



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: October 22, 2019

Report Number: PBS-2019-38

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12000 Tecumseh Road (Villa Pia Investments)
Planning, Design and Architectural Grant and
Planning Application and Permit Fee Grant Programs
OUR FILE: D18 CIPFIP - CIP-04/19

Recommendations

It is recommended:

That the Grant Application for the Tecumseh Road Main Street Community Improvement Plan (CIP) Financial Incentive Program, for the property located at 12000 Tecumseh Road (Roll No. 374401000001900), **be deemed eligible and approved** for the:

- i. Planning Design and Architectural Grant Program in the amount of \$3,000; and
- ii. Planning Application and Permit Fee Grant Program in the amount of \$1,075

in relation to the design and site plan application for the proposed construction of a new commercial building on the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2019-38.

Background

The Council-adopted Tecumseh Road Main Street Community Improvement Plan (CIP) applies to an area that represents the historical commercial core of the Town and comprises an approximate 1.2 kilometre corridor centred on Tecumseh Road from the VIA Railway on the

east to the Town's border with the City of Windsor just beyond Southfield Drive on the west (see CIP Area in Figure 1). The area encompasses 96 acres and approximately 115 properties with a mix of commercial and residential along with many tracts of underutilized land.

The CIP establishes a community developed vision and provides a means for planning and promoting development activities to more effectively and efficiently use lands, buildings, and facilities. Its goal is to bring about revitalization and encourage both private and public investment in the CIP Area. To help achieve this vision, the CIP provides for a range of financial incentive programs to registered Owners and tenants of land and buildings within the CIP Area. Attachment 1 contains a table that outlines the financial incentives available for lands in the CIP Area, subject to satisfying various criteria and rules.



Comments

Proposal

Background and Current Proposal

Over the past few years, Town Administration has met with the Owner of the commercial property located at 12000 Tecumseh Road (see Attachments 2 and 2A for location) regarding its long term uses and design. The subject property is currently occupied by the Frank Brewing restaurant/brewery (see image below) with the balance of the lot being used for auto-related uses. It is the ultimate intent of the Owner to replace the auto-related uses on the property with new commercial/residential uses through the gradual redevelopment of the entire property.



In 2016, the Owner applied for and was granted a \$2,000 CIP grant to assist in the construction of the outdoor patio associated with the aforementioned restaurant/brewery.

In recent weeks, the Owner met with Town Administration to discuss a proposed stand-alone commercial building on the property that would be located along Tecumseh Road to the southwest of the restaurant/brewery. To assist in meeting the design/architectural guidelines of the CIP, the Owner is retaining the services of an architect. Accordingly, he is requesting CIP funding toward the expense of the preparation of architectural drawings as well as costs

associated with the requisite Site Plan Control application. Grants to assist with these costs are contemplated by the CIP subject to meeting the design guidelines established in the CIP.

Proposed Grant Details

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application seeking financial incentives under the Planning, Design and Architectural Grant Program for \$3,000 and the Planning Application and Permit Fee Grant Program for \$1,075. (Note: HST is not included as part of the grant.) As required by the CIP, the Owner has provided two reliable cost estimates for the costs related to the preparation of architectural/engineering drawings for the proposed development, as identified below:

John Gillis & Associates Inc. - \$22,000

Argent Architecture Design - \$24,500

The requested amount of \$3,000 represents the maximum amount of grant available (50% of the total eligible costs or up to \$3,000), as established by the selected preferred quote of John Gillis & Associates Inc.

It should be noted that the \$1,075 being sought under the Planning Application and Permit Fee Grant Program represents the Town application fee cost for the Site Plan Control application that will be required prior to development taking place. This grant provides funding of up to \$2,000 towards the costs of permit fees paid for approved projects.

The subject grant application has been reviewed/evaluated by Town Administration against the requirements of the CIP. Town Administration has no concerns with the application and recommends that the application be deemed eligible and approved in accordance with Section 11.3 (5) of the CIP.

