

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-24-94

Date of Report: September 4, 2024

Date of Meeting: September 9, 2024

Subject: Request under the Urban Growth Centre Community
Improvement Plan, 95 Simcoe Street South

Ward: Ward 4

File: 03-05

1.0 Purpose

On May 25, 2024, Business and Economic Development Services received an Urban Growth Centre Community Improvement Plan (“U.G.C.C.I.P.”) application from Mrs. Ludmila Kozak who owns the property located at 95 Simcoe Street South (the “Subject Property”).

The application for the Façade and Accessibility Improvement Grant Program (the “Grant”) also included correspondence from Mrs. Kozak requesting an exemption to the terms of the U.G.C.C.I.P. to fund works that had already been completed (May 2022 and August 2023).

The request for the exemption briefly outlines the preventative measures taken to enhance the safety of the Subject Property, which led to the installation of a new rear fence. Additionally, the request outlines the most recent acts of vandalism that impacted the Subject Property. As a direct result, these damages required immediate remediation work, including graffiti removal, as well as glass door and window replacement. The correspondence acknowledges that an exemption to the U.G.C.C.I.P. program would be required.

The purpose of this Report is to recommend approval of a request submitted by Mrs. Kozak for a grant under the U.G.C.C.I.P.

Confidential Attachment 1 is a copy of the U.G.C.C.I.P. application dated May 23, 2024.

Attachment 2 is a copy of Correspondence Item ED-24-82, being a request from Mrs. Kozak to City Council via Legislative Services dated May 25, 2024.

Confidential Attachment 3 is the associated invoices outlining the completed preventative and remediation work.

Confidential Attachment 4 is seven (7) photos of the incident and related remediation work.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Report ED-24-94 dated September 4, 2024, Mrs. Ludmila Kozak be approved for a Façade and Accessibility Improvement Grant in the amount of \$4,401.35.

3.0 Input From Other Sources

No additional sources were consulted in the preparation of this Report.

4.0 Analysis

4.1 Urban Growth Centre Community Improvement Plan

On May 2, 2016, City Council adopted the U.G.C.C.I.P. which is intended to encourage economic development in the Downtown Oshawa Urban Growth Centre through a variety of grant programs. The U.G.C.C.I.P. was advanced owing to the identification of downtown Oshawa as an Urban Growth Centre in the Provincial Growth Plan for the Greater Golden Horseshoe.

The U.G.C.C.I.P. specifies that the terms and conditions of any grant program and administrative procedures may be changed, altered, amended or modified by the City on a case by case basis.

4.2 Applications under the Urban Growth Centre Community Improvement Plan

Mrs. Kozak has not previously applied for a grant under the U.G.C.C.I.P.

The Subject Property of 95 Simcoe Street South has not previously been an applicant for a grant under the U.G.C.C.I.P.

This is the first and only application from Mrs. Kozak to the U.G.C.C.I.P. being contemplated by the Economic and Development Services Committee.

4.3 Current Request

On May 25, 2024, Economic and Business Development Services staff were included in correspondence from Mrs. Kozak requesting consideration of a U.G.C.C.I.P. exemption grant for completed work at 95 Simcoe Street South (see Attachment 2).

In an effort to immediately address the graffiti and vandalism property damage that occurred in July 2023, the completed work included graffiti removal, installation of two (2) new front glass doors, and installation of one (1) new front glass window. It should also be noted that in the previous year, Mrs. Kozak installed a new fence on the property to

increase the overall safety for tenants and help discourage community members from loitering and participating in illegal activities (May 2022). The total eligible project costs under the U.G.C.C.I.P. grant program are approximately \$8,800 at this time and have already been incurred. It should be noted that the U.G.C.C.I.P. does not fund graffiti removal.

The completed work associated with this correspondence could be considered for the Façade and Accessibility Improvement Grant. This grant provides eligible applicants up to 50% of the construction costs to a maximum of \$10,000 per municipal street address, storefront or commercial unit, whichever is less, subject to an overall maximum of \$30,000 per property for a building with multiple street addresses, storefronts or commercial units.

The Façade and Accessibility Improvement Grant includes the following eligibility, as outlined in Appendix 2, Section 1.2 of the U.G.C.C.I.P. guidelines:

- Replacement or repair of windows;
- Restoration of original façade appearance or historic features, including steeples;
- Security and safety features such as security gates, security fences and security lights based upon Crime Prevention through Environmental Design principles; and,
- Any additional façade or accessibility improvements to the building as may be approved by the Application Review Team.

