
HALDIMAND COUNTY

Report EDT-07-2021 Downtown Area Community Improvement Plan – 19
Argyle Street North, Caledonia



For Consideration by Council in Committee on June 22, 2021

OBJECTIVE:

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

RECOMMENDATIONS:

1. THAT Report EDT-07-2021 Downtown Area Community Improvement Plan – 19 Argyle Street North, Caledonia be received;
2. AND THAT the project as outlined in Report EDT-07-2021 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$6,468;
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;
4. AND THAT entering into an encroachment agreement to permit projecting lighting and other elements of the improved façade into the municipal right-of-way at 19 Argyle Street North, be approved.

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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 19 Argyle Street North, Caledonia. 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 the 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-six (136) Downtown Areas CIP applications and twenty-six (26) RBTCIP applications have been approved (including report EDT-07-2021 and EDT-08-2021). 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. In addition, 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-07-2021 and EDT-08-2021) Considered by Council:

Financial Incentive Program (Including EDT-07-2021 and EDT-08-2021)	Downtown Areas	Rural Business and Tourism
Application & Permit Fee Refund	\$225,561	\$20,210
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	\$856,621	\$109,862
Total value of CIP grants provided by the County**	\$1,333,680	\$374,172
Total construction value of CIP Projects	\$10,462,089	\$1,274,751
Grant values as a percentage of construction Values*	13%	29%
Council approved transfers from CIP Reserve for other initiatives	\$6,360	
Total funds remaining in CIP Reserve (Subject to approval of the 2021 Tax Operating Budget)	\$206,786***	

* **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 19 Argyle Street North, Caledonia was received May 10, 2021. Contact with EDT staff occurred in March 2021 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 a law office located on the first floor and residential units on the upper floor. A location map has been included in this report as Attachment 1. This application will utilize the Façade Improvement Grant program and the Application and Permit Fees Refund Program, both incentives are available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP).

This property has previously applied for the Downtown Area Community Improvement Plan Program in 2010 and were granted funds for replacement of windows and for the repair of an existing awning. As the proposed renovations would add to the previous improvements to this property the work is considered eligible under the Downtown Area Community Improvement Plan Funding. The following provides an overview of the improvements proposed within the application. Improvements are eligible under the Façade Improvement Grant and the Application and Permit Fees Refund Program.

Some elements of the existing front façade of this building are in poor repair such as the siding, signage and lighting. Photos of the existing façade are included in Attachment 2. Improvements to the front of the building would involve removal of existing siding and trim, the installation of board and batten style siding, installation of Atlas Stone Rock siding underneath the front window of the building, re-flashing of upper windows, sign refurbishing, and installation of gooseneck lighting above existing signage. A sign permit will be required for the installation of the refurbished sign. Also an encroachment agreement will be required for the installation of gooseneck lighting.

This application meets the intent of the Downtown Areas CIP, as the project will improve the physical and visual qualities of downtown Caledonia. Overall, staff believe these improvements will update and improve the façade of the building and the appearance of Downtown Caledonia.

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
151	Caledonia	19 Argyle Street North, Caledonia	\$12,750	\$6,468	51%
Façade Improvement Grant					\$6,375
Application & Permit Fee Refund					\$93
Total Grant for 19 Argyle Street North, Caledonia					\$6,468
Project Description	Removal of existing siding and trim, the installation of board and batten style siding, installation of stone rock siding underneath the front window, re-flashing of upper windows, sign refurbishing, and installation of gooseneck lighting				

Conditions	<ol style="list-style-type: none"> 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. 2. A Building Permit is required. 3. Encroachment agreement is required as elements of new façade appear to be encroaching on publically owned space.
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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 \$1,714,213 from this reserve. This application requires \$6,468 in funding from the reserve, leaving a project balance of \$206,786 in the Community Improvement Plan Reserve.

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. This application will also require a building permit as well as an encroachment agreement as elements of new façade appear to be encroaching on publically owned space.

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.
3. Improvement Concept.