



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: January 25, 2023

Report Number: DS-2023-02

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12021 Tecumseh Road (2461415 Ontario Limited)
Planning Application and Permit Fee Grant &
Development Charges Grant Programs
OUR FILE: D18 CIPFIP - CIP-01-

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 12021 Tecumseh Road (Roll No. 374405000005700), **be deemed eligible and approved** for the:

- i. Planning Application and Permit Fee Grant Program in the amount of \$2,000; and
- ii. Development Charges Grant Program in the amount of \$23,998

in relation to the design and building permit application for the proposed construction of an addition to the existing commercial building on the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with DS-2023-02.

Property Location and Development Proposal

2461415 Ontario Limited/Tony Nehme ("the Owner") owns a commercial building located on the south side of Tecumseh Road, approximately 30 metres (100 feet) east of its intersection with Shawnee Road (12021 Tecumseh Road) (see Attachment 1A and 1B). General/professional offices currently occupy the building and additional office space is being proposed as part of an addition. The Owner has submitted a site plan control application for review and approval by Town Administration that proposes a 241 square metre (2,600 square foot) addition to the existing building (see Attachment 2).

CIP Application

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application seeking funding under the **Planning Application and Permit Fee Grant** and **Development Charges Grant Programs** of the CIP in the amount of \$2,000 and \$23,998 respectively. These amounts are related to the costs associated with the building permit and development charges calculated for the proposed commercial addition.

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 \$2,000 with respect to the Planning Application and Permit Fee Grant. The requested amount of \$2,000 represents the maximum grant available in relation to the total costs of the associated building permit application, which is estimated to be \$2,730 (based on current building permit fees).

In addition, the Owner is seeking financial incentives under the Development Charges Grant Program for a total amount of \$23,998. This amount equates to the square footage of the proposed building addition, multiplied by the applicable development charge currently in effect for non-residential development. The Development Charge Grant Program provides a 100% rebate based on the total development charge, up to a maximum available grant of \$100,000 per property.

The grant application has been reviewed and 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:

- 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 2023 proposed budget includes CIP grant funding of \$125,000. An additional \$109,484 of uncommitted budget allocation from prior period budgets was carried forward, providing for a total of \$234,484 in available funds in 2023. This is the first application that has been brought forward for approval in 2023. Accordingly, upon approval of the recommendation of this report, remaining available program funds for 2023 will be \$208,486 assuming Budget approval, 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 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:

Enrico DeCecco, BA (Hons), MCIP, RPP
Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services & Local Economic Development

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
2	Preliminary 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