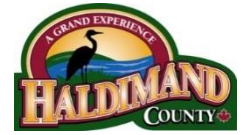


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# HALDIMAND COUNTY

## Report PED-EDT-10-2018 Downtown Areas Community Improvement Plan – 2004 Main Street South, Jarvis



For Consideration by Council in Committee on June 5, 2018

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### OBJECTIVE:

To seek Council approval of one (1) application for funding made under the Terms and Conditions of the Haldimand County Downtown Areas Community Improvement Plan (CIP).

### RECOMMENDATIONS:

1. THAT Report PED-EDT-10-2018 Downtown Areas Community Improvement Plan – 2004 Main Street South, Jarvis be received;
2. AND THAT the project as outlined in Report PED-EDT-10-2018 Downtown Areas Community Improvement Plan – 2004 Main Street South, Jarvis be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$15,465;
3. AND THAT the Mayor and Clerk be authorized to execute the Downtown Areas Community Improvement Plan Financial Incentive Program Agreement with the respective property owner.

**Prepared by:** Zach Gable, MAES, EcD, Senior Economic Development Officer

**Reviewed by:** Lidy Romanuk, BA, EcD, CEcD, Manager, Economic Development and Tourism

**Respectfully submitted:** Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

**Approved:** Donald G. Boyle, Chief Administrative Officer

### EXECUTIVE SUMMARY:

The proposal is to undertake façade improvements at the property known as 2004 Main Street South, Jarvis. Economic Development and Tourism staff recommend that this application be approved for funding under the Downtown Areas Community Improvement Plan Financial Incentives Program, as all program eligibility requirements have been met.

### BACKGROUND:

In May 2008, Haldimand County Council adopted the Haldimand County Downtown Areas Community Improvement Plan (CIP) and corresponding Downtown Community Improvement Project Areas (CIPAs). The CIP provides Council with the ability to offer financial incentives to private property owners to revitalize, redevelop, and renovate properties and buildings within the CIPAs. The CIPAs are identified as the downtown areas of the communities of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk. In September 2013, Council approved the Rural Business and Tourism Community Improvement Plan (RBTCIP). The RBTCIP targets key Haldimand County economic objectives by supporting hamlets, commercial roofed accommodations and value added agricultural businesses. Amendments in November 2014, added a new program to the Downtown Areas CIP to include interior

renovations for places of assembly related to arts and culture, commercial roofed accommodations and restaurants, and expanded eligible costs for existing programs.

Economic Development and Tourism (EDT) staff continue to promote both financial incentive programs to the communities and stakeholders. EDT staff also assist proponents with their applications, in order to bring eligible projects before Council in a timely manner. Further, staff continue to work with applicants to ensure that their projects move forward to completion.

As of this report date, one hundred and twenty-one (121) Downtown Areas CIP applications and nineteen (19) RBTCIP applications have been approved (including this report PED-EDT-10-2018). One hundred and twenty-six (126) of the previously approved applications have been completed and the files have been closed on three (3) applications. Downtown area grants have been approved in Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk. Grants have been approved for value added agriculture projects in the rural areas of Haldimand County; as well, projects in the hamlets of Fisherville, Port Maitland and York have been approved under the RBTCIP.

### **Summary of the 140 Downtown Areas CIP and RBTCIP Applications (including PED-EDT-10-2018) Considered by Council:**

<b>Financial Incentive Program</b> <i>(Including PED-EDT-10-2018)</i>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application and Permit Fees Refund	\$166,500	\$15,458
Building Restoration, Renovation and Improvement	\$48,527	\$120,712
Downtown Housing Grant	\$127,971	N/A
Heritage Improvement Grant	\$20,000	\$29,923
Façade Improvement Grant	\$737,452	\$77,412
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,100,450</b>	<b>\$243,505</b>
Total construction value of CIP Projects	\$5,066,888	\$843,432
Grant values as a percentage of construction values	22%*	29%
Council approved transfers from CIP Reserve for other initiatives	\$6,360	
<b>Total funds remaining in CIP Reserve</b>	<b>\$49,685</b>	

\* **Grant as a % of Construction** – This calculation shows the leveraging factor; basically, how much funding the County is contributing to the project compared to the total cost of the project. As it currently stands, for every dollar granted by the County, approximately \$5.00 of private funding has been invested. The Kinsmen Park Revitalization and Dunnville Farmers Market Project are not included in the total construction values.

