

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Director, Planning Services

Date: June 10, 2021

Subject: Downtown and Main Street Areas Community Improvement Plan
Cafes, Patios, Display Areas and Court Yards Application
PL202100071 – RJM Holdings Limited
22 William Street South, Community of Chatham (City)

Recommendation

It is recommended that:

1. Downtown and Main Street Areas Community Improvement Plan application File PL202100071, being a grant application for a new 79 sq. m (850 sq. ft.) permanent patio constructed on William Street South, adjacent to 22 William Street South, be approved, and that the grant in the amount of \$10,000 be funded from the Community Improvement Plans Reserve.

Background

The Downtown and Main Street Areas Community Improvement Plan (DCIP) was implemented from 2004-2020. It offered financial incentives for the improvement of private commercial property, including patios, in the downtown and main street areas of: Blenheim, Bothwell, Chatham, Dresden, Erieau, Highgate, Merlin, Morpeth, Ridgetown, Thamesville, Tilbury, Wallaceburg, and Wheatley.

In March 2020, the DCIP financial incentive programs were suspended to coincide with the implementation of the new Chatham-Kent Community Improvement Plan (CKCIP). The CKCIP replaced the existing Downtown and Main Street Areas, Commercial, and Employment CIPs and their associated financial incentive programs. The CKCIP focused on programs most effective to implement the Growth Strategy. The Café's, Patios, Display Areas and Court Yards Program from the DCIP was not adapted for the CKCIP.

The DCIP financial incentive programs are suspended, and are not currently funded. However, the DCIP is still in effect since the by-laws enacting the plan were not repealed. In this case, the Municipality can consider accepting an application under the DCIP, and approve one-time grant funding for the application. The applicant made the CIP grant application prior to construction of the patio. The applicant was advised that the Café, Patio, Display Area and Court Yards program was no longer offered through the CKCIP, and that the former DCIP programs are unfunded and an application would require Council approval.

Comments

The subject lands are located at the intersection of King Street West and William Street South, in the Community of Chatham (City) (Roll No. 3650 420 028 18800). The property contains a commercial building occupied by The Chilled Cork Restaurant and Lounge. Council approved an encroachment agreement at its March 1, 2021 meeting to allow the applicant to construct a new permanent patio within the William Street South municipal right-of-way.

The applicant has since constructed a new 79 sq. m (850 sq. ft.) permanent patio, as shown on the Site Plan attached as Appendix A. The patio had a construction value of approximately \$90,000. Site Photos of the final patio are attached as Appendix B.

The merits of the application are twofold:

- 1) The project supports the vision of Chatham-Kent's main streets. It provides an opportunity for people to visit downtown Chatham. It contributes to an attractive streetscapes and enhances the quality of community life.
- 2) Over time, few permanent outdoor patios have been constructed in Chatham-Kent's downtowns. There is additional interest in this opportunity due to the onset of public health guidelines resulting from the pandemic. Chatham-Kent has committed to supporting local businesses with regards to outdoor patios. Utilizing the Downtown CIP is to support eligible projects in downtown areas supports this direction.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

There was no consultation required as part of this application.

Financial Implications

The \$10,000 grant will be funded from the Community Improvement Plan Reserve.

Prepared by:



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Director, Planning Services

Reviewed by:



Bruce McAllister, MCIP, RPP
General Manager,
Community Development

Attachment: Appendix A – Site Plan
Appendix B – Site Photos

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Limited CIP Report.docx

Appendix B – Site Photos



Looking north at the new patio.



Looking west at the new patio.