



City of Dryden

Community Improvement Plan 2019

OFFICE USE ONLY

Application Number: _____

Date Received: _____

Recommendation: _____

Decision: _____

FINANCIAL INCENTIVE PROGRAM APPLICATION FORM

A: APPLICANT'S INFORMATION

(1) Registered Property Owner(s)

Name: _____

Mailing Address: _____

Postal Code: _____

Phone No.: _____

Email Address: _____

(2) Applicant (if different from Registered Property Owner):

Name: _____

Mailing Address: _____

Postal Code: _____

Phone No.: _____

Email Address: _____

(3) Authorized Agent (if different from Registered Property Owner):

Name: _____

Mailing Address: _____

Postal Code: _____

Phone No.: _____

Email Address: _____



(4) If known, please describe any other encumbrances, charges, or other holders of mortgages on the lands. Please provide the names of the individuals.

(5) Indicate to whom correspondence regarding this application should be sent:

☐ Registered Property Owner ☐ Applicant ☐ Authorized Agent

PLEASE NOTE:

If the applicant is not the Registered Property Owner, please ensure that the required authorization is completed and signed by the Registered Property Owner as provided in Section H of this application form. In absence of the Authorization of Owner, no further consideration of the application will be made.

A pre-application consultation meeting is required before your application can be accepted by the City. The City will help you complete this application and advise you of your eligibility for the available financial incentive programs. The City will also indicate which supporting materials are required for your application (Section G).

Please contact us with any questions and/or to arrange a meeting to discuss your application:

Tyler Peacock
Economic Development Manager
City of Dryden
30 Van Horne Avenue
Dryden, ON P8N A27
Phone: 807-223-2225, ext. 159 | Toll Free: 1-877-737-9336 ext. 2 | Fax: 807-223-6141
Email: TPeacock@dryden.ca

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B: DESCRIPTION OF YOUR PROPERTY

(1) Please indicate the location of the property or unit subject to this application.

Street Address: _____
Municipality: _____
Legal Description: _____
Roll Number: _____

(2) Describe the existing use(s) on the subject property. List the buildings and structures located on the property, and describe their condition.

(3) Please indicate if there is any known municipal heritage designation that is applicable to the subject property (i.e. designation under the *Ontario Heritage Act*).

(4) Is the subject property a corner lot (located at an intersection of two roads)?

☐ Yes ☐ No

If **Yes**, please indicate the names of the two roads that the subject property fronts on to:



C: DESCRIPTION OF THE PROJECT

(1) Please describe the proposed improvement project.

**(2) Have you recently completed or started any improvement works to the subject property?
Please describe any recent work that has been completed or is underway.**



D: ELIGIBILITY CONSIDERATIONS

(1) Have you discussed your application with the City (i.e. have you arranged for a pre-application consultation meeting?)

☐ Yes

☐ No

If Yes, please indicate the date and the name of the person(s) you met with:

(2) Is the subject property or unit located within the currently designated Community Improvement Project Area? (i.e. within the City of Dryden municipal boundary)

Note: Your property must be within the current Community Improvement Project Area in order to be considered eligible for financial incentive programs.

☐ Yes

☐ No

(3) Does the property have any outstanding tax arrears, area rates, or other charges?

Note: The subject property must not have any outstanding tax arrears in order to be eligible (even if you are a tenant).

☐ Yes

☐ No

(4) Have you previously applied for a financial incentive program through the Community Improvement Plan?

☐ Yes

☐ No

(5) If you answered Yes to (4) above, please provide the date and an explanation of your previous financial incentive program application, and how it relates to this application.

(6) Are any other approvals required in relation to your project? For example, is an Official Plan Amendment, Zoning By-Law Amendment, minor variance, Site Plan, building permit, or demolition permit required?

☐ Yes

☐ No



(7) If you answered Yes to (6), please list the required approvals for the project using the space below. Please indicate the status of the approvals (for example, “application submitted”, “not submitted”, or “approval received”).

Required Approvals:	Application Status:

(8) Have you secured, do you intend to apply for, or do you anticipate receiving funding from other government bodies and/or non-profit organizations for the project?

☐ Yes

☐ No

(9) If you answered Yes to (8) above, please list the funding sources. Please indicate the status of their approvals (for example, “application submitted”, “not submitted”, or “approval received”).

Funding Source:	Application Status:



E: FINANCIAL INCENTIVE PROGRAMS

(1) Please check which financial incentive programs you are applying for. Each program is associated with specific eligibility criteria, as detailed in Sections 6.1 to 6.14 of the Community Improvement Plan.

