



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-2021-47

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12300 Tecumseh Road
Planning, Design and Architectural Grant Program and
Residential Grant Program
OUR FILE: D18 CIPFIP - CIP-10/21

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 12300 Tecumseh Road (Roll No. 374415000004000), **be deemed eligible and approved** for the:

- i) Planning, Design and Architectural Grant Program in the amount of \$3,000 in relation to the preparation of drawings for proposed improvements, renovations and redevelopment of the subject property; and
- ii) Residential Grant Program, for a total amount of \$40,000 towards the costs associated with the interior renovations of the two existing second floor residential units

all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2021-47.

Background

Subject Property

Over the past few months, Town Administration has met with the new Owner of the commercial property located on the northeast corner of the Tecumseh Road/Lesperance Road intersection (12300 Tecumseh Road) (see Attachments 1A and 1B for location) regarding proposed improvements, renovations and overall redevelopment of the subject property. A 241 square metre (2,600 square foot) building, which is currently vacant, is situated on the northern portion of the property, abutting the railway. A 446 square metre (4,800 square foot) building, which is currently occupied by commercial uses in the first storey and two residential apartment units in the second storey, is situated on the southern portion of the property. The Owner has advised that he is in the initial stages of a multi-staged redevelopment of the site that includes:

- i) the demolition of the northerly building and its replacement with a parking area and landscaping;
- ii) interior renovations to the two existing residential apartments in the southerly building;
- iii) the reconstruction of and improvements to the exterior building façade of the southerly building; and
- iv) a commercial addition to the second storey of the southerly building.

To illustrate the proposed redevelopment, the Owner has submitted preliminary architectural renderings (see Attachment 2). The future reconstruction and addition components of the redevelopment will require the approval of a site plan control agreement which will be brought forward by way of a future planning report. It should be noted that the Owner has obtained the consent of VIA Rail to continue to utilize a small portion of the railway right-of-way for parking purposes.

Proposed Community Improvement Plan (CIP) Application

To ensure these improvements meet the design/architectural guidelines of the CIP the Owner is retaining the services of an architect and is requesting CIP funding toward the expense of the preparation of architectural and detailed design drawings related to the redevelopment of the site. 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. In addition, the Owner is requesting funding under the Residential Grant Program (RGP) to assist in the costs of the renovations to the two existing apartment units. This grant provides funding towards the costs associated with rehabilitating existing residential units and/or constructing new residential units on the basis of \$30 per square foot of habitable floor space (to a maximum of \$20,000

per unit). Based on the renovations being contemplated, the project would qualify for financial incentives under the CIP.

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

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application under the Planning, Design and Architectural Grant Program (PDAP) seeking \$3,000 and the RGP seeking \$40,000. As required by the CIP, the Owner has provided two reliable cost estimates for the costs related to both grants, as identified below (note: HST is not included as part of the grant):

Petvin Homes: \$12,560 (PDAP) and \$104,000 (RGP)

Gray Development: \$15,860 (PDAP) and \$114,514 (RGP)

The requested amounts of \$3,000 and \$40,000 represent the maximum amount of grant available for each respective grant based on the selected preferred quote of Petvin Homes. The subject grant application has been evaluated against the CIP requirements and 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 and detailed design drawings and residential renovation works being proposed 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 proposed 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 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, six applications have preceded and been approved. A total of \$253,430 in funding has been approved by Council in 2021, resulting in a balance of available program funding of \$70,164.

Upon approval of the recommendation of this report for the subject CIP application, remaining available program funds for 2021 will be \$27,164 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:

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Reviewed by:

Brian Hillman, MA, MCIP, RPP
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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
2	Preliminary Architectural Renderings
3	CIP Support Programs and Incentives Summary
4A	CIP Incentives Financial Summary Chart No. 1
4B	CIP Incentives Financial Summary Chart No. 2