

NO: **R091**

COUNCIL DATE: **May 25, 2015**

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **May 12, 2015**

FROM: **General Manager, Parks, Recreation and Culture** FILE: **1850-01**  
**General Manager, Finance and Technology**

SUBJECT: **Community Enhancement Partnership (CEP) Program – Façade  
Enhancement Grant Application – Yang Family Holdings Ltd.**

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## RECOMMENDATION

The Parks, Recreation & Culture Department and the Finance & Technology Department recommend that Council approve the following grant recommendation:

1. A Façade Enhancement grant of up to \$1,520 to the Yang Family Holdings Ltd. for the Gateway Medical Clinic.

## BACKGROUND

In January 2010, Council adopted the Community Enhancement Partnership (CEP) Program, which provides financial support for projects focussed on community engagement and neighbourhood beautification. Under the CEP Program, residents and community groups may apply to the City for a grant under either of two separate categories: (a) *Small Project Grants* or (b) *Celebration and Activity Grants*.

In 2013, a third category called *Façade Enhancement Grants* was adopted by Council. The Façade Enhancement Grants enable small businesses, or commercial property owners, to apply for funding to renovate or improve their building façades. These grants provide an incentive for owners to conduct building improvements that improve the appearance of streetscapes and attract people and businesses to the area.

The Façade Enhancement Grant Guidelines are attached as **Appendix I**.

The community has been notified of the Façade Enhancement program through Business Improvement Association member mail-outs, the City's website and community association meetings. A Grant Selection Committee has been established, with representation from various City departments, and is responsible for assessing grant applications that are received under the program.

The following sections of this report provide a description and evaluation of a recently received application for a Façade Enhancement Grant under the CEP Program.

## DISCUSSION

### Yang Family Holdings – Application for Grant

*Yang Family Holdings* has applied for a Façade Enhancement Grant of \$1,520 to support a proposed building Façade and signage renovation project at 10751 King George Boulevard. Background information on this request is attached as **Appendix II** to this report. This project involves upgrading of the commercial building by painting and installing updated signage. The Yang Family received a Façade Enhancement grant in 2014 from Council for the successful renovation of the adjacent property that they also own. The work has greatly enhanced the streetscape along King George Boulevard.

The project costs for 10751 King George Boulevard include \$2,100 for exterior restoration and painting and \$2,959 for updated signage. The owners will contract out the work to local businesses and intend to contribute \$3,550 to the project. Based on a review of the project against the Façade Enhancement Grant criteria, a grant of up to \$1,520 (30% of the costs) to the Yang Family Holdings is considered reasonable, subject to the following conditions:

- The submission of receipts for exterior restoration, painting and signage; and
- The submission of photographs that document the progress and outcomes of the project.

### Funding

**Appendix III** provides information on the status of funding for the Community Enhancement Partnership Program which includes grants for the Façade Enhancement Program. Sufficient funding is currently available for the Yang Family Holdings grant application.

### Sustainability Considerations

The CEP Program supports the goals of the City's *Sustainability Charter* by encouraging social connections, volunteerism, community ownership and citizen engagement, in accordance with the Sustainability Charter Goals SC 6, 7, 8 and 13.

## CONCLUSION

Staff recommend that Council approve a grant, under the (CEP) Façade Enhancement Program, of up to \$1,520 to Yang Family Holdings to support a building façade renovation project at 10751 King George Blvd.

Laurie Cavan  
General Manager  
Parks, Recreation and Culture

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Appendix I: Façade Enhancement Grant - Program Overview and Guidelines  
Appendix II: Background information on the building façade improvements  
Appendix III: Status of Community Enhancement Partnership Program Funding

## **Façade Enhancement Grant Overview and Guidelines**

The City of Surrey's Façade Enhancement Program encourages commercial property owners to invest in their buildings through façade renovations. Property owners are encouraged to renovate building façades, with the City providing grant funding of up to 30% of eligible costs, up to a maximum of \$3,000. Through the Façade Enhancement Program, property owners will help to improve the streetscape of the local community, attracting residents, businesses and customers to the area.

### **PROGRAM GOALS**

The program addresses the following objectives:

1. Make city streets a more inviting and interesting place to walk and shop;
2. Build civic pride within the local business community;
3. Contribute to the quality of life of residents, workers and visitors in Surrey; and
4. Promote the marketability of local business areas.

### **GRANT ALLOCATION**

The program can provide grants of up to 30% of the cost of eligible improvements, to a maximum of \$3,000 per building. Any fees required for City permits can be included in addition to the grant. Program participants are eligible for reimbursement upon the completion of their approved project. Applications will be reviewed on an ongoing basis. Applicants are encouraged to apply at any time.

Council approval for the Façade Enhancement Grant must be given prior to any work being performed. Grants will not be awarded to Façade Enhancement projects that are already under construction or completed.

Façade and storefront enhancement proposals will be:

- Reviewed on a case by case basis
- Subject to approval by the Project Review Committee
- Subject to a legal agreement between the property owner and the City of Surrey
- Subject to the availability of funding

### **Eligible Applicants**

- The applicant must be a property owner. If the applicant is the business owner/tenant, the applicant must have the approval of the property owner in writing
- Applicant must be current on all property tax obligations
- Business owners must have a valid Surrey Business License

### **DESIGN GUIDELINES**

Façade renovations must involve the general upgrading of a building's external appearance focusing on the following guidelines:

- Contribute to the pedestrian environment by improving the aesthetic impact of the façade thus adding visual interest to the streetscape;
- Provide year-round impact and permanent impact;

- Complement the original design of the structure;
- Contribute to the building's character; and
- Encourage other restoration or redevelopment within the downtown area.

