



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: October 11, 2022

Report Number: DS-2022-41

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
1071 Lesperance Road (1797565 Ontario Ltd./Home Instead)
Parking Area Improvement Grant
OUR FILE: D18 CIPFIP - CIP-02-22

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 1071 Lesperance Road (Roll No. 374406000005100), **be deemed eligible and approved** for the Parking Area Improvement Grant Program in the amount of \$10,000 in relation to the parking lot improvements proposed for the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with DS-2022-41.

Background

Past Community Improvement Plan (CIP) Application Approvals

The subject property, which abuts the west side of Lesperance Road/St. Denis Street T-intersection (1071 Lesperance Road), is occupied by a mixed-use building containing the offices of Home Instead (a company that provides in-home senior care services) on the main floor and two residential apartment units on the second floor. The building is situated on the westerly portion of the property with the balance of the property being

used as a parking area. Access to the parking area is from Lesperance Road and the municipal parking area that abuts the west side of Lesperance Road (see Attachments 1A and 1B).

In November of 2018, Town Council granted the previous Owner of the subject property \$3,000 under the Planning, Design and Architectural Grant Program, \$15,000 under the Building Façade Improvement Grant, \$40,000 under the Residential Grant Program and \$5,416 under the Development Charges Grant Program of the Tecumseh Road Main Street Community Improvement Plan (CIP) in relation to the building façade improvement to the building and the creation of the aforementioned two residential apartment units. These grants were paid to the previous Owner upon completion of these improvements.

Current CIP Application

The current Owner has now submitted a Financial Incentive Program Grant Application seeking funding under the Parking Area Improvement Grant Program (PAIP) of the CIP in the amount of \$10,000, which is related to the costs associated with the proposed parking lot improvements. These improvements include:

- i) removal of old asphalt and repaving of parking area;
- ii) delineation of parking spaces;
- iii) installation of new parking bumpers; and
- iv) replacement of existing catch-basin if required.

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

As noted above, the Owner is requesting \$10,000 with respect to the PAIP. 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. Toritto Paving Inc: \$28,842
2. Riverside Paving & Trucking Ltd.: \$24,509

The requested amount of \$10,000 represents the maximum grant available (50% of the total eligible costs) in accordance with the selected preferred quote by Riverside Paving & Trucking Ltd.

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 2022 budget includes CIP grant funding of \$125,000. An additional \$2,164 of uncommitted budget allocation from prior period budgets was carried forward, providing for a total of \$127,164 in available funds in 2022. To date, this is the second application that has been brought forward for approval in 2022. Accordingly, upon approval of the

recommendation of this report, remaining available program funds for 2022 will be \$109,484 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 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
Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
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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 Development 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

Attachment Number	Attachment Name
2	CIP Support Programs and Incentives Summary
3A	CIP Incentives Financial Summary Chart No. 1
3B	CIP Incentives Financial Summary Chart No. 2