



TOWN OF MINTO

MEETING DATE: October 1, 2024
REPORT TO: Mayor and Council
SERVICE AREA: Economic Development
SUBJECT: EC DEV 2024 – 016 – Structural Grant – Martin Wynja,
8 and 10 Elora St. S. Harriston

RECOMMENDATIONS:

THAT the Council of the Town of Minto hereby receives report EC DEV 2024 – 016 – Structural Grant – Martin Wynja, 8 and 10 Elora St. S. Harriston, prepared by the Director, Economic and Community Development, for information purposes;

AND FURTHER THAT the Council of the Town of Minto approves Structural Grant H14 for \$3,000.

BACKGROUND:

The Structural Grant Program was initiated in 2015 to encourage significant investments in improving downtown buildings. 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 \$36,526.32 remains.

COMMENTS:

Martin Wynja is the owner of 8 and 10 Elora St. S. Harriston. These properties are the home of “Eh 2 Zed” and is used for storage by Acheson’s Pharmasave.

This structural grant is relatively minor in cost but significant in terms of maintaining the buildings and preventing leaks for the occupants. This project involves applying liquid rubber roof coating on the flat roof. A copy of the evaluation criteria is included as part of this report.

Mr. Wynja applied for a small structural grant in 2023 to replace the windows on the second floor and received \$686.00. Properties can apply once a year to each program.

8 and 10 Elora St. S. Harriston



The next Economic Development and Planning Committee (EDPC) meeting date is December 5, 2024, and to maintain efficiency and decrease red tape and unnecessary delays this application was reviewed and approved by the Committee via email on September 20, 2024.

FINANCIAL CONSIDERATION:

The roof repair total was \$12,900 + HST. Director of Building and Planning Services Terry Kuipers and I have reviewed the application and the criteria for funding. 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.

Being that this is a rather minor structural improvement, but that it does fulfil the intent of the program by improving the quality of the building stock in the downtown, staff support a grant of \$3,000.

If this grant is approved, \$33,526.32 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: Gregg Furtney, Chief Administrative Officer (CAO)

BUSINESS NAME: Martin Wynja
ADDRESS: 8 & 10 Elora St. S. Harriston, ON NOG 1Z0

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 2**
Footing ___ Foundation ___ Floor joists ___ Ceiling joists ___ Rafters/trusses ___
Walls ___ Main beam(s) ___ Other: **Roof Repair**

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

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

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

5. Improve Environment **Total**_____
 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**_____
 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 ____ Other_____

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

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

9. Energy Efficiency **Total**_____
 Increased insulation ____ Window/Door upgrade ____ Passive energy benefit ____
 New Furnace/cooling technology ____ Low flow fixtures ____ Graywater recycling ____
 Solar technology ____ Alternative energy ____ Rainwater harvesting ____
 Other_____

10. Enhance Urban Design **Total**_____
 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 2**

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
\$12,900 + HST	\$3,000	Leverage Ratio \$4.3: \$1

Notes:

- Minor, low scoring application.
- Does meet the intent of the program by improving the downtown building stock in the downtown
- Good amount of budget remaining in the 2024 CIP Program