

RECOVER POTENTIAL



Cornwall
COMMUNITY IMPROVEMENT PROGRAMS

RECOVERING POTENTIAL OF OLD COMMERCIAL PROPERTIES

BEFORE



107-109 PITT

This former retail store was converted to a restaurant with a second floor apartment. This project transformed a tired nondescript building into a colourful attractive addition to a revitalized Pitt Street.



AFTER



54 PITT

This former retail property was the first application received under the CIP. The renovations maintained the architectural heritage of the building constructed in 1894.



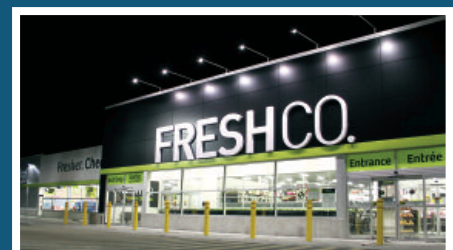
305 MONTREAL

This former bank was converted to accommodate a new home for a well established professional photography studio.



525 NINTH

This former brownfield site was redeveloped from an old rail line and industrial building to a multi-pad retail development.



REVITALIZE

Community revitalization is the catalyst for growth from within and key to attract development.

In addition to low cost land and affordable electrical rates, there are a number of financial assistance programs available to local business owners, developers and companies investing in Cornwall.

HEART OF THE CITY PROGRAM

Cornwall's Heart of the City initiative supports revitalization projects that occur in the central core, or "Heart of the City". The Heart of the City program has a number of tools to help landowners undertake property improvements, upgrades and renovate commercial properties and ancillary residential units, with a special focus on aesthetic improvements for store fronts.

BROWNFIELDS PROGRAM

Cornwall's Brownfields initiative supports remediation to help developers revitalize brownfield sites in the city. Each program is designed to further the specific goal of redeveloping and re-using brownfield sites which are blighted by the effects of environmental contamination. Brownfields are abandoned, vacant, derelict or underutilized commercial and industrial properties, where past actions have resulted in actual or perceived contamination.

PROJECTS TO DATE

Heart of the City

218 applications
\$13.1 m in funding assistance
\$65.8 m total expenditure
by applicant

Brownfields

31 applications
\$9 m in funding assistance
\$48.5 m total expenditure
by applicant



HEART OF THE CITY

COMMUNITY IMPROVEMENT PROGRAM

The Heart of the City program has a number of tools to help landowners undertake property improvements, with a special focus on aesthetic improvements, and the upgrading and renovation of commercial properties and ancillary residential units.

Rehabilitation Grant

A land owner is reimbursed part or all of the increase in municipal taxes paid as a result of improvements made to a building. The grant allows for a reimbursement, on a sliding scale, in part or in full for up to 10 years (based upon each individual case).

Building Restoration & Improvement Program

A landowner receives a loan, either forgivable or interest-free, to help with interior improvements to buildings for 50% of the total cost to a maximum of \$30,000.

Project Design Grant

A landowner is provided a grant of 50% of the cost of such items as feasibility studies or concept/architectural drawings to a maximum of \$7,500.

Facade Improvement and Sign Grant

A grant can be available to assist with improvements to a building facade or new signage. Funding is based on 50% of the costs to a maximum of \$10,000 for facade work and \$2,000 for new signage.

Municipal Planning/Development Fees Grant

A landowner upgrading or redeveloping a property can receive full reimbursement for such items as an Official Plan/Zoning Amendments and Building Permits.

Discretionary Municipal Tipping Fees Grant

A developer is given a reduction in the cost of dumping non-hazardous waste at the municipal landfill site. The grant is for 50% of the assigned fee with a total dollar amount.

Parking and Landscape Enhancement Program

Funding applies to projects which may include development or enhancement of parking, landscaping or the provision of related amenities such as seating. A project may also include the creation of a parking lot funded jointly by more than one property owner, and in relation to either a single parcel of land or multiple parcels. The maximum level of assistance per property owner per project is \$25,000, an interest-free loan over a maximum 10 year term.

Le Village Residential Facade Improvement Grant

This grant funding is for exterior renovations to residential properties to promote aesthetic improvements, as part of the implementation of the Streetscape Revitalization Strategy for Centretown. Funding is based on 50% of the costs to a maximum of \$10,000 for the facade within the eligibility area map.



