



# Simcoe Street South Renaissance Community Improvement Plan



Investing in our  
Community

The Simcoe Street South Renaissance Community Improvement Plan consists of the following:

- PART A - The Preamble which does not constitute part of the actual Community Improvement Plan but is included for reference
- PART B - The actual Simcoe Street South Renaissance Community Improvement Plan consisting of text and Exhibit No. 1 which identifies the lands to which the Community Improvement Plan applies.
- PART C - Appendices No. 1 and 2 which do not constitute part of the actual Community Improvement Plan but are included for reference.

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Note: Sections 5.0, 6.0 and 7.0 and Exhibit No. 1 constitute the Simcoe Street South Renaissance Community Improvement Plan, as amended, as adopted by By-law No. 83-2003 pursuant to Section 28 (4) of the Planning Act, R.S.O. 1990, c. P.13 and as amended by By-laws 115-2003, 74-2014, 55-2018 and 70-2019. Other sections of this document are provided for information purposes only.

# **Part A**

## **Preamble**

## **1.0 Introduction**

### **1.1 Community Improvement in Oshawa**

The City of Oshawa has a rich history of involvement in efforts to improve individual communities. Urban renewal initiatives were identified as early as the 1960's as City policy following the completion of a 1968 study by Murray V. Jones and Associates entitled "Urban Renewal Study: City of Oshawa".

The City subsequently participated in the Neighbourhood Improvement Program (NIP), a joint initiative of Federal and Provincial governments. This participation resulted in \$2.43 million in grants from the senior levels of government in order to undertake much needed upgrades within mature residential areas of the City, including areas to the north, east and west of the Simcoe Street South Renaissance Community Improvement Area.

The Federal government ended their participation in NIP in 1980. The Ontario Neighbourhood Improvement Program (ONIP) was subsequently established by the Province of Ontario and offered 50% funding of municipal improvement projects. In the early to mid 1980's, the City of Oshawa received ONIP grants totaling \$800,000. NIP and ONIP provided valuable funding assistance for improvements to municipally owned properties. Financial assistance to residential properties was available through the Ontario Home Renewal Program (OHRP) and continues to be available through a variety of programs including the Residential Rehabilitation Assistance Program (RRAP) and the Provincial Sales Tax Grant for Builders.

In March of 1985, the Minister of Municipal Affairs and Housing approved new Community Improvement policies for the City of Oshawa as an amendment to the Official Plan for the former Oshawa Planning Area. These policies were subsequently incorporated into the Oshawa Official Plan in June of 1985 and provided the basis for the continued improvement of Oshawa's communities including continued participation in Provincial programs.

In 1986, the Province established a revised improvement program known as the Program for Renewal, Improvement, Development and Economic Revitalization (PRIDE). This program broadened the range of land uses eligible for financial assistance and included commercial, industrial and mixed-use areas. In January 1987, the City of Oshawa submitted a PRIDE application for lands generally comprising the Central Business District and the former Fittings site. The Minister allocated a grant of \$375,000 to the City, an amount that was matched by City Council in September of 1987. The funds were spent on parkette development, decorative street lighting and parking lot beautification among other matters.

In 1989, the City received and matched a provincial grant of \$350,000 under the PRIDE program for an area south of the Central Business District, extending to the 401, between Simcoe Street South and the Oshawa Creek/Cubert Street. A Community Improvement Plan was approved and implemented improvements to local community centres, the Oshawa Creek bicycle trail and street tree planting.

In December of 1990, the City submitted a third application for PRIDE funding and received and matched a Provincial grant of \$200,000. The funds were earmarked for use in the Bloor Street corridor to undertake sidewalk improvements, road

reconstruction, aesthetic improvements and improvements to parks and recreational facilities.

In July of 2001, the City of Oshawa adopted the Central Business District Renaissance Community Improvement Plan. This Community Improvement Plan contains four grant programs and three loan programs and is intended to revitalize Oshawa's Central Business District. This Community Improvement Plan was approved by the Ministry of Municipal Affairs and Housing in October of 2001.

## **1.2 Simcoe Street South Renaissance Community Improvement Area Boundaries**

The boundaries of the Simcoe Street South Renaissance Community Improvement Plan are shown on Exhibit No. 1. These boundaries are based, in part, on Section 4.6.5 of the Oshawa Official Plan. The area is located to the south of the Central Business District, between John and Bloor Streets, and improvements are required to upgrade buildings and alleviate land use conflicts.

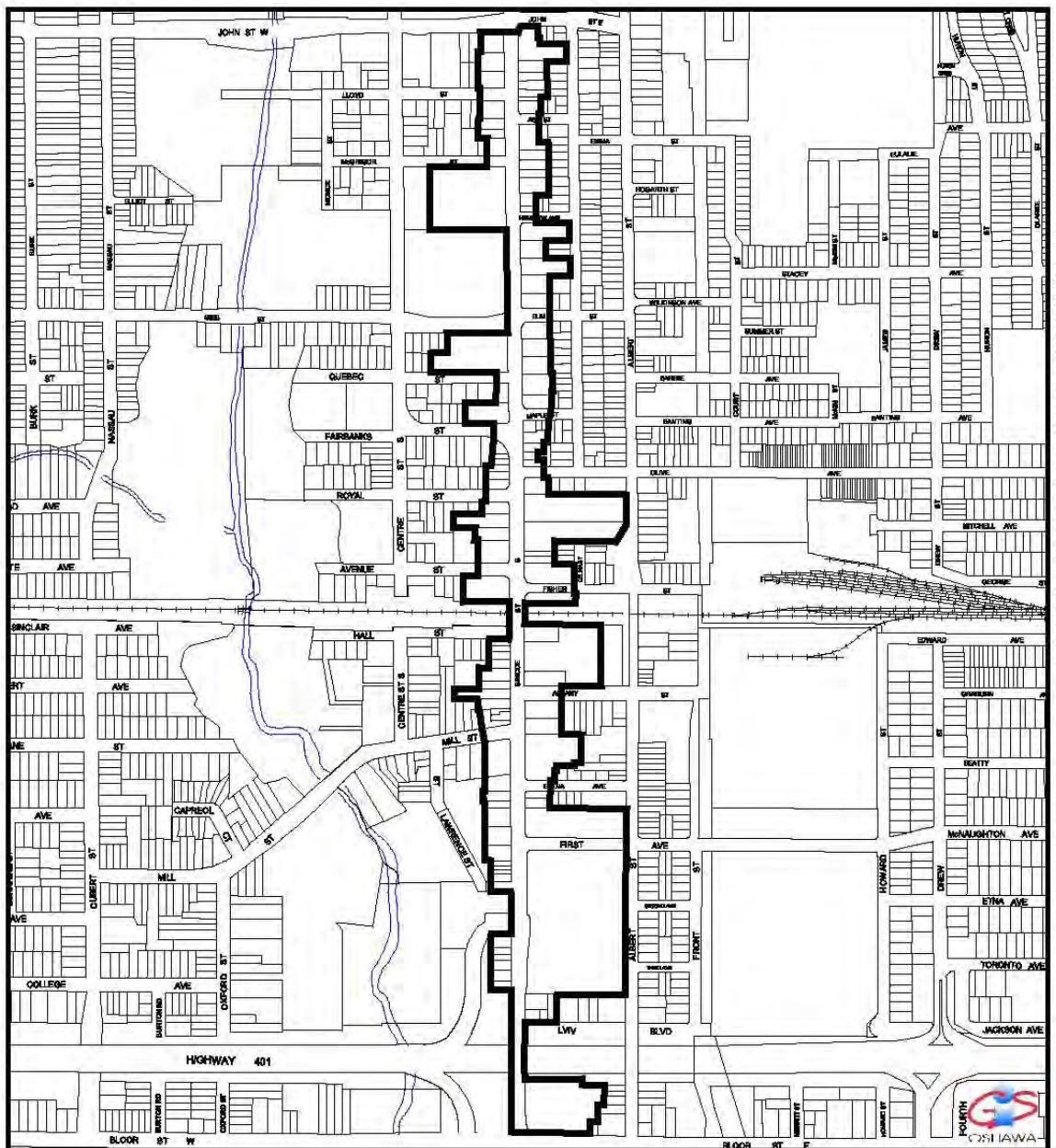
The existing land use and other background information pertaining to the Simcoe Street South Community Improvement Area is described in Section 2.0.

