



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: September 25, 2018

Report Number: PBS-2018-33

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12122 Tecumseh Road – Remax Preferred Realty Ltd.
Building Façade Improvement Grant Program
OUR FILE: D18 CIPFIP - CIP-06/18

Recommendations

It is recommended:

1. **That** the Grant Application for the Tecumseh Road Main Street Community Improvement Plan Financial Incentive Program, for the property located at 1071 Lesperance Road (Roll No. 374406000001200), **be approved and deemed eligible** for the following Financial Incentive(s) in accordance with Section 11.3 (5):
 - i) Building Façade Improvement Grant, for a total amount of \$4,000.00 towards the building façade improvements to the existing buildings

all of which is in accordance with the Tecumseh Road Main Street Community Improvement Plan and PBS-2018-33.

Background

On January 12, 2016, Council adopted the Tecumseh Road Main Street Community Improvement Plan (CIP) in accordance with Section 28(2) of the Planning Act. The 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



The Owner is proposing to improve the exterior building façade of the main building and the detached accessory structure that occupy the property. Specifically, the Owner is proposing to:

- paint both buildings a dark grey colour
- paint the front porch
- paint the existing doors and garage door of the accessory structure
- re-stain the existing deck at the rear of the main building

Town Administration reviewed the application to determine whether the works mentioned above would qualify for financial incentives under the CIP. Building façade improvements are contemplated by the CIP by way of subsection 11.2.4, subject to meeting the design guidelines established in the CIP. The Building Façade Improvement Grant program offers a matching grant of 50% of the costs associated with improvements to existing commercial properties to a maximum grant of \$15,000. Specifically, subsection 11.2.4 of the CIP states:

“Specific Eligible Costs

Improvements undertaken under the BFIP shall be consistent with the intent of the Tecumseh Road CIP and its urban design guidelines and may include the following:

- Repainting, cleaning or re-facing of the front and rear facades and those parts of the buildings visible from the adjacent streets or public areas”

Based on the foregoing, Administration believes that the proposed works meet the design guidelines of the CIP and the criteria of the Building Façade Improvement Grant.

Proposed Grant Details

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application seeking financial incentives under the Building Façade Improvement Grant, for a total amount of \$4,000.00 towards the building façade improvements proposed.

As required by the CIP, the Owner has provided two reliable cost estimates for each applicable project, as identified below (note: HST is not included as part of the grants):

Cost estimates for building façade improvements:

1. Pro Painting - \$8,000 + HST (Preferred Contractor)
2. Manz Contracting Services - \$7,485 + HST

The aforementioned CIP grant program application has been reviewed/evaluated by Town Administration against the requirements of the CIP. Town Administration has no concerns with the application and recommends that it be approved and deemed eligible in accordance with Section 11.3 (5) of the CIP.

Next Steps

Upon Council approval, a letter from the Town to the applicant advising of Council's approval will represent a grant commitment. The CIP establishes the following:

- i) Upon completion of the proposed works, Town Administration will conduct a final inspection to ensure that the works have been completed in accordance with the details provided in the application and that all requirements of the CIP have been complied with. Once it has been determined that the CIP requirements have been met, the aforementioned grant amount will be provided to the Owner;
- ii) The application may be cancelled if work does not commence within a six-month period or if the approved works are not completed within a one-year period from the date of Council approval; and
- iii) Extensions will be considered on a case by case basis.

Consultations

Planning & Building Services
Financial Services
Fire & Emergency 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. The \$417,000 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 2018 budget includes CIP grant funding of \$125,000. An additional \$88,631 of uncommitted budget allocation from prior period budgets was carried forward, thus totalling \$213,631 in funds available for 2018. To date, five CIP grant fund applications have been approved during 2018, thus the current available funding total is \$128,615.

Upon approval of the recommendation of this report, remaining available program funds for 2018 will be \$124,615 as referenced in the table in Attachment 3.

Link to Strategic Priorities

Applicable	2017-18 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 type="checkbox"/>	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of the Town 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:

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

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Luc Gagnon, CPA, CA, BMath
Director Financial Services & Treasurer

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment Number	Attachment Name
1	CIP Support Programs and Incentives Summary
2	Property Location in Relation to CIP Study Area
2A	Property Location, Detail View
3	CIP Incentives Financial Summary

Attachment 1
Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12122 Tecumseh Road
CIP Support Programs and Incentives Summary