CASE STUDY

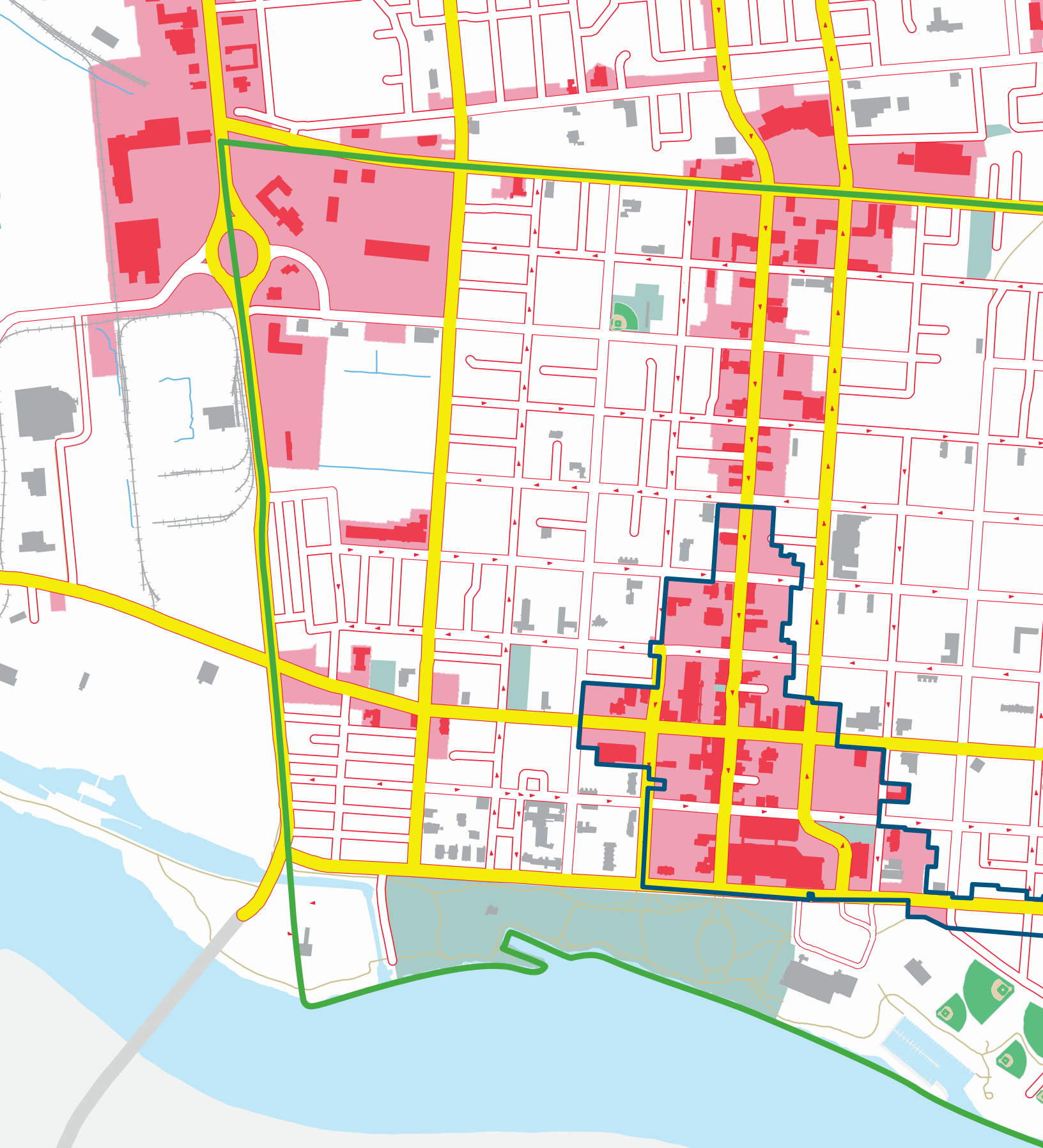
ESCA GOURMET PIZZA

In 2015, Mike Baird and R.J. Payette took the former LCBO building on Pitt Street and transformed it into the ESCA Gourmet Pizza & Bar. The new restaurant features a strikingly attractive modern interior that can accommodate 104 guests, while an outdoor patio can welcome another 48.

“Downtown is becoming more and more vibrant, and the opportunity to participate in, and contribute to that is something we’re really looking forward to” says Mr. Baird.

They were able to maximize the funding grants available under the HOTC Programs.



