

INFORMATION ITEMS

Week Ending October 18, 2013

REPORTS

1. 2013 Downtown Façade Improvement Grant, Feasibility Study Grant, and Minor Downtown Activation Grant – Awarded Projects

CORRESPONDENCE

1. Ontario Good Roads Association (OGRA) and Residential & Civil Construction Alliance of Ontario (RCCAO) – Report on County of Wellington Bridges

BOARDS & COMMITTEES

1. Committee of Adjustment – September 24, 2013 Minutes

ITEMS AVAILABLE IN THE CLERK'S OFFICE

1. Grand River Conservation Authority (GRCA) – October, 2013 Current
2. Guelph Cemetery Commission – Resignation from Terry Petrie
3. Municipal Information Form – Liquor Licence Application – Guelph Keg Steakhouse and Bar, 49 Clair Road East

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TO City Council

SERVICE AREA Downtown Renewal
Finance and Enterprise Services

DATE October 16, 2013

SUBJECT 2013 Downtown Façade Improvement Grant, Feasibility Study Grant, and Minor Downtown Activation Grant – Awarded Projects

REPORT NUMBER 13-04

EXECUTIVE SUMMARY

SUMMARY OF REPORT

The Downtown Renewal Office awarded the 4th annual round of the Downtown CIP Grants Program.

KEY FINDINGS

- 20 Applications received with 16 Awarded Projects totaling \$208,383.
- For every public dollar \$1 spent, the private sector contributed \$2.4.
- The total construction value of grant requests was \$1.4M
- Expand communications outreach in order to increase program response.
- Pre-application process will continue to ensure all eligibility criteria is met.
- Review program timing to allow applicants to complete program requirements within a sufficient time period.

FINANCIAL IMPLICATIONS

A total of \$213,700 was set aside for program delivery in 2013. \$130,000 was allocated for CIP program delivery in the Capital Budget, Project SS0009. The additional funding - \$83,700 – was carried over from previous grant years where properties changed ownership or the applicant could not complete the grant work within the given time frame.

BACKGROUND

The 2013 Downtown CIP Grants Program was launched on April 15, 2013 and ran for seven weeks. The program consists of the Façade Improvement Grant, Feasibility Study Grant, and the Minor Downtown Activation Grant program. The Façade Improvement Grant provides for a matching grant from \$10,000 to a maximum of

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\$30,000 per façade or storefront to improve or restore a building's façade. The Feasibility Study Grant provides a matching grant of up to \$5,000 per property and assists businesses and property owners determine if building renovations or upgrades are physically and financially feasible. The Minor Downtown Activation is focused on mid-size renovation projects for vacant and underutilized downtown properties. Grants may be awarded for 30 per cent of a project's capital costs, up to a maximum of \$120,000. In 2012, Amendment Number 1 to the Downtown CIP delegated award to the Downtown Renewal Office.

REPORT

In 2013, 20 applications were submitted and represented over \$1,463,525 of construction value translating to \$407,635 worth of grant requests.

All proposals were evaluated by a team of staff using criteria listed in the Downtown Guelph CIP Implementation Guidelines with the review weightings highlighting building restoration impact, quality of proposed design and materials, aesthetic improvements, and streetscape improvements. Each application was reviewed by Building and Finance staff for any outstanding permit or financial issues related to the applicants. In addition, Disability Services and Realty Services provided comments regarding accessibility improvements and any encroachment or liability concerns. The 20 proposals were then evaluated and ranked by staff representing Downtown Renewal, Heritage and Urban Design.

Awarded Grants for July 2013:

Appendix A lists the 16 applications that were awarded. The Facade and Feasibility projects scored above 50% against the criteria and ranged from \$700 to \$110,000 in construction value, representing everything from signage replacement to complete façade restorations. The awarded minor downtown activation grant scored high in the following categories:

- Type of Development (Priority to residential or mixed use projects)
- Projects meets CIP Principles and Goals
- Project Excellence (Street Character, Pedestrian & Street Realm, Design and Architectural Quality)

Evaluation of Program to date:

- Application Quality: The quality of the applications varied considerably. The pre-application meeting will continue to be a requirement.
- Communications: Program response was lower than expected. In previous years, local media outlets featured the programs and highlighted complete
- + projects.

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- Funding: Downtown Renewal will be requesting this program be recommitted as a multi-year program in the 2014 budget.
- Program Timing: Staff is reviewing its options to potentially launch two separate rounds in 2014. Applicants have noted the spring launch does not provide sufficient timing and makes the process very competitive.

CORPORATE STRATEGIC PLAN

The CIP Programs will contribute to meeting the following strategic goals and objectives:

2012 Strategic Focus Area 3: City Building

3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City

3.2 Be economically viable, resilient, diverse and attractive for business

DEPARTMENTAL CONSULTATION

Financial Services, Realty Services, Policy Planning and Urban Design, Building Services and Zoning.

COMMUNICATIONS

Detailed memos were sent out to all applicants following Council's decision.