## **1.3 Community Improvement Plan Preparation**

The Community Improvement Plan as contained in Sections 5.0, 6.0 and 7.0 of this document has been prepared in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13.

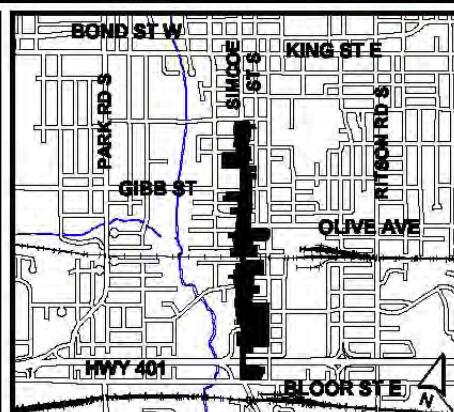
An opportunity to obtain stakeholder input from a number of property owners and business interests was provided by holding a statutory public meeting in accordance with Section 17 of the Planning Act, R.S.O. 1990, c. P.13. The statutory public meeting was advertised in a local newspaper. The statutory public meeting was held on May 5, 2003, to explain the program and receive feedback. A copy of the statutory public meeting notice forms Appendix No. 1.

## Exhibit No. 1



**Exhibit No. 1**  
DEPARTMENT OF DEVELOPMENT SERVICES

— Simcoe Street South Renaissance  
Community Improvement Area



## **2.0 Background Information**

### **2.1 Existing Land Use Pattern**

The existing land use pattern in the Simcoe Street South Renaissance Community Improvement Area is shown on Exhibit No. 2. The breakdown of the Simcoe Street South Renaissance Community Improvement Area by land use type is shown on Table No. 1.

**Table No. 1: Land Use Type by Area**

<b>Land Use</b>	<b>Hectares</b>	<b>% of Total</b>
Commercial	8.8	33.7
Residential	6.2	23.8
Institutional/Government	6.5	25.0
Utility/Transportation/Communication	3.6	13.7
Vacant and Other	1.0	3.8
<b>Total</b>	<b>26.1</b>	<b>100.0</b>

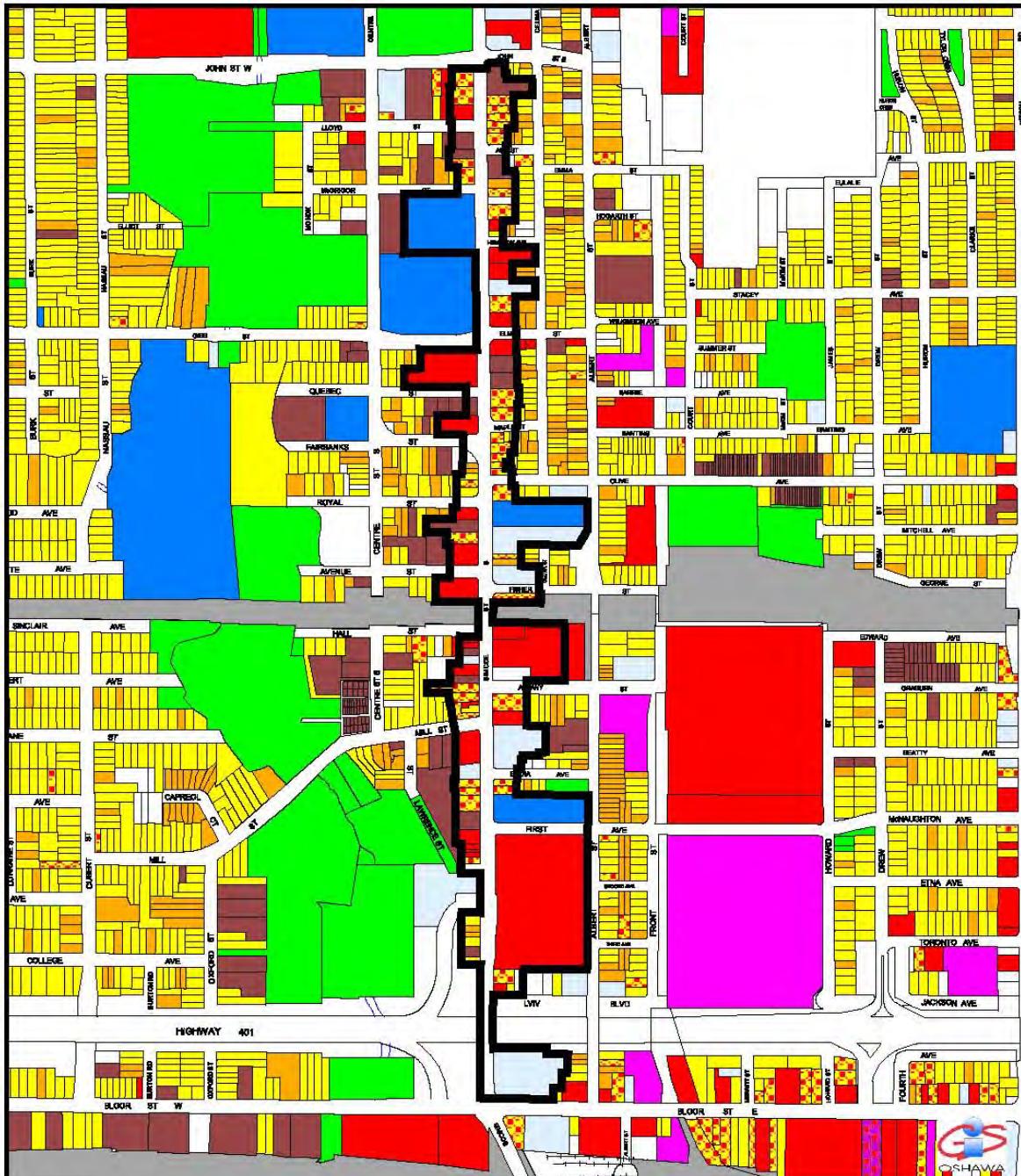
Source: Oshawa Land Information, 2003

The Simcoe Street South Renaissance Community Improvement Area contains retail, office, service and institutional uses concentrated along Simcoe Street South leading into the Central Business District.

Older residential uses are also located along Simcoe Street South. Although these older residential uses are stable, many residential dwellings are in a transitional stage, as non-residential development becomes more and more common. Recently, renovations have begun at the former South Simcoe Public School. The building is being converted by St. George's Ukrainian Church from its former use as an elementary school to a senior citizens apartment building with 29 units.

## Exhibit No. 2

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### Exhibit No. 2

#### Existing Land Use

Commercial	Residential / Commercial	Utility, Transportation, Communication
Industrial	Residential: 2 Units	Vacant
Industrial / Commercial	Residential: 3+ Units	Simcoe Street South Renaissance Community Improvement Area
Institution	Single Dwelling Unit	
Park, Open Space, Recreation	Special Purpose / Community	



City of Oshawa  
DEPARTMENT OF DEVELOPMENT SERVICES

## **2.2 Oshawa Official Plan**

### **2.2.1 Land Use Designations**

The Simcoe Street South Renaissance Community Improvement Area is located within the Main Central Area as delineated in the Oshawa Official Plan. The Main Central Area serves as the dominant Central Area in Durham Region, has a specific emphasis on office, business and administrative services and also serves as the focal point of the public transportation system. The Oshawa Official Plan land use designations for the Simcoe Street South Renaissance Community Improvement Area are shown on Exhibit No. 3.

