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# HALDIMAND COUNTY

## Report EDT-11-2023 Downtown Area Community Improvement Plan Application – 5 Talbot Street West, Cayuga

For Consideration by Council in Committee on October 31, 2023

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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-11-2023 Downtown Area Community Improvement Plan Application – 5 Talbot Street West, Cayuga be received;
2. AND THAT the project as outlined in Report EDT-11-2023 Downtown Area Community Improvement Plan Application – 5 Talbot Street West, Cayuga, be approved for a grant to be funded from the Community Improvement Plan Reserve to a maximum of \$15,000;
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.

**Prepared by:** Jessica Easson, 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:** Cathy Case, Chief Administrative Officer

### EXECUTIVE SUMMARY:

This proposal is to undertake façade improvements to the property at 5 Talbot Street West, 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 fifty-five (155) Downtown Areas CIP applications and thirty (30) RBTICIP applications have been approved. One hundred and forty-four (144) of the previously approved Downtown Areas CIP applications have been completed; twenty-five (25) Rural Business and Tourism files have been completed; and, the files have been closed on five (5) applications. Downtown area grants have been approved in Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Selkirk. 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 RBTICIP.

**Summary of the Downtown Areas CIP and RBTICIP Applications (including Report EDT-11-2023) Considered by Council:**

<b>Financial Incentive Program</b>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application & Permit Fee Refund	\$218,596	\$39,420
Building Restoration, Renovation and Improvement	\$73,527	\$231,555
Downtown Housing Grant	\$231,438	N/A
Heritage Improvement Grant	\$20,000	\$49,923
Façade Improvement Grant*	\$904,879	\$129,990
<b>Total value of CIP grants approved provided by the County*</b>	\$1,448,440	\$450,888
Total estimated construction value of CIP Projects	\$11,871,545	\$1,402,286
Grant values as a percentage of construction Values**	12%	32%
<b>Total funds remaining in CIP Reserve</b>	\$553,484	

\* Includes grant amounts related to GM approved projects under \$5,000. The Caledonia Kinsmen Park Revitalization Project is not included in values presented above.

\*\* 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 seven dollars of additional private funding has been invested in the Downtown Areas of the County.

## ANALYSIS:

The final completed application for the property at 5 Talbot Street West, Cayuga, was received in September 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 early July 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 one of the incentives available to eligible properties under the Downtown Areas Community Improvement Plan (DACIP) - the Façade Improvement Grant program. One previous DACIP application under a previous owner was approved for the subject property in 2013, which entailed new signage for the adjacent unit. The property is currently operating as commercial building and the proponent is undergoing extensive interior renovations converting the previous retail space into a Dental Office. Cayuga Family Dental Care is a valued member of the Haldimand County business community, and is a key business within the local healthcare sector. Staff believe that the renovations to convert the existing commercial space into a dental office will be an asset to the community.

The following provides an overview of the improvements proposed under the Facade Improvement Grant. Currently, the existing façade of the building is primarily grey siding. The proponent is seeking to improve the look of the building to be less 'warehouse like' with window improvements on the front and rear of the building that will include framing and capping. The proponents are also proposing accessibility enhancements adding automatic doors to the entrance. Photos of the building in its current state can be found in Attachment 2. Prior to application submission, work began to remove the rear metal canopy/roof to allow the opportunity for new windows and siding (proposed under this application). The goal of the exterior work is for the building to appear more welcoming and uniform. In addition to the improvements proposed under the CIP program, the proponent is undertaking a significant investment with interior renovations of the space. While not covered by this program, the project will see the creation of several new dental treatment rooms and renovations including new and improved interior framing, plumbing, flooring, paint, doors, electrical, HVAC, and interior accessibility enhancements including a barrier free bathroom. Completing exterior renovations eligible under the CIP program will complement the interior renovations, and improve the building's facade overall.

This property is located in a high traffic location in downtown Cayuga and is visible from Talbot Street West, Ottawa Street South and McKay Street West (looking on to the Cayuga Kinsmen Ball Park). Therefore, upgrading the current façade will improve overall appearance of downtown Cayuga and leverage private sector investment.

Review Panel Recommendation			The application is complete and recommended for approval		
File No.	Community	Address	Estimated Value of Project	Value of Grant	Grant as % of Construction
167	Cayuga	5 Talbot Street West	\$1,170,827	\$15,000	1%
<b>Façade Improvement Grant Program</b>					<b>\$15,000</b>
<b>Total Grant for 5 Talbot Street West</b>					<b>\$15,000</b>
Project Description	Exterior Work including replacing windows with framing and capping on the front and rear of the building and creating an accessible entrance.				
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. Building Permits are required.</li> <li>3. 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. To date Council has approved a total of \$ 1,798,577 from this reserve. This application requires \$15,000 in funding from the reserve, leaving a projected balance of \$553,484 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. In addition, it is anticipated that high interest rates and rising construction costs are also currently impacting uptake in this program.

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 Conditions (Photos).