ATTACHMENTS

Appendix A – 2013 Recommended Grants

Appendix B – CIP Summary – 2010-2013



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APPENDIX A - 2013 Recommended Grants Feasibility Study Grant

	#	Street	Proposed Improvement	Construction Total	Grant Awarded	Score (%)
1	31	Gordon	Feasibility Study	\$18,848.00	\$5,000.00	68

Façade Improvement Grants

	#	Street	Proposed Improvement	Construction Total	Grant Awarded	Score (%)
2	15	Yarmouth	Refurbishing Wooden & Masonry Elements	\$108,230.00	\$20,000.00	81
3	42	Wyndham St N	Window Replacement, Signage	\$15,527.00	\$7,763.50	68
4	31	Gordon	Restoration based on Feasibility Study	\$85,444.00	\$20,000.00	68
5	75	Yarmouth	Repointing, new columns	\$61,500.00	\$10,000.00	67
6	15	Quebec	Signage, Window Replacement, Electronic Door	\$10,000.00	\$5,000.00	66
7	6	Dublin St S	Windows, Signage, Woodwork restored	\$38,900.00	\$19,450.00	63
8	109	Norfolk	Repointing, signage, awnings	\$73,449.00	\$20,000.00	60
9	45/47	MacDonnell	Signage/Lighting/Repointing	\$47,082.00	\$20,000.00	58
10	17	MacDonnell	Signage	\$1,157.38	\$578.69	58
11	24	Carden	Signage	\$6,000.00	\$3,000.00	53
12	30	Quebec	Signage	\$1,380.00	\$690.00	52
13	20	Wilson	Awnings	\$1,445.75	\$780.00	50
14	25	Wyndham St N	Signage	\$4,091.67	\$2,045.83	50
15	94	Carden	Signage	\$4,927.39	\$2,463.70	50

Minor Downtown Activation Grants

	#	Street	Proposed Improvement	Construction Total	Grant Request	
16	109	Norfolk	(10) New commercial spaces	\$238,703	\$71,611	66
			TOTALS	\$715,305	\$208,383	
			Investment Ratio Private: City Dollars	2.43:1		

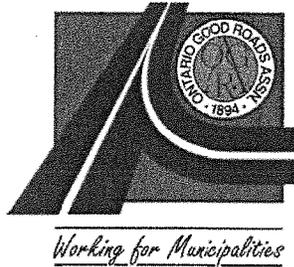
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APPENDIX B Downtown CIP Grant Summary – 2010-2013

Downtown Guelph CIP -- FACADE & FEASIBILITY & MINOR DOWNTOWN ACTIVATION GRANTS

	2010	2011	2012	2013	Totals
Council Funding	\$140,000	\$160,000	\$260,000	\$130,000 *83,700	
Applications Received	31	29	26	20	106
Total Construction (\$)	\$550,213	\$ 1,006,428	\$3,081,130	\$1,463,525	\$4,544,655
Applications Awarded	16	18	18	16	68
Grant Value (\$)	\$127,435	\$185,370	\$217,556	\$208,383	\$738,744
Total Construction (\$) (Awarded Grants)	\$310,158	\$610,268	\$802,315	\$715,305	\$2,438,046
<i>*This amount carried over from previous years (e.g. change of building ownership, change in project or incomplete grants).</i>				1 City dollar : 2.30 (total-grant/grant) Private Dollar	



RESIDENTIAL AND
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Constructing Ontario's Future

FOR IMMEDIATE RELEASE

OGRA AND RCCAO RELEASE REPORT ON COUNTY OF WELLINGTON BRIDGES

OAKVILLE, ON, October 17, 2013 – A study commissioned by the Ontario Good Roads Association (OGRA), the Residential & Civil Construction Alliance of Ontario (RCCAO) concludes that Alternative Financing and Procurement (AFP) is worth exploring to maintain Ontario's bridges and culverts in a good state of repair.

This report evaluated the bridge infrastructure needs of the County of Wellington and its lower tier municipalities to assess the potential application of alternative delivery methods. Based on an analysis of 635 structures, it was found that savings of 13% to 20% could be achieved using AFP contracts.

OGRA and RCCAO are pleased to announce the study is now complete and the full report may be found on both organizations websites or by clicking [here](#).

OGRA President Joanne Vanderheyden is pleased with OGRA's involvement and feels that "this study is the first step in the right direction to explore the potential of alternative delivery approaches. Moreover, this collaborative study proves that an asset management solution, such as Municipal DataWorks (MDW), is imperative. OGRA has the database to document Ontario Structure Inspection Manual (OSIM) reports and with MDW's recent growth, this study supports the notion for a centralized repository for infrastructure data."

Joe Tiernay, OGRA Executive Director, said "This is an important initiative. For the first time, we have looked at how AFP might work for smaller municipalities in Ontario. Although the report concluded that there are a number of challenges to overcome, it also points to a future where municipalities of all sizes will be able to collaboratively explore AFP."

Andy Manahan, RCCAO's Executive Director, added "this analysis confirms that bundling of bridges and culverts will increase the size of contracts so that AFP methods can be employed for long-term, regular maintenance of these structures."

The mandate of the Ontario Good Roads Association is to represent the infrastructure interests of municipalities through advocacy, consultation, training and the delivery of identified services.

The Residential & Civil Construction Alliance of Ontario's goal is to work in cooperation with governments and related stakeholders to offer realistic solutions to our infrastructure challenges.

This study was financially supported by the Ministry of Transportation.

OGRA's publication Milestones Magazine has highlighted the report in an article entitled The Bridges of Wellington County, please click [here](#) to read.

CONTACT

To learn more information, please visit www.ogra.org or www.rccao.com.

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