

To: Economic and Development Services Committee

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

Report Number: ED-24-109

Date of Report: October 2, 2024

Date of Meeting: October 7, 2024

Subject: Request under the Urban Growth Centre Community  
Improvement Plan, 27-33 Simcoe Street South

Ward: Ward 4

File: 03-05

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## **1.0 Purpose**

On February 29, 2024, Business and Economic Development Services received an Urban Growth Centre Community Improvement Plan (“U.G.C.C.I.P.”) application via the Upgrade to Building and Fires Codes Grant Program (“the Grant”) from Mr. Ara Saatdjian of WJW Canada Inc. who owns the property located at 27-33 Simcoe Street South (the “Subject Property”).

The Application Review Team considered the U.G.C.C.I.P. as part of the March 2024 C.I.P. Intake and during this process, it was determined that the Subject Property had an open permit with regards to the proposed project work (Number 202300765 REVISION TO Number 201700667 HVAV/PLUMB/FIRE CHANGES). As per Section 5.0 General Terms of Grant Programs in Appendix 2 of the U.G.C.C.I.P., “No grant will be applied retroactively to works started prior to the commencement of this program.” Due to failing to meet the program application requirements, the Application Review Team could not recommend the grant application.

As per ED-24-87, Mr. Ara Saatdjian submitted correspondence via Legislative Services for City Council consideration of an exemption within the U.G.C.C.I.P.

The purpose of this Report is to recommend approval of a request submitted by Mr. Ara Saatdjian 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, including the attached estimates, dated February 29, 2024, and an updated package of invoices received from Mr. Ara Saatdjian on August 3, 2024.

Attachment 2 is a copy of the U.G.C.C.I.P. exemption request made to City Council via Legislative Services dated June 21, 2024.

## **2.0 Recommendation**

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

That, pursuant to Report ED-24-109 dated October 2, 2024, Mr. Ara Saatdjian be approved for an Upgrade to Building and Fire Codes Grant in the amount of \$26,788.09.

## **3.0 Input From Other Sources**

Not applicable.

## **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**

Mr. Ara Saatdjian has previously applied for a grant under the U.G.C.C.I.P.

The Subject Property of 27-33 Simcoe Street South has previously been an applicant for a grant under the U.G.C.C.I.P.

The Subject Property has successfully received three (3) U.G.C.C.I.P. grants. These include a Façade and Accessibility Improvement Grant program in the amount of \$4,282.70 in September 2023, Economic Stimulus Grant program in the amount of \$16,950.00 in March 2024, and Upgrade to Building and Fire Codes Grant program in the amount of \$3,211.91 in March 2024.

This is the first exemption request application from Mr. Ara Saatdjian to the U.G.C.C.I.P. being contemplated by the Economic and Development Services Committee.

### **4.3 Current Request**

On June 21, 2024, Economic and Business Development Services staff were made aware of correspondence from Mr. Ara Saatdjian requesting consideration of a U.G.C.C.I.P. exemption grant for ongoing work at 27-33 Simcoe Street South (see Attachment 2).

The purpose of the U.G.C.C.I.P. application is to assist with financing of the installation of the fire alarm system panel including associated devices and equipment, and all related electrical work (the “Proposed Work”).

The Proposed Work associated with this application could be considered for the Upgrade to Building and Fire Codes 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 Upgrade to Building and Fire Codes Grant includes the following eligibility, as outlined in Appendix 2, Section 3.2 of the U.G.C.C.I.P. guidelines:

- Installation of safety and fire protection systems such as carbon monoxide detectors, smoke alarms, fire alarms, exit signs, etc.; and
- Any additional improvements related to Building Code upgrades 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 Mr. Ara Saadjan 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 Mr. Ara Saadjan, and the terms of the Upgrade to Building and Fire Codes Grant under the U.G.C.C.I.P., the project would be approved for a \$26,788.09 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 prior to the U.G.C.C.I.P. application cycle, Mr. Ara Saadjan be approved for a \$26,788.09 Upgrade to Building and Fire Codes Grant for the following key reasons:

- The proposed work is eligible and would have been approved by staff as part of the normal application intake process if there was no open permit;
- Maximum grant eligibility for the proposed work is \$30,000, which has been reduced to \$26,788.09 due to the successful U.G.C.C.I.P. Upgrade to Building and Fire Codes Grant already committed in March 2024;
- 27-33 Simcoe Street South is a mixed use building which currently has commercial and residential occupants; and,
- The timely nature of the Proposed 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. It should also be noted that due to the volume of approved applications for the Subject Property, this will be the last Urban Growth Centre Community Improvement Plan application that staff will support without direction from Oshawa City Council.

## **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

**From:** ArA Saatdjian <M.F.I.P.P.A. Sec 14(1)>  
**Sent:** June 21, 2024 9:27 AM  
**To:** [clerks@oshawa.ca](mailto:clerks@oshawa.ca) <[clerks@oshawa.ca](mailto:clerks@oshawa.ca)>  
**Subject:** 27-33 Simcoe street south

**Item: ED-24-109**  
**Attachment 2**

Good Morning Mary

My Name is ARA I am the property owner of 27-33 Simcoe street south Oshawa On L1H4G1 known as WJW CANADA INC.

I have applied for Urban Groth Centre Grant to upgrade to Building and Fire Codes Grant Program the fire Alarm System of my building a couple of month ago and got rejected because I had Permit in place before I applied to the program.

The project itself costed me almost \$100.000 from electrical wire installment boxes and all kinds upgrades that needed to put the building in the new code.

Attached is the application but we have exceeded the amount mentioned since we had to add legend of Fazio's alarm also to make it compatible with the new one.

The application seems simple but the complication to satisfy the fire department and the code has no mercy and can't have an operational space without all in place.

I would appreciate if we can send this to council meeting and see what decision will be approved.

Much appreciated

Best Regards.

ARA