Note: Applicants are encouraged to apply for more than one (1) program if they are eligible to do so, subject to the program-specific eligibility criteria and the General Eligibility Requirements in Section 7.3 of the Community Improvement Plan.

Accessibility Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible construction costs, to a maximum of \$15,000, for an accessibility improvement project.
Affordable Housing and Seniors Housing Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible project costs, to a maximum of \$5,000, for an affordable housing and/or seniors housing study project.
Brownfield Property Tax Assistance Program	<input type="checkbox"/> I want to apply for a grant for the cancellation or deferral of all or part of the property tax increase on the subject property that is undergoing or has undergone remediation and development, to assist with payment of the environmental remediation costs.
Commercial and Rental Housing Conversion and Expansion Grant	<input type="checkbox"/> I want to apply for a grant to a maximum of \$5,000 per project and/or property for a commercial and/or rental housing conversion / expansion project.
Energy Efficiency Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible project costs, to a maximum of \$15,000, for an energy efficiency project.
Environmental Site Assessment (ESA) Grant	<input type="checkbox"/> I want to apply for a grant equivalent of up to 50% of the cost of undertaking an eligible environmental study, to a maximum of \$3,000 per study, and a maximum of two (2) studies per property/project.
Façade Improvement Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible construction costs, to a maximum of \$15,000, for a building façade improvement project.
Landscaping and Parking Area Improvement Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible construction costs, to a maximum of \$15,000, for a landscaping and/or parking area improvement project.
Municipal Land Disposition Program	<input type="checkbox"/> I want to develop on surplus lands owned by the City, and apply for a program that considers the disposition of municipally-owned lands below market value.



Planning, Building, Demolition, and Landfill Fee Grant	<input type="checkbox"/> My project requires a planning approval(s), building permit, demolition permit, and/or landfill tipping fee. I want to apply for a rebate of up to 100% of the fees that I will pay to the City.
Public Art Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the cost of eligible art works, to a maximum of \$5,000 per property, for a public art project.
Signage Improvement Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible construction costs, to a maximum of \$4,000, for a building signage improvement project.
Tax Increment Equivalent Grant	<input type="checkbox"/> The municipal taxes for the subject property are anticipated to increase as a result of my project and a reassessment of the property by MPAC. I want to apply for a grant that is equal to all or a portion of the increase in my municipal taxes, to be paid in increments over a maximum duration, as determined by the City.
Urban Agriculture Grant	<input type="checkbox"/> I want to apply for a grant of up to 50% of the eligible costs, to a maximum of \$2,500, for an urban agriculture project.



F: PROJECT COSTS AND TIMING

Please detail all eligible project costs (in \$CDN) using the following table. The estimated project costs should be based on quotes from contractors and vendors. Applicants are generally required to obtain at least two (2) quotes for comparison purposes.

Community Improvement Task / Item	Cost – Low Quote	Cost – High Quote
<i>Example: Replacement of storefront sign</i>	<i>\$ 1,500 from Signs Inc.</i>	<i>\$2,200 from Custom Signs Ltd.</i>
1.	\$	\$
2.	\$	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
TOTAL:		



G: SUPPORTING MATERIALS

(1) Please complete the following table in consultation with the City.

Required Supporting Materials	Required to be Attached with Completed Application (To be checked by City)	Completed and Attached (To be checked by Applicant)
Photographs of the existing building or property condition	<input type="checkbox"/>	<input type="checkbox"/>
Historical photographs or documentation	<input type="checkbox"/>	<input type="checkbox"/>
Professional or conceptual drawings and/or plans, including drawings or plans prepared by a professional architect, planner, engineer or landscape architect licensed in the Province of Ontario	<input type="checkbox"/>	<input type="checkbox"/>
A site plan or landscape plan	<input type="checkbox"/>	<input type="checkbox"/>
Specifications of the proposed works, including a work plan for the improvements	<input type="checkbox"/>	<input type="checkbox"/>
Two (2) cost estimates for eligible works and/or materials	<input type="checkbox"/>	<input type="checkbox"/>
Any other documents, information and materials as may be required by specific financial incentive programs	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other required materials (City to specify at pre-application consultation meeting):</i>		
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>



H: DECLARATION OF APPLICANT

I, _____ declare that:
(print name)

1. The information contained in this application, attached supporting materials, and documentation, is true to the best of my knowledge.
2. If the Registered Property Owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Date



Signature of Applicant

If the applicant is not the Registered Property Owner, the Owner must also sign this application:

Date

Signature of Registered Property Owner

Date

Signature of Registered Property Owner

I: SUBMISSION AND CONTACT

A pre-application consultation meeting is required before your application can be accepted by the City. The City will help you complete this application and advise you of your eligibility for the available financial incentive programs. The City will also indicate which supporting materials are required for your application (Section G).

