



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 and 74-2014.. 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.

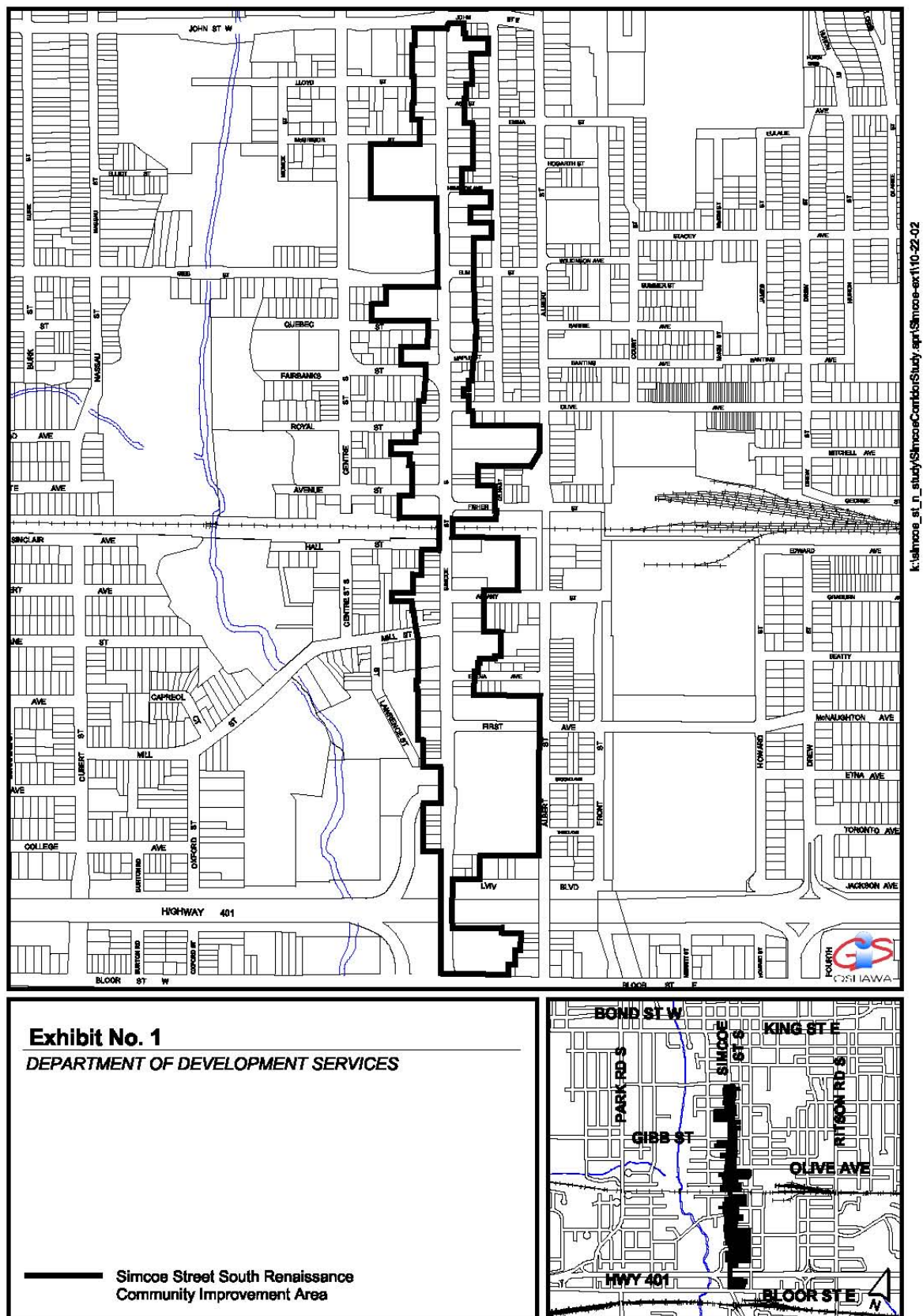
The existing land use and other background information pertaining to the Simcoe Street South Community Improvement Area is described in Section 2.0.

