



**TOWNSHIP OF EDWARDSBURGH CARDINAL  
ACTION ITEM**

**Committee:** Committee of the Whole – Community Development

**Date:** October 4, 2021

**Department:** Community Development

**Topic:** Application for Community Improvement Plan Funding, 29 Bennett St  
(Spencerville Pharmasave)

**Purpose:** To consider application S-04-21 for funding under the Property and Façade Improvement Program as part of the Community Improvement Plan.

**Background:** Edwardsburgh Cardinal welcomed Spencerville Pharmasave to the Village's downtown core earlier this year. Renovations were completed to the previously vacant building at 29 Bennett Street, with support from the Township's CIP program for signage on the exterior of the building.

Improvements continue on the property, with work being done to improve exterior and storefront display lighting fixtures. The owner reports that 3 fixtures in the soffit as well as the parking lot light are not operational due to broken ballasts as assessed by Beattie Dukelow Electric. An electrician first attempted to replace the bulbs, yet they burnt out shortly after the service call due to faulty or broken ballasts. The current fixtures are approximately 18 years old and overdue for replacement.

The application requests funding to support the replacement of 19 light fixtures with new, energy efficient LED devices. There are 5 fixtures located in the exterior soffit, 4 along the parking lot/side walls and 1 located in the parking lot (part of the raised parking lot lamp). Improvement plans also include an LED retrofit of 9 pot lights in the storefront display area.

The applicant confirms that lights will be installed and maintained to avoid light spill onto the County Road adjacent to the property.

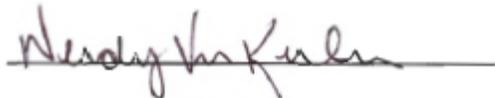
**Policy Implications:** The applicant has consulted with the Community Development Coordinator and the application meets the General Eligibility Criteria and the Program Specific Criteria for the Property Façade & Improvement Program. Grants may be provided to eligible applicants for a total of 1/2 (50%) of the construction costs to a maximum of \$5,000.

Eligible project include (item f): "the addition of new lighting/upgrading of existing fixtures on exterior façade and in entrance and storefront display areas".

**Financial Considerations:** The applicant has submitted two quotes for the proposed works totaling between \$3,200 and \$4,497.

The maximum 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 property has received \$1,466.44 in funding this year for exterior signage as part of the Façade & Property Improvement Program. An additional \$3,533.56 could be awarded for this property under the program.

**Recommendation:** That Committee approves the application S-04-21 (Spencerville Pharmasave), reimbursing 50% of the actual costs to complete the property lighting improvements to a maximum of \$3533.56.

A handwritten signature in cursive script, appearing to read "Nancy Van Kester", written over a horizontal line.

Community Development Coordinator