11.4 SUPPORT PROGRAMS AND INCENTIVES SUMMARY

Grant Program	Monetary Incentive	Annual Program Allocation
Planning, Design, and Architectural Grants	Matching grant of 50% of the cost of eligible planning, design and architectural work to a maximum grant of \$3,000 with a maximum of one study per property.	\$15,000
Planning Application and Permit Fee Grant Program	Grant will be provided for 100% of the normal application or permit fees paid by the applicant to a maximum of \$2,000 for approved projects.	\$10,000
Development Charges Grant Program	One-time grant of an amount equivalent to the Town of Tecumseh Development Charge for the buildings being constructed.	\$200,000
Building Façade Improvement Grant Program (BFIP)	Matching grant of 50% of the cost of eligible façade improvements to existing commercial properties to a maximum grant of \$15,000, with a maximum of one grant per property per year. Improvements must cost \$2,000 or greater to be eligible.	\$45,000
Building and Property Improvement Grant Program (BPIG)	Amount to be determined based upon the incremental increase in the municipal taxes that results from the work being completed.	N/A
Building Rehabilitation Loan Program (BRLP)	Loan equivalent to a proportion of the work value and on a matching funds basis, to a maximum of 50% of eligible costs. The maximum loan is \$15,000.	N/A
Residential Grant Program (RGP)	Grant equal to the cost of rehabilitating existing residential units and/or constructing new residential units on the basis of \$30 per square foot of habitable floor space rehabilitated or constructed, to a maximum grant of \$20,000 per unit.	\$100,000
Parking Area Improvement Program (PAIP)	Matching grant of 50% of the cost of eligible parking area improvement work to a maximum grant of \$10,000, with a maximum of one grant per property per year.	\$30,000
Sidewalk Café Grant Program	One-time grant of 50% of the cost, up to a maximum of \$2,000 for the design of a sidewalk café. Additionally, the Town will provide eligible candidates an annual grant of 50% of the costs for related work, up to a maximum of \$2,000.	\$12,000
Mural/Public Art Program	One-time grant of a maximum of \$1,000.	\$5,000




Prepared By:
Tecumseh Planning and
Building Services Department


- Legend:**
-  CIP Area
 -  Subject Property
 -  Municipal Boundary

Attachment 2
Financial Incentive Program Grant Application
Tecumseh Road Main Street CIP
12122 Tecumseh Road
Property Location in Relation to CIP Study Area




Prepared By:
Tecumseh Planning and
Building Services Department

Legend:

 Subject Property

Attachment 2A
Financial Incentive Program Grant Application
Tecumseh Road Main Street CIP
12122 Tecumseh Road
Property Location, Detail View

Attachment 3
 Financial Incentive Program Grant Application
 Tecumseh Road Main Street Community Improvement Plan
 12122 Tecumseh Road
CIP Incentives Financial Summary Charts

CIP Incentives Summary - Year-to-Date, September 2018					
Grant Program	Annual Program Allocation Limit	Projects Committed	Projects Proposed	Paid	
1. Planning, Design, and Architectural Grants	\$ 15,000	\$ 3,000			\$ -
2. Planning Application and Permit Fee Grant Program	\$ 10,000	\$ 600			\$ -
3. Development Charges Grant Program	\$ 200,000	\$ 5,416			\$ -
4. Building Façade Improvement Grant Program (BFIP)	\$ 45,000	\$ 15,000	\$ 4,000		\$ -
5. Residential Grant Program (RGP)	\$ 100,000	\$ 60,000			\$ -
6. Parking Area Improvement Program (PAIP)	\$ 30,000	\$ -	\$ -		\$ -
7. Sidewalk Café Grant Program	\$ 12,000	\$ -	\$ -		\$ -
8. Mural/Public Art Program	\$ 5,000	\$ 1,000			\$ -
	\$ 417,000	\$ 85,016	\$ 4,000		\$ -
Actual Budget Allocations:					
	2018	\$ 125,000			
	Prior Years - Carry-forward	\$ 88,631			
	Total Available for 2018	\$ 213,631			
	2018 Annual Funding Shortfall including carry-overs	\$ (203,369)			
	Total Available for 2018 less Projects Committed		\$ 128,615		
	Remaining Available less Projects Proposed			\$ 124,615	

CIP Approved Projects and Funding Since Inception											
Project Code / Year	Project Name	Approved Funding by Grant Program								Total	PB Report #
		1	2	3	4	5	6	7	8		
CIP-01/16	Buckingham Realty	\$ 1,475								\$ 1,475	05-16
CIP-02/16	Frank Brewing Co.							\$ 2,000		\$ 2,000	09-16
CIP-03/16	1614840 Ontario Ltd.		\$ 2,000	\$ 80,784						\$ 82,784	13-16
CIP-04/16	Valente Development Corp.			\$ 80,003						\$ 80,003	20-16
CIP-02/17	Valente Development Corp.			\$ 78,120						\$ 78,120	07-17
CIP-03/17	Lesperance Plaza Inc				\$ 15,000					\$ 15,000	17-17
CIP-04/17	St. Anne Church				\$ 15,000					\$ 15,000	21-17
CIP-05/17	Carrots N Dates							\$ 2,000		\$ 2,000	22-17
CIP-06/17	Buckingham Realty				\$ 15,000					\$ 15,000	
CIP-01/18	1071 Lesperance Road – c/o Lesperance Square Inc.	\$ 3,000								\$ 3,000	PBS 2018-14
CIP-02/18	12350 Tecumseh Rd. - Tecumseh Historical Society							\$ 1,000		\$ 1,000	PBS 2018-16
CIP-03/18	Buckingham Realty		\$ 600							\$ 600	PBS 2018-17
CIP-04/18	1071 Lesperance Road – c/o Lesperance Square Inc.			\$ 5,416	\$ 15,000	\$ 40,000				\$ 60,416	PBS 2018-18
CIP-05/18	12357 Tecumseh Road - Bosely Hair					\$ 20,000				\$ 20,000	PBS 2018-19
	Total	\$ 4,475	\$ 2,600	\$ 244,323	\$ 60,000	\$ 60,000	\$ -	\$ 4,000	\$ 1,000	\$ 376,398	