

Date: 2023-10-11

File: **BFIP-2023-0004 & BFIP-2023-0005**

Subject: **RECOMMENDATION REPORT**
Building Improvement Grant Applications for 25 & 27 Main Street North
Ward: 1

Contact: Arjun Singh, Development Planner, Development Services & Design

David VanderBerg, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2023-730

Recommendations:

1. That the report from Arjun Singh, Development Planner, Development Services and Design, to the Planning and Development Committee Meeting of November 6, 2023, re: **RECOMMENDATION REPORT, Building Improvement Grant Applications for 25 & 27 Main Street North**, Ward 1 be received;
2. That the applications BFIP-2023-0004 (25 Main Street North) and BFIP-2023-0005 (27 Main Street North) in the amount of \$20,000.00 for each be approved under the Downtown Building Improvement Program, for a total grant of \$40,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before May 6, 2024, unless extended by the Director of Development Services, failing which this approval shall be null and void:
 - a) That satisfactory revised drawings and information on materials for the patio be submitted, and that the revisions include site layout changes to reduce the effect of the proposal on the ability of adjacent properties to activate their rear yards;
 - b) That the owner provide written confirmation that they agree to comply with the approved plan noted in 2 (a).
 - c) That the cost estimates be updated in accordance with the submitted drawings and required materiality of the pavers
 - d) That the owner obtain minor variances for the gazebos, failing which the gazebos will be removed from the items eligible for the grant; and

- e) That the applicant enters into the necessary agreements with the City of Brampton
3. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building Improvement Program Agreements in relation to the approved project 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 intent of the Building Improvement Program is to provide matching grants to landowners and businesses for façade and building improvements that support the revitalization of Downtown Brampton.**
- **The purpose of this report is to recommend approval of a grant application for 25 and 27 Main Street North to facilitate improvements to the Downtown Brampton Food District that include patio stones and gazebos.**
- **The proposal would improve the visual appearance of the site and improve the quality of commercial sites in the Downtown. The proposal will also stimulate economic growth within the Downtown. The proposal has a positive effect on the Downtown and fulfills the goals of the grant programs.**
- **Staff will ensure the physical improvements that are approved for the site, which are funded through the subject grant funds, are consistent with the Downtown Streetscape Manual with regards to the Paver Materiality and maintenance.**
- **The recommendations of this report support the Strategic Focus Areas theme. It supports the Growing of Urban Centers and Neighborhoods as well as expressing Culture and Diversity.**

Background:

The Façade and Building Improvement Programs under the Central Area Community Improvement Plan support the revitalization of the historic Downtown by providing matching grants to property and business owners intending to improve their buildings.

This report provides recommendations on grant applications for 25 & 27 Main Street North. A location map showing these properties is attached as Attachment 1. The properties at 25 & 27 Main Street North are under the same ownership. As separate buildings on separate parcels, each is eligible for its own grant.

Current Situation:

Project Description

The applicant has applied for a Building Improvement Grant for improvements to the patio area in the rear yard of the subject properties. The Implementation Guidelines for the program include new and/or upgrades to private outdoor patio space as an improvement that is eligible for a grant.

The requested Building Improvement Grant is for improvements to the currently operating "Downtown Brampton Food District". The site currently operates as a food truck lot with patio furniture situated within the site. The application's intention is to improve the Food District by providing interlocking patio stone and adding gazebos to the site. The proposed site plan provided by the applicant is attached as Attachment 2. The proposal has also received recognition and support from the Downtown Brampton BIA. A letter of endorsement has been attached as Attachment 3.

The estimated total project cost for the building improvement work at 27 Main Street North is \$18,111.64. For 25 Main Street North, the total is \$42,216.80 based on the lowest cost estimates provided by the applicant. The grant amount for which each property would normally be eligible is \$9,055.82 (50% of the project cost) for 27 Main Street North and the maximum amount of \$20,000.00 for 25 Main Street North (as permitted by Policy 2.4.4 (a) of the program).

Through the review of the application staff has determined that the materiality of the unit pavers being proposed should be consistent with the vision and materiality proposed within the draft Downtown Streetscape Manual being prepared by the City. Maintenance of the unit pavers has been considered as part of the Streetscape Manual work. As such staff is recommending approval of a total of \$40,000.00 across both properties (\$20,000.00 each). The larger amount that staff is recommending will allow for sufficient flexibility so that the applicant can match the materiality within the Streetscape Manual. Staff will require updated quotes, which will be reviewed to confirm conformity with industry standards prior to final payment.

