



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 26, 2021

Report Number: PBS-2021-48

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
1222 Lesperance Road
Building Façade Improvement Grant Program
Parking Area Improvement Grant Program
OUR FILE: D18 CIPFIP - CIP-11/21

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 1222 Lesperance Road (Roll No. 374416000007400), **be deemed eligible and approved** for the:

- i) Building Façade Improvement Grant in the amount of \$15,000; and
- ii) Parking Area Improvement Grant Program in the amount of \$10,000;

in relation to the building façade and parking lot improvements proposed for the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2021-48.

Background

Past Community Improvement Plan (CIP) Application Approvals

In February of 2020, by way of PBS-2020-04, Town Council awarded the Owner of the commercial property located at 1222 Lesperance Road \$3,000 under the Planning, Design and Architectural Grant Program of the Tecumseh Road Main Street Community Improvement Plan

(CIP) in relation to the preparation of drawings for proposed improvements to the building façade and parking lot on the subject property. A 353 square metre (3,800 square foot) commercial building that is occupied by a law firm (Halliwill Seguin LLP) is situated on the northerly portion of the property with the balance of the lot being used as a parking area. Access to the parking area is from Legion Lane, which intersects with Lesperance Road to the east (see Attachments 1A and 1B).

Subsequent to this approval, the Owner finalized the architectural renderings of the proposed building façade improvement as well as the site plan design for the parking area improvements (see Attachments 2A and 2B). Town Administration has reviewed these drawings and can confirm that they qualify for the financial incentives under the CIP.

Current CIP Application

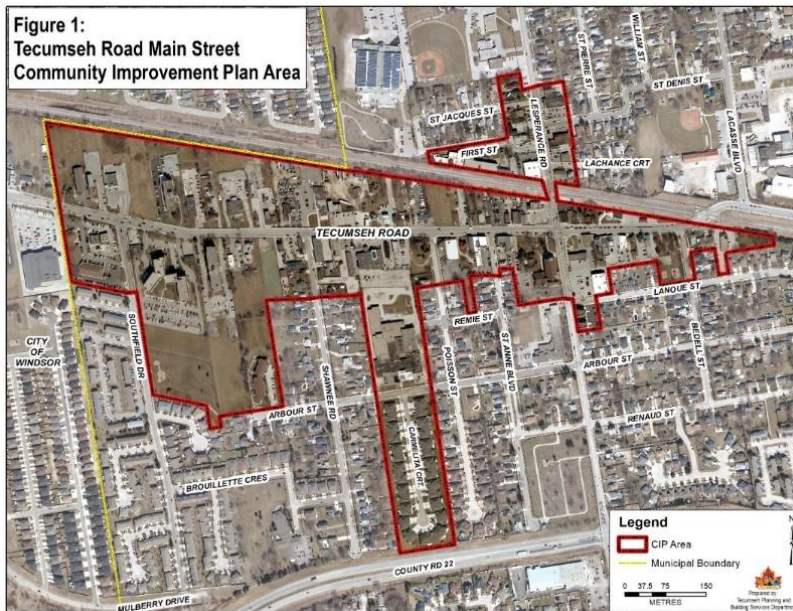
Based on the foregoing, the Owner has now submitted a Financial Incentive Program Grant Application seeking funding under the following programs of the CIP:

- i) Building Façade Improvement Grant Program (BFIP) in the amount of \$15,000, which is related to the costs associated with the improvements proposed for the building's façades as per the approved drawings; and
- ii) Parking Area Improvement Grant Program (PAIP) in the amount of \$10,000, which is related to the costs associated with the improvements proposed for the parking lot. These improvements include:
 - resealing of the existing asphalt and delineation of parking spaces;
 - removal of the westerly access drive to/from Legion Lane; and
 - new decorative aluminium fencing along the edge of the parking area where it abuts Lesperance Road and Legion Lane, along with the introduction of a landscaped area along the southerly property line abutting Legion Lane.

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 3 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

As noted above, the Owner is requesting \$15,000 and \$10,000 under the BFIP and PAIP, respectively. As required by the CIP, the Owner has provided two reliable cost estimates for each grant, as identified below (Note: HST is not included as part of the grant):

- | | |
|------------------------|-----------------|
| 1. Camlis Contracting: | \$39,940 (BFIP) |
| | \$32,500 (PAIP) |
| 2. SL Construction: | \$39,940 (BFIP) |
| | \$32,500 (PAIP) |

The requested amounts of \$15,000 for the BFIP and \$10,000 for the PAIP represent the maximum grant available (50% of the total eligible costs) in accordance with the selected preferred quote by Camlis Contracting.

The proposed improvements will improve the exterior facades of the building and better delineate the parking area from the travelled portion of Legion Lane as well as eliminate a potential traffic conflict point through the removal of the westerly driveway given its close proximity to the Legion Lane/Lesperance Road intersection.

The grant application has been reviewed and 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:

- i) the Owner will have a period of six months to start the project 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 proposed improvements, 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 grants 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, seven applications have

preceded the subject application - six 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 \$296,430 in funding will have been approved by Council in 2021 resulting in a balance of available program funding of \$27,164.

Upon approval of the recommendation of this report for the subject CIP application, remaining available program funds for 2021 will be \$2,146 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 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:

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
1A	Property Location in Relation to CIP Study Area
1B	Property Location, Detail View
2A	Proposed Building Façade Architectural Renderings
2B	Proposed Parking Area Improvement Site Plan
3	CIP Support Programs and Incentives Summary
4A	CIP Incentives Financial Summary Chart No. 1
4B	CIP Incentives Financial Summary Chart No. 2