



Subject: Community Improvement Plan Application – 102 Tillson Ave, Unit F

Report Number: EDM 25-011

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, March 24, 2025

RECOMMENDATION

- A. THAT Council receives report titled EDM 25-011 Community Improvement Plan Application – 102 Tillson Avenue, Unit F; and,
- B. THAT the 102 Tillson Avenue, Unit F, property tenant, Loads of Laundry, be approved for funding through the Town’s Community Improvement Plan, related to interior renovations and improvement costs as follows:
 - a. Commercial Building Interior Renovation Program – Matching funds up to a maximum of \$10,000;

BACKGROUND

The tenant of the 102 Tillson Avenue (Unit F) property, Loads of Laundry, has submitted an application to the Town for cost reimbursement in accordance with the Town’s updated Community Improvement Plan. The purpose of this report is to seek Council’s approval for the application, which will rebate renovation and improvement costs for a laundromat business occupying a formerly vacant plaza space, offering self-serve machines, wash and fold, and dry-cleaning services.

DISCUSSION

The application submitted by Loads of Laundry is for support under the following Community Improvement Plan programs:

Program	Comment
Commercial Building Interior Renovation Program	50% rebate up to a maximum amount of \$10,000 is being recommended. The space meets the criteria for this funding.

In reviewing this application, staff believe that it meets the primary intent of the Town's Community Improvement Plan, which is:

“...to promote and encourage renewal, redevelopment and rehabilitation within the key areas of the Town requiring investment”

Further, it meets the Commercial Building Interior Renovation Program goal of:

“filling vacant storefronts, support a more vibrant street life, and create better first impressions of the community”

The total investment in the space, including equipment and machinery, significantly exceeds the amount including in the application so the full \$10,000 rebate is being recommended.

CONSULTATION

The Community Improvement Plan was updated in 2024 with extensive consultation and input from the Affordable and Attainable Housing Committee, the Economic Development Advisory Committee and the community. The application has been circulated to the Building, Planning and Finance Departments with no concerns raised.

FINANCIAL IMPACT/FUNDING SOURCE

The 2025 Economic Development & Marketing budget contains \$40,000 in approved funding for the Community Improvement Plan with a total of \$11,000 in rebates being approved year to date with \$29,000 in remaining funding. If the above recommendation is approved, matching funds up to \$10,000 for interior renovations would be rebated from this amount with an estimated \$19,000 remaining in the budget for the rest of the year.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation

Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will accommodate and support sustainable growth

Strategic Direction – Continue to offer relevant, leading incentives for revitalization and diversification in the downtown and throughout Tillsonburg

Priority Project – *Not applicable*

ATTACHMENTS

Appendix A – Community Improvement Plan Application