### **2.2.2 Community Improvement Policies**

The Simcoe Street South Renaissance Community Improvement Area is shown as part of the Community Improvement Area delineated on Schedule “C-1” Renaissance Community Improvement Area of the Oshawa Official Plan. Section 4.0, Community Improvement of the Oshawa Official Plan, contains a number of policies pertaining to community improvement. These Official Plan policies served as the basis for the City’s participation in ONIP and PRIDE programs. Certain additional policies have been added to the Official Plan relating to Renaissance Community Improvement Areas.

Section 4.3.4 of the Oshawa Official Plan identifies a number of problems within the Simcoe Street South Renaissance Community Improvement Area, including aesthetics and the need for rehabilitation of lands and buildings. Programs to partially address these problems are described in Section 5.0 of this Plan.

As a prerequisite for the adoption of a Community Improvement Plan, Council has designated the Simcoe Street South Renaissance Community Improvement Area as a Community Improvement Project Area by by-law pursuant to Section 28 (2) of the Planning Act.

### **2.2.3 Other Related Official Plan Policies**

Section 2.1.2.7 of the Oshawa Official Plan states that the development of all Central Areas shall be in accordance with good design principles and consideration shall be given to the following:

- (a) urban design schemes which include the massing of built form in relation to surrounding land uses, common internal vehicular and pedestrian circulation, integration of the location and design of structures, and the integration of parking areas and access points with those of adjacent land uses;
- (b) landscaping as an integral part of all developments;
- (c) integration of walkways, parkland and open space;
- (d) discouraging open storage;
- (e) potential public transit routes and a sufficient balance of off-street parking in accordance with acceptable design principles and in consideration of the proportion of people anticipated to travel by different means of transportation; and
- (f) the type and design of signs related to activities in all areas in order to avoid conflicts with traffic signals and signs, and related to the aesthetics of the environment.

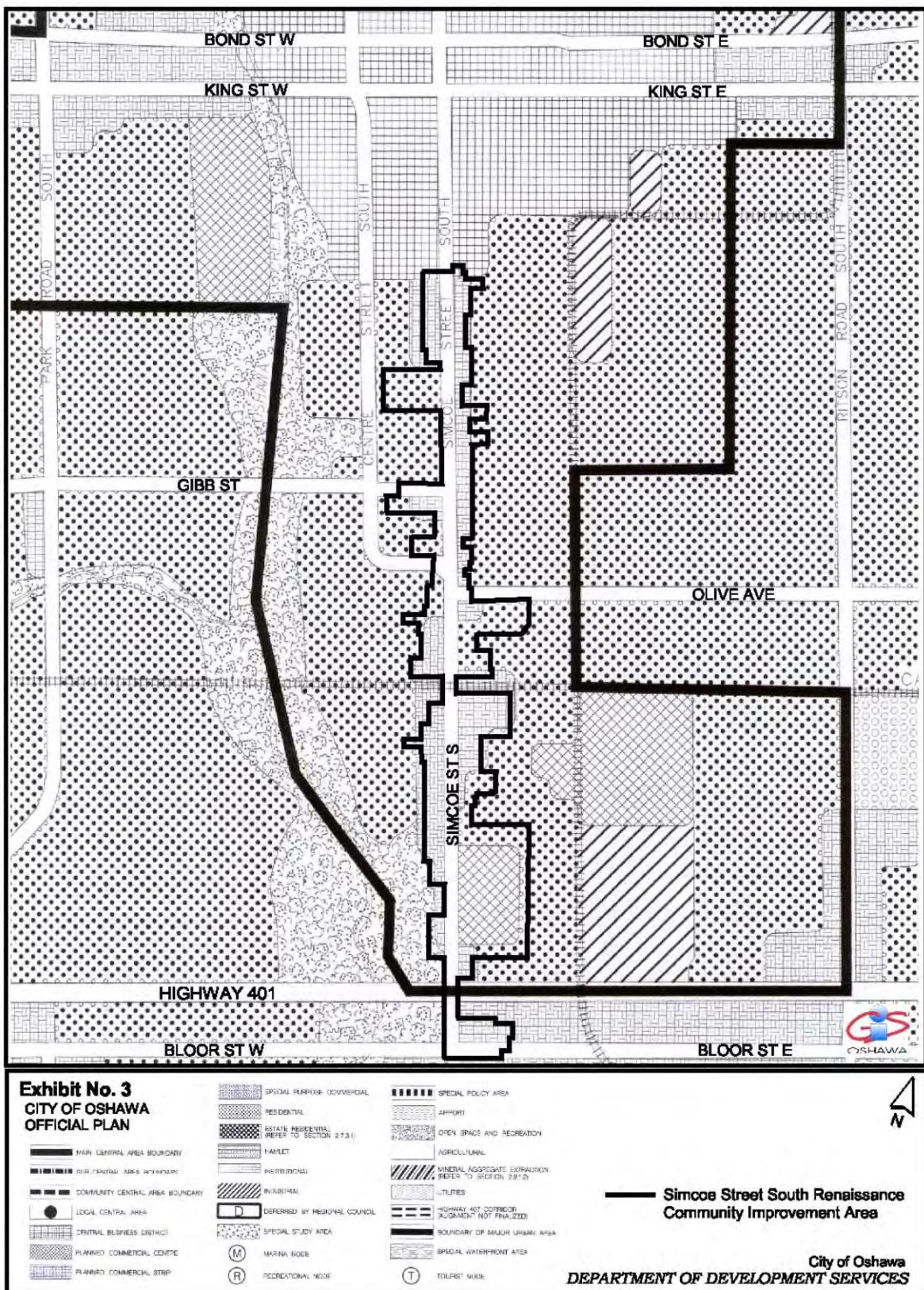
Section 4.6.5 states that the City shall conduct a study to examine opportunities to improve Simcoe Street between Bloor Street and Rossland Road as a Gateway Corridor.

### **2.3 Zoning By-Law No. 60-94**

The present zone categories in the Simcoe Street South Renaissance Community Improvement Area generally reflect the existing land uses. Exhibit No. 4 shows the zone categories for properties located within the Simcoe Street South Renaissance Community Improvement Area.

It should be noted that Sections 2.2 and 2.3 and Exhibits No. 3 and 4 are intended to provide a general overview of the planning framework. For specific information regarding the Oshawa Official Plan and Zoning By-law No. 60-94, the actual documents should be consulted.

