



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: December 11, 2018

Report Number: PBS-2018-25

Subject: Tecumseh Road Main Street Community Improvement Plan (CIP) and
Commercial Building Permit Fee Moratorium
CIP Grants and Building Permit Fee Moratorium Provided and
Resulting Value of Projects

Recommendations

It is recommended:

1. **That** PSB-2018-25 be received.

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 (see CIP Area in Figure 1). The area encompasses 96 acres and approximately 115 properties with a mix of commercial and residential along with many tracks 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 1 contains a table that outlines the financial incentives available for lands in the CIP Area, subject to satisfying various criteria and rules.



Comments

Summary of CIP Grants Allocated Since Inception

Since its inception, a total of 17 CIP Grant applications have been applied for by property owners within the CIP. The 17 applications have been applied to 11 properties within the CIP (ie. some property owners have applied for multiple grant applications pertaining to one property). A total of \$398,384 has been committed by Council for various improvements to existing buildings and new developments on vacant lands within the CIP. Of the 11 properties, five have completed projects, three contain projects that are nearing completion, and three involve projects that have recently been approved by Council and have yet to begin.

Of the above-noted total grant commitment, \$209,184 has been paid out to five property owners that have completed their developments and \$166,200 will be paid out in the near future to three that have their respective projects nearing completion. The three properties that have yet to begin have \$23,000 in grant funding allocated to them.

The following tables are a summary of the 11 properties that have received grant allocation commitments by Council. Please note that the monetary values indicated below do not include the Harmonized Sales Tax (HST).

Table 1
Buckingham Realty
12214 Tecumseh Road
 Project Status: Completed
 Property #1 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
Building façade improvement project for an existing professional office.	Planning, Design and Architectural Grant Program Planning Application and Permit Fee Grant Program Building Façade Improvement Grant Program	\$17,075	\$70,380

Before**After**

Table 2
Frank Brewing Co.
12000 Tecumseh Road
 Project Status: Completed
 Property #2 on Attachment 1



Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
An outdoor sidewalk café development associated with a brewery/restaurant development.	Sidewalk Café Grant Program	\$2,000	\$19,800
<p style="text-align: center;">Before</p> 		<p style="text-align: center;">After</p> 	

Table 3
Valente Development Corp.
Carmelita Court
 Project Status: Completed
 Property #3 on Attachment 1



Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
<p>A residential intensification project that included the demolition of a vacant institutional building and its replacement with the construction of a residential subdivision consisting of semi-detached and townhouse dwellings.</p> <p>Resulted in a net increase of 48 additional residential units in the CIP area.</p>	Development Charges Grant Program	\$158,123	\$14,882,000
<p style="text-align: center;">Before</p> 		<p style="text-align: center;">After</p> 	

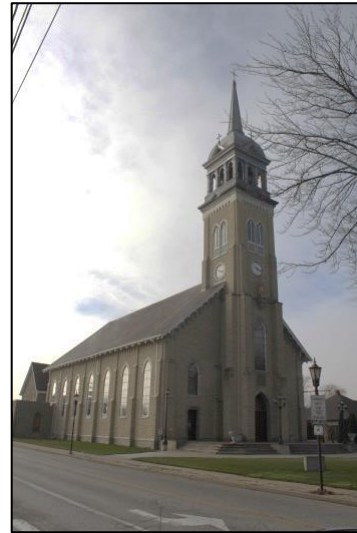
Table 4
Lesperance Plaza Inc.
1125 Lesperance Road
 Project Status: Completed
 Property #4 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value the Project
<p>A building façade improvement project for an existing commercial building that housed retail, office and restaurants uses; and</p> <p>An outdoor sidewalk café development associated with the aforementioned restaurant use.</p>	<p>Building Façade Improvement Grant Program</p> <p>Sidewalk Café Grant Program</p>	\$16,986	\$42,429

Before**After**

Table 5
St. Anne's Church
12233 Tecumseh Road
 Project Status: Completed
 Property #5 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
A comprehensive restoration project to the existing St. Anne's Church, which also included works to the exterior building façade.	Building Façade Improvement Grant Program	\$15,000	\$964,374

Before**After**

Note: Total value noted represents costs associated with exterior façade work including the reinstallation of the church spire. Total restoration value is not included.
 Noted monetary values do not include HST.