Minor Variance Application

A minor variance application is required to permit the intended gazebos as accessory structures, as the Zoning By-law does not currently permit them in commercial zones unless utilized for storing motor vehicles or garbage. The applicant has been made aware of this requirement and intends to seek a variance for relief from this provision. It is recommended that the portion of the grant related to the gazebos be conditional on approval of a minor variance. The amount of funds that staff intend to remove from the application, due to the conditional on the minor variance application, is a total of \$2,500.00, which is the lowest value quote with regards to the gazebo installation across both properties.

Importance of the Building & Façade Improvement Grant and Past Activity

The Building & Façade Improvement Program is a tool to assist property owners within proximity to the Four Corners area, along Queen Street West, and Main Street North, with upgrades to their existing buildings. Some notable works and examples of this program and its physical applications include façade improvements to 22 Main Street South which is located directly across City Hall and now hosts new businesses such as Pizzanini, Street Bites, and Glamore Beauty Bar. The program improves the economic vitality of Downtown Brampton and improves the marketability of commercial spaces as demonstrated by 22 Main Street South. This proposal will provide improvements along laneways similar to that of the upgrades made to Vivian Lane and will help in providing a communal space for residents and visitors to the Downtown. Staff envision working with the applicant and other property owners to further activate their respective properties and their rear yards along Diplock Lane through the grant application processes.

Within the past year staff have received a total of 8 Building and Façade Improvement Program applications. Generally, the applications received to date this year have been for financial amounts under \$5000.00, and as such have not proceeded to the Planning and Development Committee, as grants under the \$5000.00 threshold are delegated to the Director of Development Services and Design for approvals, as per the Program Implementation Guidelines. Most of the physical improvements contemplated by those applications relate to sign improvements, retrofitting of buildings for new tenants, and security related works.

Recommendation

The proposed building improvement work would improve the quality of the built form and parking lot as well as the Diplock Lane and support the ongoing revitalization efforts for the Downtown and for activating laneway spaces. The proposal stimulates the local economy and introduces aesthetically pleasing updates to a currently underutilized space and introduces new uses into the Downtown area.

Some further work is needed to finalize the design of the building improvement particularly the details and finishes of the interlocking stone. Staff also note that there is potential for patios or other uses in the rear yards of the properties to the south of 25 Main Street North. Adding patios there would also contribute to the City achieving its goals for activating Diplock Lane. The owner of the property immediately to the south has made inquiries to the City on a potential related grant application for their property. How the food trucks are arranged on the subject property could affect the opportunity for patios or other uses on the adjacent properties.

It is recommended that there be conditions included in the approval requiring that the applicant provide updated drawings to the satisfaction of the Director of Development and Design Services changing the site layout in a manner such that it limits the effect on the development/activation of adjacent properties. This could result in the relocation or removal of one or two food trucks from what is shown on the submitted plan.

The project is eligible for a maximum of \$20,000 under each program. It is recommended that the maximum amounts of \$20,000.00 per property (\$40,000.00 total) be approved.

Corporate Implications:

Financial Implications:

Sufficient funding is available in the following project to fund the total grant of \$40,000:

Project	Budget Available*
197827-001 - Building Improvement Program	\$115,000

*As of September 30, 2023

Other Implications:

There are no other corporate implications associated with the applications.

Strategic Focus Area:

The application is consistent with the Strategic Focus Area – Growing Urban Centers & Neighborhoods as well as Culture and Diversity. This proposal will facilitate the growing of Brampton’s local economy and support activation of spaces and cultural diversity through business.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighborhoods and vibrant centers by creating gathering spaces and activating underutilized sites in the downtown.

Conclusion:

Providing incentives such as the Façade and Building Improvement Grants serves to improve the economic vitality of Downtown Brampton and improves the marketability of commercial spaces. The approval of the grants for 25 & 27 Main Street North would build on the success of previously approved projects under this program and have a positive impact on the Downtown.

Authored by:

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Steve Ganesh MCIP RPP
Commissioner
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Management Services Department

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Attachment 1 – Location Map
- Attachment 2 – Conceptual Site Plan
- Attachment 3 – Letter of Endorsement from Downtown Brampton BIA