## Exhibit No. 3



## Exhibit No. 4

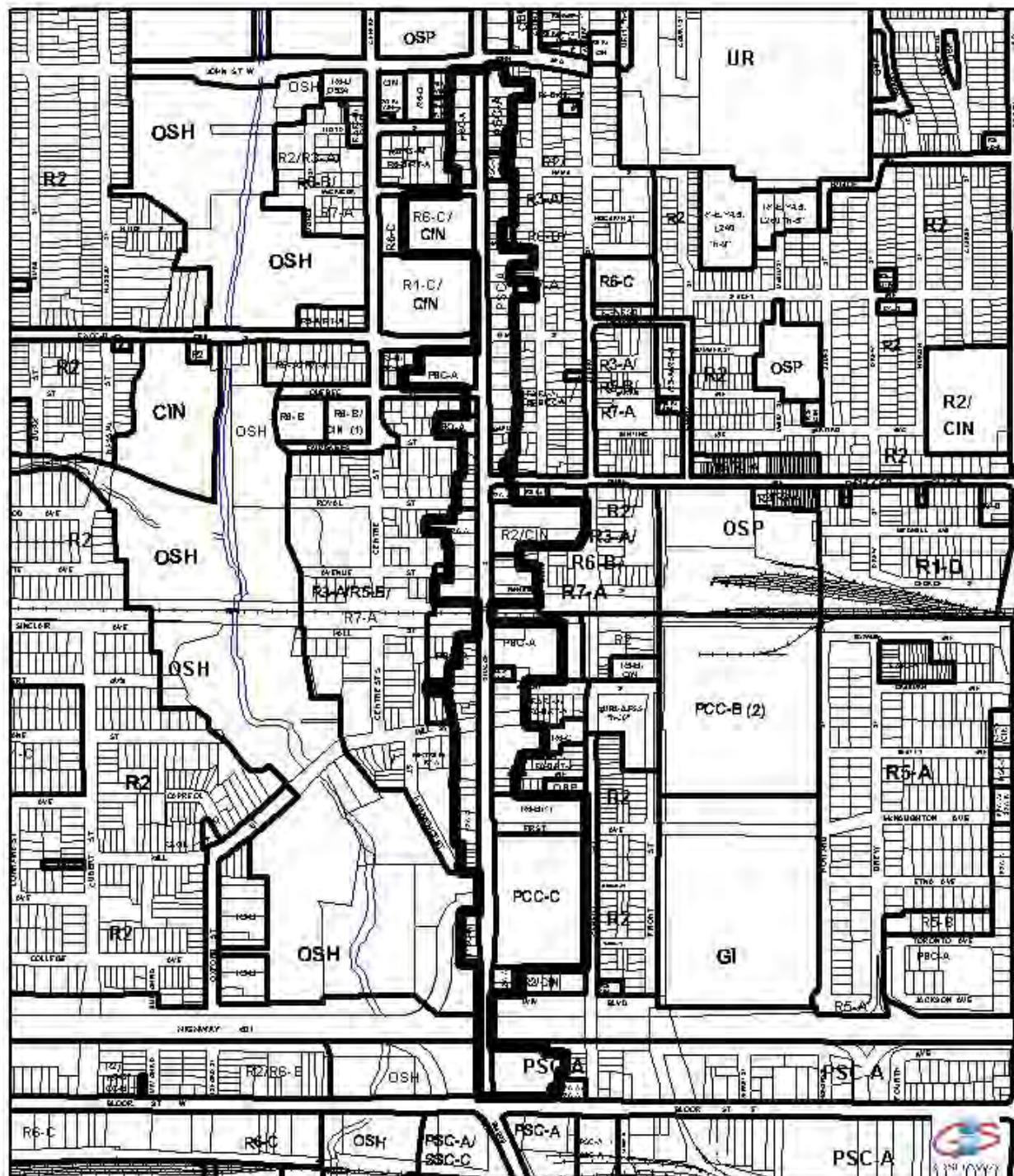


Exhibit No. 4

 Simcoe Street South Renaissance Community Improvement Area

City of Oshawa  
DEPARTMENT OF DEVELOPMENT SERVICES

## **2.4 Population**

Although the Simcoe Street South Renaissance Community Improvement Area is primarily focused on commercial, office, business and administrative services, nearly 300 people reside within the area.

## **2.5 Employment**

The Simcoe Street South Renaissance Community Improvement Area is not a major employment centre in the City of Oshawa. The area employs 828 persons in the retail/office sectors.

A summary of retail/office employment in Census Tracts No. 5 and 6 is shown in Table No. 2. The Simcoe Street South Renaissance Community Improvement Area is located within Census Tracts No. 5 and 6.

**Table No. 2: Retail/Office Employment in the Simcoe Street South Renaissance Community Improvement Area**

<b>Area</b>	<b>Office</b>	<b>Retail</b>	<b>Total</b>
Census Tract No. 5	231	170	401
Census Tract No. 6	27 1	400 1	427 <sup>1</sup>
<b>Total</b>	<b>258</b>	<b>570</b>	<b>828</b>
<b>% of City Total</b>	<b>2.6%</b>	<b>4.1%</b>	<b>3.5%</b>

Note<sup>1</sup> Census Tract No. 6 figures adjusted to remove areas not located within the Simcoe Street South Renaissance Community Improvement Area and estimate employment

Source: Summary of Business and Industry, April 1997  
Development Services Department

## **3.0 Problems and Deficiencies**

### **3.1 Previous Improvements**

On August 8, 1978, the Ministry of Housing approved the designation of Neighbourhood Improvement Program (NIP) Area No. 2. NIP Area No. 2 is bounded by Simcoe Street South, Athol Street West, Ritson Road South and Jackson Avenue.

A NIP Redevelopment Plan was subsequently prepared and approved. This plan proposed a variety of projects including:

- Improvements to various parks and recreation facilities;
- Improvements to municipal services; and,
- Private property maintenance program.

On February 14, 1990, the Ministry of Municipal Affairs approved a Community Improvement Plan for PRIDE Area No. 2. PRIDE Area No. 2 is generally bounded by Simcoe Street South, Metcalfe Street, Highway 401 and the Oshawa Creek/Cubert

Street. The implementation of the Community Improvement Plan for PRIDE Area No. 2 resulted in:

- Improvements to various parks and recreational facilities; and,
- Street tree planting.

### **3.2 Building Conditions**

One indicator of the need for Community Improvement is the state of the current building stock.

Certain improvements to municipal properties were undertaken under the Redevelopment Plan for NIP Area No. 2 and the Community Improvement Plan for PRIDE Area No. 2. In addition, some private property owners upgraded their properties. Still, a number of buildings are in need of improvements, particularly in regard to façades and exterior appearance. It is anticipated that the loan program contained in this Community Improvement Plan will result in a new round of private sector investment in the Simcoe Street South Renaissance Community Improvement Area.

### **3.3 Potential Solutions**

The Simcoe Street South corridor is an important transportation link from Highway 401 to the Central Business District. There is a need to improve the aesthetics of this transportation link to the downtown. This is consistent with the policy direction of Section 4.6.5 of the Oshawa Official Plan which states that “the City will examine opportunities to improve Simcoe Street between Bloor Street and Rossland Road as a Gateway Corridor”.

The issue of improving the aesthetics of the Simcoe Street South corridor is best accomplished through two mechanisms. Firstly, a streetscape implementation program to address that portion of the streetscape under the ownership of the City of Oshawa. Secondly, a façade and accessibility improvement loan program to provide a direct financial incentive to private property owners to improve the appearance of existing buildings. These two mechanisms are described in Part B: the Simcoe Street South Renaissance Community Improvement Plan.

## **4.0 Community Improvement Plan Budget**

### **4.1 Funding Sources**

The grant program described in Section 5.2 and the streetscape improvement plan are expected to be funded by the City of Oshawa but this does not preclude the use of other funding sources as they become available. The City will endeavor to utilize other sources of funding for the implementation of these programs if such funding becomes available.

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**Part B**

**Simcoe Street South**

**Renaissance Community**

**Improvement Plan**

## **5.0 Community Improvement Plan**

The Simcoe Street South Renaissance Community Improvement Plan consists of the following:

### **5.1 Goals and Objectives**

The goals of the Simcoe Street South Renaissance Community Improvement Plan are consistent with the community improvement goals of the City of Oshawa Official Plan. The Simcoe Street South Renaissance Community Improvement Plan allows for the City to provide a façade and accessibility improvement grant program to encourage improvements to the appearance of buildings and an Increased Assessment Grant, an Upgrade to Building Fire and Electrical Safety Codes Grant and an Economic Stimulus Grant Program which are intended to provide financial incentives for the rehabilitation, development and redevelopment of properties within the Simcoe Street South corridor.

