



## 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:** May 25, 2021

**Report Number:** PBS-2021-25

**Subject:** Financial Incentive Program Grant Application  
Tecumseh Road Main Street Community Improvement Plan  
11977 Tecumseh Road - Kona Sushi Inc.  
Planning, Design and Architectural Grant Program  
OUR FILE: D18 CIPFIP - CIP-08/21

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### 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 11977 Tecumseh Road (Roll No. 37440200000110), **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 and parking area improvements proposed for the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2121-25.

### Background

#### Subject Property

In late April 2021, Town Administration met with the new Owner of the commercial property located at 11977 Tecumseh Road (see Attachments 1A and 1B for location) regarding proposed improvements to the property and building situated thereon. A 697 square metre (7,500 square foot) building, which formerly contained a restaurant, is situated on the northeastern portion of the property, abutting the southwestern corner of the Tecumseh Road/Shawnee Road intersection. The balance of the property is used as a parking area, with the exception of the lawn situated between the east wall of the building and Shawnee Road

(see image below). Access to the parking area is provided from both Tecumseh Road and Shawnee Road. A new restaurant is proposed for the property.



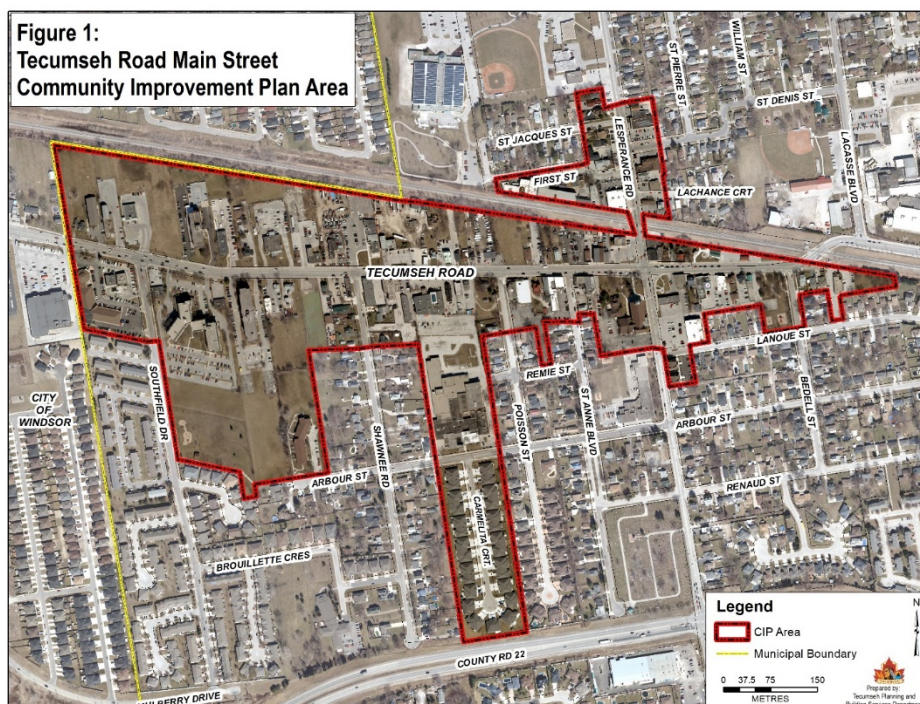
## **Proposed Community Improvement Plan (CIP) Application**

In addition to the extensive interior renovations currently being undertaken as part of the establishment of the new restaurant, the Owner wishes to make improvements to the existing façades of the building, with particular attention being given to the building's northern and eastern façades, which abut municipal roadways and the public realm. In addition, improvements to the property's parking area are also being contemplated. To ensure these improvements meet the design/architectural guidelines of the CIP for building façades and parking areas, the Owner is retaining the services of an architect and is requesting CIP funding toward the expense of the preparation of the architectural drawings related to these improvements. A grant to assist with these costs is contemplated by the Tecumseh Road Main Street Community Improvement Plan (CIP) subject to meeting the design guidelines.

## **Tecumseh Road CIP**

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 below). 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 2 contains a table that outlines the financial incentives available for lands in the CIP Area, subject to satisfying various criteria and rules.



## Comments

### Proposed CIP 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. 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 (note: HST is not included as part of the grant):

NuFusion Partners - \$7,500

International Consultants - \$8,250

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 NuFusion Partners. The subject grant application has been reviewed/evaluated by Town Administration against the requirements of the CIP. Town Administration supports 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 project and one year to complete the proposed architectural drawings 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 project 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 2021 budget includes CIP grant funding of \$200,000. An additional \$123,594 of uncommitted budget allocation from prior period budgets was carried forward, providing for a total of \$323,594 in funds available for 2021. To date in 2021, four applications have preceded the subject application - three previously Council-approved applications and one seeking approval by Council at the same Council meeting as the subject application. If the latter application is approved, a total of \$226,680 in funding will have been approved by Council in 2021 resulting in a balance of available program funding of \$96,914.

Upon approval of the recommendation of this report for the subject CIP application, remaining available program funds for 2021 will be \$93,914 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 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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Junior Planner

Reviewed by:

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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

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