



**Title:** Façade Improvement Grant Program Application for 52 Front Street South  
**Report Number:** PDS44-2021  
**Meeting Date:** Tuesday, October 05, 2021  
**Report Prepared:** Thursday, September 23, 2021

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### **RECOMMENDATION(S):**

1. That Planning and Development Services Report PDS2021-44 BE RECEIVED.
2. That the Façade Improvement Grant Program Application for 52 Front Street South for \$7,500 BE APPROVED.
3. That staff BE DIRECTED to prepare a Bylaw authorizing the Mayor and Clerk to enter into an agreement with the owner of 52 Front Street South for the façade improvement grant.

### **REPORT:**

#### **Background**

On February 16th, 2016 Council approved the adoption of a Community Improvement Plan (2016 CIP) for the Downtown and Thorold Centre Community Improvement Areas.

The CIP established a framework for the City's support and implementation of a program to encourage the maintenance, rehabilitation, development and redevelopment of Downtown Thorold and Thorold Centre.

Within the Downtown Thorold Area, Council established a Façade Improvement Grant Program (FIGP). The FIGP was intended to assist and encourage commercial owners to improve and/or restore building facades only in the Downtown Thorold Area. Grants would be available equal to 50% of the eligible costs to a maximum of \$15,000 per building façade. This program runs for a period of ten (10) years commencing on the date Council approved the 2016 CIP; however, Council may choose to review the options to continue, refine or remove the program after five (5) years. The Regional Municipality of Niagara matches the City's grant of 50%. Therefore, based on a maximum grant of \$15,000.00 the City's and Region's share would be \$7,500.00 each.

The intent of the grant is for street-orientated exterior work and the eligible program cost consist of the following:

- i. professional service design fees;
- ii. structural/safety replacement and repair of exterior façade;
- iii. repair/replacement of windows, doors, storefronts, awnings, canopies, eaves, parapets and other architectural features;
- iv. signage and lighting on principal facades;
- v. cleaning/painting of facades visible from adjacent streets and public walkways;
- vi. entrance modifications including wheelchair access; and
- vii. such other repairs/improvements as may be approved.

The maximum amount of the grant will be based on the estimated cost of the works and in the event that the actual costs are less than the estimated costs the grant shall be based on the lesser amount. A grant will not be advanced by the City until:

- a) a Façade Grant Agreement has been signed and executed;
- b) the applicant provides proof that the façade improvement works are complete, including a final colour photo(s) of the property and building clearly showing the completed works;
- c) the contractor's have been paid; and,
- d) the building façade has been inspected by municipal staff.

All applications are reviewed by the Downtown Façade Technical Advisory Committee which consists of representatives of the Planning and Development Services Department, Heritage Thorold L.A.C.A.C., a local Architect and a representative from the Thorold Business Improvement Area.

### **52 Front Street South Façade Application**

The City is in receipt of a complete application for a Façade Improvement Grant for 52 Front Street South. A colour photo of the existing façade and renderings of the proposed façade are attached for Council's information (Appendix A and B).

On Thursday, August 26<sup>th</sup>, the Downtown Façade Technical Advisory Committee met and reviewed the application, and a motion recommending that Council approve the application was passed. The minutes of the meeting are attached as Appendix C.

The applicant has applied for and received site plan approval for the proposed works. The renovations include repairing all windows, repainting the exterior façade, and installing a new curtain wall, glass awning, metal cladding, eave/fascia trim, accessible entry door, and power door operator.

The total estimated cost for the eligible façade works including related design fees is \$220,456.00 plus HST. Accordingly, subject to Council approval, the applicant would be

eligible for a maximum of a \$15,000.00 grant where the City will contribute \$7,500.00 from the 2021 Façade Improvement Program Budget.

An agreement between the City and the owner has been prepared and signed by the owner that details the provisions of the grant. If Council approves the recommendations of this report a bylaw will be brought forward directing the Mayor and Clerk to sign the agreement.

### **Conclusion**

Staff recommends approval of the façade application for 52 Front Street South as it meets the program criteria, is within budget and contributes to the goals and objective of the CIP program.

### **BUDGETARY STATUS:**

There is \$20,000 in the approved 2021 CIP budget for Façade Improvement Grant Program Applications. Funds are allocated on a first come basis with the approval of Council. If Council approves this application, there will be \$12,500 remaining in the 2021 budget for future façade improvement applications.

### **STRATEGIC PLAN:**

Responsible Community Growth and Infrastructure Planning

### **CANADIAN CONTENT:**

N/A

### **ATTACHMENTS:**

Appendix A – 52 Front Street South – Before Photos  
Appendix B – 52 Front Street South – Renderings of Upgrades/ Improvements  
Appendix C – Downtown Façade Technical Advisory Committee August 26, 2021 Meeting Minutes

**PREPARED BY: “original signed” Sarah Burjaw, Student Planner  
Denise Landry, Manager, Planning Services**

**SUBMITTED BY: “original signed” Paul Moore, Director of Planning & Development Services**

**APPROVED BY: “original signed” Manoj Dilwaria, Chief Administrative Officer**