The objectives of the City with respect to the Simcoe Street South Renaissance Community Improvement Plan are:

- To maintain and improve the existing building stock in the Simcoe Street South corridor;
- To recognize the Simcoe Street South corridor as an important transportation link from Highway 401 and the Urban Growth Centre;
- To enhance the streetscape to provide for an attractive and appealing gateway into the Urban Growth Centre; and
- To provide financial incentives for the rehabilitation, development and redevelopment of properties.

### **5.2 Rules, Terms and Procedures for Façade and Accessibility Improvement Grant Program**

#### **5.2.1 Rules**

##### **Area of Application**

The Façade and Accessibility Improvement Grant Program is available to all registered property owners within the Simcoe Street South Community Improvement Project Area for the City of Oshawa, as illustrated in Exhibit 1.

##### **Details**

Grants under this program may be provided for up to 50% of the eligible construction costs to a maximum of \$10,000 per municipal street address or 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 following types of façade and accessibility improvements are considered eligible:

- Repainting or cleaning of the façade and those parts of the building visible from public areas;
- Restoration of façade masonry, brickwork or wood and metal cladding;

- Replacement or repair of cornices, eaves, parapets, and other architectural features;
- Replacement or repair of windows;
- Entranceway modifications including provisions to improve accessibility for the physically challenged;
- Redesign or reconstruction of the store front;
- Removal of inappropriate signage and installation of appropriate new signage;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation or repair of exterior lighting; and
- Any additional façade or accessibility improvements to the building as may be approved by the Application Review Team.

### **Eligibility for Grant**

Any proposed building improvements must be visible from a public area. All registered property owners within the Simcoe Street South Community Improvement Project Area are eligible for this grant.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

#### **5.2.2 General Terms of Façade and Accessibility Improvement Grant Program**

The applicants for a grant must be the registered owner(s) of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive any grant.

The provision of any grant will be administered on a competitive basis and measured versus all grant applications authorized under Sections 5.2, 5.3, 5.4 and 5.5. All applications are also subject to a review by the Application Review Team and the availability of funding.

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

No grant will be issued until the eligible works are deemed complete by the Application Review Team.

The City of Oshawa reserves the right to deny or refuse any application.

### **5.2.3 Procedures for Processing Façade and Accessibility Improvement Grants**

#### **Grant Application Submission**

Applications for all grant programs authorized under Section 5.2 are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to plans, elevations, quotations and copies of building permits (if applicable).

The Application Review Team will review all grant applications authorized under Section 5.2.

Notwithstanding, the timing for the submission of applications referred to in this Section of Section 5.2 of the Simcoe Street South Community Improvement Plan, the Application Review Team may consider significant applications at any time, provided that in the opinion of the Application Review Team, the applicant will provide a substantial economic investment in the Simcoe Street South Community Improvement Project Area.

#### **Grant Evaluation and Criteria**

The provision of any grant authorized under Section 5.2 will be administered on a competitive basis. Once all applications are received by the March 1st or September 1st deadline, each application will be evaluated and scored based on the criteria outlined in Table 3 below. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 80 based on specific criteria and reviewed versus all applications issued under Section 5.2. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applications that are not approved for funding during the first submission are eligible to resubmit their application for a future submission deadline, subject to the availability of funding.

Grants authorized under Section 5.2 are provided on a one-time basis to each eligible applicant for each approved project.

**Table 3: Façade and Accessibility Improvement Grant Program Criteria and Evaluation Table**

<b>Criteria</b>	<b>Factor</b>	<b>Yes or No</b>	<b>Rating</b>
1. Community Benefit	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for 3 or more years?		20 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for more than 2 years and less than 3 years?		15 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for more than 1 year and less than 2 years?		10 pts.
	Does the project restore and/or revitalize a current building or unit that has been sitting vacant for less than 1 year?		5 pts.
2. Materials	Does the project use higher quality materials, such as but not limited to stone, brick, granite or architectural block?		0 to 20 pts.
3. Construction Value	Is the façade component of the project's estimated construction value more than \$200,000?		20 pts.
	Is the façade component of the project's estimated construction value more than \$100,000 up to and including \$200,000?		15 pts.
	Is the façade component of the project's estimated construction value more than \$40,000 up to and including \$100,000?		10 pts.
	Is the façade component of the project's estimated construction value \$40,000 or less?		5 pts.
4. Accessibility	Does the project include accessibility measures that are in excess of the minimum requirements of the Ontario Building Code?		20 pts.
	Does the project include accessibility measures that are a requirement of the Ontario Building Code?		10 pts.

#### **5.2.4 Cancellation**

The City of Oshawa may discontinue the grant programs in the Simcoe Street South Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the grant programs in this Community Improvement Plan will continue to be honoured.

### **5.2.5 Application Review Team**

The Application Review Team will consist of three members from the Development Services Department as follows:

- One staff member from Economic Development
- One staff member from Planning Services
- One staff member from Building Services

### **5.3 Increased Assessment Grant Program**

This program is intended to provide a financial incentive for the development and redevelopment of properties in the Simcoe Street South Renaissance Community Improvement Project Area by providing a grant to pay a portion of City taxes attributable to the increased assessment over a nine-year period. This program is not structured as a tax rebate program and any tax increases relating to reassessments resulting from property improvements will be phased in.

#### **5.3.1 Area of Application**

The Increased Assessment Grant Program is available to all registered property owners within the Simcoe Street South Renaissance Community Improvement Project Area for the City of Oshawa, as illustrated in Exhibit 1.

#### **5.3.2 Details**

Grants will be paid over a nine-year period with Year 1 of the program defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed. For example, if an eligible building is completed and reassessed effective May 1, 2021, Year 1 of the grant schedule would be 2022. The first annual grant would be provided at the end of 2022 based upon 12 months (i.e. January to December).

The Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 4.

**Table 4: Grant Amounts per Year: Based on the Increased Assessment Value**

<b>Year of Increased Assessment Value</b>	<b>Grant as a Percentage of the Year 1 City Taxes on Increased Assessment Value</b>
Year 1	90%
Year 2	80%
Year 3	70%
Year 4	60%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%

### **5.3.3 Eligibility for Grant**

The applicants for an Increased Assessment Grant must be the registered owner(s) of the property and must undertake improvements to their property, which shall be of sufficient size and cost to result in a reassessment of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive the Increased Assessment Grant.

The provision of any Increased Assessment Grant will be administered on a first come first served basis to the limit of available funding in accordance with any administrative rules governing this and other grant programs.

### **5.3.4 General Terms of Grant Program**

The Increased Assessment Grant applies to the construction of commercial uses, residential uses or mixed-use commercial/residential uses that result in an increase in assessed value.

Any Increased Assessment Grant will be provided in accordance with a grant schedule shown on Table 4 in Section 5.3.2 to the registered owners of the property or the declarant of a condominium property on an annual basis. The declarant is the original owner of the development.

Any Increased Assessment Grant will be provided following the payment of all property tax installments for the year.

Any Increased Assessment Grant represents a percentage of increased taxes payable resulting from the improvements. Owing to this, the total value of the work completed and the amount of the City portion of the taxes paid prior to, and after redevelopment would have to be known.

All property taxes owing for each year, including in relation to a condominium, property taxes in relation to each unit of the condominium, must be fully paid for the entire year prior to the provision of any annual grant amount under this program. If a property tax installment is missed or payment is late, the City will have the option, without notice and at its own discretion, to reduce or to terminate any or all future grant payments.

Notwithstanding any administrative rules governing this and other grant programs, the City will not pay an annual grant which exceeds the City portion of the property tax collected in any year on the increased assessed value.