Your completed application, with all required supporting materials (see Section G), may be submitted in person at the Dryden Municipal Office or mailed/couriered to the address below. As original signatures are required, faxed or emailed submissions will not be accepted.

Please contact us with any questions, to arrange a meeting to discuss your application, or to submit your application:

Tyler Peacock
Economic Development Manager
City of Dryden
30 Van Horne Avenue
Dryden, ON P8N A27
Phone: 807-223-2225, ext. 159 | Toll Free: 1-877-737-9336 ext. 2 | Fax: 807-223-6141
Email: TPeacock@dryden.ca

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1. APPLICATION COMPLETENESS

- ☐ The application is complete, including all required supporting materials / documentation.
- ☐ The application is incomplete.

If determined to be incomplete, specify reasons:

2. APPLICATION EVALUATION

- ☐ The application meets all General Eligibility Criteria (Section 7.3 of the Community Improvement Plan)
- ☐ The application does not meet all General Eligibility Criteria.

If not, specify reasons:

- ☐ The application meets all program-specific criteria (Sections 6.1 to 6.14 of the Community Improvement Plan).
- ☐ The application does not meet all program-specific criteria.

If not, specify reasons:



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☐ **The application is desirable for the community, is in the public interest, and contributes to the vision and goals of the Community Improvement Plan.**

☐ **The application is not desirable for the community, is not in the public interest, and does not contribute to the vision and goals of the Community Improvement Plan.**

Specify reasons why the project is or is not desirable, is or is not in the public interest, and why it does or does not contribute to the vision and goals of the Community Improvement Plan:

Does the property have any outstanding tax arrears, area rates, or other charges?

☐ **Yes**

☐ **No**

If yes, indicate outstanding taxes/charges:

Are there any outstanding work orders from any of the City's Departments that must be addressed prior to grant approval?

☐ **Yes**

☐ **No**

If yes, indicate outstanding work orders:

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3. APPLICATION RECOMMENDATION

☐ The CIP Administrator / Land Sale and Development Committee recommends this application for approval.

☐ The CIP Administrator / Land Sale and Development Committee does not recommend this application for approval.

If not recommended for approval, specify reasons:

4. APPLICATION DECISION

☐ The application was approved.

☐ The application was not approved.

If not approved, specify the reasons as determined by the approval authority:

CITY OF DRYDEN
COMMUNITY IMPROVEMENT PLAN APPLICATION
HABITAT FOR HUMANITY - DRYDEN CHAPTER
SECTION C1 – DESCRIPTION OF THE PROJECT

In the fall of 2019 Dryden joined the international movement to help local families in need acquire safe, decent, affordable housing by forming a local Chapter of Habitat for Humanity. A Chapter steering committee has been formed working towards a target to build its first home commencing in May 2021.

Habitat for Humanity Dryden Chapter is part of Habitat for Humanity Manitoba (HFHM), which is a non-profit organization working towards a world where everyone has a safe and decent place to live. The organization mobilizes volunteers and partners to build safe, decent housing in order to provide low-income working families with access to affordable homeownership. Habitat for Humanity also raises awareness of the need for affordable housing and promotes homeownership as a means to breaking the cycle of poverty.

Habitat for Humanity's homeownership model empowers families to invest in homeownership. Through volunteer labour, corporate sponsorships and tax-deductible donations of money and materials, Habitat for Humanity builds safe, decent houses with the help of homeowner (partner) families. Habitat homes are sold to partner families with no down payment required and are financed with affordable, no-interest mortgages. The homeowners' monthly mortgage payments are set to a maximum of 25% of their gross income and mortgage payments go into a revolving fund, which is used by affiliates to build more homes for more families in need.

There are three criteria a family must meet to qualify for a Habitat home:

❖ ***In need of affordable housing***

The family income must be below the government-set Low Income Cut-Off (poverty line) and their existing living conditions must be inadequate in terms of structure, cost, safety or size. The ratio of shelter expense to total income is also factored.

❖ ***Able to repay a Habitat mortgage***

The family must have a stable income sufficient to cover the monthly Habitat mortgage payments and other expenses that come with homeownership.

❖ ***Willingness to partner with Habitat***

Homeowners must demonstrate a willingness to partner with Habitat for Humanity by contributing 500 hours of volunteer labor ("sweat equity") towards the building of their home.

