

To: Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,
Development Services Department

Report Number: DS-22-179

Date of Report: September 7, 2022

Date of Meeting: September 12, 2022

Subject: Request under the Urban Growth Centre Community
Improvement Plan

Ward: Ward 4

File: 03-05

1.0 Purpose

On June 6, 2022, the Development Services Committee considered Correspondence DS-22-147 regarding a request from Holmes Development Corporation and FRÈRE DU NORD (“Holmes”) to consider a request for a grant under the Urban Growth Centre Community Improvement Plan (“U.G.C.C.I.P.”).

DS-22-147 acknowledges that the work has been completed owing to an emergency and that the March 1, 2022 deadline for an application had passed.

On June 6, 2022, the Development Services Committee referred Item DS-22-147 to staff for a report.

The purpose of this Report is to respond to the Development Services Committee June 6, 2022 direction and recommend approval of a request submitted by Holmes for a grant under the U.G.C.C.I.P.

Attachment 1 is a copy of the letter dated May 16, 2022 from Holmes.

Attachment 2 to this Report shows the façade at 45 and 47 Prince Street in 2019 before the façade improvement.

Attachment 3 to this Report shows the façade at 45 and 47 Prince Street after the façade improvement in 2019 and including new black flashing that was incorporated into the work that was completed in the 1st Quarter of 2022.

2.0 Recommendation

That the Development Services Committee recommend to City Council:

That the Development Services Committee recommend to City Council that, pursuant to Report DS-22-179 dated September 7, 2022, the Holmes Development Corporation be approved for an Upgrade to Building and Fire Codes Grant in the amount of \$20,000.00.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Commissioner, Corporate Services
- Commissioner, Finance Services

5.0 Analysis

5.1 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.

5.2 Applications under the Urban Growth Centre Community Improvement Plan

In 2019, Holmes was approved for a \$60,000 Upgrade to Building and Fire Codes Grant, Upper Storey Conversion to Residential Grant and Economic Stimulus Grant under the U.G.C.C.I.P. in order to help fund interior alterations to the first and second floors to introduce a first floor commercial space of a retail/boutique clothing shop and introduce 6 residential apartments on the second floor.

The approval of the grants resulted in the development of 45 and 47 Prince Street in its current state and is considered a success.

5.3 The Development

Prior to the renovation, the Subject Site was comprised of ground floor commercial units and vacant office spaces on the second floor. The main floor was converted to a retail and micro manufacturing space and the second floor was renovated to introduce six residential apartments. The building permit for this renovation was extended in 2019.

5.4 Current Request

On May 16, 2022, City staff received correspondence from Holmes requesting acceptance of a grant application outside of the normal application cycle and for previously completed work (see Attachment 1) at 45 and 47 Prince Street.

The work included a complete replacement and upgrade of the roof at the subject property due to significant roof leaks that occurred in the winter of 2021 and spring of 2022. The completed work also improved the energy efficiency of the building and limits the potential spreading impact of a fire. Additionally, the metal flashing selected improved the curb appeal of the subject property and complemented the modern façade previously completed in 2019.

The total cost of the project was \$61,935.31.

The completed work associated with this correspondence could be considered for the Upgrade to Building and Fire Codes Grant which would provide 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:

- Reinforcement of floors, ceilings and/or walls.

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 Holmes seeking an exemption for funding consideration:

- No grant will be applied retroactively to works started prior to the commencement of this program.
- All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

As the quotes were sourced prior to the grant application deadline of March 1, 2022 and the work was completed, City staff have only received the invoices for the completed work and did not have an opportunity to review any estimates that were sourced by Holmes. However, the work was completed by a Durham based contractor which is a principle of the U.G.C.C.I.P. In addition, Corporate Services staff with experience in construction and capital improvement estimates have reviewed the invoices and consider them to be reasonable and reflective of market rates.

Upon evaluation of the invoices supplied by Holmes, 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 \$20,000.00 grant if it was submitted before the work was initiated.