Table 6
St. Anne Arms Apartments
1300/1310 Lesperance Road
 Project Status: Nearing Completion
 Property #6 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
<p>A residential intensification project that included the demolition of an existing single-unit dwelling and its replacement with the construction of two six-unit dwellings.</p> <p>Resulted in a net increase of 11 additional residential units in the CIP area.</p>	<p>Planning Application and Permit Fee Grant</p> <p>Development Charges Grant Program</p>	\$82,784	\$1,000,000

Before



After



Table 7
Lesperance Square Inc.
1071 Lesperance Road
 Project Status: Nearing Completion
 Property #7 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value the Project
<p>A building façade improvement project for an existing commercial building that housed first floor retail uses and a second storey residential apartment unit; and</p> <p>A residential intensification project that included the renovation of the existing second storey residential apartment unit into two separate apartment units, resulting in a net increase of one additional residential unit in the CIP area.</p>	<p>Planning, Design and Architectural Grant</p> <p>Building Façade Improvement Grant</p> <p>Residential Grant Program</p> <p>Development Charges Grant Program</p>	\$63,416	\$181,250 (estimated)

Before**After**

Table 8
Bosely Hair Salon
12357 Tecumseh Road
 Project Status: Nearing Completion
 Refer to Property #8 on Attachment 1


Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
A residential improvement project that includes the renovation of the existing second storey residential apartment unit.	Residential Grant Program	\$20,000	\$36,875 (estimated)
<p style="text-align: center;">Before</p> 		<p style="text-align: center;">After</p> <p>Construction is currently ongoing. No images available at this time of the improvements.</p>	

Table 9
Tecumseh Historical Society
12350 Tecumseh Road
 Project Status: Yet to Begin
 Property #9 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
A public art grant for the construction of a gazebo that will cover a restored 1950's motorized railway jigger.	Mural/Public Art Grant	\$1,000	\$1,250 (estimated)

Before
(Railway Jigger Proposed for Display)



Proposed Project
(Railway jigger to be placed underneath)



Table 10
Team Goran Realty
12122 Tecumseh Road
 Project Status: Yet to Begin
 Property #10 on Attachment 1


Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
A building façade improvement project for an existing commercial building that houses a real-estate office.	Building Façade Improvement Grant Program	\$4,000	\$8,000 (estimated)
<p>Before</p> 		<p>After</p> <p>No images available at this time of the improvements.</p>	

Table 11
2586168 Ontario Inc.
1122 Lesperance Road
 Project Status: Yet to Begin
 Property #11 on Attachment 1

Details of Project/Development	CIP Incentive(s) Granted	Total Funding Allocated by Town	Total Value of Project
A building façade improvement project for an existing commercial building that houses three professional offices.	Planning, Design and Architectural Grant Building Façade Improvement Grant Program	\$18,000	\$56,150 (estimated)

Before**After
(Proposed Building Façade)**

Table 12
CIP Summary Table

	Completed Projects (5)	Projects Nearing Completion (3)	Projects Yet to Begin (3)	TOTAL (11)
Total Funding Provided by Town	\$209,184	\$166,200	\$23,000	\$398,384
Total Value of the Projects	\$15,978,983	\$1,218,125	\$65,400	\$17,262,508
Net Residential Intensification Increase Within CIP	48 units	12 units	0 units	60 units

Commercial Building Permit Fee Moratorium

In early 2018, Council approved a one-year moratorium on permit fees for all new commercial developments/additions (excluding renovations) including hotel developments.

To date, two commercial permits have been exempted from these fees:

Table 13
**Commercial Building Permit Fee Exemption
Summary Table**

Permit No.	Property Address	Owner	Area (sq.ft.)	Exempted Permit Fee	Construction Value
2018473	1655 Manning Rd	Otis Properties Ltd.	34,174	\$ 35,882.70	\$ 3,500,000
2018459	1655 Manning Rd	Otis Properties Ltd.	6,503	\$ 6,828.15	\$ 1,000,000
TOTAL			40,677	\$ 42,710.85	\$ 4,500,000

Consultations

Planning & Building Services

Financial Implications

None.

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:

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

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

**Attachment
Number**

**Attachment
Name**

1

Properties That Have Been Granted CIP Funding Map