\*\* Includes grant amounts related to staff approved projects under \$5,000.

### **ANALYSIS:**

The final completed application for the property known as 2004 Main Street South, Jarvis was received in April of 2018. A location map has been included in this report as Attachment 1. Contact with EDT

staff occurred in fall of 2017, and since that time, staff has worked with the applicant to finalize their plans and prepare the subject application for Council consideration. This application is for the Façade Improvement Grant program and Application and Permit Fees Refund under the Downtown Areas Improvement Program.

No previous applications have been approved for this property. The existing mixed-use building contains two commercial units: Nighs of Jarvis and Christine's Bakery. The existing building façade is currently horizontal siding and the building is not currently accessible. A photo of the existing façade is included as Attachment 2.

The proposed façade improvement project at 2004 Main Street South, Jarvis will be a visual improvement to the appearance of the building and make the building barrier-free. Updated elements include new accessible entrances and commercial windows. Additional improvements include installation of a stone veneer to the lower portion of the building to create visual interest. Examples can be found in Attachment 3.

The resulting improvements will be a positive change to the existing streetscape. The subject property is located in the downtown designated area, and close to the recently completed Jarvis street construction and the new Lions walking track.

Review Panel Recommendation			The application is complete and recommended for approval.		
File No.	Community	Address	Value of Project	Value of Grant	Grant as a % of Construction
137	Jarvis	2004 Main Street South	\$32,914	\$15,465	47%
<b>Façade Improvement Grant</b>					<b>\$15,000</b>
<b>Building permit fees</b>					<b>\$465</b>
<b>Total Grant to 2004 Main Street South, Jarvis</b>					<b><u>\$15,465</u></b>
<b>Project Description</b>	Removal of existing windows and doors, installation of new accessible doors for each store front. Installation of new commercial windows and application of stone veneer to lower portion of façade.				
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Property taxes must be in good standing and the property must be in conformity with all County/Provincial/Federal by-laws and legislation throughout the term of the program – i.e. property standards, zoning by-laws, official plan, etc.</li> <li>2. Building Permit will be required for installation of new doors.</li> </ol>				

## FINANCIAL/LEGAL IMPLICATIONS:

The Downtown Areas Community Improvement Plan (CIP) was established in 2008, with an annual allocation of \$100,000 contributed to a Community Improvement Plan Reserve to be used to fund approved grant applications under the financial incentives component of the Downtown Areas CIP. In 2013, the annual contribution was increased to \$150,000, to incorporate the Downtown Areas CIP and the Rural Business and Tourism Community Improvement Plan. Upon approval of this application, Council will have approved a total of \$1,350,315 from this Reserve. This application requires \$15,465 in funding from the Reserve leaving a balance of \$49,685 remaining from the approved funding allocation should this application and Report PED-EDT-10-2018 receive Council approval.

Additional funds are anticipated from the Association of Municipalities of Ontario for the Main Street Revitalization Funding Program in the amount of \$69,935.67, as presented to Council on April 24, 2018 through Report PED-EDT-05-2018, and will be added to the Community Improvement Plan Reserve once approved. These funds will be required to be spent under the terms and conditions contained within the agreement once finalized.

Legal: A grant agreement will be prepared for execution by the Mayor and Clerk should Council approve this application. The grant agreement was reviewed by legal counsel in the Spring of 2008.

## **STAKEHOLDER IMPACTS:**

All Community Improvement projects are circulated and reviewed by a staff committee that consists of representatives from Building Controls and By-law Enforcement, Planning and Development, Community Development and Partnerships (Heritage and Culture) and Finance Divisions. Once this project has received Council approval, staff from the Building Controls and By-law Enforcement Division will be required to assist Economic Development and Tourism staff to ensure that all proposed works are carried out in the manner applied for, and that terms and conditions are met.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: No

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Location Map of 2004 Main Street South, Jarvis.
2. Existing photo of 2004 Main Street South, Jarvis.
3. Proposed enhancements at 2004 Main Street South, Jarvis.