



Staff Report for Council Meeting

Date of Meeting: May 27, 2020

Report Number: SRPRS.20.075

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: **SRPRS.20.075 Request for Approval -
Community Improvement Plan – Façade,
Landscaping, and Signage Grant Application –
Property Address 101210 and 10212 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 Mason Sanglakhi, the owner of 10210 and 10212 Yonge Street.

Recommendation(s):

- a) That Council approves a Community Improvement Plan Façade Improvement, Landscaping, and Signage grant application submitted by Mason Sanglakhi for improvements to 101210 and 10212 Yonge Street in the amount not to exceed \$72,000, as outlined in SRPRS.20.075 and pending the issuance of the necessary permits from the Building Division.
- b) That the Mayor and Clerk be authorized to sign the grant agreement to provide the funding identified in Recommendation (a), upon the recommendation of the Commissioner of Planning and Regulatory Services;
- c) That Council delegate approval authority to the Commissioner of Planning and Regulatory Services to approve assumption agreements to transfer the grant agreement if property ownership changes.
- d) That Council allows 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, Planning Researcher (Policy) phone number (905) 747-6528

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Report Approval:

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

Approved by: Mary-Anne Dempster, Interim City Manager

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.

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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 governments 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 \$3,600 to \$27,000. Once the enhanced funding is fully allocated, the grant program will revert to the previous matching funding model of up to 50% of eligible projects.

Extended Timing: On March 22, 2020, an amending agreement was executed to extend the Main Street Revitalization Initiative funding to accommodate an applicant request for an extension due to the impact of the CN Rail blockade. Pursuant to the amended funding agreement, all projects are now required to be completed by August 31, with final reporting on the grant to the Association of Municipalities of Ontario due by October 31, 2020.

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. The applicant has provided all the requisite information in support of façade and signage improvements for his two properties.

This report recommends that Council provide the owner of 10210 and 10212 Yonge Street, Mason Sanglakhi, with funding under the Façade Improvement, Landscaping, and Signage grant program to assist with the overall cost of these improvements.

Project Details

Mason Sanglakhi, owner of 10210 and 10212 Yonge Street, made an application for funds from the Façade Improvement, Landscaping, and Signage grant program on April 29, 2018 (see attached Appendix A). Located south of the Richmond Hill Centre for the Performing Arts, the structure is a 1970s commercial building with ground-level retail

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and a second storey office units. Presently, the following businesses occupy the ground floor retail units: Badi Trading Group, Richmond Furriers, Signature Denture Clinic, and Genesis Optical Inc. The building is currently clad in dark brown brick and aluminium panels with windows framed with silver aluminium.

The proposed façade changes will alter the existing surface treatments and include the addition of new longboard siding (cedar looking) and natural-looking stone over the existing brick façade. New windows are proposed for the second-floor offices and caulking will be redone for all windows and doors. New pot lights will be installed to enhance the proposed new signage for the store-fronts and new awnings are to be installed along the Yonge Street frontage (see attached Appendix B).

The proposed signage improvements include removal, production, and installation of signage for four (4) storefronts, with letters individually cut from ¼ inch brushed steel and mounted to the new longboard siding (cedar look). All signage shall comply with the City of Richmond Hill's sign permit requirements.

The City reserves rights and discretion when considering funding through the CIP program as per policy 6.2.2. of the Richmond Hill Community Improvement Plan. The CIP proposal includes landscaping and façade improvements at the rear of the property. However, in order to ensure that there is sufficient CIP grant money to support future projects within the CIP area, the Committee recommends only supporting Yonge Street frontage improvements, which is presently the priority frontage for improvements.

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

- Contributing to downtown revitalization through façade, landscaping, and/or signage improvements, through street-front redevelopment and/or through the creation of the linked system of courtyards
- Helping to promote investment in the private building stock in the Downtown Local Centre, to support a dynamic streetscape complete with civic gathering areas (e.g. via storefront patio development) and a linked system of courtyards
- Enhancing the aesthetic appeal of the Downtown Local Centre through façade, landscaping and signage improvements as well as street-front redevelopment and any resultant 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.