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



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

Land Use	Hectares	% of Total
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
Total	26.1	100.0

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

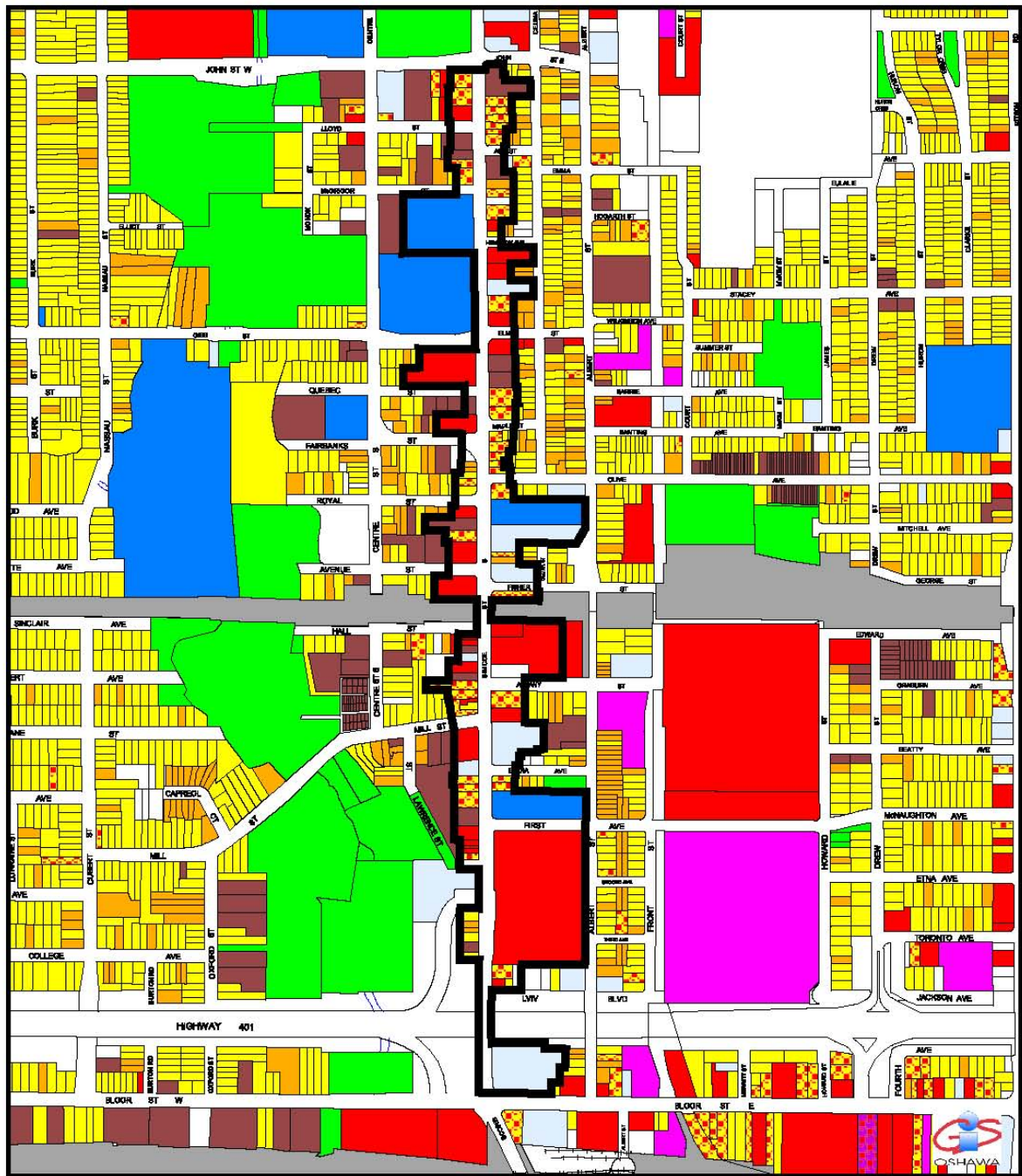


Exhibit No. 2

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.

