

**To: David Creery, Chief Administrative Officer**

**From: Kerry Jarvi, Downtown Development Officer**

**Re: Community Improvement Plan Agreement for 379 Dundas Street, 507 Dundas Street, 521 Dundas Street, and 75 & 85 Brock Street**

---

**AIM**

To seek Council's approval to enter into a Community Improvement Plan agreement with the owners of the properties located at 379 Dundas Street, 507 Dundas Street, 521 Dundas Street, and 75 & 85 Brock 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 four 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 applications as well as a detailing of the funding requested.

**379 Dundas Street – Dee-Lights Bakery**

The owner of 379 Dundas Street is proposing to sandblast the existing brick to remove the paint and seal the brick. All windows, including the residential and storefront to be replaced. The applicant plans to replace the existing sign and install new gooseneck lighting. The front door will be refinished and the tile will be removed. The removed tile will be replaced with brick veneer on the walls while the floor will be retiled.

The rear of the building will be refinished with new windows and installation of a safety gate.

In total, the applicant is requesting consideration for grants up to \$14,500 and loans up to \$50,000. This property is in the City's Central Business District and as such is

eligible for the full slate of CIP programs. Based on the application presented this property would qualify for the following funding;

Program	Grant Maximum	Loan Maximum
Façade Improvement	\$10,000	\$25,000
Non-Street Front Façade Improvement	\$0	\$25,000
Awning, Signage, Lighting	\$3,000	\$0
Design	\$1,500	\$0
Grant in Lieu of Permits	No limit	\$0
Tax Grant Back	Capped at \$20,000/year maximum	\$0

### 507 Dundas Street – Floral Buds & Design

The owner of 507 Dundas Street is proposing to sandblast the existing brick, repair broken bricks and seal the brick. Structural steel will be added between the residential and commercial units. All residential windows will be replaced. The applicant plans to remove the awning, install new gooseneck lighting and install flush mounted signage. Brick façade will be added to the walls to match the upper brick as well as replacing the tile floor.

The rear of the building will be refinished by reinstalling the windows which have been boarded. The rear wall will be repaired and renewed with corrugated steel to repair weather damage.

In total, the applicant is requesting consideration for grants up to \$14,500 and loans up to \$50,000. This property is in the City's Central Business District and as such is eligible for the full slate of CIP programs. Based on the application presented this property would qualify for the following funding;

Program	Grant Maximum	Loan Maximum
Façade Improvement	\$10,000	\$25,000
Non-Street Front Façade Improvement	\$0	\$25,000
Awning, Signage, Lighting	\$3,000	\$0
Design	\$1,500	\$0
Grant in Lieu of Permits	No limit	\$0
Tax Grant Back	Capped at \$20,000/year maximum	\$0

### 521 Dundas Street – Destinations/Sodapop & Marigolds/Knotty Beauty

The owner of 521 Dundas Street has completed this project since applying for CIP. Brickwork was cleaned and repaired to original façade. The main street level commercial portion was restructured to improve visibility of the tenants. Window style was maintained.

In total, the applicant is requesting consideration for grants up to \$14,500 and loans up to \$50,000. This property is in the City's Central Business District and as such is eligible for the full slate of CIP programs. Based on the application presented this property would qualify for the following funding;

Program	Grant Maximum	Loan Maximum
Façade Improvement	\$10,000	\$25,000
Non-Street Front Façade Improvement	\$0	\$25,000
Awning, Signage, Lighting	\$3,000	\$0
Design	\$1,500	\$0
Grant in Lieu of Permits	No limit	\$0
Tax Grant Back	Capped at \$20,000/year maximum	\$0

### **75 & 85 Brock Street**

This application is based on the demolition of 2 older single-family homes (75 Brock Street and 85 Brock Street) which will be replaced by a new 8-unit, 2 floor apartment building. The value of the construction is estimated at \$1.4 million and features a tasteful façade with separate entrances for each unit.

This property is located in the City's Central Business District and as such is eligible for the full slate of CIP programs. Because the project features all new construction, as opposed to the restoration of an older building, the applicant has requested funding under the "Grant in lieu of Municipal Permits Program" and the "Tax Grant Back Program". This request is consistent with the City's past funding practices for new construction in the CIP area. Based on the application this project would qualify for the following funding;

Program	Grant Maximum	Loan Maximum
Grant in Lieu of Permits	No limit	\$0
Tax Grant Back	Capped at \$20,000/year maximum	\$0

### **RECOMMENDATION**

That City Council approve the Community Improvement Plan application for properties located at 379 Dundas Street, 507 Dundas Street, 521 Dundas Street and 75 & 85 Brock 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, M.B.A., P. Eng., Chief Administrative Officer*