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# HALDIMAND COUNTY

## Report EDT-10-2022 Downtown Area Community Improvement Plan - 17 Cayuga Street North, Cayuga

For Consideration by Council in Committee on November 1, 2022

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### OBJECTIVE:

To seek approval of an application for funding made under the Haldimand County Downtown Areas Community Improvement Plan.

### RECOMMENDATIONS:

1. THAT Report EDT-10-2022 Downtown Area Community Improvement Plan - 17 Cayuga Street North, Cayuga be received;
2. AND THAT the project as outlined in Report EDT-10-2022 Downtown Area Community Improvement Plan - 17 Cayuga Street North, Cayuga be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$10,000;
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 façade improvements to the property at 17 Cayuga Street North, 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 based on supporting the growth of the County's tourism businesses.

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 forty (140) Downtown Areas CIP applications and thirty (30) RBTCIP applications have been approved (including Report EDT-10-2022 and EDT-11-2022).

One hundred and thirty-four (134) of the previously approved Downtown Areas CIP applications have been completed; twenty-five (25) Rural Business and Tourism files have been completed; and files have been closed on seven (7) 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-10-2022 and EDT-11-2022) Considered by Council:**

<b>Financial Incentive Program</b>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$226,470	\$20,311
Building Restoration, Renovation and Improvement	\$73,527	\$205,617
Downtown Housing Grant	\$157,971	N/A
Heritage Improvement Grant	\$20,000	\$39,923
Façade Improvement Grant	\$888,597	\$129,491
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,366,597</b>	<b>\$395,342</b>
Total construction value of CIP Projects	\$10,523,347	\$1,332,295
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***</b>	<b>\$281, 289</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 17 Cayuga Street North, Cayuga was received in September 2022. A location map has been included in this report as Attachment 1. Contact with the Economic Development and Tourism Division regarding this proposal began in early August 2022. Since this time, staff have assisted the proponent with preparing their Downtown Area Community Improvement Plan project for Council's consideration. This application will utilize one of the incentives available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP) - the Façade Improvement Grant program. No previous Downtown Area Community Improvement Plan applications have been approved for the subject property, which is currently operating as a mixed use building with residential on the upper floor and a convenience store on the lower floor.

The following provides an overview of the improvements proposed under the Facade Improvement Grant:

### **Façade Improvement Grant**

The existing façade of the building is brick, with components of aged siding and windows in a state of disrepair. Photos of the building in its current state can be found in Attachment 2. Under the Façade Improvement Grant program the following renovation items are eligible: at the front of the building renovation/removal of old siding and replace with new siding, and replacing two front windows. At the rear of the building due to it being on a corner lot with both facades visible from the public realm, the following renovations will be completed which are eligible under the grant: removal of brick at the top of the building (due to deterioration) and replace with siding and replacement of two windows at the back of the building. The property in question is not a heritage site, but when this application was circulated to Heritage Haldimand it was identified the building's architecture and location is part of what could be considered a historic block. Due to this, the committee requested the windows being replaced remain the same size. This was communicated to the business owner and they have agreed. The building owner has been advised that the proposed siding at the rear of the building is not consistent with the recommended Urban Design Guidelines, however has indicated that they are unable to afford the brick repair work that would be required to do so. While what is being proposed does not meet the guidelines, given the siding in question is at the rear (less prominent portion) of the building and will still be an improvement to the current condition of the building, staff recommend accepting the project proposal as is.

Building permits and fees are required for this proposal and have been secured by Haldimand County's Building Division. Since building permits were applied to prior to the application being approved by Council these fees are ineligible. Please note, no work has started on this project as per Haldimand County' Downtown Area Community Improvement Plan Guidelines.

### **Local Economic Impacts**

The proposed upgrades will improve the physical and visual qualities of the downtown core of Cayuga. The front and rear of this building are highly visible at the main Cayuga Street North and King Street, Therefore, upgrading the current façade will improve overall appearance of downtown Cayuga.

Additionally, this project will leverage significant private sector investment, and enhance the profile of the County.

## Summary

The table below outlines the anticipated value of each grant the applicants are eligible for under the three grant streams outlined above. Staff are recommending support of each grant as outlined:

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
157	Cayuga	17 Cayuga Street North	24,000	10,000	41%
Façade Improvement Grant					\$10,000
Total Grant					\$10,000
Project Description	Front of the building: removal of old siding and replace with new siding, and replacing two front windows.  Rear of the building: removal of brick at the top of the building (due to deterioration) and replace with siding, and replacement of two windows.				
Conditions	<ol style="list-style-type: none"><li>1. A grant agreement will be prepared for execution by the Mayor and Clerk.</li><li>2. 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></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 \$1,761,939 from this reserve. This application requires \$10,000 in funding from the reserve, leaving a projected balance of \$281,289 in the Community Improvement Plan Reserve. Please note the reserve balance is larger this year due to under subscription as a result of the pandemic.

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

## **REFERENCES:**

1. [\*Downtown Area Community Improvement Plan Program\*](#)

## **ATTACHMENTS:**

1. Location Map.
2. Existing Condition.