If a general reassessment subsequently reduces the annual property taxes owing for a property, the annual grant amount will be provided in accordance with the schedule but will not exceed the amount of the City portion of the taxes collected on the increased assessed value.

Tax increases resulting from general reassessments, changes in tax legislation or increases in the tax rate are not eligible to be considered for the purposes of calculating the grant.

If the ownership of a rental property changes, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to future grant payments.

The amount of the grants over the life of the program shall not exceed the value of the work completed as indicated on the building permit application.

Increased Assessment Grants cannot be assigned to another person or Corporation and will only be provided to the registered owner of the rental property or the declarant of a condominium property as the case may be.

Applications for the Increased Assessment Grant Program must be submitted and approved before a building permit is issued.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this Plan and City Council to the satisfaction of the City.

All grants under the Increased Assessment Grant Program must be approved by Oshawa City Council.

Buildings or dwelling units that are constructed under the Increased Assessment Grant Program and are subsequently demolished or eliminated before the grant period expires shall not receive the remainder of the grants.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

### **5.3.5 Other Programs**

Provided all eligibility criteria and conditions are met for this program, participation in the Increased Assessment Grant Program does not preclude the owners from being eligible for other grant and/or loan programs offered in the City's other Community Improvement Plans.

### **5.3.6 Work Already Commenced**

The Increased Assessment Grant Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

## **5.4 Upgrade to Building, Fire and Electrical Safety Codes Grant Program**

This program is intended to assist property owners with the financing of building improvements required to bring existing older buildings into compliance with the current Ontario Building Code and/or into compliance with the current Ontario Fire and Electrical Safety Codes.

### **5.4.1 Details**

Grants under this program may be provided to eligible applicants for up to 50% of the upgrade 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.

#### **5.4.2 Eligibility Requirements**

Residential, non-residential and mixed-use buildings are eligible for this grant. Eligible residential buildings are limited to apartments or block townhouses.

The following types of upgrades are considered eligible:

- Installation of safety and fire protection systems such as carbon monoxide detectors, smoke alarms, fire alarms, exit signs, etc.;
- Relocation or installation of fire escapes;
- Reinforcements of floors, ceilings and/or walls;
- Required improvements to ventilation, heating and/or plumbing supply systems;
- Improvements for barrier-free accessibility;
- Construction or alteration of stairs, guard rails and/or hand rails;
- Installation or alteration of required window openings and windows; and
- Any additional improvements related to Building Code upgrades as may be approved by the Application Review Team.

#### **5.4.3 Procedures for Processing Upgrade to Building, Fire and Electrical Codes Grants**

##### **Grant Application Submission**

Applications for all grant programs authorized under Section 5.4 are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to plans, elevations, quotations and copies of building permits (if applicable).

The Application Review Team will review all grant applications authorized under Section 5.4.

Notwithstanding, the timing for the submission of applications referred to in this Section of Section 5.4 of the Simcoe Street South Community Improvement Plan, the Application Review Team may consider significant applications at any time, provided that in the opinion of the Application Review Team, the applicant will provide a substantial economic investment in the Simcoe Street South Community Improvement Project Area.

##### **Grant Evaluation and Criteria**

The provision of any grant authorized under Section 5.4 will be administered on a competitive basis. Once all applications are received by the March 1st or September 1st deadline, each application will be evaluated and scored based on the criteria

outlined in Table 5 below. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 60 based on specific criteria and reviewed versus all applications issued under Section 5.2, 5.3, 5.4 and 5.5. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applications that are not approved for funding during the first submission are eligible to resubmit their application for a future submission deadline, subject to the availability of funding.

Grants authorized under Section 5.4 are provided on a one-time basis to each eligible applicant for each approved project.

**Table 5: Upgrade to Building, Fire and Electrical Safety Codes Grant Program Criteria and Evaluation Table**

<b>Criteria</b>	<b>Factor</b>	<b>Yes or No</b>	<b>Rating</b>
1. Number of Units Being Upgraded	Does the project upgrade 4 or more residential and/or commercial units?		20 pts.
	Does the project upgrade 3 or more residential and/or commercial units?		15 pts.
	Does the project upgrade 2 or more residential and/or commercial units?		10 pts.
	Does the project upgrade 1 residential or commercial unit?		5 pts.
2. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 1 year and less than 2 years?		10 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for less than 1 year?		5 pts.
3. Construction Value	Is the upgrade to Building and Fire Code component of the project's construction value \$200,000 or more?		20 pts.
	Is the upgrade to Building and Fire Code component project's construction value more than \$100,000 and less than \$200,000?		15 pts.
	Is the upgrade to Building and Fire Code component project's construction value more than \$50,000 and less than \$100,000?		10 pts.
	Is the upgrade to Building and Fire Code component project's construction value less than \$50,000?		5 pts.

## 5.5 Economic Stimulus Grant Program

This program is intended to assist property owners with the financing of leasehold improvements and associated accessibility enhancements for non-residential. Leasehold improvements are alterations made to rental premises in order to customize a rental unit for the specific needs of a tenant, or to improve the overall quality of a unit. This can help to focus employment intensification and stimulate job growth and prosperity.

The goal of this program is to encourage, stimulate and incentivize leasehold improvements and associated accessibility enhancements in order to support a variety of businesses in the Simcoe Street South corridor. This includes business incubator and accelerator centres, which in turn can attract more entrepreneurs and technology based start-up companies to Oshawa. This can help to focus employment intensification and stimulate job growth and prosperity.

### **5.5.1 Details**

Grants under this program may be provided up to 50% of the construction and/or renovation costs to a maximum of \$20,000 per eligible floor per municipal street address, whichever is less, where at least \$40,000 in eligible leasehold improvement costs will be undertaken. No municipal street address shall receive more than a total of \$20,000 per floor under this program within a five year period.

### **5.5.2 Eligibility Requirements**

All commercial buildings are eligible for this grant.

The following types of permanent interior leasehold improvements and associated accessibility enhancements are eligible:

- Installation of telecommunication infrastructure including, but not limited to broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;
- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the front of the building;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs; and
- Any additional improvements to the unit(s) as may be approved by the Application Review Team.

### **5.5.3 Procedures for Processing Economic Stimulus Grants**

Property owners must provide to the satisfaction of the City, a signed minimum 12 month lease within an eligible company with an option for a total 36 month lease term.

The applicants for a grant must be the registered owner(s) of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive any grant.

The provision of any grant will be administered on a competitive basis and measured versus all grant applications authorized under Sections 5.2, 5.3, 5.4 and 5.5. All

applications are also subject to a review by the Application Review Team and the availability of funding.

No grant will be applied retroactively to works started prior to the commencement of this program.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

Applications for the grant program authorized under Section 5.5 are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to plans, elevations, quotations and copies of building permits (if applicable).

The Application Review Team will review all grant applications authorized under Section 5.5.

Notwithstanding, the timing for the submission of applications referred to in this Section of Section 5.5 of the Simcoe Street South Renaissance Community Improvement Plan, the Application Review Team may consider significant applications at any time, provided that in the opinion of the Application Review Team, the applicant will provide a substantial economic investment in the Simcoe Street South Renaissance Community Improvement Project Area.

### **Grant Evaluation and Criteria**

The provision of any grant authorized under Section 5.5 will be administered on a competitive basis. Once all applications are received by the March 1st or September 1st deadline, each application will be evaluated and scored based on the criteria outlined in Table 6 below. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 80 based on specific criteria and reviewed versus all applications issued under Sections 5.2, 5.3, 5.4 and 5.5. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applications that are not approved for funding during the first submission deadline in March are eligible to re-submit their application for the second submission deadline in September, subject to the availability of funding.

