



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2019

Report Number: SRPRS.19.131

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: **SRPRS.19.131 Community Improvement Plan –
Façade, Landscaping, and Signage Grant
Application – 10220 Yonge Street**

Purpose:

The purpose of this staff report is to request Council's approval of a Community Improvement Plan grant application under the Façade Improvement, Landscaping, and Signage grant program submitted by Robert Cosentini, the owner of 10220 Yonge Street.

Recommendation(s):

- a) That Council approve a Community Improvement Plan Façade Improvement, Landscaping, and Signage grant application submitted by Robert Cosentini for improvements to 10220 Yonge Street in the amount not to exceed \$18,450, as outlined in SRPRS.19.131;
- b) That the Mayor and Clerk be authorized to sign the grant agreement noted in item (a), upon the recommendation of the Commissioner of Planning and Regulatory Services;
- c) That Council allow the Director of Financial Services and Treasurer to issue a cheque(s) to disburse the funding to the applicant after it is determined the project has satisfied all requirements.

Contact Person:

Christine Lee, Planner Researcher (Policy) phone number 905-747-6428

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

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All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Background:

The Façade Improvement, Landscaping, and Signage grant program was established in 2018 through the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP). It is designed to support aesthetic improvements within the Richmond Hill Business Improvement Area (BIA) boundary. The program provides matching grants (up to 50%) to eligible property owners for building façades, front, rear or side lot landscaping (i.e. publicly accessible parts of private properties), exterior signage improvements or any combination of these three categories of property enhancement. The grant amounts range from \$1,000 up to \$25,000 per property depending on the grant and how many frontages or façades are applicable.

ENHANCED FUNDING: On July 9, 2018, Council approved additional funding for certain CIP grant programs resulting from the Ontario Main Street Revitalization Initiative. The Initiative is to help municipal government undertake main street revitalization initiatives that support and benefit small businesses. This additional funding is to be combined with the existing CIP funding for the Façade Improvement, Landscaping, and Signage grant program and therefore the program changed from a matching (50%) funding to a cost-sharing (90%) funding for the duration of the enhanced program. The enhanced program has a grant amount range of \$4,500 to \$45,000. Once the enhanced funding is fully allocated, the grant program will revert back to the previous matching funding model of up to 50% of eligible projects.

To be considered for the program, an owner or applicant authorized by the owner must submit an application form and supporting documents including a detailed description of the proposed improvements, elevation photos and drawings, quotes for the proposed work, and samples of building materials, if applicable.

This report recommends that Council provide the owner of 10220 Yonge Street, Robert Cosentini, with funding under the Façade Improvement, Landscaping, and Signage grant program to assist with the overall cost of improvements described in the project details section of this report.

Project Details

On April 23, 2019 Robert Cosentini, owner of 10220 Yonge Street made an application for funds from the Façade Improvement, Landscaping, and Signage grant program for an estimated total project value of \$21,000 (**Appendix A**). The structure is a property on the southwest corner of Yonge Street and Richmond Street. It is currently a restaurant (known as Aneal's Taste of the Islands). The building is clad in beige stucco with burnt red accents.

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As per the requirements of the CIP, the applicant submitted a signed grant application form, elevation photos, proposed elevation drawings showing the frontage façade improvements, and two quotes identifying eligible costs. Subsequent outstanding information in support of the application was submitted on May 27, 2019. The complete application was brought forward to a monthly scheduled Evaluation Team meeting held on May 23, 2019.

The work will entail the removal of the existing straight glass and entry door into the commercial ground floor unit at 10220 Yonge Street fronting onto Yonge Street, and replacement with new double-glazed thermally broken storefront windows and door matching the existing.

Also included in the proposed work are the removal of four existing windows and replacement by dark brown energy efficient windows located along 2 Richmond St. (North side of building facing Yonge St.). The improvements identified in this application do not propose any structural changes to the existing building.

Finally, the applicant is proposing to patch up holes on the stucco wall and apply new coats of paint to the existing façades along Yonge Street and Richmond Street. A new coat of paint will help brighten the façade which contributes to a more vibrant public realm.

Staff has reviewed the application in relation to the goals, objectives and public benefits as described in the CIP and also City urban design guidelines and policies such as the Downtown Design and Land Use Strategy, Village Core Neighborhood Design Guidelines, and the Official Plan. The review identified that the proposed façade improvements will align with the principles identified in the CIP by:

- Contributing to downtown revitalization through façade improvements along the street-front; and
- Enhancing the aesthetic appeal of the Downtown Local Centre may result in economic spinoff effects, including the potential attraction of new business and development interest.