### **Eligible Enhancements**

A *façade* is defined as the portion of a building that faces the public right-of-way and is fronted by a sidewalk or similar pedestrian-oriented pathway. Façade enhancements restore or redesign existing storefronts. Renovations should improve the interface between the public right-of-way and commercial spaces, and enhance the overall streetscape.

All Façade enhancements should be compatible with applicable zoning by-laws, satisfy building permit requirements, and conform to any other relevant regulations.

Eligible Façade enhancements include:

- Restoration of exterior finishes and/or repainting of exterior façades;
- Repair and/or replacement of frontage windows and doors;
- Exterior lighting;
- Repair and/or replacement of signs and other fixtures;
- Installation and/or repair of awnings;
- Addition of patio areas and/or permanent landscaping elements;
- Removal of barriers to access for people with disabilities and mobility challenges;
- Repair or restoration of Façade masonry, brickwork, or wood; and
- Enhancement & removal of safety grilles.

### **REIMBURSEMENT**

- Funded projects must be completed within one year of Council approval, unless otherwise authorized by City staff. If the project is not completed by the deadline, the City's obligation to reimburse the owner or tenant for the project is terminated and funds will be reallocated for other grant applicants.
- Applicants must provide proof of payment (receipts, paid invoices, etc.) for all eligible enhancements within 30 days of project completion. Reimbursement for approved façade renovations is subject to final inspection. Project costs are subject to audit by the City of Surrey.

## Background Information on Proposed Façade Improvements



### **10751 King George Boulevard**

Building will be painted. Window clutter removed and replaced with simplified signage. Pole sign painted and replaced with new signage.

## Status of Community Enhancement Partnership Program Funding



**2015 FINANCIAL PLAN**  
**COMMUNITY ENHANCEMENT PARTNERSHIP PROGRAM**

Description	Amount	Allocation to	
		Date	Remaining
Carried Forward from Previous Years		\$ 38,500.00	
<b>Grants awarded in 2012</b>			
24. Surrey Appreciates ME (SAME) Group	\$ 3,000.00		
25. Friends of Semiahmoo Bay Society, Little Campbell Watershed Society	\$ 3,000.00		
26. Bolivar Heights Community Association and James Ardiel Elementary School	\$ 550.00		
27. LA Matheson Secondary School	\$ 3,000.00		
28. Community Clean Landscapes- Cedar Hills Elementary	\$ 800.00		
29. East Panorama Community Celebration	\$ 500.00		
30. Royal Heights Fall Fest	\$ 1,000.00		
<b>Grants awarded in 2013</b>			
31. West Panorama Ratepayers	\$ 3,000.00		
32. Fun Fun Playground Project	\$ 1,000.00		
33. Hall's Prairie Earth Day Project	\$ 1,000.00		
34. Hillcrest Elementary Boulevard Landscape	\$ 2,860.00		
35. Alexandra Neighbourhood House Community Garden	\$ 3,000.00		
36. Blockwatch 3-230 Chimney Hill	\$ 300.00		
37. Port Kells Farmer's Market	\$ 2,000.00		
38. Middleglen Place Block Clean-up and Celebration	\$ 795.00		
39. Panorama Neighbourhood Association	\$ 1,000.00		
40. Surrey Urban Mission	\$ 1,000.00		
41. Sources- Food For Thought	\$ 3,000.00		
42. FCA Swank Storyboard	\$ 3,000.00		
<b>Grants awarded in 2014</b>			
43. West Panorama Ratepayers Delta View	\$ 3,000.00		
44. Friends of the Grove	\$ 1,000.00		
45. Keys Health- Street Sweepers Social Club	\$ 3,000.00		
46. Whalley's Corner Community Festival	\$ 1,000.00		
47. Fleetwood 84th Ave Café StreetFEST	\$ 1,000.00		
48. FACADE- 10729 King George Blvd- Yang Family	\$ 1,260.00		
49. East Panorama street clean up	\$ 300.00		
50. Panorama Neighbourhood Association	\$ 1,000.00		
51. Streetrich HipHop Society	\$ -		
52. Spirit Garden Trellises	\$ 3,000.00		
53. 101A Ave Block Party	\$ 400.00		
54. FACADE- 10768 King George Blvd Flamingo Hotel	\$ 2,615.00		
55. 124th and 68th Ave boulevard planting	\$ 500.00		
56. FACADE- 7 Days Grocery	\$ 3,000.00		
57. Ocean Park Community Association Winter Wonderland	\$ 900.00		
<b>Grants awarded in 2015 (to date)</b>			
58. Friends of the Grove	\$ 1,000.00		
59. Hall's Prairie Stream of Dreams	\$ 1,000.00		
60. Frost Road Elementary and HASTe BC	\$ 1,000.00		
61. Kylie All/Indigo Townhouse Complex	\$ 500.00		
62. FACADE- Old Surrey Restaurant	\$ 3,000.00		
63. DiverseCity Street Patio	\$ 3,000.00		
64. Crescent Park Garden	\$ 3,000.00		
65. W.E. Kinwig Fence Project	\$ 2,912.00		
66. Panorama Picnic in the Park	\$ 1,000.00		
67. FAÇADE- Yang Family Gateway Medical (proposed)	\$ 1,520.00		
<b>Total allocations :</b>	<b>\$ 73,712.00</b>	<b>\$ 112,212.00</b>	<b>\$ 32,238.00</b>