



Staff Report for Council Meeting

Date of Meeting: October 13, 2021

Report Number: SRPI.21.090

Department: Planning and Infrastructure Department

Division: Policy Section

Subject: **SRPI.21.090 Request for Approval - Community Improvement Plan – Façade, Signage, and Building Renovation Grant Application – 10144, 10146, 10148 Yonge Street**

Purpose:

The purpose of this staff report is to request Council's approval of a Community Improvement Plan (CIP) grant application to facilitate creation of office space under the Façade Improvement, Landscaping, and Signage grant program and the Building Renovation grant program submitted by Mehdi Amini, the owner of 10144, 10146, 10148 Yonge Street.

Recommendation(s):

- a) That Council approves a Community Improvement Plan Façade Improvement, Landscaping, and Signage grant and Building Renovation grant application submitted by Mehdi Amini for improvements to 10144, 10146, and 10148 Yonge Street in the amount not to exceed \$72,500, as outlined in SRPI.21.090 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 Infrastructure;
- c) That should the ownership of the property change prior to the completion of the proposed improvements, the Council delegate authority to the Commissioner of Planning and Infrastructure to enter into a CIP agreement with the new owner as per section 6.2.5 of the CIP and as outlined in the grant agreement;
- d) That Council authorize 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.

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Contact Person:

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Anne Dempster, 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.

Background – Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan:

Council approved the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP) in 2018. The CIP is comprised of three grant programs: (1) Tax Increment Equivalent Grant for Office; (2) Building Renovation Grant; and (3) Façade Improvement, Landscape and Signage Grant. The applicant for 10144, 10146, 10148 Yonge Street is seeking approval for applications made in relation to façade, signage and building renovation.

The Façade Improvement, Landscaping, and Signage grant program 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.

The Building Renovation grant is designed to promote the adaptive re-use of existing structures (industrial, commercial or other) for office creation in the Downtown Local Centre, Oak Ridges Local Centre, Newkirk Business Park and Beaver Creek Business Park areas. The program provides matching grants (up to 50%) to eligible property owners for building renovations for office use or for renovations of buildings in the City's Inventory of Architectural and Historical Significance. The grant amounts range from \$10,000 up to \$50,000 per property depending on the amount of eligible work provided.

Project Details

Mehdi Amini, owner of 10144, 10146, 10148 Yonge Street made an application for funds from the Façade Improvement, Landscaping, and Signage grant program as well as the Building Renovation grant program for office conversion on June 14, 2021 (see Appendix A).

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The subject lands contain two structures — 10144 Yonge Street is a two-storey mid-century vernacular building with a painted brick façade and a flat roof, and a second storey window. 10146-10148 Yonge Street is a modest example of Edwardian commercial architecture. It is a two-storey painted brick early mid-century building with thin brick banding above the windows and has decorative quoins (corner stones) in the front corners. It has a flat roof and the two second storey windows and side lights are possibly original. The first storey of both buildings have been significantly altered (see Appendix B).

The proposed building renovations are to convert four existing residential units into four units for office. The proposed conversion is an adaptive re-use of existing structures for office and supports the intent of the Building Renovation grant to create new office space within the business improvement area of the historic downtown. The application as a whole leverages significant private sector investment to support downtown revitalization (see Appendix C and Appendix D).

In addition to adaptive re-use of existing structures for creating office space, the application proposes beautiful and elaborate façade and signage improvements (see Appendix C and Appendix D). The proposed façade improvements will alter the ground-floor connection to Yonge Street and the public realm while preserving and enhancing the existing Edwardian architectural features such as the decorative quoins in the front corners. The applicant has worked closely with Urban Design staff to propose fitting enhancements both in colour choice and storefront profile distinctions.

To complete the overall project for attractive mainstreet offices, the proponent has proposed the removal, production, and installation of signage for three (3) storefronts for existing and future tenants. All new future signage is subject to the sign permit process administered by the Building Division.

