

<b>Report to the Planning Advisory &amp; Committee of Adjustment</b>	
<b>Date of Meeting:</b> August 28, 2024	<b>Date of Report:</b> August 21, 2024
<b>Subject of Report:</b> Community Improvement Plan Grant Application – CIP-01-2024	
<p><b>Recommendation:</b> Township staff recommend to the Planning Advisory and Committee of Adjustment that it be further recommended to Council that the Community Improvement Plan grant application CIP-01-2024 be approved and that a funding agreement be entered into with Stone Manor Studios to provide funding through the following CIP grant for the following program:</p> <ul style="list-style-type: none"> <li>• Commercial Façade and Sign Improvement of \$2,000.00;</li> <li>• Built Heritage Improvement of \$3,150.00;</li> <li>• Development Application Fee Offsetting of \$148.00.</li> </ul> <p>Resulting in a total proposed grant funding of \$5,298.00.</p>	
<b>Report Prepared By:</b>	e-signed <b>Alison Merkley</b> <b>Development Services Analyst</b>
<b>Departmental Approval:</b>	 <b>Malcolm Norwood</b> <b>Manager of Development Services</b>
<b>CAO Approval:</b>	<b>Shellee Fournier</b> <b>Chief Administrative Officer</b>

**1.0 PROPERTY AND OWNER INFORMATION**



**Figure 1 – Context Map**

Attribute	Value
Roll Number	0831 841 041 16500
Owner Name	LULASHNYK, KIMBERLY & ASH, STUART
Location	11 NEW ST
Area	2.03 ACRES
Frontage	280.00 NEW ST
Depth	325.00 LEDGE ST
Description	PLAN 172 LOT 21 PT LOT H



**Figure 2 – Aerial imagery of the property**

## **2.0 PROPOSAL**

### **2.1 Purpose of the Application & Context**

The subject application CIP-01-2024, seeks to obtain funding through the Commercial Façade and Sign Improvement, Built Heritage Improvement and Development Application Fee Offsetting Grants of the Community Improvement Plan for Villages (CIP) for the replacement of a porch and installation of commercial awnings on the subject property. The subject property is located within the Newboro CIP Project Area with access onto both New St and Ledge St. The scope of work includes:

- Replacement of the side porch attached to the 1830 stone cottage;
- Installation of four black awnings on the carriage house to improve guest navigation.

The Commercial Façade and Sign Improvement grant assists with the costs associated to façade or sign improvements. Projects may obtain up to 50% of eligible costs up to a maximum of \$1,000 for projects with a value of under \$5,000 and up to a maximum of \$2,000 for projects with a value over \$5,000. The request is therefore for the \$2,000 maximum in grant funding under this incentive.

The Built Heritage Improvement grant was designed to help with the costs associated to heritage restoration where the Township will provide a grant equal to 50% of eligible costs up to a maximum of \$5,000 for projects with a value under \$50,000 and up to a maximum of \$10,000 for projects with a value over \$50,000.

Applications are reviewed on the following criteria under these two incentives:

- Material costs such as construction materials, paint, hardware and associated freight and delivery;
- Professional costs such as professional consultation and services, trade services, design services;
- Other related costs as deemed appropriate by Township Council.

The Development Application Fee Offsetting grant is to offset the upfront costs of development within the CIP Area. Rebating such fees is desirable to reduce financial burdens on targeted private investment. The Township will provide a grant equivalent to up to 80% of the planning and development application and permit fees paid by the owner.

Eligible costs for this incentive are:

- Planning and/or building application fees for projects within the CIP that promote the overall vision of our Villages and support the overall goals within the Township's Official Plan;
- Other related costs as deemed appropriate by Township Council.

