



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: June 7, 2021

Department: Community Development

Topic: Application for Community Improvement Funding, 9 Spencer St

Purpose: To consider an application for funding under the Spencerville Community Improvement Plan for 9 Spencer St.

Background: Applicant and property owner Pete Rainville has applied for project funding under the Property and Façade Improvement Program of the Spencerville Community Improvement Plan. The property is zoned Main Street Commercial Residential, Special Exception 6 (MCR-6) following a zoning bylaw amendment in 2019 to permit the operations of a cidery. It is the former home to the MacKintosh Cider House. The commercial portion of the building is attached to the main dwelling, but has a separate entrance. The applicant describes the condition of the building as excellent, but could be made better with the proposed improvements. The existing wood fence is approximately 5' high and is showing signs of aging.

The project includes some façade improvements for the new retail location of Trinkets Boutique at 9 Spencer St. The retail store opened in March 2021 at their South St location, but was forced to close following a fire in April 2021. The owner of Trinkets Boutique is planning to reopen the retail store in this Commercial space.

The CIP funding will be used towards storefront landscaping and replacing the fence on the west side of the property for improved public presentation. The improvements, focused solely on the commercial side, will help to facilitate more foot traffic to the store and to help further beautify our village. The proposed fence is a 5' high black iron fence that would offer better visibility for drivers and pedestrians.

The Applicant has pre-consulted with the Community Development Coordinator and submitted an application. Staff have completed the review and evaluation.

Policy Implications: The application meets the General Eligibility Criteria and the Program Specific Criteria for the Property Façade & Improvement Program.

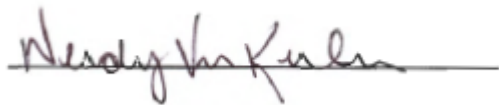
The proposed landscaping improvements are listed as eligible projects under the program criteria. The proposed fence is not specifically listed, but is consistent with the eligible projects that contribute to the village streetscape and improve the façade of the commercial location. The eligible criteria for the program allow repairs/improvements as may be considered and approved by the Community Development Committee.

Mixed-use buildings are eligible for the Property and Façade program and the proposed work is consistent with the design principles in the Spencerville Community Improvement Plan.

Financial Considerations: The applicant has submitted quotes for the proposed works totaling \$7,900. The maximum grant amount allowed under the Façade & Property Improvement Program is \$5,000, and the amount of all grants under the CIP is not to exceed \$10,000.

The program allows the Committee to grant a rebate in the amount of 50% of the costs for the project, up to \$5,000.

Recommendation: That Committee approves the application S-02-21 (Rainville), reimbursing 50% of the actual costs to complete the proposed property improvements, including a landscaping and fencing, to a maximum of \$5,000.

A handwritten signature in dark ink, appearing to read "Nerdy Van Kester", written over a horizontal line.

Community Development Coordinator