



Subject: Application to the City of Thorold's Downtown Façade Improvement Grant Program – 11 Front Street

Report to: Thorold City Council

Recommendations

1. That the Application for the City of Thorold's Community Improvement Plan for Downtown Thorold and Thorold Centre for the property known municipally as 11 Front Street South to the Façade Improvement Grant Program, **BE APPROVED**;
2. That the necessary By-law **BE PREPARED** and **CONSIDERED** by City Council;
3. That the Mayor and Clerk **BE AUTHORIZED** to execute any documentation required to satisfy the conditions related to Façade Improvement Grant Program; and
4. That Council's decision and Report CAO 5-2023 **BE CIRCULATED** to the Regional Municipality of Niagara.

Key Facts

- The purpose of this Report is to seek Council's approval of the Lally Holdings City of Thorold's Downtown Thorold Façade Improvement Grant Program Application for 11 Front Street South.
- The applicant will receive a grant of up to 50% of eligible costs up to a maximum of \$15,000 per building.
- This shall be allocated as \$10,000 for the main façade and \$5,000 for the exterior side façade.
- The estimated total costs for the façade improvements is approximately \$36,000.
- That total grant is estimated to total \$15,000.

Budgetary Status

The Façade Improvement Grant is dispersed after construction has been completed and the property owner has provided satisfactory documentation regarding the complete cost of the façade improvement. Once the application is approved; an agreement has been entered into with the applicant; and City staff are satisfied with the improvement the City will seek matching funding from the Niagara Region.

The budget for the City's Façade Improvement Program for 2023 is a total of \$20,000 for City and Region contributions.

Analysis

The subject property is located in the city's downtown area and zoned Downtown Main Street in the Official Plan and is intended for commercial uses. The proposed improvement plan has been reviewed and approved by the City's Planning Division.

The application was application was approved by the Heritage Advisory Committee on April 10th, 2023. The improvements proposed at 11 Front Street South will add to Thorold's attractive downtown. The improvements to the existing stone façade will preserve the architectural integrity of the building and are appropriate for the building and consistent with its current uses.

Alternatives Reviewed

Council may deny the approval of the application. However, it is deemed in the best interests of all concerned to advance economic development opportunities; downtown improvement; and support business investment that will grow employment locally.

Relationship to Strategic Plan

- The intent of the Façade Improvement Program is to enhance the role of downtown Thorold as a commercial, administrative, and cultural centre. The City of Thorold CIP identifies Downtown Thorold as a high priority area respecting urban design guidelines and heritage resources.

Other Pertinent Reports

- CAO 2020-008: Strategic Plan 2020-2023
- HAC 6-2023: Final Minutes – Heritage Committee April 10, 2023

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This report was prepared in consultation with Kate Hannah, Manager of Revenues & Accounting, and reviewed by Maria Mauro, Director of Finance.

Appendices

Appendix 1 Draft Façade Improvements