Next Steps

Upon Council approval, a letter from the Town to the Owner advising of Council's approval will represent a grant commitment. The CIP establishes the following with respect to the Planning, Design and Architectural Grant Program:

- i) the Owner will have a period of six months to start the works and one year to complete the proposed works from the date of Council approval;
- ii) extensions will be considered on a case-by-case basis; and

- iii) an application may be cancelled if work does not commence within the six-month period or if the approved works are not completed within a one-year period from the date of Council approval.

Upon completion of the works, Administration will conduct a review of the work to ensure all requirements of the CIP have been complied with. Once it has been determined that the CIP requirements have been met, and upon the receipt of invoices from the Owner and proof of payment, the Grant will be issued.

With respect to the Planning Application and Permit Fee Grant Program, once the Owner finalizes the required site plan control drawings and executes a site plan control agreement with the Town, the cost associated with the Site Plan Control application will be refunded to the Owner.

Consultations

Financial Services
Fire & Emergency Services

Financial Implications

The Tecumseh Road CIP provides for Support Programs and Incentives that can total up to \$417,000 per calendar year commencing in 2016. The \$417,000 is the sum of annual maximum limits per individual incentive program category within the CIP. Actual incentives available will depend on approved budget funding.

The 2019 budget includes CIP grant funding of \$125,000. An additional \$106,053 of uncommitted budget allocation from prior period budgets was carried forward, thus totalling \$231,053 in funds available for 2019. To date, three other applications have been approved during 2019, thus the current available funding total is \$217,615.

Upon approval of the recommendation of this report, remaining available program funds for 2019 will be \$213,540 as referenced in the tables in Attachments 3A and 3B.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Deputy Treasurer & Tax Collector

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

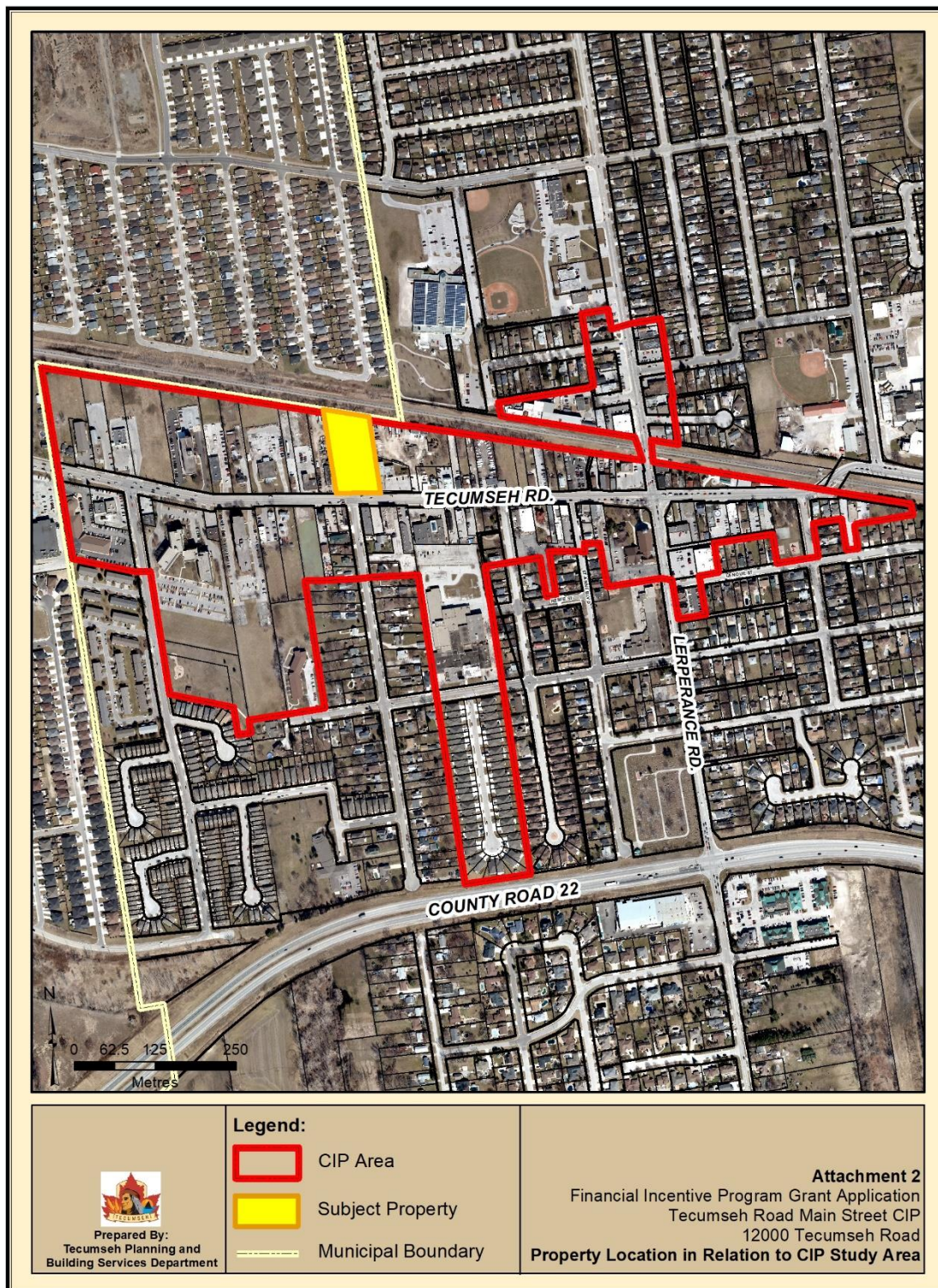
Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	CIP Support Programs and Incentives Summary
2	Property Location in Relation to CIP Study Area
2A	Property Location, Detail View
3A	CIP Incentives Financial Summary Chart No. 1
3B	CIP Incentives Financial Summary Chart No. 2

