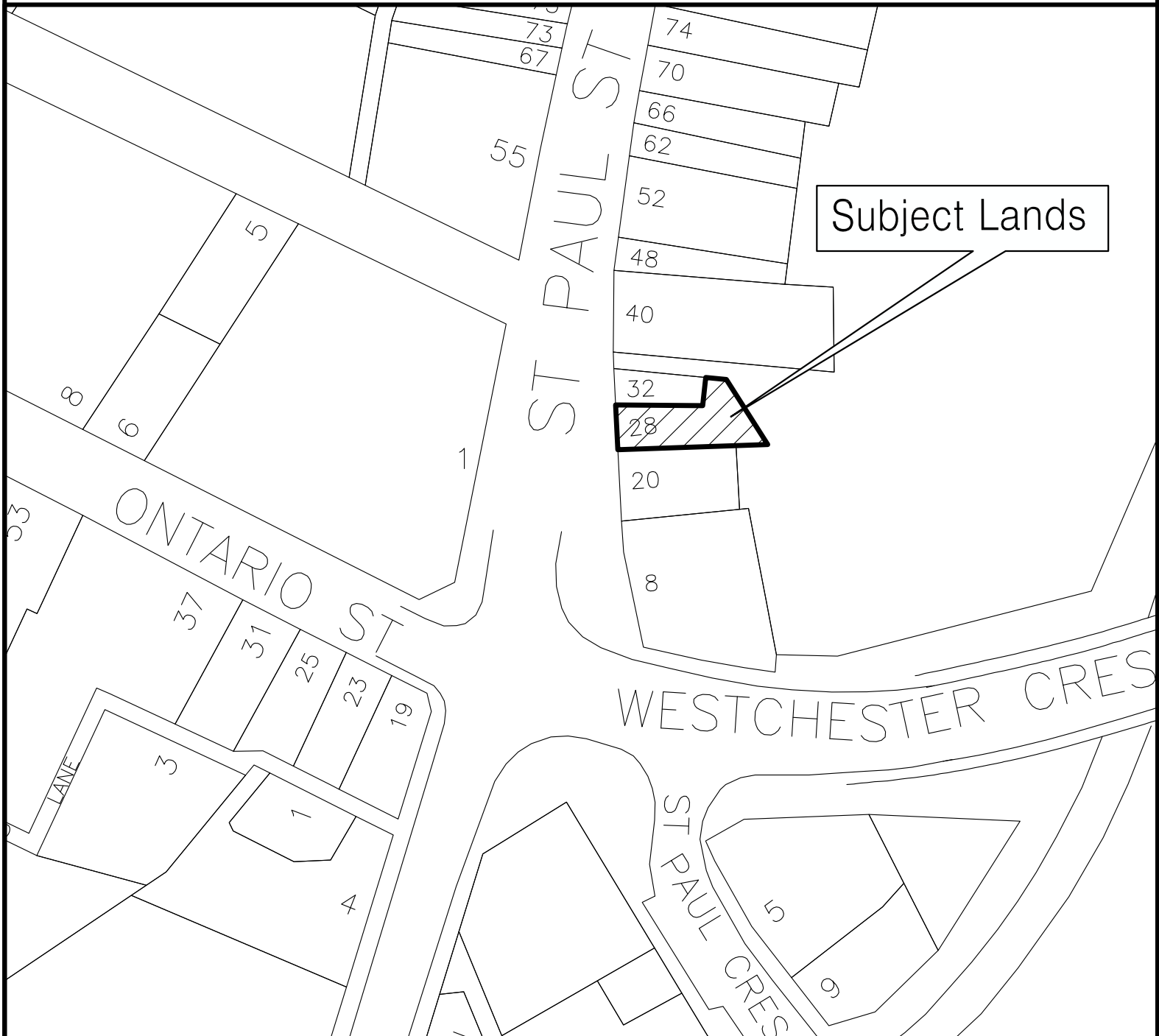
Bryan Morris
Community Renewal Co-ordinator

Approved by:

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

Location: 28 St. Paul Street

File #: 60.32.582 Vol. 2



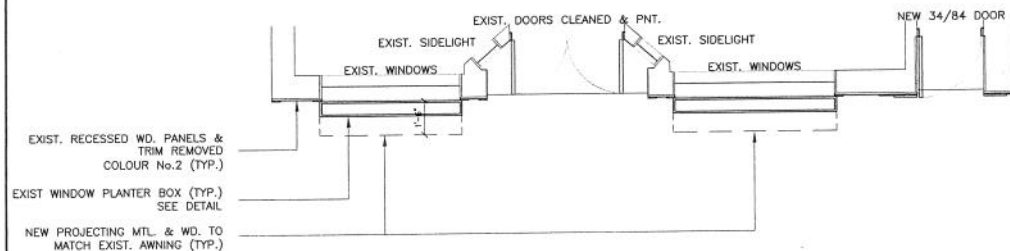
LOCATION PLAN



- *Subject Lands (28 St. Paul Street)*



SCALE: $3/16"=1'-0"$



SCALE: $3/16" = 1'-0"$

A1 PROJECT NUMBER 11-38 DRAWING NUMBER 03	PROJECT TITLE 30 ST. PAUL STREET FRONT FACADE RETROFIT 30 ST. PAUL STREET ST. CATHARINES, ON	DESIGNER JJ PROJECT ARCHITECT 2M architects inc. 115 Lake Street St. Catharines, ON Canada L2R 5X7 Tel: 905-687-9777 Fax: 905-687-9997 E-MAIL 2Marchitects@coqueco.net www.2marchitects.ca	DATE JULY 19, 2011	2M architects inc. 115 Lake Street St. Catharines, ON Canada L2R 5X7 Tel: 905-687-9777 Fax: 905-687-9997 E-MAIL 2Marchitects@coqueco.net www.2marchitects.ca	ONTARIO ASSOCIATION OF ARCHITECTS 4778 4778	NO. 101 11-38-03-01	DATE 2011-07-19	REVISION NEWED AS PER CLIENTS COMMENTS	<p>THESE DOCUMENTS ARE NOT TO BE SCALE.</p> <p>THE TERMS AND CONDITIONS BEHIND THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY LAW. THEY MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS IS PROHIBITED.</p> <p>CONTRACTOR TO SEE EVERY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECTS BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.</p> <p>THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS.</p>
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