Overall, the proposed work will improve the character of Yonge Street within the BIA as it meets the goals, objectives, and public benefits of the CIP.

Eligible Costs

In accordance with the CIP, the applicant has submitted two quotes for each of the three proposed facade enhancements. For the window improvements along Yonge Street, the applicant submitted quotes valued at \$11,865 and \$15,424. For the window improvements along Richmond Street, the applicant submitted quotes valued at \$3,239 and \$3,187. For the replacement of the storm doors, the applicant submitted quotes valued at \$2,405 and \$1,017; and for the painting of the north, east, and west façades, the applicant submitted quotes valued at \$17,515 and \$5,424 (**see attached Appendix**

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B). Please note that quotes have been adjusted to reflect HST. The improvements identified in this application do not propose any structural changes to the existing building.

The following outlines the list of works to be completed that staff have considered to be eligible costs as per the eligible costs identified in the CIP:

- The estimated cost to remove and replace the window fronting onto Yonge Street as per Centennial Homes Improvement quote valued at \$11,865 (includes taxes);
- The estimated costs to retrofit the four restaurant windows along Richmond Street as per Madison Group Inc. quoted at \$3,187 (includes taxes);
- The estimate costs for materials, labour, and administrative costs to fill holes in the existing stucco wall and to paint the exterior wall with three colours quoted at \$5,424 (includes taxes).

These eligible costs total \$20,500

Consequently, the following were deemed ineligible costs:

- The cost to replace a storm door to the rear of the property is also deemed to be ineligible because the replacement is identified as a “*general fit-up*” in the CIP report which is not an eligible cost.

Recommended Grant Amount

Based on the review and evaluation of the proposed project including the total eligible costs amount and the quotes, staff are recommending that the applicant receive in the amount not to exceed \$18,450 (equivalent to the 90% of eligible costs), subject to the approval of any required building permit and any other approvals as well as the submission of receipts of the work once completed as signed off by the applicant in the “Grant Agreement” (**see attached Appendix C**). If approved, and after it has been determined that the project has been completed and passes an inspection, the grant funds will be disbursed.

Time Period to Complete Project

As per the stipulations of the Province, the grant amount commitment stemming from the Main Street Revitalization Grant (40% of eligible costs) will lapse if the project has not been completed by March 31, 2020. In that event, only 50% of the eligible costs will be granted back to the applicant (i.e. an amount not exceeding \$10,250).

Financial/Staffing/Other Implications:

Currently, the balance of the CIP Façade Improvement, Landscaping, and Signage grant program fund including the additional Main Street Revitalization Initiative funding is \$366,958, which is sufficient to award this grant. There are no other financial or staff implications.

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Relationship to the Strategic Plan:

The Façade Improvement, Landscaping, and Signage grant program implements the direction to achieve a more vibrant Richmond Hill, specifically by fostering a “sense of identity and place”, and it is directly consistent with Goal 3 – Outcome 1 of the Strategic Plan which is to improve the look of buildings, streets and neighbourhoods.

Conclusion:

Staff have reviewed the proposed grant application and recommends that Council approve a grant not exceeding the amount of \$18,450 for the façade improvements to 10220 Yonge Street.

Attachments:

The following attached documents may include scanned images, with maps and photographs. If you require an alternative format, please call the contact person listed in this document.

- Appendix A – Completed Grant Application Form by landowner
- Appendix B – Quotes for all proposed work estimates
- Appendix C – Grant Agreement

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Report Approval Details

Document Title:	SRPRS.19.131 - Community Improvement Plan - Façade, Landscape, and Signage Grant Application - 10220 Yonge Street.docx
Attachments:	- SRPRS.19.131 - Appendix A - Completed Grant Application Form by landowner.pdf - SRPRS.19.131 - Appendix B - Quotes for all proposed estimates.pdf - SRPRS.19.131 - Appendix C - Grant Agreement.pdf
Final Approval Date:	Jun 19, 2019

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Jun 19, 2019 - 1:35 PM

Kelvin Kwan - Jun 19, 2019 - 2:03 PM

David Dexter - Jun 19, 2019 - 4:04 PM

Neil Garbe - Jun 19, 2019 - 4:39 PM