



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: June 11, 2012

SUBJECT: Report PLPD12-033
Facade Improvement Grant
131 Charlotte Street - Empress Gardens

PURPOSE

A report to recommend approval of the application submitted by AON Inc. for the Facade Improvement Grant Program for the property at 131 Charlotte Street.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD12-033 dated June 11, 2012, submitted by the Manager, Planning Division, as follows:

- a) That the Facade Improvement Grant Program application submitted by AON Inc. be approved in accordance with the Agreement attached as Exhibit B to Report PLPD12-033 for a total grant of \$4,520.00.
- b) That the Mayor and City Clerk be authorized to sign the Facade Improvement Grant Agreement.
- c) That future staff reports recommending approval of redevelopment projects and grant agreements under the Central Area Community Improvement Plan provide a recommendation and brief description of the proposed work in order to streamline the reporting and approval process.

BUDGET AND FINANCIAL IMPLICATIONS

The Facade Improvement Grant Program started in 2012 with a capital budget of \$200,000.00 (\$100,000.00 from 2011 and \$100,000.00 from 2012). With the approval of previous applications, \$10,610.50 has been approved, and with the approval of \$4,520.00 for the subject property at 131 Charlotte Street, \$184,869.50 remains in the account.

BACKGROUND

On September 12, 2011, City Council approved By-law 11-117 designating the Central Area Community Improvement Project Area and By-law 11-115 adopting the Central Area Community Improvement Plan (CIP).

The purpose of the Central Area CIP is to assist in the revitalization and enhancement of the Central Area by establishing a suite of financial incentives to help stimulate private investment. The CIP incentives may be applied to eligible properties for purposes that conform to the goals, objectives and policies of the CIP. Five financial incentive programs were approved as part of the Central Area CIP:

1. Facade Improvement Grant Program
2. Central Area Revitalization (Tax Increment Based) Grant Program
3. Brownfields Tax Assistance Program
4. Municipal Incentive Program
5. Residential Conversion and Intensification Grant

Since January 2012, the Facade Improvement Grant Program has garnered the most attention and all but one application received to date has been under the Facade Improvement Grant Program. The first round of applications were submitted by March 30, 2012. Negotiations and discussions with applicants regarding proposed works are still taking place and will be brought forward as each proposal is ready. A staff group comprised of the Manager, Planning Division, Planner, Urban Design and the Heritage Resources Coordinator review each of the applications to determine eligible improvements and communicate this information to applicants for their consideration. The application submitted by AON Inc. for the property at 131 Charlotte Street (Empress Gardens) is ready for approval.

131 CHARLOTTE STREET

Empress Gardens is a multi-storey retirement residence and is the dominant building along the south side of Charlotte Street between George Street and Water Street. Along Charlotte Street, the ground floor of the building is occupied by commercial tenants, while floors 2 to 6 are occupied by the retirement residence. Along Water

Street, where the main entrance and parking are located, the building has a three storey section, which is primarily the focus of the subject application.

The Facade Improvement Grant application is to paint the exterior of the three storey south east portion of the building facing Water Street. The applicants are proposing to paint the remainder of the building in 2013. In addition to the exterior painting of the three storey structure this year, the application also proposes the replacement of the air conditioning sleeves on the entire building to blend in with the exterior colour of the building.

Facade Improvement Grant Program

The Facade Improvement Grant Program can only be applied to those works that are part of the front facade of a building. Therefore, building renovations associated with a building side or rear, which is not highly visible by the public are not eligible.

The application submitted by AON Inc. includes the following works:

Painting of three storey south wing and installation of 91 new air conditioning grills	-	\$8,000.00 + HST
Total	-	\$9,040.00

After a review of the application it was determined by a staff working group that the proposed work qualifies for funding.

Therefore, the City can provide a grant of 50% of the cost of the eligible work, which in this case would equal \$4,520.00. The formal agreement between the City and AON Inc. attached as Exhibit B outlines the approved works under the Program and the total amount of funding. The funding will be provided to the owner upon completion, inspection and approval of the completed work.

SUMMARY

The application submitted by AON Inc. under the Facade Improvement Grant Program for the property at 131 Charlotte Street is a good example of how financial incentives approved under the Central Area Community Improvement Plan are intended to work. The proposed work improves a dominant building on a significant downtown corridor, and corner, directly across the street from the Market Hall and Millenium Park.

The reporting format and executed agreements for applications made under the Central Area Community Improvement Plan will all be virtually identical. Therefore, because there will be a number of applications that will come to Council for consideration, staff are proposing that future reports be simplified considerably and contain only a recommendation, summary of proposed work, and location map, as necessary.

Submitted by,

Concurred with,

Ken Hetherington,
Manager, Planning Division

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

Exhibit A - Photos
Exhibit B - Facade Improvement Grant Program Agreement