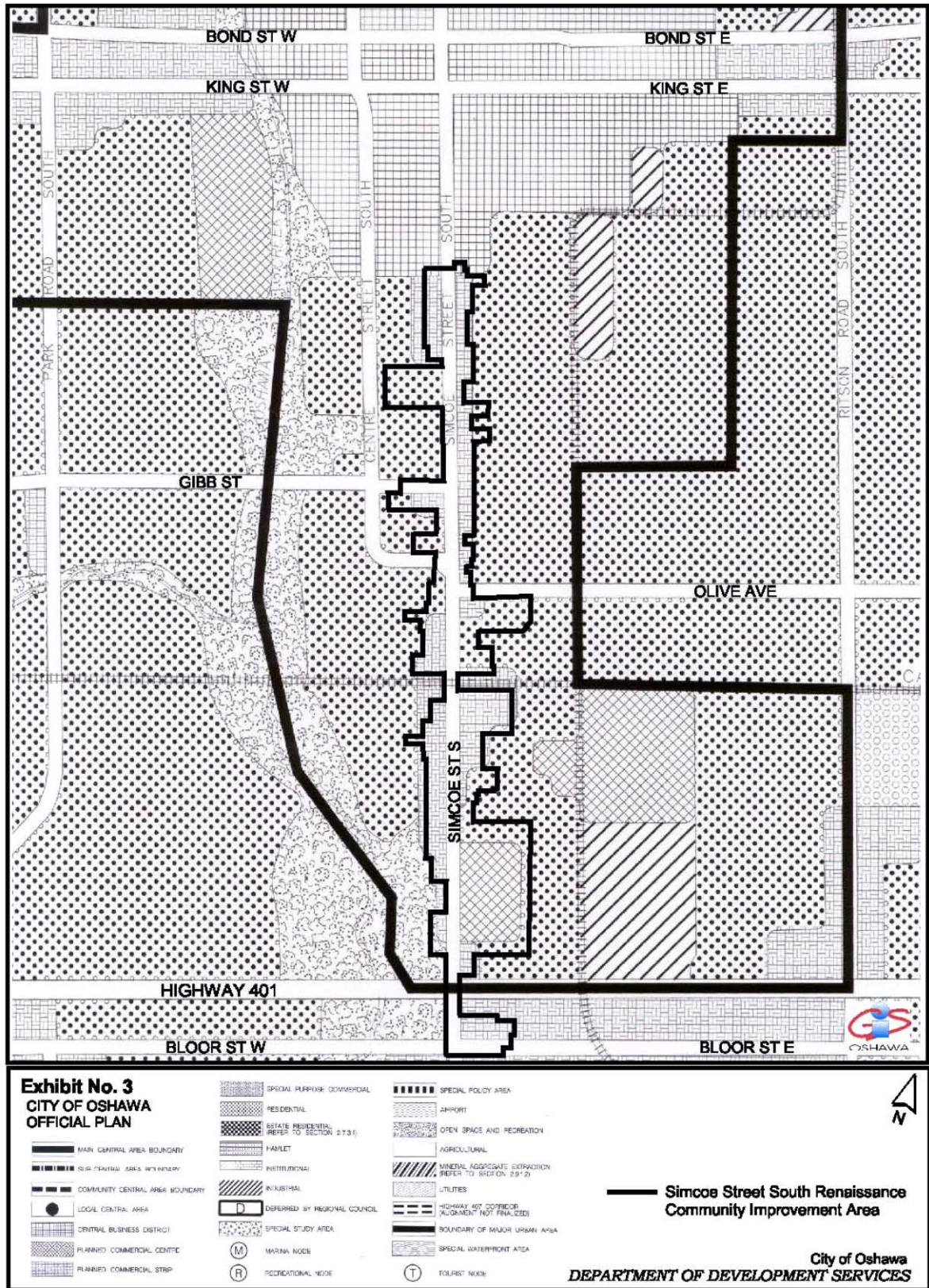
Section 4.6.5 states that the City shall conduct a study to examine opportunities to improve Simcoe Street between Bloor Street and Rossland Road as a Gateway Corridor.