The following parameters are outlined in Appendix 2, Section 5.0 of the U.G.C.C.I.P. guidelines, which constitute the request from Mrs. Kozak seeking an exemption for funding consideration:

- No grant will be applied retroactively to works started prior to the commencement of this program.

Upon evaluation of the invoices supplied by Mrs. Kozak, and the terms of the Façade and Accessibility Improvement Grant under the U.G.C.C.I.P., the project would be eligible for a \$4,401.35 grant if it was submitted before the work was initiated.

4.4 Basis for Recommendation

This Report recommends that, notwithstanding the fact that work has been initiated and completed prior to the U.G.C.C.I.P. application cycle, Mrs. Kozak be approved for a \$4,401.35 Façade and Accessibility Improvement Grant for the following key reasons:

- The work was an emergency and waiting for the matter to be considered through the normal application intake may have exacerbated the damage, project costs, and overall safety for the building and its tenants;
- The work is eligible and would have been approved by staff if it was not urgent in nature and considered as part of the normal application intake process;
- 95 Simcoe Street South is a commercial building which currently has occupants; and,

- The timely nature of the remediation work at the Subject Property helps to maintain tenant safety and satisfaction, as well as advance the target of creating an Urban Growth Centre that is appealing, accessible, and conducive to vibrant residential and non-residential growth.

It should be noted that any permits, outstanding Municipal Law Enforcement orders, and required agreements for the proposed work will still be required should the Economic and Development Services Committee endorse the recommendation to City Council in Section 2.0 of this Report.

5.0 Financial Implications

There are sufficient funds in the Community Improvement Plan reserve to fund the grant recommended by this Report.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

“Innovate: Vibrant Culture and Economy” with the goal to advance downtown as an urban core.



Hailey Wright, BA Hons, Director,
Business and Economic Development Services



Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

ED-24-82

From: M.F.I.P.P.A. 14(1) <M.F.I.P.P.A. 14(1) >
Sent: Saturday, May 25, 2024 11:05 AM
To: M.F.I.P.P.A. 14(1); clerks <clerks@oshawa.ca>
Subject: grant application with invoices and photos-95 Simcoe St. S. Oshawa

CIP grant application for 95 Simcoe St. S. Oshawa -Facade improvement grant program

To members of Council:

I wish to address members of Oshawa City Council regarding an exemption to CIP program Facade improvement grant program for graffiti and windows damages at 95 Simcoe St. S. Oshawa during July 2023.

During July 2023 my property was vandalized resulting in graffiti damages on the north side of the building and then later on July 31,2023 someone broke 2 doors and a window

on the property. This resulted in an immediate safety concern for my commercial tenant (Lakeridge Health). Whose employees came to work that day. The glass doors were completely damaged and required replacement that day. I contacted Vern glass Oshawa and was grateful to them for coming over that afternoon, taking measurements and installing new doors. Measurements were also taken for the broken window needing replacement and a new window was ordered. It arrived four weeks later and was installed by this firm. Please see attached invoices and photos.

Durham Region Police were contacted immediately and PC Tillsley responded to the call. Badge #3882. HE prepared incident report 23-203615 detailing the damages. It can be obtained from

DRPS. . Cost of damages to windows was \$6800 plus HST. See invoice from Vern glass.

In addition to the damages to the windows graffiti removal was required as I was sent a letter pertaining to this by City of Oshawa bylaw. I had to hire Graffiti Buffer to remove the graffiti from the north side of the building. Both these expenses resulted in an out of pocket cost to me of \$1500 after the insurance reimbursement.

As well as the above incidents, I spent \$900 in previous year installing a fence to prevent individuals from loitering behind the property, leaving garbage and needles also.

I would appreciate my grant application in amount of at least \$1500.00 being approved as soon as possible. This is my first application and I have never asked for anything in the past.

I feel the fence is doing the job it was intended to do namely keeping unauthorized people off the property. I believe it is worth council's time and money to support businesses in the downtown who have made business improvements to attract new tenants and keep the area vibrant.

I would appreciate the opportunity to speak to council in the near future.

Sincerely,

Ludmila Kozak (Owner)