Grants authorized under Section 5.5 are provided on a one-time basis to each eligible applicant for each approved project.

**Table 6: Economic Stimulus Grant Program Criteria and Evaluation Table**

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 pts.
	Does the project create 10-19 new jobs?		15 pts.
	Does the project create 5-9 new jobs?		10 pts.
	Does the project create 0-4 new jobs?		5 pts.
2. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 1 year and less than 2 years?		10 pts.
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for less than 1 year?		5 pts.
3. Construction Value	Is the economic stimulus component of the project's estimated construction value more than \$200,000?		20 pts.
	Is the economic stimulus component of the project's estimated construction value more than \$100,000 and up to and including \$200,000?		15 pts.
	Is the economic stimulus component of the project's estimated construction value more than \$50,000 up to and including \$100,000?		10 pts.
	Is the economic stimulus component of the project's estimated construction value \$50,000 or less?		5 pts.
4. Accessibility	Does the project include accessibility measures that are in excess of the minimum requirements of the Ontario Building Code?		20 pts.
	Does the project include accessibility measures that are a requirement of the Ontario Building Code?		10 pts.

## **5.6 Streetscape Improvement Program**

The overall appearance of the commercial areas of the Simcoe Street South Renaissance Community Improvement Area is characterized by a lack of an aesthetically pleasing streetscape, particularly at the pedestrian scale. This Community Improvement Plan includes aesthetic and functional improvements in the Simcoe Street South Renaissance Community Improvement Area through the installation of street furniture and street tree planting at appropriate locations.

### **5.6.1 Street Furniture**

Improvements to the street furniture in the Simcoe Street South Renaissance Community Improvement Area may include, but not be limited to, sidewalk planters, hanging planter boxes, trash receptacles, bicycle racks and benches. Specific locations for improvements will be determined through the preparation and implementation of a Streetscape Implementation Plan.

### **5.6.2 Street Tree Planting**

The planting of boulevard trees along Simcoe Street South will improve the overall appearance of the Simcoe Street South Renaissance Community Improvement Area. Specific locations for street tree planting will be determined and implemented in the Streetscape Implementation Plan.

## **5.7 Duration**

The Façade and Accessibility Improvement Grant Program, Increased Assessment Grant Program, Upgrade to Building, Fire and Electrical Safety Codes Grant Program and Economic Stimulus Grant Program will commence on or after the approval of the Simcoe Street South Renaissance Community Improvement Plan by the Province of Ontario and will run until December 31, 2026. The Façade and Accessibility Improvement Grant Program and Increased Assessment Grant Program will not be applied retroactively and grant applications will not be accepted after December 31, 2026. Applications received before December 31, 2026 will be processed subject to the availability of funding.

## **5.8 Monitoring**

The Simcoe Street South Renaissance Community Improvement Area does not exhibit severe characteristics of economic decline, but there are various indicators that the area has not maximized its economic potential. These indicators include vacant commercial stores, vacant lots, unrented office space and marginal commercial uses.

The Simcoe Street South Renaissance Community Improvement Area has faced strong competition for retail growth from other commercial areas and does not include a typical range of business, services and other uses that would normally be found on a Type B arterial road and regional transit spine leading into a Central Business District.

Although the Community Improvement Plan cannot directly address these situations, it is anticipated that the Façade and Accessibility Improvement Grant Program and streetscape improvement plan will enhance the attractiveness of the area and strengthen business opportunities and that the Increased Assessment Grant will provide

a financial incentive for the rehabilitation, development and redevelopment of properties within the Simcoe Street South Renaissance Community Improvement Area.

Council will conduct periodic reviews of the Simcoe Street South Renaissance Community Improvement Plan to determine its effectiveness.

## **6.0 Implementation**

The Community Improvement Plan will be implemented through the provisions of Section 4 of the Oshawa Official Plan and Section 28 of the Planning Act, R.S.O. 1990, c. P.13.

The overall implementation of the grant program, including liaison with the Ministry of Municipal Affairs and Housing, shall be the responsibility of the Department of Development Services.

The Façade and Accessibility Improvement Grant Program will be administered on a first come first served basis to the limit of available funding in accordance with any administrative rules governing the grant program.

## **7.0 Interpretation**

Sections 5.0, 6.0 and 7.0 (Part B) of this document, along with Exhibit No. 1, shall form the actual Community Improvement Plan for the Simcoe Street South Renaissance Community Improvement Area. Sections 1.0, 2.0, 3.0 and 4.0 (Part A), Exhibits No. 2, 3 and 4, and Appendices No. 1 and 2 (Part C) do not constitute part of the actual Community Improvement Plan.

Changes to the Simcoe Street South Renaissance Community Improvement Area boundary and deletion or addition of other programs shall require an amendment to this Plan. This Plan has been prepared in accordance with and shall conform to the City of Oshawa Official Plan.

This Plan shall be referred to as the Simcoe Street South Renaissance Community Improvement Plan for the City of Oshawa. At such time as other Community Improvement Plans are prepared for this or other areas, this title may be modified for clarification purposes without requiring an amendment to this Plan.

# **PART C – Appendices**

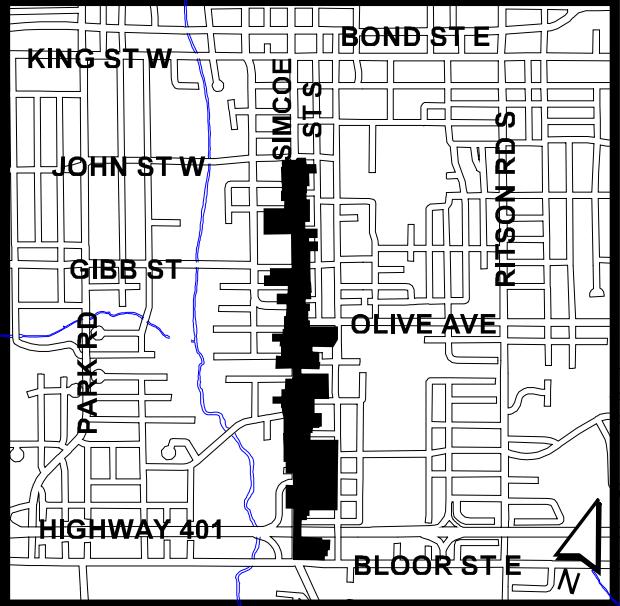
## Appendix No. 1: Notice of Public Meeting

**NOTICE OF PUBLIC MEETING –  
PLANNING ACT**

**Re:** Proposed Oshawa Official Plan Amendment  
Proposed Community Improvement Plan (File Nos. B3100 0063 and B1200 0009)

**Date:** May 5, 2003 – 7:00 p.m.

**Place:** Council Chamber, City Hall  
50 Centre St. S., Oshawa



THE OSHAWA DEVELOPMENT SERVICES COMMITTEE  
WILL BE CONSIDERING:

1. A PROPOSED AMENDMENT TO THE OSHAWA OFFICIAL PLAN TO INTRODUCE NEW POLICIES, AMEND CERTAIN EXISTING POLICIES AND AMEND SCHEDULE C-1 RENAISSANCE COMMUNITY IMPROVEMENT AREA TO ENABLE THE PREPARATION OF A COMMUNITY IMPROVEMENT PLAN WHICH INCLUDES AN INCENTIVE PROGRAM FOR FAÇADE IMPROVEMENTS ON THE LANDS SHOWN ON THE ABOVE MAP; AND
2. A NEW COMMUNITY IMPROVEMENT PLAN FOR THE SIMCOE STREET SOUTH CORRIDOR TO ENABLE THE CITY TO ESTABLISH A FAÇADE IMPROVEMENT LOAN PROGRAM AND UNDERTAKE A STREETSCAPE IMPROVEMENT PROGRAM. THIS COMMUNITY IMPROVEMENT PLAN APPLIES TO CERTAIN PROPERTIES WITHIN THE SIMCOE STREET SOUTH CORRIDOR, BETWEEN JOHN STREET AND BLOOR STREET, AS SHOWN ON THE ABOVE MAP.

