

To: David Creery, Chief Administrative Officer

From: Kerry Jarvi, Downtown Development Officer

Re: Community Improvement Plan Agreement for 58 Wellington Street, 397 Dundas Street, 8 & 10 Brock Street and 563 Dundas Street

AIM

To seek Council’s approval to enter into a Community Improvement Plan agreement with the owners of the properties located at 58 Wellington Street, 397 Dundas Street, 8 & 10 Brock Street and 563 Dundas Street.

BACKGROUND

Woodstock City Council approved a new Community Improvement Plan (CIP) for the City’s core area in 2012. The plan was based on ensuring that the Downtown maintains its role as the primary business, shopping, and cultural centre within the city. To accomplish this goal the CIP looks to leverage private sector investment as a means of fostering renewal and investment in the downtown.

The intent of the CIP is to provide support for a range of possible improvement options which may be undertaken to enhance a property. The CIP is designed to encourage the “stacking” of the various programs under the plan to address a property in a coordinated manner and to stimulate private investment, property maintenance and renewal.

COMMENTS

The CIP Review Committee recently met to discuss eight applications which have been submitted and are requesting funding through various programs which make up the City’s Downtown Community Improvement Program.

Below is a synopsis of each of the four applications as well as a detailing of the funding requested for the approved projects.

58 Wellington Street – Benji Investment Corporation

The owner of 58 Wellington Street is proposing changing a vacant building with two vacant commercial spaces (upper and main floor) into ten new residential units. This will include additions to the rear of the building, matching the existing design of the building. The renovation will be intentional to keep with the character of the street. Based on the application presented this property would qualify for the following funding;

		Amount
Façade Improvement	Grant	10,000
	Loan	25,000
Residential Intensification	Grant	40,000
	Loan	80,000
Design	Grant	1,500
Permit	Grant	Included

Tax Back	Grant	Included
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397 Dundas Street – Kulecki Properties Inc.

The owner of 397 Dundas Street is proposing a complete façade improvement including returning the storefront to the original window and door formation with all new windows and doors. It is proposed to rehabilitate one vacant unit and add an additional unit. Based on the application presented this property would qualify for the following funding;

		Amount
Façade Improvement	Grant	10,000
	Loan	25,000
Design	Grant	1,500
Awning/Signage/Lighting	Grant	3,000
Permit	Grant	Included
Tax Back	Grant	Included

8 & 10 Bay Street – 1000601187 Ontario Inc.

The owner of 8 & 10 Bay Street is proposing to combine two vacant semis into one residence which includes six residential units. Based on the application presented this property would qualify for the following funding;

		Amount
Residential Intensification	Grant	20,000
	Loan	40,000
Design	Grant	1,500
Permit	Grant	Included
Tax Back	Grant	Included

563 Dundas Street – Kleo Kolovos/John Koustountinopoulos

The owner of 563 Dundas Street is proposing to convert the existing vacant 3-bedroom apartment to a 2-bedroom apartment. For the exterior they will repair and sandblast all exterior brick. Window framing will be repaired and painted with all windows being replaced. Ground floor commercial unit will be removing the exterior vestibule, replacing all windows and doors. Based on the application presented this property would qualify for the following funding;

		Amount
Façade Improvement	Grant	10,000
	Loan	25,000
Design	Grant	1,500
Awning/Signage/Lighting	Grant	3,000
Permit	Grant	Included
Tax Back	Grant	Included

RECOMMENDATION

That City Council approve the Community Improvement Plan application for properties located at 58 Wellington Street, 397 Dundas Street, 8 & 10 Brock Street and 563 Dundas Street, and that the Mayor and Clerk be authorized to sign the necessary agreements.

And that the approved funds be taken from the downtown reserve for these projects.

Authored by: Kerry Jarvi, Downtown Development Officer

Approved by: Len Magyar, Development Commissioner

Approved by: David Creery, P. Eng, MBA, Chief Administrative Officer