Attachment 1
Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12000 Tecumseh Road
CIP Support Programs and Incentives Summary

11.4 SUPPORT PROGRAMS AND INCENTIVES SUMMARY

Grant Program	Monetary Incentive	Annual Program Allocation
Planning, Design, and Architectural Grants	Matching grant of 50% of the cost of eligible planning, design and architectural work to a maximum grant of \$3,000 with a maximum of one study per property.	\$15,000
Planning Application and Permit Fee Grant Program	Grant will be provided for 100% of the normal application or permit fees paid by the applicant to a maximum of \$2,000 for approved projects.	\$10,000
Development Charges Grant Program	One-time grant of an amount equivalent to the Town of Tecumseh Development Charge for the buildings being constructed.	\$200,000
Building Façade Improvement Grant Program (BFIP)	Matching grant of 50% of the cost of eligible façade improvements to existing commercial properties to a maximum grant of \$15,000, with a maximum of one grant per property per year. Improvements must cost \$2,000 or greater to be eligible.	\$45,000
Building and Property Improvement Grant Program (BPIG)	Amount to be determined based upon the incremental increase in the municipal taxes that results from the work being completed.	N/A
Building Rehabilitation Loan Program (BRLP)	Loan equivalent to a proportion of the work value and on a matching funds basis, to a maximum of 50% of eligible costs. The maximum loan is \$15,000.	N/A
Residential Grant Program (RGP)	Grant equal to the cost of rehabilitating existing residential units and/or constructing new residential units on the basis of \$30 per square foot of habitable floor space rehabilitated or constructed, to a maximum grant of \$20,000 per unit.	\$100,000
Parking Area Improvement Program (PAIP)	Matching grant of 50% of the cost of eligible parking area improvement work to a maximum grant of \$10,000, with a maximum of one grant per property per year.	\$30,000
Sidewalk Café Grant Program	One-time grant of 50% of the cost, up to a maximum of \$2,000 for the design of a sidewalk café. Additionally, the Town will provide eligible candidates an annual grant of 50% of the costs for related work, up to a maximum of \$2,000.	\$12,000
Mural/Public Art Program	One-time grant of a maximum of \$1,000.	\$5,000





