



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: April 23, 2024

Report Number: DS-2024-11

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
1125 Lesperance Road (Brotto Developments Inc.)
Sidewalk Café Grant Program
OUR FILE: D18 CIPFIP - CIP-01-24

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 1125 Lesperance Road (Roll No. 374406000002300), **be deemed eligible and approved** for the Sidewalk Café Grant Program in the amount of \$2,000 towards the costs associated with the construction and installation of an outdoor patio associated with a restaurant located on the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with DS-2024-11.

Background

Property Location

The subject property, located on the southwest corner of the Lesperance Road/First Street intersection (1125 Lesperance Road), is occupied by a commercial building that is divided into four units, comprising an existing restaurant, a yoga studio, an office and another restaurant which is opening soon. An associated parking lot is situated to the

north and west of the commercial building, access to which is from both Lesperance Road and First Street (see Attachments 1A and 1B).

Past Community Improvement Plan (CIP) Application Approvals

In 2017, Town Council granted the Owner of the subject property \$2,000 under the Sidewalk Café Grant and \$15,000 under the Building Façade Improvement Grant of the Tecumseh Road Main Street Community Improvement Plan (CIP) in relation to the existing restaurant's outdoor patio and for improvements to the façade of the building, respectively. The Owner completed the improvements to the building's façade in accordance with the approved architectural renderings and a patio associated with the existing restaurant was introduced. In addition, by way of [Report 23/17](#), Council approved an encroachment agreement with the Owner that facilitated the establishment of the aforementioned outdoor patio. The encroachment agreement permitted the patio to be located along the eastern wall of the commercial building within the Lesperance Road right-of-way (ROW), abutting the associated restaurant's entrance onto Lesperance.

Current CIP Application

The Owner has now authorized the tenant of the new restaurant noted above to submit a Financial Incentive Program Grant Application seeking funding under the Sidewalk Café Grant program of the CIP in the amount of \$2,000, which is related to the construction and installation of the additional outdoor patio. The new restaurant will occupy the most southerly unit within the building.

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 has authorized the future restaurant tenant to apply for \$2,000 with respect to the Sidewalk Café Grant. As required by the CIP, two reliable cost estimates for the grant have been submitted, as identified below (Note: HST is not included as part of the grant):

1. Windsor Chrome Furniture: \$6,005
2. Amazon Supplier/Distributor: \$4,351

The requested amount of \$2,000 represents the maximum grant available (50% of the total eligible costs) in accordance with the selected preferred quote by Windsor Chrome Furniture.

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.

It should also be noted that an Encroachment Agreement Amendment request is also associated with this CIP Grant application in order to permit the subject patio to be located within the Lesperance Road right-of-way. Administration has no concerns with the proposed location of this patio and a report to facilitate the aforementioned encroachment agreement amendment is also being brought forward for Council approval by way of a separate report, DS-2024-10.

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 2024 budget includes CIP grant funding of \$125,000. An additional \$208,486 of uncommitted budget allocation from prior period budgets was carried forward, providing for a total of \$333,486 in available funds in 2024. To date, this is the first application that has been brought forward for approval in 2024. Accordingly, upon approval of the recommendation of this report, remaining available program funds for 2024 will be \$331,486 as referenced in the tables in Attachments 3A and 3B.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

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
Senior 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

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