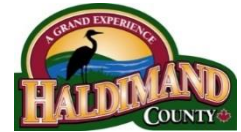


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# HALDIMAND COUNTY

Report PED-EDT-07-2018 Downtown Areas Community Improvement Plan –  
126 Tamarac Street, Dunnville - Hines Electric



For Consideration by Council in Committee on May 15, 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-07-2018 Downtown Areas Community Improvement Plan – 126 Tamarac Street, Dunnville - Hines Electric be received;
2. AND THAT the project as outlined in Report PED-EDT-07-2018 for the property at 126 Tamarac Street, Dunnville be approved for a grant to be funded from the Community Improvement Plan Reserve, to a maximum of \$8,569;
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, Ec,D, 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:** Donald G. Boyle, Chief Administrative Officer

## EXECUTIVE SUMMARY:

The proposal is to undertake façade improvements at the property known as 126 Tamarac Street, Dunnville – Hines Electric. 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 twenty (120) Downtown Areas CIP applications and nineteen (19) RBTCIP applications have been approved (including this report PED-EDT-07-2018). One Hundred and twenty-four (124) 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 139 Downtown Areas CIP and RBTCIP Applications (including PED-EDT-07-2018) Considered by Council:**

| <b>Financial Incentive Program</b><br><i>(Including PED-EDT-07-2018)</i> | <b>Downtown Areas</b> | <b>Rural Business and Tourism</b> |
|--|-----------------------|-----------------------------------|
| Application and Permit Fees Refund                                       | \$166,035             | \$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   | \$722,452             | \$77,412                          |
| <b>Total value of CIP grants provided by the County**</b>                | <b>\$1,084,985</b>    | <b>\$243,505</b>                  |
| Total construction value of CIP Projects                                 | \$5,033,974           | \$843,432                         |
| Grant values as a percentage of construction values                      | 22%*                  | 29%                               |
| Council approved transfers from CIP Reserve for other initiatives        | \$6,360               |                                   |
| <b>Total funds remaining in CIP Reserve</b>                              | <b>\$65,150</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 126 Tamarac Street, Dunnville was received in March 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 under the Downtown Areas Improvement Program.

No previous applications have been approved for this property. There is an existing steel sided building at the property known as 126 Tamarac Street, Dunnville. The building is currently occupied by Hines Electric. While the building is in good condition, elements of the exterior are in need of updating. Photos of the existing façade are included in Attachment 2.

The proposed façade improvement project at 126 Tamarac Street, Dunnville will be a visual improvement to the appearance of the building. Updated elements include new decorative doors and windows with new matching capping. Additional improvements included upgraded signage on the façade viewable from Front Street and replacement of existing signage on the rear of the building which is viewable from Main Street. Examples can be found in Attachment 3.

The resulting improvements will refresh the property at 126 Tamarac Street and will be a positive change to the existing streetscape. The abutting commercial property is owned by the applicants and received substantial upgrades last year. The subject property is located in the downtown designated area, and given the proximity to the redeveloped Waterfront Park and Farmers Market Building, it is anticipated more pedestrian and vehicular traffic will be in the area.

| 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 |
| 136   | Dunnville   | 126 Tamarac Street | \$16,620  | \$8,569        | 52%                          |
| <b>Façade Improvement Grant</b>                     |   |                    |   |                | <b>\$8,310</b>               |
| <b>Building permit fees (sign permits)</b>          |   |                    |   |                | <b>\$259</b>                 |
| <b>Total Grant to 126 Tamarac Street, Dunnville</b> |   |                    |   |                | <b><u>\$8,569</u></b>        |
| <b>Project Description</b>                          | Installation of 8 new windows and black trim. Installation of 3 new doors facing Front Street. Replacement of sign cabinet and insert (viewable from Main Street). Replacement of 2 ft. X 8 ft. sign insert (viewable from Hydro Street).   |                    |   |                |                              |
| <b>Conditions</b>                                   | <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>Sign permits will be required for signage.</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 \$1,334,850 from this Reserve. This application requires \$8,569 in funding from the Reserve leaving a balance of \$65,150 remaining from the approved funding allocation should this application and PED-EDT-07-2018 receive Council approval.

Additional funds are anticipated from the Association of Municipalities of Ontario for the Main Street Revitalization Funding Program in the amount of \$69,935.67, as presented to Council on April 24, 2018 through Report PED-EDT-05-2018, and will be added to the Community Improvement Plan Reserve once approved. These funds will be required to be spent under the terms and conditions contained within the agreement once finalized.

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 126 Tamarac Street, Dunnville.
2. Existing photos of 126 Tamarac Street, Dunnville.
3. Proposed enhancements at 126 Tamarac Street Dunnville.