



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: March 9, 2021

Report Number: PBS-2021-09

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
11865 Tecumseh Road (1912909 Ontario Inc.)
Building Façade Improvement Grant Program
OUR FILE: D18 CIPFIP - CIP-03/21

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 11865 Tecumseh Road (Roll No. 374402000000200), **be deemed eligible and approved** for the Building Façade Improvement Grant Program in the amount of \$15,000 in relation to 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-2021-09.

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

Past Approvals and Current Proposal

In September 2020, Council approved a CIP grant in the amount of \$3,000 to assist in the preparation of construction drawings associated with proposed façade improvements to the building located at 11865 Tecumseh Road (see Attachments 2 and 2A for location). A 286 square metre (3,086 square foot) commercial building, containing two general office units, occupies the southerly portion of the property with the balance of the lot being used as a parking area.

The Owner has now applied for the Building Façade Improvement Grant in order to assist in the construction costs of the aforementioned building façade improvements. The Owner met with Town Administration and it was determined that the architectural drawings prepared in relation to the proposed exterior improvements would qualify for financial incentives under the

CIP. Architectural renderings provided by the Owner of the proposed façade improvements are provided in the image below.



Proposed Grant Details

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application seeking financial incentives under the Building Façade Improvement Grant in the amount of \$15,000 (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 proposed building façade improvement, as identified below:

1. Alliance General Contracting of Windsor Inc. - \$147,651
2. Pars Construction Design & Build Ltd. - \$192,180

The requested amount of \$15,000 represents the maximum amount of grant available (50% of the total eligible costs or up to \$15,000), as established by the selected preferred quote of Alliance General Contracting of Windsor Inc.

The Building Façade Improvement Grant Program 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 approved and be deemed eligible 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 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 the works do not commence within the six-month period or if the works are not completed within a one-year period from the date of Council approval.

Upon completion, Administration will conduct a review of the aforementioned works 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 2021 budget includes CIP grant funding of \$200,000. An additional \$123,594 of uncommitted budget allocation from prior period budgets was carried forward, thus totalling \$323,594 in funds available for 2021. To date, one other application has been brought forward for approval in 2021. Accordingly, the current available funding total is \$223,594.

Upon approval of the recommendation of this report, remaining available program funds for 2021 will be \$208,594 as referenced in the tables in Attachments 4A and 4B.

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 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 checked="" 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
Director Financial Services & Chief Financial Officer

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