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



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Exhibit No. 4

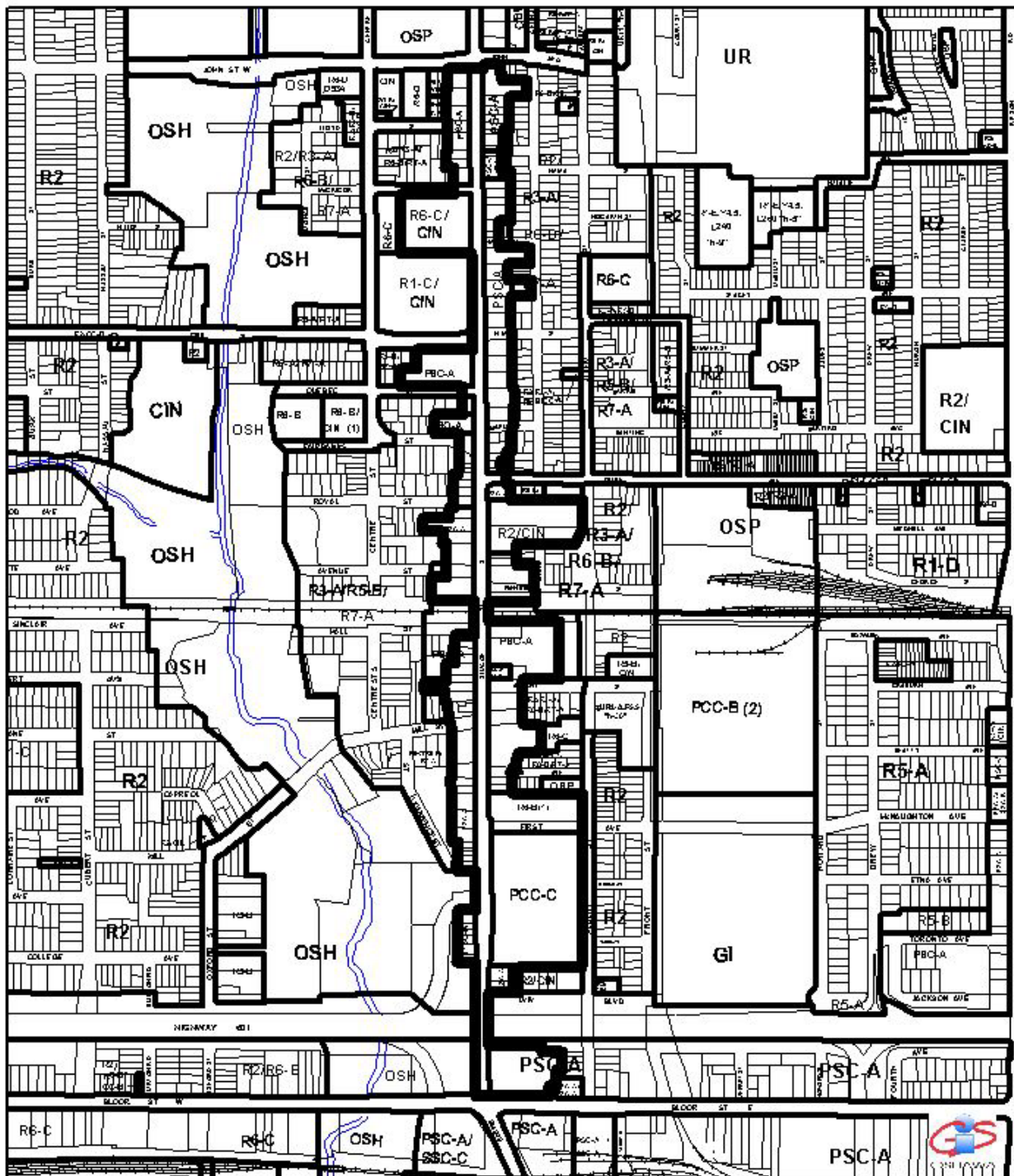



Exhibit No. 4

 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

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

Note¹ 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 loan 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.