5.5 Basis for Recommendation

This Report recommends that, notwithstanding the fact that work has been initiated and completed prior to approval, Holmes be approved for a \$20,000.00 Upgrade to Building and Fire Codes 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.
- The work is eligible and would have been approved by staff if it could have awaited the normal application intake process.
- FRÈRE DU NORD is a local business success with 20 employees/residents in the downtown. This equates to a population density of approximately 500 persons/jobs per hectare and helps to advance the target of 200 persons/jobs per hectare in the Provincial Growth Plan for the Downtown Oshawa Urban Growth Centre.
- FRÈRE DU NORD was a 2022 City of Oshawa Urban Design Award winner.

6.0 Financial Implications

Economic Development staff are currently processing one application submitted under the Simcoe Street South Renaissance Community Improvement Plan and one application submitted under the U.G.C.C.I.P.

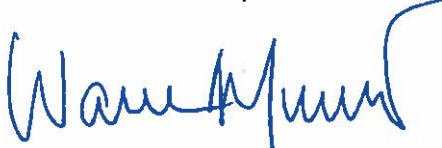
There are sufficient funds in the Community Improvement Plan reserve to fund the grant recommended by this Report and the two recent applications if it is determined that they have merit by the Application Review Team.

7.0 Relationship to the Oshawa Strategic Plan

The Recommendation in this Report advances the Economic Prosperity and Financial Stewardship goals of the Oshawa Strategic Plan.



Hailey Wright, BA Hons, Director,
Economic Development Services



Warren Munro, HBA, RPP, Commissioner,
Development Services Department

Holmes Development Corporation and FRÈRE DU NORD

45 + 47 Prince St.
Oshawa, ON, L1G3M8
(905) 431-7705
M.F.I.P.A. Sec 14 (1)

Monday, May 16th 2022

Economic Development Services

City of Oshawa
50 Centre St. South
Oshawa, ON

Dear City of Oshawa,

My name is Andrew Holmes and, along with my wife Milena Holmes, own Holmes Development Corporation (owner/operator of 45 + 47 Prince Street, Oshawa) and FRÈRE DU NORD. I am writing this letter to request consideration under the Urban Growth Centre Community Improvement Plan (UGCCIP) for acceptance of a grant application outside of the normal application cycle and for work that has just been completed.

Earlier this spring and following a challenging winter for snow/ice, we experienced a number of significant roof leaks that required us to completely replace and upgrade our roof. After obtaining quotes from multiple vendors and selecting a reputable, local company, we were unable to submit the grant application by the March deadline. The work we recently completed was removal of the degraded tar + stone roof, and installation of high density rigid foam insulation with a white TPO membrane. The upgraded roof improves the energy efficiency of the building and limits the potential spreading impact of a fire. Along with the roof, we also upgraded to pre-painted 26-gauge metal flashing to improve the curb appeal of the building and to align with our modern facade. The total cost of the work was \$61,935.31.

Since we transformed 45 + 47 Prince St. from a neglected and unsightly bar/pool-hall into a high-end retail clothing store and residential apartments, we have had significant feedback from local residents and businesses praising the positive impact we had on the neighborhood. Since opening 3 years ago FRÈRE DU NORD has attracted hundreds of out of town shoppers to our destination retail store, and hosted live music concert events with local breweries. Throughout COVID, FDN has also supported the local community

by sewing and donating over 3000 masks to local groups such as Feed The Need, Gate 3:16, and Welcoming Streets. At Christmas 2021, we also sewed and donated sweaters to the youth at The Refuge and neck warmers to clients of The Back Door Mission.

We are extremely appreciative of the excellent support we received from the City Of Oshawa during our initial construction (2018/2019), and hope that it continues through this request.

Sincerely,

Andrew Holmes

45 and 47 Prince Drive
Facing North East

Item: DS-22-179
Attachment 2



Before

45 and 47 Prince Drive
Facing North East

Item: DS-22-179
Attachment 3



After