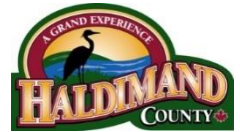


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# HALDIMAND COUNTY

Report PED-EDT-03-2018 Downtown Areas Community Improvement Plan – 2  
Talbot Street West, Cayuga



For Consideration by Council in Committee on March 27, 2018

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## OBJECTIVE:

To seek Council approval of one (1) application for funding made under the Terms and Conditions of the Haldimand County Downtown Areas Community Improvement Plan (CIP).

## RECOMMENDATIONS:

1. THAT Report PED-EDT-03-2018 Downtown Areas Community Improvement Plan – 2 Talbot Street West, Cayuga be received;
2. AND THAT the project as outlined in Report PED-EDT-03-2018 for the property at 2 Talbot Street West, Cayuga be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$15,900 pending Council approval of the ongoing contribution to the Community Improvement Plan Reserve, included in the Draft 2018 Tax Supported Operating Budget, to be ratified on April 3, 2018;
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:** Zach Gable, MAES, EcD, CEcD, Senior Economic Development Officer

**Reviewed by:** Lidy Romanuk, BA, EcD, CEcD, Manager, Economic Development and Tourism

**Respectfully submitted:** Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

**Approved:** Karen General, CPA, CGA, Deputy Chief Administrative Officer

## EXECUTIVE SUMMARY:

The proposal is to undertake façade improvements at the property known as 2 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.

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 eighteen (118) Downtown Areas CIP applications and nineteen (19) RBTCIP applications have been approved (including this report PED-EDT-03-2018, PED-EDT-02-2018 and PED-EDT-04-2018). One Hundred and twenty-one (121) of the previously approved applications have been completed and the files have been closed on three (3) 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 and York have been approved under the RBTCIP.

**Summary of the 137 Downtown Areas CIP and RBTCIP Applications (including PED-EDT-02-2018, PED-EDT-03-2018, and PED-EDT-04-2018) Considered by Council:**

<b>Financial Incentive Program</b> <i>(Including PED-EDT-02-2018, PED-EDT-03-2018 and PED-EDT-04-2018)</i>	<b>Downtown Areas</b>	<b>Rural Business and Tourism</b>
Application and Permit Fees Refund	\$165,604	\$15,458
Building Restoration, Renovation and Improvement	\$48,527	\$120,712
Downtown Housing Grant	\$127,971	N/A
Heritage Improvement Grant	\$20,000	\$29,923
Façade Improvement Grant	\$710,764	\$77,412
<b>Total value of CIP grants provided by the County**</b>	<b>\$1,072,866</b>	<b>\$243,505</b>
Total construction value of CIP Projects	\$5,009,889	\$843,432
Grant values as a percentage of construction values	21%*	29%
Council approved transfers from CIP Reserve for other initiatives	\$6,360	
<b>Total funds remaining in CIP Reserve (Subject to approval of 2018 operating budget)</b>	<b>\$77,624</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 \$5.00 of private funding has been invested. 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.

## ANALYSIS:

The final completed application for the property known as 2 Talbot Street West, was received in February of 2018. A location map has been included in this report as Attachment 1. Contact with EDT staff occurred in fall of 2017, and since that time, staff has worked with the applicant to finalize their plans and prepare the subject application for Council consideration. This application is for the Façade Improvement Grant program and Application and Permit Fees Refund.

No previous applications have been approved for this property. There is an existing block building with a steel overhang at the property known as 2 Talbot Street West, Cayuga. The building is currently vacant but was previously occupied by a Mac's convenience store and Subway restaurant. While the building is in good condition the exterior is dated. Photos of the existing façade are included in Attachment 2.

The proposed façade improvement project at 2 Talbot Street West, Cayuga will be a substantial change to the appearance of the building. There will be an increase in the number of windows, resulting in a better retail experience, as well as, an application of a stone veneer to the lower portion of the building and stucco to the upper portion. The building is being divided into two units. Each unit will have a barrier free entrance. As there are accessibility improvements being undertaken as part of the façade improvement project, the maximum grant increases to \$15,000. Proposed location of the new windows and entries can be found in Attachment 3, and a photo of a similar façade can be found in Attachment 4.

The resulting improvements will refresh the property at 2 Talbot Street West which is at a key intersection within the community. The property owner is looking to attract a retail and restaurant business to the Downtown Cayuga area. This project aligns with other County initiatives such as the completed streetscape project and new Cayuga Library and Heritage Centre.

Review Panel Recommendation			The application is complete and recommended for approval.		
File No.	Community	Address	Value of Project	Value of Grant	Grant as a % of Construction
135	Cayuga	2 Talbot Street West	\$43,578	\$15,900	36%
Façade Improvement Grant					<b>\$15,000</b>
Building permit fees (building permit, sign permit, change of use)					<b>\$900</b>
Total Grant to 2 Talbot Street West, Cayuga					<b><u>\$15,900</u></b>
Project Description	Installation of new windows and barrier-free entrances. Application of stucco and brick.				
Conditions	<ol style="list-style-type: none"><li>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>Building permits and change of use permit will be required.</li><li>Sign permit will be required for signage.</li></ol>				

## **FINANCIAL/LEGAL IMPLICATIONS:**

Upon approval of this application, PED-EDT-02-2018 and PED-EDT-04-2018, Council will have approved a total of \$1,322,376 from this Reserve. This application requires \$15,900 in funding from the Reserve. There are currently insufficient funds within the Community Improvement Plan Reserve to accommodate this application.

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. The intent was that this contribution continue for ten years, ending in 2017, at which time the success of the program would be reviewed.

Contained within the Draft 2018 Tax Supported Operating Budget is a new initiative to continue with an ongoing contribution to this reserve of \$150,000. Council reviewed the 2018 Tax Supported Operating budget on March 7, 2018, with ratification of the budget set for April 3, 2018. If the ongoing contribution is approved, this would bring the projected balance of the Community Improvement Plan Reserve to \$77,624 should PED-EDT-02-2018, PED-EDT-03-2018 and PED-EDT-04-2018 receive Council approval. Staff proposed that this application be approved, contingent upon the approval of this ongoing funding.

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 Controls and By-law Enforcement, Planning and Development, Community Development and Partnerships (Heritage and Culture) and Finance Divisions. Once this project has received Council approval, staff from the Building Controls and By-law Enforcement Division will be required to assist Economic Development and Tourism staff 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 of 2 Talbot Street West, Cayuga.
2. Existing photos of 2 Talbot Street West, Cayuga.
3. Proposed entrances and new windows at 2 Talbot Street West, Cayuga.
4. Sample photo of proposed finished façade.