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# HALDIMAND COUNTY

Report EDT-05-2021 Downtown Area Community Improvement Plan – 110  
Lock Street East, Dunnville



For Consideration by Council in Committee on March 30, 2021

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## OBJECTIVE:

To consider an application for funding made under the Downtown Areas Community Improvement Plan.

## RECOMMENDATIONS:

1. THAT Report EDT-05-2021 Downtown Area Community Improvement Plan – 110 Lock Street East, Dunnville be received;
2. AND THAT the project as outlined in Report EDT-05-2021 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$10,081;
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.

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

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

## EXECUTIVE SUMMARY:

This proposal is to undertake various external facade improvements to the property at 110 Lock Street East, Dunnville. Economic Development and Tourism staff are recommending 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.

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 thirty-four (134) Downtown Areas CIP applications and twenty-six (26) RBTCIP applications have been approved (including report EDT-05-2021). One hundred and twenty-nine (129) of the previously approved Downtown Areas CIP applications have been completed; twenty-one (21) Rural Business and Tourism files 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, Rainham Centre and York have been approved under the RBTCIP.

**Summary of the Downtown Areas CIP and RBTCIP Applications (including EDT-05-2021) Considered by Council:**

<b>Financial Incentive Program (Including EDT-05-2021)</b>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$225,212	\$20,024
Building Restoration, Renovation and Improvement	\$73,527	\$194,177
Downtown Housing Grant	\$157,971	N/A
Heritage Improvement Grant	\$20,000	\$49,923
Façade Improvement Grant	\$840,246	\$107,127
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,316,956</b>	<b>\$371,251</b>
Total construction value of CIP Projects	\$10,423,177	\$1,269,282
Grant values as a percentage of construction Values*	13%	29%
Council approved transfers from CIP Reserve for other initiatives		\$6,360
<b>Total funds remaining in CIP Reserve (Subject to approval of the 2021 Tax Operating Budget)</b>		<b>\$226,431***</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 \$7.00 of additional private funding has been invested in the Downtown Areas of the County. 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 (Report PED-EDT-05-2018) plus interest earned on the program funds.

## ANALYSIS:

The final completed application for the property known as 110 Locke Street East, Dunnville was received in early February 2021. Contact with EDT staff occurred in August 2020, and since that time, staff has worked with the applicant to finalize their plans and prepare the subject application for Council consideration. This property is a mixed use property with commercial office space being located on the first floor and residential units on the upper floors. A location map has been included in this report as Attachment 1. This application will utilize the Façade Improvement Grant program and the Application & Permit Fees Refund Program, both incentives are available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP).

This property has not previously applied for the Downtown Area Community Improvement Plan Program. The following provides an overview of the improvements proposed within the application. Improvements are eligible under the Facade Improvement Grant and the Application and Permit Fees Refund Program.

Some elements of the existing front, east, west and rear façade are in poor repair such as the windows on the front, west, east, and rear of the building, the existing porch, and window gables. Photos of the existing façade are included in Attachment 2. Improvements to the front of the building involve replacement of four windows, installing vinyl shakes in the upper gables, replacing existing red wood siding with updated vertical siding and also the re-construction of the existing front porch (which has since been removed due to safety concerns). Soffit, fascia and eaves will also be installed on the front and west side of the building. Additional upgrades on the west, east and rear of the building will include window replacements (2 on each side). All of these windows will be capped. A building permit will be required for the re-construction of the front porch.

This application is supported by the County’s Urban Design Guidelines as the proposed improvement will maintain the integrity of the existing building. This application meets the intent of the Downtown Areas CIP, as the project will improve the physical and visual qualities of downtown Dunnville.

Review Panel Recommendation			The application is complete and recommended for approval		
File No.	Community	Address	Value of Project	Value of Grant	Grant as % of Construction
150	Dunnville	110 Lock Street East	\$27,857	\$10,081	36%
<b>Façade Improvement Grant</b>					<b>\$10,000</b>
<b>Application &amp; Permit Fee Refund</b>					<b>\$81</b>
<b>Total Grant for 110 Lock Street East, Dunnville</b>					<b>\$10,081</b>
Project Description	Install soffit, fascia and eaves (front and west side of building); install vinyl shakes in upper gables (front of building); replace 10 windows throughout building (front, east, west and rear of building); capping of window replacements; install vertical siding (front of building); and construct new front awning.				
Conditions	<ol style="list-style-type: none"> <li>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>A Building Permit is required.</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 \$1,694,568 from this reserve. This application requires \$10,081 in funding from the reserve, leaving a project balance of \$76,431 in the Community Improvement Plan Reserve. Contained within the Draft 2021 Tax Supported Operating Budget (to be presented to Council on March 31, 2021) is an additional contribution to this reserve of \$150,000. If the additional contribution is approved, this would bring the projected balance of the Reserve to \$226,431.

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 & Municipal Enforcement Services, Planning and Development, Community Development and Partnerships (Heritage and Culture) and Finance Divisions. Once this project has received Council approval, staff from the Economic Development and Tourism Division are 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.
2. Existing Conditions.