



TOWN OF MINTO

MEETING DATE: May 21, 2024
REPORT TO: Mayor and Council
SERVICE AREA: Economic Development
SUBJECT: EC DEV 2024-009 – Structural Grant #H13– McDonald Chiropractic, 12 Elora St S., Harriston

RECOMMENDATIONS:

THAT Council of the Town of Minto receives the report EC DEV 2024-009 regarding Structural Grant #H13– McDonald Chiropractic and approves Structural Grant #H13 for \$3,715.80.

BACKGROUND:

The Structural Grant Program was initiated in 2015 to encourage significant commercial, industrial, residential or institutional projects that substantially renovate, restore, improve or update a building or structure or key vacant property and accomplish more than one of the following:

- Address structural and life safety issues to create usable and efficient floor space.
- Improve property standards or preserve architectural significance.
- Remediate a brownfield site, or improve the environment by planting trees, protecting habitat, or other methods to enhance the natural ecosystems.
- Upgrade public infrastructure such as sewers, water, storm, roadway, sidewalks.
- Preserve or enhance employment opportunities.

A variety of elements are considered under this grant program including:

- Building Structural Integrity
- Life Safety/Emergency
- Usable & Efficient Floor Space
- Accessibility
- Brownfield Remediation
- Improving the Environment
- Upgrading/Improving Public Infrastructure
- Creating Housing
- Energy Efficiency
- Enhancing Urban Design

The 2024 CIP budget is \$50,000, and this is the second application of 2024.

COMMENTS:

Dr. Shawn McDonald is the owner of McDonald Chiropractic and the building located at 12 Elora St. S. in downtown Harriston.

Dr. McDonald is creating a new bachelor apartment in the basement of the building. This will include new windows, door, flooring, bathroom, kitchen, and a small living quarter. Certain elements of this project are covered under the structural grant program including electrical, plumbing, energy efficient windows and structural improvements.

The next Economic Development and Planning Committee (EDPC) meeting date is not until June 6, 2024, therefore this application was reviewed and approved by the Committee via email on May 15, 2024.

FINANCIAL CONSIDERATION:

The total estimated cost of the project is \$37,147.88, however the cost for eligible items is \$11,260. Director Kuipers and I have reviewed the application and the criteria for funding. A copy of the checklist is attached. Unlike our other grants that are matching up to a certain amount, this program is not a matching program and grants up to \$40,000 could be approved. We generally would like to see at least a 3:1 return on our investment.

Staff support a grant of \$3,715.80. If this grant is approved, \$42,916.52 will remain in the CIP budget for 2024.

STRATEGIC PLAN:

GOAL 3: Strong Vibrant Economy

Progressively support our local businesses while leveraging Minto's competitive advantages to attract new economic investment.

PREPARED BY: Belinda Wick-Graham, Director, Economic & Community Development

RECOMMENDED BY: Mark Potter, Interim Chief Administrative Officer

BUSINESS NAME: McDonald Chiropractic
ADDRESS: 12 Elora St. S. Harriston

Community Improvement Plan Structural Component Checklist

Under Section 4.0 of the Community Improvement Plan the Town could offer inside the urban areas for significant industrial, commercial, residential or institutional re-developments that accomplish **more than one** of the following (preference will be given to those that address multiple criteria):

- i) address structural and life safety issues to create usable and efficient floor space**
- ii) improve property standards or preserve architectural significance
- iii) remediate a brownfield site, or improve the environment by planting trees, protecting habitat, or other methods to enhance the natural ecosystems,
- iv) upgrade public infrastructure such as sewer, water, storm, roadway, sidewalks
- v) preserve or enhance employment opportunities**
- vi) create affordable housing in a range of occupancies
- vii) enhance fire protection such as sprinkler systems, fire separations and similar;**
- viii) improve energy efficiency or reduce water and sewer needs
- ix) enhance urban design on and around the subject lands and adjacent public space as well as linkages to trails, parks, core areas and other focal points.

Below are criteria the Town seeks to address when to evaluating structural grant applications. When marking for a project indicate with a number whether the work is:

Minor = 1 Moderate = 2 Major = 3

1. Building Structural integrity **Total 1**
Footing 1 Foundation ___ Floor joists ___ Ceiling joists ___ Rafters/trusses ___ Walls ___
Main beam(s) ___ Other _____

2. Life Safety/ emergency **Total 1**
Exit signage _____ Emergency lighting _____ **Fire/CO2 Alarms 1** Extinguishers ___
Firewall Separation ___ Fire Doors _____ Sprinkler ___ Siamese connection ___
Other: _____

3. Usable and efficient floor space **Total 3**
Increase ceiling height 1 Architectural restoration/retention ___
Accessible washroom ___ Main floor commercial ___ **Basement residential 1** **Increased density 1** Other _____

4. Brownfield Remediation **Total 0**
Phase 1 ___ Phase 2 ___ Site Specific Risk Assessment ___ Record of Site Condition ___
Monitoring program ___
Other _____

5. Improve Environment **Total 0**
 Landscape plan ____ Tree planting ____ Manage Stormwater ____ Add/Protect Habitat ____
 Windbreak ____ Buffer zone ____ Riverbank protection/enhancement ____
 Species at risk ____ Other _____

6. Upgrade/Improve Public Infrastructure **Total 1**
 Sanitary sewer collection main ____ Water distribution main ____ Oversizing of main ____
 Roadway widening ____ Road Turning lane ____ Curb and gutter ____
 Public Sidewalk ____ LED Street lighting On-site Storm water retention ____
Energy efficient lighting 1 Other _____

7. Employment Opportunities **Total 1**
 Creates new direct jobs ____ Retains existing jobs ____ **Addresses skill shortage 1**
 Construction/Spin-off jobs ____ Fills market demand ____
 Other _____

8. Housing **Total 1**
New affordable rental housing 1 Affordable condominium housing ____
 Affordable freehold semi or townhouse ____ Housing for seniors ____
 Special needs housing ____ Other _____

9. Energy Efficiency **Total 4**
Increased insulation 1 Window/Door upgrade 1 Passive energy benefit ____
New Furnace/cooling technology 1 Low flow fixtures 1 Graywater recycling ____
 Solar technology ____ Alternative energy ____ Rainwater harvesting ____
Other: New energy efficient equipment

10. Enhance Urban Design **Total 0**
 Professional Landscape plan ____ Native species ____ Boulevard tree planting ____
 LED Street Lighting ____ Sidewalk/trail link ____ Contribution to parkland ____
 Design consistency ____ Architectural rehab ____ Compatible Façade design ____
 Exterior Accessibility (ramps etc.)
 Other _____

Total 1 through 10 **Grand Total: 12**

The leverage ratio and the total score assist provide a numerical basis to help compare applications and establish funding amounts. Final decision rests with Town Council.

Calculate Leverage Ratio

Total Project Cost \$<a>	Total Funding Requested \$	Leverage Ratio \$<a>/
e.g. \$200,000	\$40,000	5:1
\$37,147.88 (Total)		
\$11,260 (Eligible)	\$3,715.80	Leverage Ratio \$3: \$1

Notes:

- Creation of 1-bedroom affordable unit (\$1,000 - \$1,100/month – including parking, laundry and water).
- Using local contractors.