



Administration and Operations Committee Report

To: To the Chair and Members of the Administration and Operations Committee
From: Zach Gable, Acting Director Economic Development and Tourism
Date: December 13, 2022
Report #: RPT-22-0289
Subject: STG-22-02, 5 Beverly Street East St. George, Phase 2
Purpose: For Approval

Recommendation

THAT Community Improvement Plan application STG-22-02 from the owner of 5 Beverly Street East, St. George for façade and internal improvements be approved to a maximum amount of \$45,000;

AND that the General Manager of Strategic Initiatives be authorized to execute the Community Improvement Plan Agreement for STG-22-02.

Strategic Plan Priority

Strategic Priority 3 - Economic Resilience

Impacts and Mitigation

Social Impacts

The application supports the expansion of a small business that specializes in local food and agricultural products in downtown St. George, as well the renovation of an existing residential unit.

Economic Impacts

This application is eligible for \$45,000 in funding under the Downtown St. George Community Improvement Plan and would leverage over \$500,000 in downtown investment.

Report

Background

Through Section 28 of the Planning Act, Council has established Community Improvement Plans and Design Guidelines for the downtown core areas of Burford, Paris, and St. George. Community Improvement Plans give Council the ability to approve several different grants to support businesses and property owners within the cores to make property improvements. These plans were amended in July of 2022 to ensure the programs were running effectively.

As of this report date 49 Downtown projects have been approved by Council (including this application), 40 projects have been completed, 5 are in progress and 4 applications have been withdrawn.

Analysis

Community Improvement Plan application STG-22-02 for the property at 5 Beverly Street East was received in August of 2022. The property operates as Drongkowskis' Farm Market & Deli. A location map of the property is included as Attachment 1. Council previously approved STG-22-01 for this property, which was a Façade Improvement Grant for improvements to the existing brickwork which was completed earlier this year. Staff received a subsequent CIP application with the majority of the work for interior renovations. This application is from the owner of 5 Beverly Street East and is for the Façade Improvement Grant, Planning and Building Application Fee Grant, Downtown Housing Improvement Grant, and Adaptive Commercial Reuse Grant.

Should Council approve this application, it would be the first one to benefit from the increased funding thresholds through the recent amendments to the CIP as part of RPT-22-160. The Adaptive Commercial Reuse Grant is intended to assist in the conversion of non-commercial buildings for commercial purposes, and the conversion of existing commercial space to other commercial uses with a maximum grant value of \$15,000. The Downtown Housing Improvement Grant is meant to support the creation or substantial upgrades to existing downtown units with the maximum grant value of \$10,000 per unit. The Planning and Building Application Fee Grant covers costs pertaining to County fees and the use of qualified professionals with a maximum grant value of \$10,000.

Previously there was an apartment on the main floor and two apartments on the upper floor that were in need of extensive upgrades. Through the scope of work in this application, the building will be internally renovated to expand the deli/shop area on the main floor, create an office and staff area on the second floor, and renovate the remaining upper floor apartment to ensure compliance with the Ontario Building Code. Floor plans and renderings of the improved building are included in Attachment 2. Part of the proposed work involves replacement of all exterior windows and doors which is eligible under the Façade Improvement Grant.

Summary of Incentives STG-22-02 5 Beverly Street East, St. George	
<u>Grant Program</u>	<u>Value of Grant</u>
Façade Improvement Grant	\$45,000
Planning and Building Application Fee Grants	\$10,000
Downtown Housing Improvement Grant	\$10,000
Adaptive Commercial Reuse Grant	\$15,000
Total Value of Grant	\$45,000
Total Construction Value	\$518,600 (excludes HST)
Grant as Percentage of Construction	9%

The application aligns with the Council approved Economic Development Strategy and Action Plan: Pillar 3: Building County of Brant's Downtown Core Areas, to protect County of Brant's downtown core areas from suburban retail growth. Should this application be approved by

Council, over \$1.5 million in total investment will have been leveraged through the Downtown CIPs.

Summary and Recommendations

The completed application was reviewed by the interdepartmental Community Improvement Plan review team and deemed consistent with the applicable Community Improvement Plan guidelines and recommended for approval.

Attachments

- 1. Location Map 5 Beverly Street East, St. George
- 2. Proposed Layout and Rendering

Reviewed By

Alison Newton, General Manager Strategic Initiatives

Copied To

Dani Tota, Strategic Initiatives Coordinator
Russell Press, Director of Economic Development and Tourism

By-law and/or Agreement

By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No