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# HALDIMAND COUNTY

Report EDT-03-2022 Downtown Area Community Improvement Plan – 106  
Lock Street East, Dunnville



For Consideration by Council in Committee on March 29, 2022

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## OBJECTIVE:

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

## RECOMMENDATIONS:

1. THAT Report EDT-03-2022 Downtown Area Community Improvement Plan – 106 Lock Street East, Dunnville be received;
2. AND THAT the project as outlined in Report EDT-03-2022 be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$12,982;
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:** Alison Earls, MEDI, EcD, BA, Senior Economic Development Officer

**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 facade improvements to the property at 106 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 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-seven (27) RBTCIP applications have been approved (including Report EDT-03-2022).

One hundred and thirty-two (132) of the previously approved Downtown Areas CIP applications have been completed; twenty-three (23) Rural Business and Tourism files have been completed; and files have been closed on five (5) applications for both programs. 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 as, 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 Report EDT-03-2022) Considered by Council:**

<b>Financial Incentive Program</b> (Including Report EDT-03-2022)	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$225,921	\$20,311
Building Restoration, Renovation and Improvement	\$73,527	\$180,617
Downtown Housing Grant	\$157,971	N/A
Heritage Improvement Grant	\$20,000	\$39,923
Façade Improvement Grant	\$861,621	\$112,597
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,339,040</b>	<b>\$353,448</b>
Total construction value of CIP Projects	\$10,465,396	\$1,224,931
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 the approval of the 2022 Tax Supported Operating Budget)</b>		<b>\$373,674</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 106 Lock Street East, Dunnville was received in late January 2022. Contact with EDT staff occurred in June 2020, and since that time, staff have worked with the applicant to finalize their plans and prepare the subject application for Council consideration. This project was delayed due to complications associated with the pandemic. This property is a mixed use building with vacant storefront space located on the first floor of the building with an apartment located behind the storefront unit and residential apartments located 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 & Permit Fees Refund Program, both incentives are available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP). No previous Downtown Area Community Improvement Plan applications have been made for this property.

Some elements of the existing storefront are in a state of poor repair including the storefront windows and the front door (which the owner believes dates back to the 1970's). The applicant is proposing to install two new front windows which will be thermal efficient, along with new window frames as the current frames are peeling and deteriorating. These windows will be smaller in size to what is currently installed. Additionally, the proponent plans to frame in a partial wall under the window and finish the new wall with stone. The front door will also be replaced and accessible hardware will be installed. Photos of the existing façade are included in Attachment 2. The proposed renovation will update the façade of the building and also make the front entrance accessible. Retrofitting older buildings is important for downtown businesses in order to compete with newer development and also to improve the accessibility of the downtown commercial inventory.

A building permit will be required for the installation of the accessible entrance.

This application is supported by the County's Urban Design Guidelines, as the proposed improvement will improve transitions between buildings and will create continuity and cohesiveness in the streetscape (see Attachment 3). This application meets the intent of the Downtown Areas CIP, as the project will improve the aesthetics of this building as well as the functionality.

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
154	Dunnville	106 Lock St E	\$25,382	\$12,982	51%
Façade Improvement Grant					\$12,715
Application & Permit Fee Refund					\$267
Total Grant					\$12,982
Project Description	Replacement of storefront windows, framing around new windows, stone façade installed under window, replacement of front door including accessible access and hardware.				
Conditions	<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. 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 \$1,697,325 from this reserve. This application requires \$12,982 in funding from the reserve, leaving a projected balance of \$373,674 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.

## **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. Proposed Concept.