



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: September 8, 2020

Report Number: PBS-2020-31

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12357 Tecumseh Road – Bosley Hair Salon
Planning, Design and Architectural Grant Program
OUR FILE: D18 CIPFIP - CIP-06/20

Recommendations

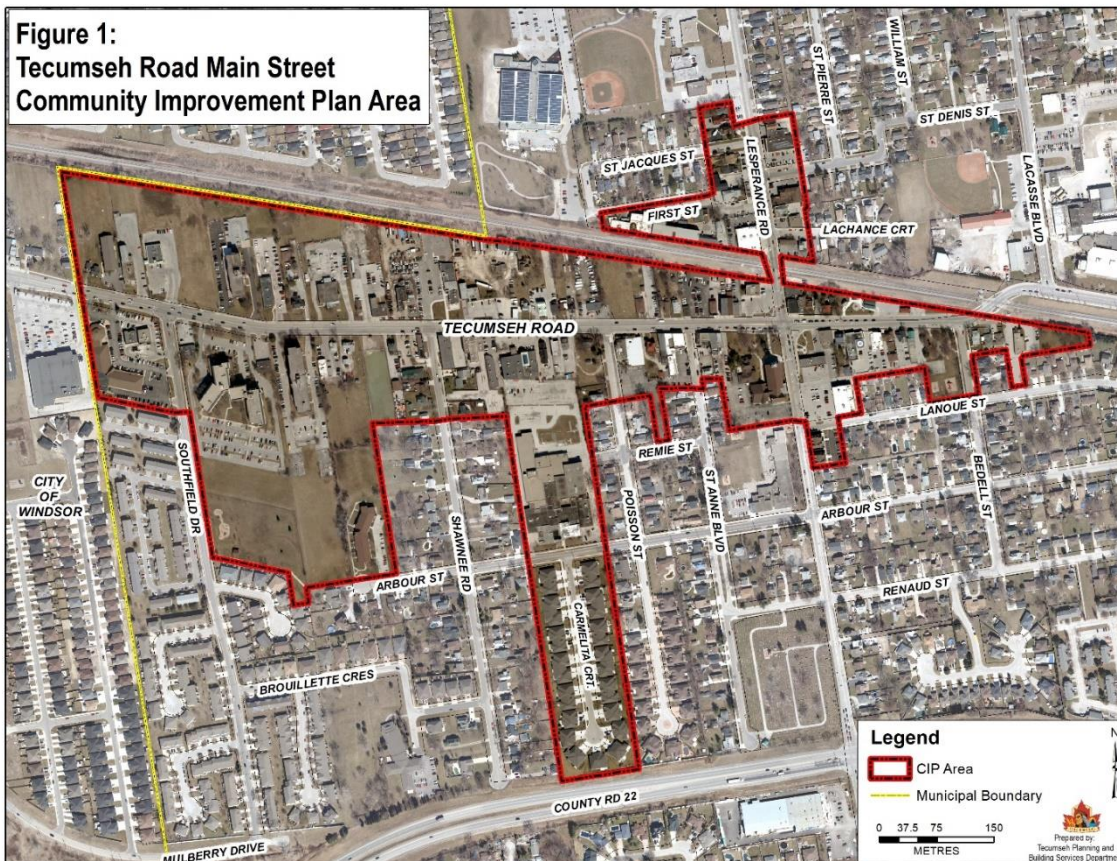
It is recommended:

That the Grant Application for the Tecumseh Road Main Street Community Improvement Plan Financial Incentive Program, for the property located at 12357 Tecumseh Road (Roll No. 374416000006600), **be deemed eligible and approved** for the Planning, Design and Architectural Grant Program in the amount of \$3,000 in relation to the preparation of drawings for the building façade improvements proposed for the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2020-31.

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

In late July, Town Administration held discussions with the Owner of the commercial property located at 12357 Tecumseh Road (see Attachments 2 and 2A for location) regarding proposed improvements to the façade of the existing building situated thereon. A 799 square metre (8,600 square foot) mixed-use building, containing a hair salon (Bosley Hair Salon) on the main floor and a dwelling unit on the second floor, is situated on the northerly portion of the property with the southerly portion being used as a parking area (see image below). Access to the parking area is provided from both Tecumseh Road and Legion Lane.



The Owner wishes to make improvements to the existing façade of the building. To ensure these improvements meet the design/architectural guidelines of the CIP for building façades, the Owner is retaining the services of an architect and is requesting CIP funding toward the expense of the preparation of the architectural drawings. A grant to assist with these costs is contemplated by the CIP subject to meeting the design guidelines.

It should also be noted that in 2018, Council approved a CIP grant for the subject property in the amount of \$20,000 under the Residential Grant Program. This funding assisted in the costs associated with the renovation of the aforementioned second floor dwelling unit.

Proposed Grant Details

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application under the Planning, Design and Architectural Grant Program seeking \$3,000 (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 drawings for the proposed development, as identified below:

Dory Azar Architect Inc - \$7,770

Architectural Design Associates. - \$19,775

The requested amount of \$3,000 represents the maximum amount of grant available (50% of the total eligible costs up to \$3,000), as established by the selected preferred quote of Dory Azar Architect Inc. 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 it 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, Administration will conduct a review of the drawings 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.

Consultations

Financial 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. This 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 2020 budget includes CIP grant funding of \$125,000, with an additional \$110,527 of uncommitted budget allocation from prior period budget being carried forward. In addition, \$6,000 of funding associated with two CIP grants approved in 2019 were rescinded in July of 2020 as a result of the Owners not proceeding with their respective improvements. Accordingly, a total of \$241,527 in funds are available for 2020. To date, five other applications totalling \$151,518 in committed funding have been approved during 2020 leaving a balance of \$90,009 in current available funding.

Upon approval of the recommendation of this report, remaining available program funds for 2020 will be \$87,009 as referenced in the tables in Attachments 3A and 3B.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
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- | | |
|-------------------------------------|---|
| <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 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 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:

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Reviewed by:

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Reviewed by:

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

Recommended by:

Margaret Misk-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