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 loan program to encourage improvements to the appearance of buildings 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 Central Business District; and
- To enhance the streetscape to provide for an attractive and appealing gateway into the Central Business District.

5.2 Loan Program

5.2.1 Façade and Accessibility Improvement Loan Program

This loan program is intended to assist property owners with the financing of building façade improvements.

Area of Application

The Façade and Accessibility Improvement Loan Program is available to all registered property owners within the Simcoe Street South Renaissance Community Improvement Area for the City of Oshawa as shown on Exhibit No. 1.

Eligible works include:

- Repainting or cleaning of the façade and those parts of the building visible from adjacent streets or 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 of the store front;
- Removal of inappropriate signage and installation of appropriate new signage;
- Restoration of original façade appearance;
- Replacement or repair of canopies and awnings;
- Installation or repair of exterior lighting; and,

- Such other similar improvements to the building exterior as may be approved by the Director of Planning Services.

Eligibility for Loan

The applicants for a Façade and Accessibility Improvement Loan must be the registered owner(s) of the property. Property owners who have defaulted under any previous City loan program will not be eligible for a Façade and Accessibility Improvement Loan. All loans and mortgages applicable to a property, including the Façade and Accessibility Improvement Loan, must not exceed 75% of the post improvement value of the building and 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 Façade and Accessibility Improvement Loan.

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

General Terms of Loan Program

The loan will be secured through a lien placed against the title of the property. The lien will be reflected on the tax roll and will be registered and discharged by the City. The loan will be interest free with a maximum amortization period of ten years. Should the loan be repaid within 3 years, 25% of the loan will be forgivable. The loan is fully open and may be paid in full at any time.

The loan covers 100% of the costs of the eligible work per building to a maximum of \$15,000 per municipal street address or storefront, subject to an overall maximum of \$45,000 per property owner for a building with multiple street addresses or storefronts.

The minimum loan under this program is \$2,500.

Repayment Provisions

Loan payments will be deferred for six months after the advancement of the funds. Repayments will be made on a monthly basis and calculated based upon a ten-year amortization period. Full payment can be made at any time with no penalty. The loan is also transferable to successors in title provided the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. Demolition permits may not be issued for the building unless the loan has been paid in full.

Work Already Commenced

The Façade and Accessibility Improvement Loan Program will not be retroactively applied to works undertaken prior to the commencement of the program.

5.2.2 Cancellation of Façade and Accessibility Improvement Loan Program

The City of Oshawa may discontinue the Façade and Accessibility Improvement Loan Program at any time without requiring an amendment to this Plan.

5.3 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.

5.3.1 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.

5.3.2 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.

5.4 Duration

The Façade and Accessibility Improvement Loan 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, 2015. The Façade and Accessibility Improvement Loan Program will not be applied retroactively and loan applications will not be accepted after December 31, 2015. Applications received before December 31, 2015 will be processed subject to the availability of funding.

5.5 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 loan program and streetscape improvement plan will enhance the attractiveness of the area and strengthen business opportunities 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 loan 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 Loan 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 loan 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

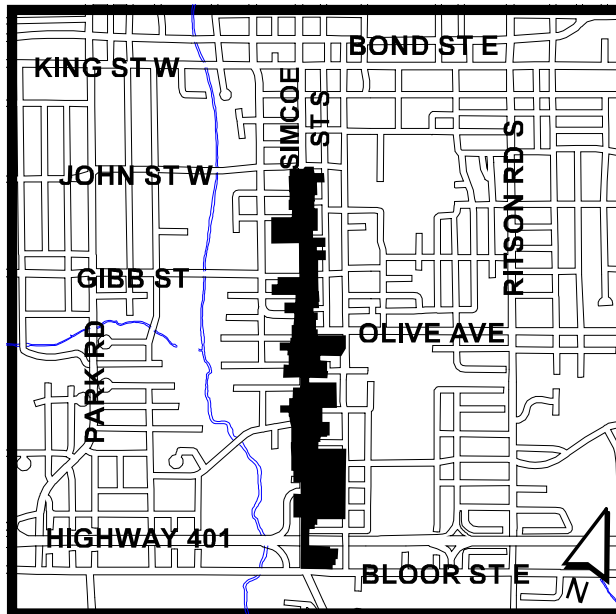
Appendix No. 1: Notice of Public Meeting

