



Subject: Community Improvement Plan Application – 38 Ridout Street West

Report Number: DCS 21-01

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Meeting Type: Council Meeting

Meeting Date: Monday, January 25, 2021

RECOMMENDATION

THAT Council receives Report DCS 21-01 Community Improvement Plan Application – 38 Ridout Street West;

AND THAT the 38 Ridout Street West property be approved for an additional Accessibility Renovation Grant of \$10,000.

BACKGROUND

Tillsonburg Town Council passed the following resolution at their September 14, 2020 meeting:

Resolution # 2020-405

Moved By: Councillor Luciani

Seconded By: Deputy Mayor Beres

THAT Council receive Report DCS 20-23 Community Improvement Plan Application – 38 Ridout Street West;

AND THAT the 38 Ridout Street West property be approved for the Accessibility Renovation Grant in matching funds to a maximum contribution of \$3,000;

AND THAT 38 Ridout Street West property be approved for the Tax Increment Equivalent Grant Back Program subject to meeting program requirements;

AND THAT 38 Ridout Street West property be approved for the Permit Fee Grant Back Program subject to meeting program requirements.

Subsequent to this, the property owner has constructed an accessible patio. However, the cost of the patio increased from the initial estimate of \$29,000 submitted with their earlier Community Improvement Plan application to approximately \$52,759 or nearly double. This was due in part to the original quote being based on a residential construction design based on an assumption made by the design company as well as complications that arose during construction. The applicant has indicated that the increase in the construction costs has resulted in significant financial hardship for them,

especially through the pandemic and, with the current shutdown, there could be further impacts. The owner has asked if additional funds are available through the Town's Community Improvement Plan.

DISCUSSION

Typically, the maximum amount of funding provided under the Accessibility Renovation Grant is \$3,000 on a 50:50 matching basis. In this case, the application has incurred \$52,759 in costs with a \$3,000 grant approved by the Town. This amount represents approximately 6% of the project costs.

In reviewing this request for additional funding, the Development Commissioner believes that it meets the criteria of the program and is recommending that it be approved. Supporting this application will help maintain jobs and investment through the redevelopment of the 38 Ridout Street West property.

If approved, the funds would be provided upon successful completion of the patio as confirmed by the Building, Planning and Bylaw Services Department.

CONSULTATION/COMMUNICATION

The application has been submitted by an existing property owner in the community. The Community Improvement Plan was developed through extensive consultation and input from the Economic Development Advisory Committee and the community.

The request for additional funding has been circulated to the Building, Planning and Bylaw Services and Finance Departments as well as the Downtown Business Improvement Association.

Department	Comment
Building, Planning and Bylaw Services	<p>The project is not complete as the barrier free ramp has to be completed to grade. Believe this was the only commercial patio constructed on private property in 2020.</p> <p>From a planning perspective, not sure an outdoor deck/patio is worthy of any higher level of support under the CIP framework.</p>
Finance Department	<p>Taxes have to be verified as up to date before any funds are released.</p>
Business Improvement Association	<p>Support providing additional funding to the property as this is a unique situation and considering the challenges that the food services sector are experiencing.</p>

FINANCIAL IMPACT/FUNDING SOURCE

The approved 2021 Economic Development & Marketing Budget includes \$20,000 in funding for the Community Improvement Plan. No applications have been approved so far in 2021.

COMMUNITY STRATEGIC PLAN (CSP) LINKAGE

1. Excellence in Local Government
 - ☐ Demonstrate strong leadership in Town initiatives
 - ☐ Streamline communication and effectively collaborate within local government
 - ☐ Demonstrate accountability
2. Economic Sustainability
 - ☒ Support new and existing businesses and provide a variety of employment opportunities
 - ☐ Provide diverse retail services in the downtown core
 - ☐ Provide appropriate education and training opportunities in line with Tillsonburg's economy
3. Demographic Balance
 - ☒ Make Tillsonburg an attractive place to live for youth and young professionals
 - ☐ Provide opportunities for families to thrive
 - ☒ Support the aging population and an active senior citizenship
4. Culture and Community
 - ☐ Promote Tillsonburg as a unique and welcoming community
 - ☒ Provide a variety of leisure and cultural opportunities to suit all interests
 - ☒ Improve mobility and promote environmentally sustainable living

Schedule A – Deck as Constructed



Schedule B – Previous Deck Location

