

To: Economic and Development Services Committee

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

Report Number: ED-26-02

Date of Report: January 7, 2026

Date of Meeting: January 12, 2026

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

Ward: Ward 4

File: 03-05

1.0 Purpose

On July 12, 2025, Oshawa Economic Development received an Urban Growth Centre Community Improvement Plan (“U.G.C.C.I.P.”) application from Mr. Ara Saatdjian who owns the property located at 27 Simcoe Street South (the “Subject Property”).

The application for the Façade and Accessibility Improvement Grant Program (the “Grant”) was not eligible to be reviewed by the Application Review Team during the September 2025 C.I.P. intake, as per [ED-24-109](#) Section 4.4 Basis for Recommendation: “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.” This language was also included within the C.I.P. Grant Committal Letter issued to Mr. Saatdjian on October 29, 2024.

As a result, Mr. Saatdjian submitted correspondence to Legislative Services on August 12, 2025 requesting consideration of the U.G.C.C.I.P. application from the Economic and Development Services Committee. The request for exemption briefly outlined the planned construction project to enhance the exterior building façade and accessibility (“Proposed Work”). Per the direction of City Council on September 29, 2025, Correspondence ED-25-85 was referred to staff for a report and deferred until the minimum requisite paperwork in accordance with the program was submitted.

With achievement of this direction, the purpose of this Report is to recommend approval of the application submitted by Mr. 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 dated July 12, 2025.

Attachment 2 is a copy of the C.I.P. exemption request made to City Council via Legislative Services dated August 12, 2025 ([Correspondence ED-25-85](#)).

Confidential Attachment 3 is a copy of the estimate that has been deemed ineligible for application consideration.

Confidential Attachment 4 is a copy of two eligible application estimates.

2.0 Recommendation

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

That pursuant to Report ED-26-02 dated January 7, 2026, Mr. Saatchian be approved for a Façade and Accessibility Improvement Grant via the U.G.C.C.I.P. in the amount of \$5,234.68.

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. Saatchian has previously applied for a grant under the U.G.C.C.I.P., and the Subject Property of 27 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 four (4) U.G.C.C.I.P. grants. These include:

- a Façade and Accessibility Improvement Grant in the amount of \$4,282.70 in September 2023; and,
- an Economic Stimulus Grant in the amount of \$16,950.00 in March 2024; and,
- an Upgrade to Building and Fire Codes Grant in the amount of \$3,211.91 in March 2024; and,

- an Upgrade to Building and Fire Codes Grant in the amount of \$26,788.09 in October 2024.

This is the second exemption request application from Mr. Saatdjian to the U.G.C.C.I.P. being contemplated by the Economic and Development Services Committee. The first exemption request was approved by City Council via [Report ED-24-109](#) in October 2024.

4.3 Current Request

On August 12, 2025, Oshawa Economic Development staff were included in correspondence from Mr. Saatdjian requesting consideration of an U.G.C.C.I.P. exemption grant for Proposed Work at 27 Simcoe Street South (see Attachment 2).

The purpose of the U.G.C.C.I.P. application is to assist with the financing of the installation of one commercial grade front entrance door and one storefront display window to improve the exterior façade of the Subject Property. Additionally, the Proposed Work includes the installation of an automatic door opener for improved accessibility (see Confidential Attachment 1).

The Proposed Work associated with this application 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, whatever 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;
- Entranceway modifications including provisions to improve accessibility for the physically challenged;
- Redesign or reconstruction of the storefront; and,
- Any additional façade or accessibility improvements to the building as may be approved by the Application Review Team.

Upon evaluation of the invoices supplied by Mr. Saatdjian, and the terms of the Façade and Accessibility Improvement Grant under the U.G.C.C.I.P., the project would be deemed eligible under the terms of the program for a \$5,234.68 grant.

4.4 Basis for Recommendation

This Report recommends that Mr. Saatdjian be approved for a \$5,234.68 Façade and Accessibility Improvement 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 not for [Report ED-24-109](#); and,

- \$5,234.68 is up to 50% of the construction costs for the lesser of the two eligible application estimates and there is current budget to support recommending the grant; and,
- The Proposed Work at the Subject Property helps to maintain tenant satisfaction and advances 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, staff will continue to require direction from Oshawa City Council for any future Urban Growth Centre Community Improvement Plan applications submitted for this municipal address.

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-26-02 - CONFIDENTIAL ATTACHMENT #1

From: ArA Saatdjian <M.F.I.P.P.A. Sec 14(1) >
Sent: Tuesday, August 12, 2025 12:11 PM
To: clerks <clerks@oshawa.ca>
Cc: Derek Fullerton <DFullerton@oshawa.ca>
Subject: 27-33 Simcoe Street South, Oshawa

Good day

I am reaching out in regard an application I have submitted for CIP and from the last application we have received the amount under the condition of no more receiving anything further without the approval of a Council meeting.

We would like to change the front facade of the unit 27 Simcoe Street South Oshawa the WINDOW Glass and the Entrance Door that will have international access with a push button newer look and design that attract the walk side traffic and show consistency for the frontage look of the building.

We are looking to get this grant approved and pay the other half.

I have also attached a copy of a second estimate to give business also with in Durham region.

If there's anything else needed from my end let me know.

Best.

Thanks.

ARA

ED-26-02- CONFIDENTIAL ATTACHMENT #3

ED-26-02 - CONFIDENTIAL ATTACHMENT #4