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

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Appendix No. 2: Procedures

1. Loan Application Submitted at Time of Building Permit Application

The applicant is required to submit a completed Façade and Accessibility Improvement Loan application form to the Director of Planning Services for approval prior to commencing any works that are the subject of the loan 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 Loan 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 loan 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 loan, 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 Loan, 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 Loan 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

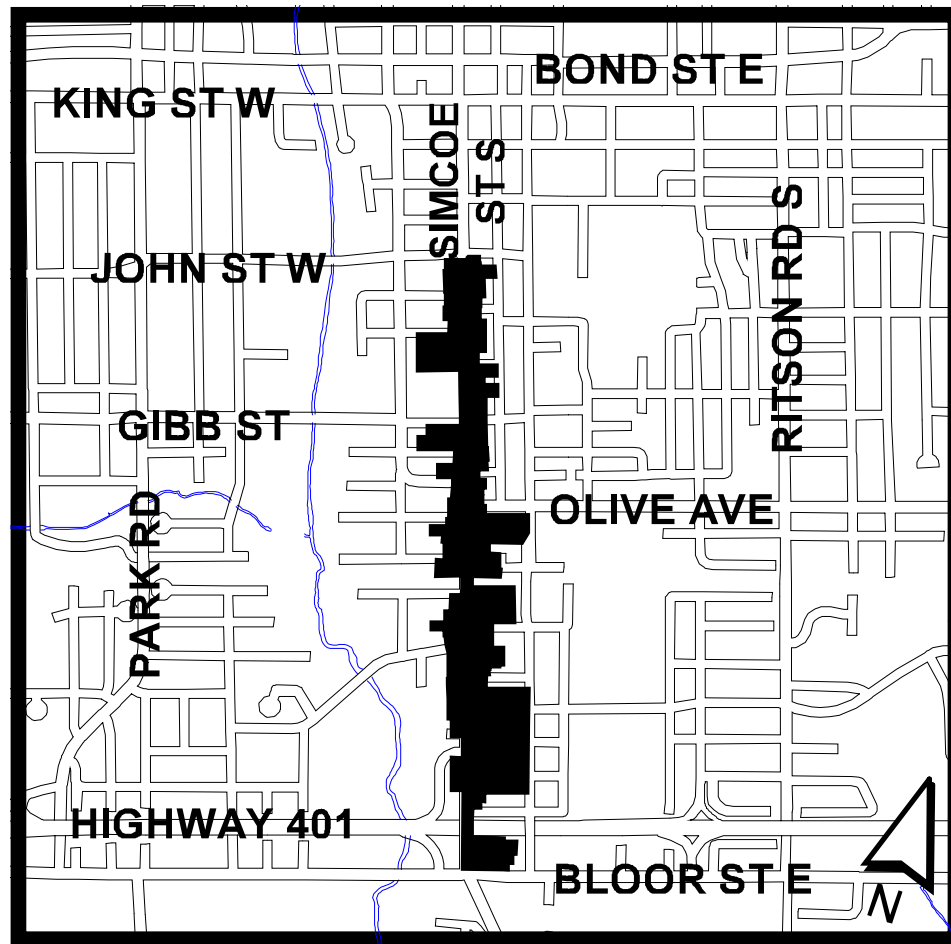
If all eligibility criteria and conditions are met and funds are available in the Façade and Accessibility Improvement Loan fund, the Director of Planning Services or designate will approve the Façade and Accessibility Improvement Loan. A letter from the Director to the applicant will represent a loan 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 Loan

Following the inspection of the work and the receipt of invoices from the applicant, the loan agreement will be executed. The loan 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

Website: www.oshawa.ca