Information regarding the proposed Official Plan Amendment and the proposed Community Improvement Plan is available between 8:30 a.m. and 4:30 p.m., Monday to Friday, in the Department of Development Services, 7th Floor, Rundle Tower, City Hall, 50 Centre St. S., Oshawa, Ontario, L1H 3Z7, or by calling Warren Munro at (905) 436-5636, extension 2410.

Written submissions regarding the proposed Official Plan Amendment and the proposed Community Improvement Plan can be made to T. W. Goodchild, Commissioner, Department of Development Services, or be made at the public meeting.

*An Official Plan Amendment adopted by Oshawa Council is forwarded to the Region of Durham for approval, unless it is determined that the Amendment is exempt from Regional approval during the review process. For an exempt Amendment, the decision to adopt by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.*

*A Community Improvement Plan adopted by Oshawa City Council is forwarded to the Ministry of Municipal Affairs and Housing for approval.*

*If a person or public body that files a notice of an appeal of a decision of the City of Oshawa in respect of the proposed Official Plan Amendment and/or the proposed Community Improvement Plan, does not make oral submissions at the public meeting or make written submissions to the City of Oshawa before the proposed Official Plan Amendment and/or the proposed Community Improvement Plan are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.*

If you wish to be notified of the adoption of the Official Plan Amendment and/or the Community Improvement Plan, you must make a written request to the City Clerk, 50 Centre St. S., Oshawa, Ontario L1H 3Z7.

Ted W. Goodchild, MCIP, RPP, Commissioner  
Department of Development Services

2002 04 09

## **Appendix No. 2: Procedures**

### **1. Grant Application Submitted at Time of Building Permit Application**

The applicant is required to submit a completed Façade and Accessibility Improvement Grant application form to the Director of Planning Services for approval prior to commencing any works that are the subject of the grant application. The application will include a copy of the Building Permit application including drawings detailing the proposed improvement works. This may require drawings to be prepared by a Professional Engineer or Architect.

### **2. Description of Eligible Works and Submission of Quotations**

The Façade and Accessibility Improvement Grant application will include a description of the eligible works and an estimate of the work to be undertaken in order to restore the façade. The estimate shall be supported by a minimum of two estimates from qualified contractors for undertaking the eligible works and shall be consistent with the cost estimate indicated on the accompanying building permit application. If the higher of the two estimates is the successful bidder, the grant will be provided on the basis of the average cost of the two estimates. However, if the lower of the two estimates is the successful bidder, the grant, if eligible, shall be provided on the basis of the lowest estimate.

On June 28, 2010 Oshawa City Council passed a motion requiring one (1) of the two (2) required estimates to be from local (Oshawa based) contractors.

### **3. Inspection of Façade**

Prior to approving a Façade and Accessibility Improvement Grant, City staff may need to inspect the building to review the condition of the façade and the proposed improvement.

### **4. Decision of Director of Planning Services**

The final decision as to how much of the proposed work, if any, is eligible for funding under the Façade and Accessibility Improvement Grant program will be made by the Director of Planning Services or designate. Prior to issuing a decision, the Director may request further drawings, cost estimates or other information.

### **5. Expiry of Approval**

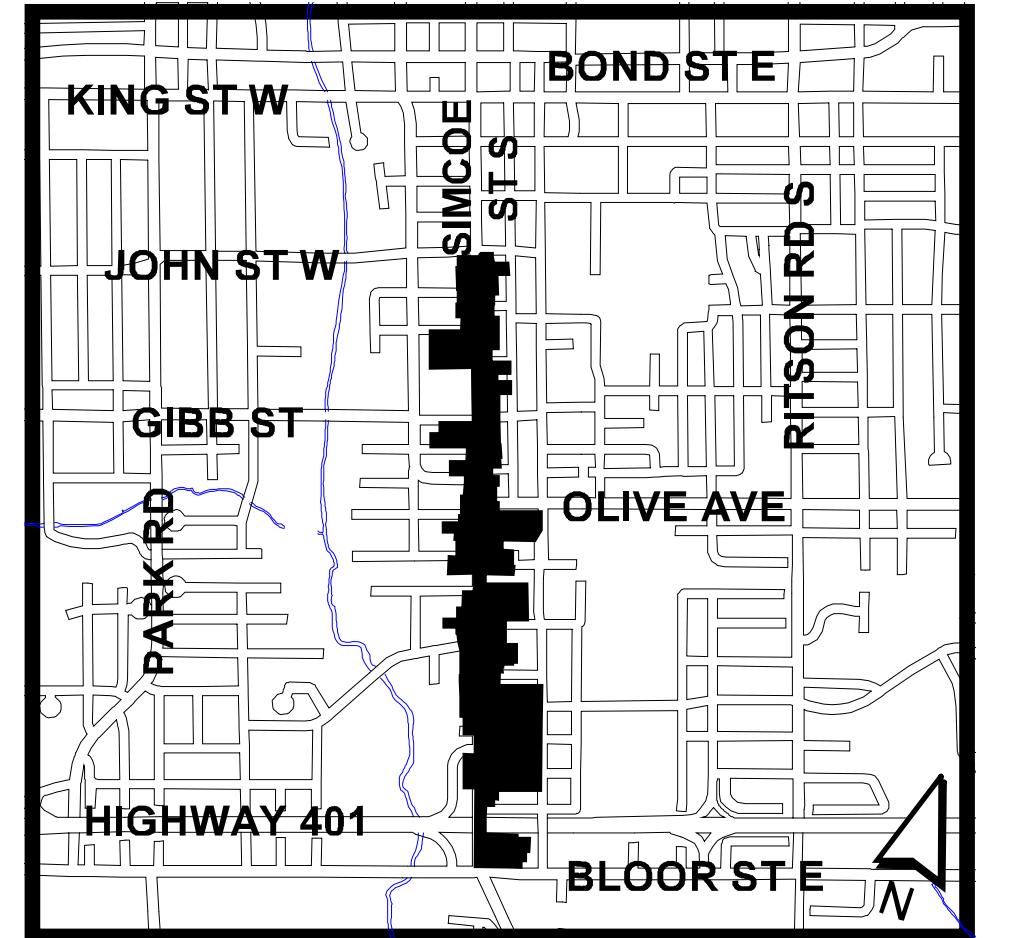
If all eligibility criteria and conditions are met and funds are available in the Façade and Accessibility Improvement Grant fund, the Director of Planning Services or designate will approve the Façade and Accessibility Improvement Grant. A letter from the Director to the applicant will represent a grant commitment and will be valid for a period of six months. The Director, at his/her discretion, may provide an extension of six months.

### **6. Inspection of Completed Work**

Staff from the Building Services Division of the Department of Development Services will conduct an inspection of the completed work.

## **7. Provision of Grant**

Following the inspection of the work and the receipt of invoices from the applicant, the grant agreement will be executed. The grant will be advanced to the applicant only upon the completion of works and progress payments will not be made.



■ Simcoe Street South Renaissance Community Improvement Plan Area

To find out more about these programs, please contact:

City of Oshawa  
Economic Development Services  
50 Centre Street South  
2nd Floor, Rundle Tower  
Oshawa, Ontario L1H 3Z7

**Telephone:** 905-436-5617 or toll-free at 1-800-6-OSHAWA

**Email:** [business@oshawa.ca](mailto:business@oshawa.ca)

**Website:** [www.oshawa.ca](http://www.oshawa.ca)