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 Official Plan. The review identified that the proposed façade and signage improvements will align with the principles identified in the CIP by:

- Supporting the development of office (stand-alone or mixed-use) and the adaptive reuse of buildings for office in the Downtown Local Centre;
- Facilitating office attraction, retention and development to provide more opportunities for local employment in a manner that supports intensification and a live/work balance in the Downtown Local Centre;
- Contributing to downtown revitalization through façade, and signage improvements;
- Helping to promote investment in the private building stock in the Downtown Local Centre, to support a dynamic streetscape;

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- Enhancing the aesthetic appeal of the Downtown Local Centre through façade, and signage improvements resulting in the 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

Following with the policies of the CIP, the applicant has submitted two quotes for the building renovation improvements in the amount of \$150,000 plus HST, and \$175,000 plus HST. Moreover, the applicant has submitted two quotes for the proposed façade improvements in the amount of \$75,000 plus HST, and \$94,000 plus HST. Finally, the applicant has submitted two quotes for the proposed signage improvements in the amount of \$15,000 plus HST, and \$17,000 plus HST. The following table list the details that staff considers are eligible costs:

Eligible Cost Description	Eligible Cost
Pertaining to office conversion: Removal of all existing flooring and bedroom materials. Installation of new materials such as walls, tiles, faucets, and bathroom fixtures. Renovation of corridors and stairs. Plaster and paint all walls, ceilings, and doors. Installation of baseboards.	\$150,000 plus HST
Prepare the façade for new cladding, replacing three (3) existing windows on the façade, supplying and installing façade cladding. Restore second floor façade as per drawing.	\$75,000 plus HST
Removal of 3 sign boxes, supply and installation of 3 sign boxes. Installation of RC LED gooseneck lighting.	\$15,000 plus HST

These eligible costs total \$240,000 plus HST.

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 an

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amount not to exceed \$72,500, 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”.

The breakdown of the request is for one building renovation grant at cost-sharing capacity equivalent to \$50,000, which is the maximum grant amount per property. One façade grant at cost-sharing capacity equivalent to \$15,000, which is the maximum grant amount per property, and three signage grant at cost-sharing capacity equivalent to \$7,500 which is the maximum grant amount per municipal address. 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

The grant amount commitment will lapse if the project has not been completed 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 completion. As per the CIP, where a building permit is required, the construction will be required to commence within 6 months of an approved building permit and be fully completed within 18 months. 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.

Relationship to Council’s Strategic Priorities 2020-2022:

The approval of this grant application implements Council’s Strategic Priority to be Fiscally Responsible, as investments in these grant programs create spin-off economic benefits. The CIP grant program also provides support to local residents and business owners to enhance Council’s priority to have a Strong Sense of Belonging in Richmond Hill, as these improvements create opportunity for new businesses to establish themselves in Richmond Hill, also providing new employment opportunities for area residents.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Staff have reviewed the proposed grant application and, as noted in the preceding section “Recommended Grant Amount,” recommends that the Council approves a maximum grant amount of \$72,500 for the building renovation, façade and signage improvements to 10144, 10146, 10148 Yonge Street. Given that the total eligible costs for this project are \$240,000, this provision of this grant at \$72,500 will result in \$2.30 of private investment for every \$1 of public investment from the City.

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Attachments:

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

- Appendix A – Grant Application Form for 10144, 10146, 10148 Yonge Street
- Appendix B – Current Site Location and Context
- Appendix C – Building Renovation for Office Conversion
- Appendix D – Signage and Façade Elevation Drawings

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Report Approval Details

Document Title:	SRPI.21.090 Request for Approval - Community Improvement Plan – 10144, 10146, 10148 Yonge Street.docx
Attachments:	- SRPI.21.090 - Appendix A - Grant Application form-v3.pdf - SRPI.21.090 Appendix B - CIPG.21.001 - Current Site Location.pdf - Appendix C - CIPG.21.001 - Building Renovation for Office Conversion.pdf - SRPI.21.090 - Appendix D - CIPG.21.001 - Signage and Facade Elevations.pdf
Final Approval Date:	Sep 24, 2021

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

Patrick Lee - Sep 23, 2021 - 4:21 PM

Kelvin Kwan - Sep 23, 2021 - 4:44 PM

David Dexter - Sep 24, 2021 - 8:06 AM

MaryAnne Dempster - Sep 24, 2021 - 10:32 AM