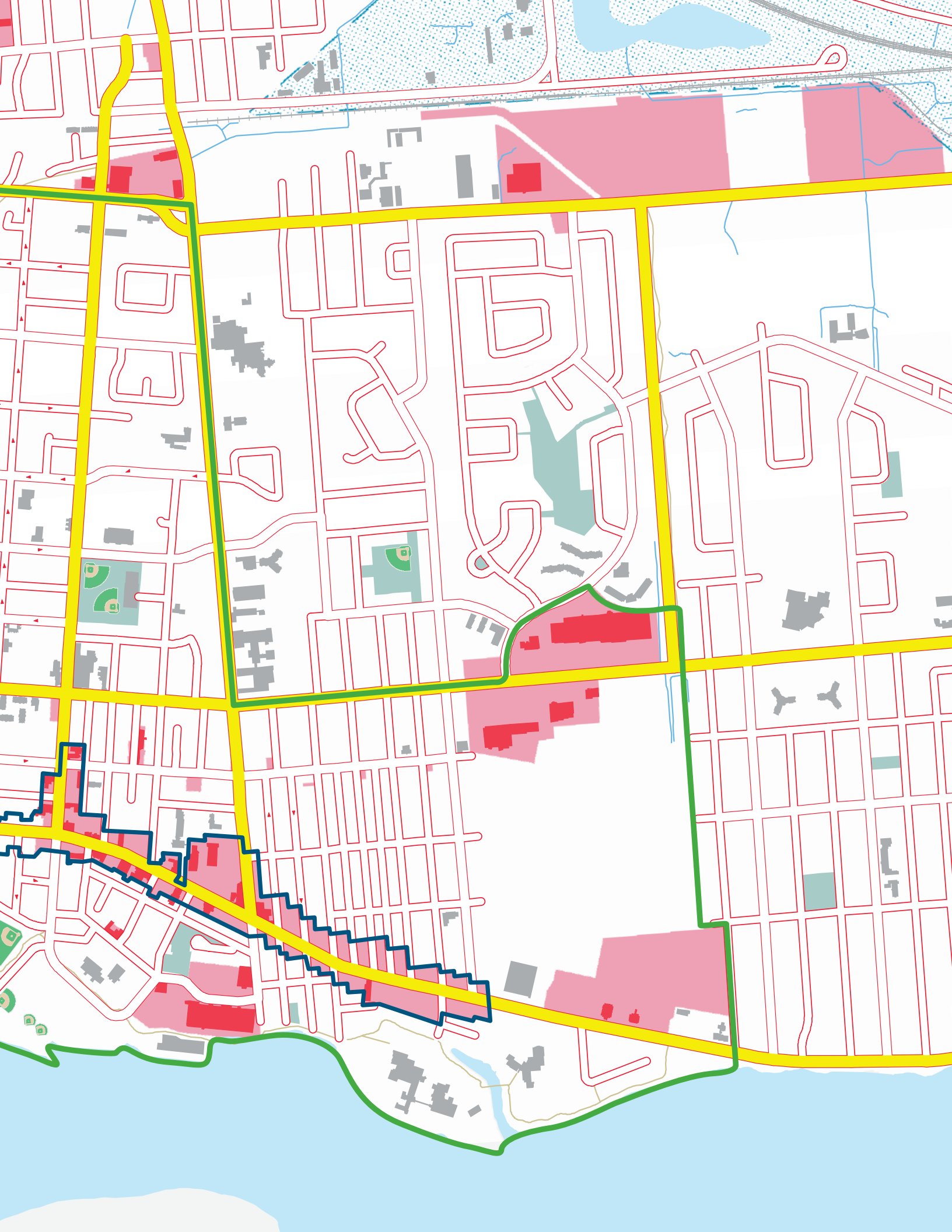


Heart of the City Eligible Areas

Properties within the Priority area are ideal;
Properties outside the policy area are not eligible.

 Policy Area

 Priority Area



BROWNFIELDS

COMMUNITY IMPROVEMENT PROGRAM

The overall goal of the Brownfields CIP is to help offset the costs associated with environmental site assessment and remediation of brownfield sites.

Rehabilitation Tax Increment Grant

The developer pays the full cost of redevelopment as well as the annual increase in property tax. The City then reimburses (or rebates) the developer an annual grant equivalent to all or part of the municipal portion of the tax increase, to recover the cost of remediation.