The Dryden Chapter is newly formed and receiving great support in the community. A significant amount of fundraising needs to take place in order to secure both cash and in kind

contributions to help make the project a success. Although we hope to have many skilled trades donate their time to the build, we will still need cash to purchase building materials and cover costs associated with the build. All funds raised will stay in Dryden and support our work. This application is seeking support through the City of Dryden's Community Improvement Plan in the hopes of acquiring a lot of land at below market value.

PROJECT COSTS:

The project costs associated with the first build in Dryden cannot yet be accurately determined due to the fact that the family must first be selected through the application process, thus determining the size of the home. The family ultimately will choose from a small list of available floor plans to meet the needs of their family (size, accessibility requirements, etc.). This family selection process will be underway in March 2020 with the intention to have a family selected by May 2020. Based on other Habitat builds that have taken place regionally we are estimating a \$200,000 cost for the first build which would include land acquisition, building materials, and professional services. Of course all fundraising and volunteer contributions will offset any costs. The formal budget process will begin in conjunction with the family selection process to take these factors into consideration and a timeline will be produced. We would be pleased to provide this as an additional part of our application once it is developed as a follow up to demonstrate our due diligence and accountability.

PROJECT BENEFITS:

Families that partner with Habitat for Humanity Dryden Chapter benefit by generating significant equity in their homes over the life of the mortgage while only having to spend a maximum of 25 percent of their income on their mortgage payments, as opposed to the over 50 percent that some were paying prior to becoming a Habitat partner family.

Affordable housing leads to better outcomes for individuals and families and ultimately leads to healthier communities and a more productive society. As a family's financial situation improves, their dependence on social supports decreases and they are better able to contribute to the community and local economy. Housing that is affordable and adequate leads to better outcomes for families in the areas of health, education and emotional well-being. Good housing in communities attracts economic investment, and contributes to thriving schools and community organizations.

Although a bit dated, in 2004, Habitat for Humanity Canada took part in a study sponsored by the Canadian Mortgage and Housing Corporation (CMHC) that interviewed 185 partner families. The findings demonstrated the benefits of the Habitat for Humanity program: 40.6% of families surveyed reported a marked increase in the school grades of their children; 54.2% noticed an improvement in children's behaviour; 22.9% of the parents went back to school; 34.1% of the

income earners moved on to better jobs; and, 36.1% were less reliant on social supports and community services.

For more statistical information please see visit:

<https://habitat.ca/en/about-us/our-impact>

https://assets.habitat.ca/documents/BCG-Transforming-Lives-May-2015.pdf?mtime=20190129173727&_ga=2.63751855.126487484.1581434753-1918920194.1581434753

From a local context, it has been highlighted as recently as February 11, 2020 that a shortage of housing continues to be a common theme throughout Northwestern Ontario. This was brought forward to Finance Minister Rod Phillips during his stop in Kenora as part of his preparations for the 2020 budget and further emphasized by Mayor Greg Wilson at the Habitat for Humanity kick-off event on February 12th. Affordable housing is an issue across the Northwest and in Dryden. With the potential of more housing being developed in our community through Habitat, it helps to address this problem and, furthermore, it affords an opportunity for the City of Dryden in terms of additional tax revenues.

The City of Dryden has recently implemented a new branding strategy as well as a 2020-2025 Community Strategic Plan. Both of these valuable guiding processes speak to diversity, people working hard, building a life, community pride and providing an excellent quality of life for residents as part of a vibrant, safe, healthy and inclusive community. Supporting Habitat for Humanity in this request fits within those statements by making homeownership a reality for those that perhaps thought it would never be possible. This initial project, and subsequent ones, will instill a sense of pride in the community as a whole and can enhance the City's reputation as being an innovative and collaborative place to live and work.

The City's Strategic Plan makes reference to Community Pride, citing:

- Well maintained properties, assets and infrastructure are appealing to residents and visitors
- Civic engagement informs policy and planning through interactions with municipal leadership
- Volunteerism and community leadership is present

In addition, in terms of Regional Leadership the Plan cites:

- Reflects Dryden's focus on being the regional hub
- Commitment to innovation and knowledge-sharing
- Build and maintain effective local and regional partnerships

The Inclusion section of the Plan indicates:

- Community leadership honours, welcomes, and accepts all people, hearing their diverse voices and working to strengthen cultural relationships and building community inclusiveness
- Encompasses efforts to ensure that programs and services are accessible to all
- Engagement and communication efforts reflect diverse community needs

All of these above noted statements embrace Habitat for Humanity's vision and desire to make a long lasting mark in the City of Dryden.