Attachment 3A
Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12000 Tecumseh Road
CIP Incentives Financial Summary Chart No. 1

CIP Incentives Summary - Year-to-Date October 22, 2019				
Grant Program	Annual Program Allocation Limit	Projects Committed	Projects Proposed	Paid
1. Planning, Design, and Architectural Grants	\$ 15,000	\$ 3,000	\$ 3,000	\$ -
2. Planning Application and Permit Fee Grant Program	\$ 10,000	\$ -	\$ 1,075	\$ -
3. Development Charges Grant Program	\$ 200,000	\$ -	\$ -	\$ -
4. Building Façade Improvement Grant Program (BFIP)	\$ 45,000	\$ -	\$ -	\$ -
5. Residential Grant Program (RGP)	\$ 100,000	\$ -	\$ -	\$ -
6. Parking Area Improvement Program (PAIP)	\$ 30,000	\$ 10,438		\$ -
7. Sidewalk Café Grant Program	\$ 12,000	\$ -	\$ -	\$ -
8. Mural/Public Art Program	\$ 5,000	\$ -		\$ -
	\$ 417,000	\$ 13,438	\$ 4,075	\$ -
Actual Budget Allocations:				
2019	\$ 125,000			
Prior Years - Carry-forward	\$ 106,053			
Total Available for 2018	\$ 231,053			
2019 Annual Funding Shortfall including carry-overs	\$ (185,947)			
Total Available for 2019 less Projects Committed		\$ 217,615		
Remaining Available less Projects Proposed			\$ 213,540	

Attachment 3B
Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12214 Tecumseh Road
CIP Incentives Financial Summary Chart No. 2

CIP Approved Projects and Funding Since Inception									
Project Code / Year	Project Name	1	2	3	4	5	6	7	8
CIP-01/16	Buckingham Realty	\$ 1,475							
CIP-02/16	Frank Brewing Co.							\$ 2,000	
CIP-03/16	1614840 Ontario Ltd.		\$ 2,000	\$ 80,784					
CIP-04/16	Valente Development Corp.			\$ 80,003					
CIP-02/17	Valente Development Corp.			\$ 78,120					
CIP-03/17	Lesperance Plaza Inc				\$ 15,000				
CIP-04/17	St. Anne Church				\$ 15,000				
CIP-05/17	Carrots N Dates							\$ 2,000	
CIP-06/17	Buckingham Realty				\$ 15,000				
CIP-01/18	1071 Lesperance Road – c/o Lesperance Square Inc.	\$ 3,000							
CIP-02/18	12350 Tecumseh Rd. - Tecumseh Historical Society							\$ 1,000	
CIP-03/18	Buckingham Realty		\$ 600						
CIP-04/18	1071 Lesperance Road – c/o Lesperance Square Inc.			\$ 5,416	\$ 15,000	\$ 40,000			
CIP-05/18	12357 Tecumseh Road - Bosely Hair					\$ 20,000			
CIP-06/18	Team Goran Inc.				\$ 4,000				
CIP-07/18	1122 Lesperance (2586168 ON)	\$ 3,000							
CIP-08/18	1122 Lesperance (2586168 ON)				\$ 15,000				
CIP-09/18	1122 Lesperance (2586168 ON)		\$ 562						
CIP-01/19	11958 Tecumseh Road	\$ 3,000							
CIP-02/19	12222 Tecumseh Road						\$ 10,000		
CIP-03/19	Buckingham Realty						\$ 438		
	Total	\$ 10,475	\$ 3,162	\$ 244,323	\$ 79,000	\$ 60,000	\$ 10,438	\$ 4,000	\$ 1,000
									\$ 412,398
									GRANT PAID