



Report
Staff Report
 The Corporation of the City of Brampton
 10/21/2024

Date: 2024-10-21

Subject: **Recommendation Report – Building Improvement Grant Application – 3 Chapel Street**

Contact: Vrinda Bhardwaj, Assistant Policy Planner, Downtown Revitalization

Report number: Planning, Bld & Growth Mgt-2024-779

RECOMMENDATIONS:

1. That the report from Vrinda Bhardwaj, Assistant Policy Planner, Downtown Revitalization to the Planning and Development Committee Meeting of October 21 2024, re: **Recommendation Report – Building Improvement Grant Application – 3 Chapel Street** in Ward 3, be received;
2. That the application BFIP-2023-0006 (3 Chapel Street) be approved in the amount of \$7,350.00 under the Building Improvement Grant Program. The application is subject to satisfying the rules of the program as set out in the approved Implementation Guidelines of the Central Area Community Improvement Plan (CIP), and meeting the following conditions on or before January 21, 2025, unless extended by the Director of Downtown Revitalization, failing which this approval shall be null and void:
 - i. That the Applicant enters into the Building Improvement Grant Program Agreement with the City of Brampton.
3. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building Improvement Grant Program Agreement in relation to the approved project with content satisfactory to the Commissioner of Planning, Building and Growth Management, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreement.

OVERVIEW:

- **The Building and Façade Improvement Grant Program aims to revitalize the historic downtown by offering matching grants, up to a maximum amount per property to eligible landowners and businesses. These grants support property enhancements that complement Downtown Brampton’s**

Main Street character and align with the Central Area Community Improvement Plan (CIP). The program incentivizes private investment to encourage the revitalization of Downtown Brampton and supports the ongoing maintenance of both interior and exterior building conditions.

- **This report recommends approval of the grant application under the Building Improvement Grant Program of the CIP. The application BFIP-2023-0006 (3 Chapel Street) proposes to facilitate interior improvements, that will restore and enhance the heritage-listed building. By supporting the internal restoration and rehabilitation, this grant will play a vital role in preserving the building's unique historical features, ensuring they remain intact and appreciated for years to come. Such efforts are essential for the long-term preservation of heritage structures in the downtown area, contributing to the area's historical integrity and cultural vibrancy.**
- **Staff recommend the approval of the application for the maximum grant of \$7,350.00 under the Building Improvement Grant Program as permitted by Section 2.4.4 (b) of the program.**
- **Sufficient funding is available for this application under the Building Improvement Grant Program.**
- **The recommendations in this report align with the Strategic Focus Area – Growing Urban Centers & Neighborhoods. The application is consistent with the goals of the grant program. The grant supports landowners and business owners in their efforts to improve the interior spaces of their buildings, contributing to the attractiveness of the downtown, new investment, and future employment opportunities to the downtown.**

BACKGROUND:

The Building and Façade Improvement Grant Programs (BFIP) are integral parts of the Central Area Community Improvement Plan (CIP), aimed at revitalizing the historic Downtown area and fostering a vibrant and thriving community. These programs offer matching grants up to a maximum amount, based on eligibility to landowners and businesses to incentivize interior and exterior improvements to their buildings. Launched in 2013, the BFIP comprises of two main incentive programs:

- **Building Improvement Grant Program:** This program targets building improvements such as structural repairs, fire protection system installation/upgrades, and overall building system enhancements. The program aims to support the structural integrity and safety features of Downtown buildings.
- **Façade Improvement Grant Program:** This program is designed to uplift the external appearance of buildings, supporting exterior improvements to buildings

such as signage updates, restoration of exterior materials, and upgrades of windows and doors for energy efficiency or to enhance safety and security. The program aims to revitalize the visual appeal of the Downtown.

This report recommends approval for the Building Improvement Grant application at 3 Chapel Street. A location map of the property is attached as Attachment 1.

CURRENT SITUATION:

Proposal and Project Description

The property is currently being used for commercial uses for an Indoor Golf Simulator and Sports Bar. This use brings increased commercial activity and an attraction for residents to enjoy in Downtown Brampton. It acts as a means for recreation and entertainment needs of residents and visitors alike. The Applicant has applied for the Building Improvement Grant Program for BFIP-2023-0006 for 3 Chapel Street (Attachment 1). The proposed interior work includes the construction of two new bathrooms, new plumbing, electrical, and a new Heating Ventilation and Air Conditioning (HVAC) system. Additional work includes installation of a new security system and high-efficiency LED lighting. In addition, the applicant has submitted a Façade Improvement Grant application for 3 Chapel Street for proposed exterior works that include cosmetic repair to concrete staircase, general exterior repairs, installation of a prefabricated canopy at the entrance, new paint, and wall repair. The Façade application is currently under review and will proceed to a future Planning and Development Committee meeting for consideration. Staff are awaiting more information on the application as a Listed Heritage Resource that requires a Heritage Impact Assessment.

The Applicant has submitted the following cost estimates for the building improvement proposal:

Building Improvement Grant Program	3 Chapel Street
Building Improvement Grant	\$20,001
	\$14,700
Total Construction Value	\$14,700
*Values in bold represent lowest cost estimate	

As per the approved Implementation Guidelines, the lower values of the submitted quotes per application were used for the calculation of the total grant eligibility. Based on the total construction value, the Applicant is eligible for a maximum of \$7,350 under the Building Improvement Grant Program.

Recommendation and Next Steps

Staff recommend the maximum grant be approved in the amount of \$7,350 under the Building Improvement Grant Program for 3 Chapel Street. The next step in the grant

process is for the Applicant to secure the necessary permits and approvals required, specifically Building Permits (Section 3.1.4(h) of the Building Improvement Program). The Applicant must continue to satisfy the requirements outlined in the Council-Approved Implementation Guidelines and enter into agreement with the City of Brampton, which is expected to be fully executed by January 21, 2025. Once the agreement is finalized, subsequent steps can be further outlined to the Applicant.

CORPORATE IMPLICATIONS:

Financial Implications:

There is sufficient funding available in capital project #197827-001 to fund this Building Improvement Grant application BFIP-2023-0006:

Project #	Project Name	Balance Available*
197827-001	Building Improvement Program	\$85,000

*Updated as of September 26, 2024

Other Implications:

There are no other corporate implications associated with the application.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area – Growing Urban Centers & Neighborhoods. This application will support the growth of Brampton’s local economy, the maintenance of cultural heritage assets, and the activation of commercial spaces through these upgrades attract more visitors to the downtown core for entertainment and recreation. The interior enhancements at 3 Chapel Street will transform the building into a more functional, safer and appealing space, further bolstering the area.

CONCLUSION:

Providing incentives such as the Building Improvement Grant serves to enhance building conditions and the historic character along Chapel Street to improve the overall interest, consumption and marketability of commercial spaces in the downtown. Staff recommend approval of the grant application for 3 Chapel Street to improve the buildings' interior space to support the Golf Simulator and Sports Bar. This investment enhances the vibrancy of the downtown area and contributes to a more thriving business environment.

Authored by:

Reviewed by:

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Approved by:

Approved by:

Steve Ganesh MCIP RPP
Commissioner
Planning, Building and Growth
Management Services Department

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Attachment 1 – Location Map for 3 Chapel Street