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# HALDIMAND COUNTY

Report EDT-11-2022 Downtown Area Community Improvement Plan - 105  
Bridge Street, Dunnville



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-11-2022 Downtown Area Community Improvement Plan - 105 Bridge Street, Dunnville be received;
2. AND THAT the project as outlined in Report EDT-11-2022 Downtown Area Community Improvement Plan - 105 Bridge Street, Dunnville, be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$10,393;
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 105 Bridge Street, Dunnville. 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) RBTICIP applications have been approved (including reports 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 RBTICIP.

**Summary of the Downtown Areas CIP and RBTICIP 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 105 Bridge Street, Dunnville 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 DACIP applications have been approved for the subject property, which is currently operating as a mixed use building with residential on the upper floor and bait and tackle shop located on the main floor.

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

### **Façade Improvement Grant**

The existing façade of the building includes siding, with components of concrete which are both in a state of disrepair (including discolouration and general deterioration). Photos of the building in its current state can be found in Attachment 2. This building is currently undergoing an entire exterior renovation, with some components of this proposal being applied for under the Downtown Area Community Improvement Plan under the Façade Improvement Grant stream. The following renovations are being proposed: installing 6 new windows at the front of the building, installing new soffit and fascia on all sides of the building, installing new gables, improvements to existing porch (including replacing rotten boards) and capping windows and the main door.

Outside of the renovations being completed, the landlord is also replacing the siding on this building, however, due to project timelines could not be included under this grant. No building permits are required for this project.

### **Local Economic Impacts**

This property is located in a high traffic location in downtown Dunnville and is very visible from Main Street. The subject property is also in close vicinity to a number of recently renovated municipally owned assets including the Dunnville Farmers Market, Dunnville Waterfront Park and Garfield Disher Park. Therefore, upgrading the current façade will improve overall appearance of downtown Dunnville and also create an integrated appearance between private and public assets within the area. Additionally, the proposed use for this property is a bait and tackle shop, which aligns with Haldimand County's Tourism Strategic Action plan, which prioritizes product and experience development in relation to the Grand River. Supporting projects of this nature furthers this objective. Finally, this project will also 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
158	Dunnville	105 Bridge Street	\$20,786	\$10,393	50%
Façade Improvement Grant					\$10,393
Total Grant					\$10,393
Project Description	Installing 6 new windows at the front of the building, installing new soffit and fascia on all sides of the building, installing new gables, improvements to existing porch (including replacing rot) and capping windows and man door.				
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 \$10,393 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 in 2020 to present 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.
3. Proposed Improvement Concept.