



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 6, 2023

Report Number: SRPBS.23.042

Department: Planning and Building Services

Division: Policy Planning

Subject: **SRPBS.23.042 Community Improvement Plan –
Façade Grant Application – 10176-10178 Yonge
Street (File No. CIPG.23.0001)**

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 Reza Zolfaghari, the owner of 10176-10178 Yonge Street.

Recommendation(s):

- a) That Council approve a Community Improvement Plan Façade Improvement, Landscaping, and Signage grant application submitted by Reza Zolfaghari for improvements to 10176-10178 Yonge Street in the amount not to exceed \$50,000, as outlined in SRPBS.23.042 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 Building Services;
- c) That Council delegate approval authority to the Commissioner of Planning and Building Services to approve assumption agreements to transfer the grant agreement if property ownership changes.
- d) 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:

Dmitriy Kharena, Planning Researcher (Policy)

Phone number (905) 747 6428

Page 2

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

Approved by: Darlene Joslin, 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.

Page 3

Background:

The Façade Improvement, Landscaping, and Signage grant program was established in 2018 through the Richmond Hill Office Development and Village Revitalization 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.

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 10176-10178 Yonge Street, Reza Zolfaghari, with funding under the Façade Improvement, Landscaping, and Signage grant program to assist with the overall cost of proposed improvements.

Project Details

Reza Zolfaghari, owner of 10176-10178 Yonge Street made an application for funds from the Façade Improvement, Landscaping, and Signage grant program on August 3rd 2023. Presently, the property supports a two-story heritage structure with a basement and is currently being used for retail uses on the ground floor with residential space on the second floor. The building is currently clad in yellowish off-white stucco on the first floor and a similar matching colour painted brick on the second floor.

The proposed changes will alter the existing surface treatments and include the addition of new doors and windows, a rear deck and basement entrance as well as the removal of the existing exterior stucco and refurbishing of brick throughout the façade (see attached Appendix C for drawings). The applicant originally proposed stucco repair for their application but through further discussions with City Staff they revised their proposal to only include brick repair instead of stucco (see attached Appendix A for the project description which includes an email from the applicant to clarify the brick improvement work and Appendix D for the brick quote).

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

Page 4

Contributing to the revitalization of the Village Local Centre:

- By improving the façade of the building thereby making it more aesthetically pleasing; and
- By contributing to a more attractive streetscape overall.

Supporting Village revitalization through façade improvements, as well as street-front redevelopment:

- The proposal includes façade improvements by refinishing the bricks, and adding new windows and new doors.

Promotes investment in the private building stock in the Village Local Centre, to support a dynamic streetscape complete with civic gatherings:

- The façades provide exposure right on Yonge Street which would demonstrate the investments being made in private buildings in the Village.
- The exterior improvements will help to contribute to a more attractive streetscape along Yonge Street.

Enhances the aesthetic appeal of the Village Local Centre through façade improvements, street-front redevelopment and any resultant economic spinoff effects, including the potential attraction of new business and development interest:

- The proposal includes improvements to the façade including new stucco, windows and doors, resulting in improvements that demonstrate investment in buildings in the Village Local Centre and in a prime location on Yonge Street next to the old post office building.

Overall, Staff recommend that the Community Improvement Plan Façade Improvement, Landscaping, and Signage grant application submitted by the applicant be approved, as the proposed work meets the goals, objectives and public benefits of the CIP and will improve the character of Yonge Street within the BIA.

Eligible Costs

In accordance with the CIP, the applicant has submitted two quotes for each of the proposed project eligible costs for new windows & doors quoted between \$95,816.97 and \$98,559.70, new deck and basement stairs quoted between \$16,000 and \$18,000 and brick repair and restoration quoted between \$24,292 and \$25,000 (see attached Appendix D). The following table outlines the list of works to be completed that staff have considered to be eligible costs as per the eligible costs outlined in the CIP as well as the applicable grant source that is eligible under the CIP:

Page 5

Staff note that the total overall estimated costs for the project based on two quotes were estimated to total between \$136,108.97 and \$141,559.70 plus HST.

In addition, although the project description (see attached Appendix A) lists the improvements related to deck and basement entry under the landscaping grant, through further review of the application by staff through the evaluation process, it was determined that this improvement would be eligible under the façade grant. Staff have determined that the new asphalt and fence are not eligible costs due to the quality of the

Eligible Cost	Quote 1	Quote 2	Applicable Grant
New Windows & Doors	\$95,816.97	\$98,559.70	Façade Grant
New Deck & Basement Stairs	\$16,000	\$18,000	Façade Grant
Brick Repair & Restoration	\$24,292	\$25,000	Façade Grant

materials proposed.

Staff have interpreted the maximum eligible grant amount to be \$50,000. This is due to the applicant's property having two addresses, the length of the façade proposed to be improved and in recognition of the fact that two storeys of façade are proposed to be improved.

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 a CIP grant in the amount not to exceed \$50,000, subject to the approval of any required building permit(s) and other necessary approvals as well as the submission of receipts demonstrating that the proposed work has been completed as signed off by the applicant in the "Declaration of Applicant" (see attached Appendix A). 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, if 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

Page 6

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.

Financial/Staffing/Other Implications:

There are sufficient funds to award this grant. There are no other financial or staff implications.

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:

Replacing existing windows and doors at this property can contribute to climate change mitigation by potentially conserving energy for heating and cooling, helping to lower the City's GHG emissions.

Conclusion:

Staff have reviewed the proposed grant application and recommends that Council approve a CIP grant in the amount of and not to exceed \$50,000 for the façade/landscaping/signage improvements to 10176-10178 Yonge Street.

Attachments:

The following attached documents may include scanned images of appendixes, 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 – Application form including a description of the proposed work
- Appendix B – Location map of the property
- Appendix C – Drawings and photos of the proposed work
- Appendix D – Quotes for the proposed work

Page 7

Report Approval Details

Document Title:	SRPBS.23.042 - Community Improvement Plan - Facade Grant Application- 10176-10178 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A to SRPBS.23.042.pdf- Appendix B to SRPBS.23.042.pdf- Appendix C to SRPBS.23.042.pdf- Appendix D for SRPBS.23.042.pdf
Final Approval Date:	Nov 16, 2023

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

Maria Flores - Nov 15, 2023 - 5:02 PM

Gus Galanis - Nov 16, 2023 - 12:21 PM

Darlene Joslin - Nov 16, 2023 - 3:04 PM