### **3.0 STAFF REVIEW**

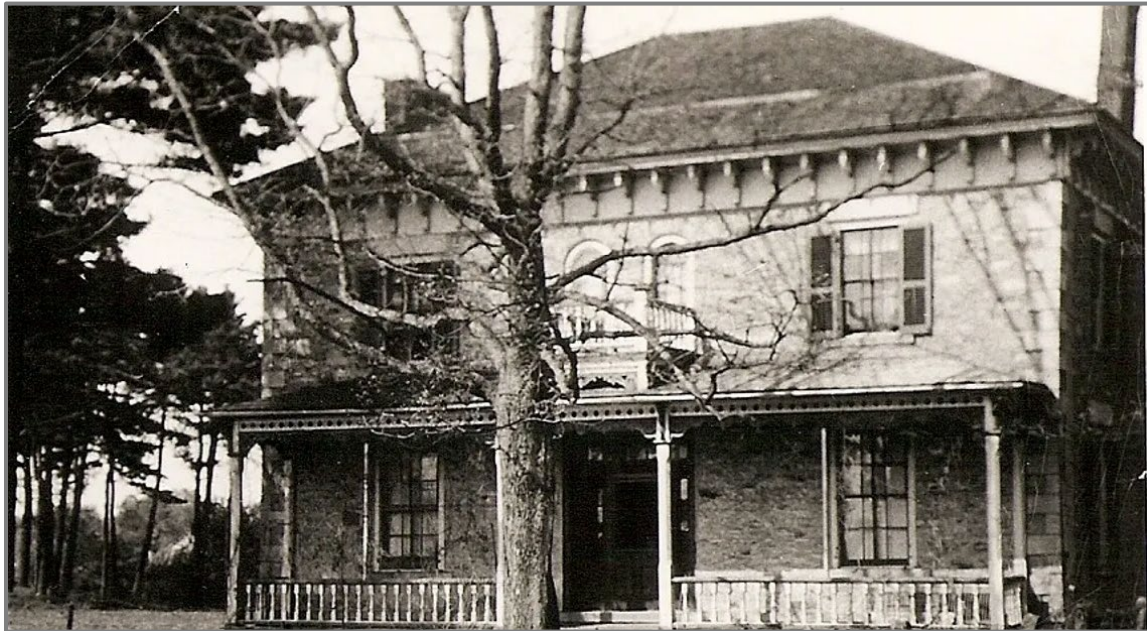
#### **3.1 Supports the Vision of the CIP**

The village vision for Newboro in the CIP is defined as “an active, vibrant place to live, work and play.” The upgrades to the building will help improve the aesthetics and promote artistic activities within Stone Manor Studios located at 11 New Street.

The Newboro CIP vision statement also directly to the goal of being a year-round destination with a unique identity with an engaged community and child and family friendly. It also encourages the desire for more services, activities and amenities, while celebrating Newboro's significant heritage and history and greenspace.

The Stone Manor Studios offers weekend and week-long art retreats, in addition to pop-up workshops and walks through the property. The proposed work respects the historical integrity of the John Draffin Manor (circa 1860) by rebuilding the existing side porch and installing four black awnings that will both protect the historical entrance and offer cohesion with the black accents already present on the structures. The applicant has submitted historical photos which show the unenclosed porch with second-storey balcony

are an important historical aesthetic to the building. The second-storey balcony is still prominent today with the remnants of the unenclosed porch forming the entrance portico, and are now painted white to offset with the stone siding of the Manor. The proposed side porch replacement enhances the exterior aesthetic by building upon the historical entrance/decking aesthetic that forms prominently on the front of the building. The proposal supports the vision of the CIP.



**Figure 3 – John Draffin Manor (c. 1915) showing the porch and balcony railings**

### **3.2 Demonstrates Feasibility of the Project**

The project must be feasible to receive grant funding through the CIP. The proposal is for a larger side porch to replace the existing one to improve both safety and access to the building. The size of the porch requires a building permit where the Township has received an application for the work. The project also includes the installation of four awnings that will display the name of the business and do not require a building permit under the *Ontario Building Code*.

The applicant has provided details about the heritage significance of the property and the reasoning behind the design choices and justification for the Built Heritage Improvement grant portion of the application. The new porch will be of similar style to the existing railings located at the front of the Manor and carriage house to maintain the visual appeal and heritage feel of the property. The awnings will match the existing black accents of the building, better preserving the historic wooden door from the elements, and replicating the shapes of the arched windows of the buildings. The applicant also provided significant details related to the cost in estimated materials and labour through the submission of two quotes for the porch and two quotes for the awnings.

This information suggests that the overall project is feasible and appropriate under the three funding streams.

### 3.3 Demonstrates Community Benefit

From a visual perspective, the enhancements will improve the exterior aesthetics of the Manor and carriage house by respecting the original build and building upon historical design elements. The commercial façade may prompt additional business and interest in the activities offered at Stone Manor Studios to further support their operation within the Village of Newboro and the art community.



**Figure 4 – Manor and the Carriage House where Stone Manor Studios is located**

### 3.4 CIP Budget

The Township of Rideau Lakes allocated \$16,600 for CIP funding in 2024. One 2023 application received \$2,000 from the 2024 budget in February, leaving a remaining balance of \$14,600 for eligible projects. If the requested \$5,298.00 is approved, there will be \$9,302.00 remaining. Staff have received interest in the program throughout the year and aided those interested in applying. Staff expect at least one additional application will be submitted this year from another business owner, as a draft application was provided as part of a preliminary review between staff and the applicant.

### 4.0 RECOMMENDATION

Township staff recommend to the Planning Advisory and Committee of Adjustment that it be further recommended to Council that the Community Improvement Plan grant application CIP-01-2024 be approved and provided funding through the following CIP grant:

- Commercial Façade and Sign Improvement of \$2,000.00;
- Built Heritage Improvement of \$3,150.00;
- Development Application Fee Offsetting of \$148.00.

Resulting in a total proposed grant funding of \$5,298.00.