
HALDIMAND COUNTY

Report EDT-04-2023 Downtown Area Community Improvement Plan - 146
Queen Street, Dunnville



For Consideration by Council in Committee on April 11, 2023

OBJECTIVE:

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

RECOMMENDATIONS:

1. THAT Report EDT-04-2023 Downtown Area Community Improvement Plan - 146 Queen Street, Dunnville be received;
2. AND THAT the project as outlined in Report EDT-04-2023 Downtown Area Community Improvement Plan - 146 Queen Street, Dunnville, be approved for a grant to be funded from the Community Improvement Plan Reserve to a maximum of \$15,641;
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 the conversion of non-residential space to a residential unit through the Downtown Housing Grant to the property at 146 Queen Street, Dunnville (known locally as 'The Minga'). 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-nine (149) Downtown Areas CIP applications and twenty-eight (28) RBTCIP applications have been approved (including reports EDT-04-2023 and EDT-05-2023).

One hundred and forty-one (141) of the previously approved Downtown Areas CIP applications have been completed; twenty-four (24) 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-04-2023 and EDT-05-2023) Considered by Council:

Financial Incentive Program	Downtown Areas	Rural Business and Tourism
Application & Permit Fee Refund	\$227,111	\$20,311
Building Restoration, Renovation and Improvement	\$73,527	\$205,617
Downtown Housing Grant	\$172,971	N/A
Heritage Improvement Grant	\$20,000	\$39,923
Façade Improvement Grant	\$894,896	\$132,452
Total value of CIP grants provided by the County**	\$1,388,505	\$398,303
Total construction value of CIP Projects	\$10,657,599	\$1,249,486
Grant values as a percentage of construction Values*	13%	31%
Council approved transfers from CIP Reserve for other initiatives		\$6,360
Total funds remaining in CIP Reserve***		\$453,784

* 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 146 Queen Street (The Minga), Dunnville was received in February 2023. 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 February 2023. 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 two of the incentives available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP) - the Downtown Housing Grant Program and the Application and Permit Refund Program. Two previous DACIP applications have been approved for the subject property for façade work on the front and rear of the building. This building is currently operating as a commercial space on the first floor and vacant on the second floor. Upon completion of the proposed renovation the property will be a mixed use building with a 60 square metre residential unit on the upper floor and a restaurant/cafe located on the main floor.

The following provides an overview of the improvements proposed under the Downtown Housing Grant:

Downtown Housing Grant Program

The Downtown Housing Grant Program offers grants to eligible applicants for the rehabilitation of existing residential space or the conversion of non-residential space to residential space. This program provides assistance to eligible applicants in securing financing for property improvements; stimulates rehabilitation of existing residential space (specifically in older buildings which may need significant upgrades to be brought to Code); promotes the re-use of buildings as permitted under zoning standards; increases the number of affordable housing units in Haldimand County; and promotes walkability and use of downtown services and amenities.

The existing upper floor of the building is currently a vacant shell. Photos of the upper floor and its current state can be found in Attachment 2. The second floor is undergoing a complete renovation which is scoped to include the following:

- Heating pump and HVAC to convert vacant space to residential unit
- Fire separation
- Insulation
- Drywall
- Installation of kitchen cabinetry
- Sealing of exposed brick
- Bathroom installation (including three pieces: shower, sink and toilet)
- Laminate flooring and trim

The property owner is also eligible for the Application and Permit Refund Program for Building Permits (related to Alteration/Repair/Additions), and Plumbing Permits (which are required for the fixtures in their proposed bathroom).

If approved, this project will have a strong economic impact on Downtown Dunnville as this grant is converting an existing vacant space to residential space which would otherwise not be available. The unit will also be rented out as a geared to income unit, which will help to increase affordable housing opportunities in Dunnville. Haldimand County will also benefit from the tax increase on the property as a result of the property improvement. In addition, there is the potential of job creation and increased local economic activity associated with the improvement works being undertaken.

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
159	Dunnville	146 Queen Street	\$116,500	\$15,641	13%
Façade Improvement Grant					\$15,000
Application and Permit Refund					\$641
Total Grant					\$15,641
Project Description	Heating pump and HVAC, fire separation, insulation, drywall, installation of kitchen cabinetry; sealing of exposed brick, bathroom installation (including three pieces: shower, sink and toilet), and laminate flooring and trim.				
Conditions	<ol style="list-style-type: none"> 1. A grant agreement will be prepared for execution by the Mayor and Clerk. 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. 3. Building permits and plumbing permits will be required for proposed work. 				

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 \$ 1,786,808 from this reserve. This application requires \$15,641 in funding from the reserve, leaving a projected balance of \$453,784 in the Community Improvement Plan Reserve. Please note the reserve balance continues to be higher than normal due to under subscription in 2020 to 2022 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 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 Photos.