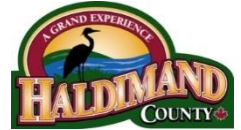

HALDIMAND COUNTY

Report PED-EDT-12-2018 Downtown Areas Community Improvement Plan – 7 Talbot Street East, Cayuga - Garvies Automotive



For Consideration by Council in Committee on September 18, 2018

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-12-2018 Downtown Areas Community Improvement Plan – 7 Talbot Street East, Cayuga - Garvies Automotive be received;
2. AND THAT the project as outlined in Report PED-EDT-12-2018 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$8,257;
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:

This proposal is to undertake façade improvements at the property known as 7 Talbot Street East, Cayuga. 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-two (122) Downtown Areas CIP applications and nineteen (19) RBTCIP applications have been approved (including this report PED-EDT-12-2018). One hundred and twenty-seven (127) 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 141 Downtown Areas CIP and RBTCIP Applications (including PED-EDT-12-2018) Considered by Council:

Financial Incentive Program <i>(Including PED-EDT-12-2018)</i>	Downtown Areas	Rural Business and Tourism
Application and Permit Fees Refund	\$166,546	\$15,204
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	\$745,709	\$77,412
Total value of CIP grants provided by the County**	\$1,108,753	\$243,251
Total construction value of CIP Projects	\$5,083,402	\$843,432
Grant values as a percentage of construction values	22%*	29%
Council approved transfers from CIP Reserve for other initiatives	\$6,360	
Total funds remaining in CIP Reserve	\$111,573***	

* **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.

*** Includes contribution from the Association of Municipalities of Ontario for Main Street Revitalization Funding Program in the amount of \$69,936.

ANALYSIS:

The final completed application for the property known as 7 Talbot Street East, Cayuga was received in August of 2018. A location map has been included in this report as Attachment 1. Contact with EDT staff occurred in the summer of 2016, 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.

The property at 7 Talbot Street East, Cayuga operates as Garvie's Automotive which provides a variety of automotive repair services. The property is located in the Cayuga Downtown Areas Community Improvement Project Area and no previous applications have been received for the property. Currently at 7 Talbot Street East, Cayuga, is an existing residential building and a commercial shop where the automotive services are provided.

While the owners have the intention to expand the business, the proposed improvements associated with the grant request are for the existing commercial building foot print. The building is currently sided with steel which is in a state of disrepair, photos of the existing building conditions have been included in this report as Attachment 2. Improvements include installation of new vertical steel siding to the exterior of the shop and the application of a stone veneer to the lower portion of the façade which fronts onto Winnett Street South. Samples of the proposed improvements are included in Attachment 3. The intended improvements are meant to refresh the look of the building as the property owners have made other property improvements such as new signage. The use of siding and veneer has been successfully executed by other Downtown CIP applicants resulting in an improved streetscape.

The improvements will be an aesthetic improvement in downtown Cayuga and coincides with a number of downtown revitalization projects which include the Cayuga Streetscaping (including the removal of overhead wires in 2018), the Cayuga Library and Heritage Centre, and private property improvements such as improvements to 2 Talbot Street East, Cayuga. The property abutts the Cayuga Seniors Centre which has recently undergone a series of improvements as well.

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
139	Cayuga	7 Talbot Street East	\$16,514	\$8,257	50%
Façade Improvement Grant					\$8,257
Total Grant to 7 Talbot Street East, Cayuga					\$8,257
Project Description		Replacement of siding of existing building, application of stone veneer.			
Conditions		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.			

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 \$1,358,363 from this Reserve. This application requires \$8,257 in funding from the Reserve leaving a balance of \$111,573 remaining from the approved funding allocation should this application receive Council approval.

Additional funds were received from the Association of Municipalities of Ontario for the Main Street Revitalization Funding Program in the amount of \$69,936, as presented to Council on April 24, 2018 through Report PED-EDT-05-2018, and were added to the Community Improvement Plan Reserve. These funds will be required to be spent by March 31, 2020 and under the terms and conditions contained within the agreement between AMO and Haldimand County. This project will be allocated for the use of these funds.

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 7 Talbot Street East, Cayuga.
2. Existing photo of 7 Talbot Street East, Cayuga.
3. Proposed improvement of 7 Talbot Street East, Cayuga.