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Eligible Costs

Following the policies of the CIP, the applicant submitted two quotes for the proposed façade improvements in the amount of \$230,000 plus HST, and \$218,000 plus HST (see attached Appendix C). Moreover, the applicant submitted two quotes for the proposed signage improvements in the amount of \$17,800 plus HST, and \$15,350 plus HST (see attached Appendix C).

The following is a list of eligible costs:

Eligible Cost Description for front façade	Eligible Cost
Removal and disposal of all existing siding and glass on the second floor (office) windows and installation of new windows on the second-floor	\$42,500 plus HST
Caulking of all doors and windows on the storefront and office-levels	\$6,000 plus HST
Supply and installation of longboard (Cider looking) 5” siding, where aluminium siding currently exists	\$65,000 plus HST
Supply and installation of 4ft high granite stone over the existing brick façade	\$50,000 plus HST
Supply and installation of new lights as per proposed drawing for each storefront (2 per store)	\$10,000 plus HST
Removal, production, and installation of four (4) storefront signs with steel individual letters subject to sign permit process.	\$17,800 plus HST

These eligible costs total \$191,300 plus HST.

Recommended Grant Amount

City Staff have worked closely with the owner over the course of two years. Staff believe the proposed project will significantly improve the public realm of the Downtown area.

Based on the review and evaluation of the proposed project, staff is recommending that the applicant receive an amount not exceeding \$72,000 (equivalent to the maximum funding amount for two single-façade improvement grants at up to \$27,000 per property, and four signage grants at up to \$4,500 per storefront). If approved, and after it has

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been determined that the project has been completed and passes an inspection, the grant funds will be disbursed.

Time Period to Complete Project

The Main Street Revitalization Initiative portion of the grant amount commitment will lapse if the project has not been completed by August 31, 2020. The balance of the Grant amount commitment will lapse if the project has not been commenced within 6 months of the date of this grant being approved by Council. An extension for up to 6 months may be granted following receipt of a written request from the applicant or tenant authorized by the owner explaining the reasons for the extension and providing a new date of commencement. Council may, at its discretion, adjust these requirements based on the particular circumstances of the construction project, which may necessitate approvals from other agencies and/or delays in construction, which are not in the control of the applicant to overcome. Given current circumstances related to the Emergency Response to COVID 19, there may be a need to extend the timing of construction. Staff will maintain close contact with the applicant and the Province to determine whether an extension is needed and/or can be granted.

Financial/Staffing/Other Implications:

There are sufficient funds within the CIP Façade Improvement, Landscaping, and Signage grant program fund to award this grant. There are no other financial or staff implications.

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 the Council approves a grant in the amount of the lesser of 90% of eligible costs or up to \$72,000 for the façade and signage improvements to 10210 and 10212 Yonge Street. This grant approval is broken down as follows:

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Grant	Ontario Main Street Revitalization Initiative	CIP Grant	TOTAL GRANT
Façade Grant (2)	Up to \$24,000	Up to \$30,000	\$54,000
Signage Grant (4)	Up to \$8,000	Up to \$10,000	\$18,000
TOTAL GRANT			\$72,000

Attachments:

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

- Appendix A – Complete application for 10210 and 10212 Yonge Street
- Appendix B – Quotes of proposed work
- Appendix C – Drawings and survey

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Report Approval Details

Document Title:	SRPRS.20.075 - Request for Approval - Community Improvement Plan – Property Address 101210 and 10212 Yonge Street.docx
Attachments:	- SRPRS.20.075_Appendix A - Complete Application for 10212 Yonge Street.pdf - SRPRS.20.075_Appendix B - Site Elevations and Drawings.pdf - SRPRS.20.075_Appendix C - Facade, Landscape, Signage Quotes.pdf
Final Approval Date:	May 11, 2020

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

Patrick Lee - May 11, 2020 - 12:20 PM

Kelvin Kwan - May 11, 2020 - 12:46 PM

MaryAnne Dempster - May 11, 2020 - 12:50 PM