Environmental Site Assessment

Assistance is provided to specify the extent of contamination through partial funding of an Environmental Site Assessment (Phase II or III). Funding is available on a matching basis for 50% of study costs, to a maximum of \$15,000.

Project Feasibility Study

Assistance is provided to determine the feasibility of the project. Eligible studies include traffic impact analysis, concept drawings and market feasibility. Funding is available on a matching basis for 50% of study costs, to a maximum of \$7,500.

Brownfield Property Tax Cancellation Assistance

This program provides assistance to landowners by removing the cost of property taxation. There are added opportunities to have a combined cancellation of both municipal and education portions of tax over a predetermined time period.

Municipal Planning/Development Fees Grant

This program is designed to assist developers by rebating up to 100% of municipal planning and development fees.

Discretionary Municipal Tipping Fees Grant

Assistance is provided to developers through the reduction of tipping fees related to removal and disposal of non-hazardous material at the City landfill site.

Payment-in-lieu of Parkland Dedication Program

This program reimburses a landowner's cash-in-lieu payment for parkland dedication purposes.



CASE STUDY

COTTON MILL LOFTS

A \$12 million development transformed a circa 1930's industrial building into a 54 unit state-of-the-art condominium complex. The development was able to access several of the Brownfields grant programs for a total assistance of \$1.5 million.

During the construction phase, RMP Construction was careful to preserve many of the existing architectural details. This is the first step of a massive plan to transform Cornwall's historic Cotton Mill District into a series of condo developments with related commercial and recreational space.



RMP Construction



CASE STUDY

KID'S KORNER



Cornwall's downtown is a little bit brighter these days following improvements to the area's favourite toy store, Kid's Korner. The iconic retailer has a bright new green face with a matching awning and a whimsical sign featuring the store's new mascot, a caterpillar.

Accessing the City's Heart of the City Community Improvement Programs for matching funding grants, Kevin and Leslie Ouderkirk were able to make improvements to their two storey-brick building on Pitt St. The property owners received approximately 50% of the total project costs.

The application was submitted at the end of May and received final approval at the end of June. The first progress reimbursement was issued in November and the project reached 100% completion in March for a final reimbursement.

PROJECT BUDGET AT A GLANCE

Scope of Work

Design	\$200
Materials	\$5,601
Permits	\$305
Contractors	\$32,540
Total Budget	\$38,646

CIP Awards

Design Grant	\$200
Facade grant	\$10,000
Sign Grant	\$2,000
Fees Grant	\$305
Building Reno Grant	\$6,367
Total Grants	\$18,872

Owners Contribution	\$19,774
Total	\$38,646



"Downtown has really come alive with new stores and businesses, and we wanted to be sure to preserve the 'Main Street' feel of our building. At the same time, we are a toy store, and it was important to add a little bit of fun into the design."

Kevin Ouderkirk

HOW TO APPLY

City staff is there each step of the way to guide you through the process.

Applying for funding through the Community Improvement Plan (CIP), is a simple and straight forward process.

Step 1. Consultation Meeting

The first step is an easy one: Call or email to set up an initial meeting with Dana McLean, Development Coordinator. Dana will sit down and discuss your property and building renovations, the application process, timelines and identify any additional requirements, such as building permits. You may be able to start the application process at the first meeting. If your plans for renovation require architectural plans for a building permit, you can submit a request for funding for the design fees. A list of qualified professionals will be provided to help you choose a designer/architect/ engineer depending on your needs.

Step 2. Concept Plans and Estimates

Once you have your concept design plans, you will be able to contact contractors to ask them to provide estimates for each of the areas of work based on the finalized plans, such as windows, store front and interior renovations which may include electrical and plumbing. Staff will help you meet with other city departments for any additional requirements, such as permits. Once you have the estimates you may apply for funding for the renovation work. Be sure to include the concept/design plans, along with the application so the review group will have a clear understanding of your request.

Step 3. Submit Application

The application is reviewed by the Cornwall Planning Programs Evaluation Group (CPPEG), at the beginning of the month. CPPEG then makes a recommendation for your application and it is presented to the Planning Advisory Committee (PAC) mid-month for approval. The recommended approval then proceeds to City Council for final approval for the funding request.

Step 4. Funding Approval

Any work started prior to the final approval by City Council is not eligible for funding. Grant funding may be dispersed through a request for progress payments or when work is completed and a final inspection has been received.

Dana McLean

Development Coordinator

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