



STAFF REPORT TO COUNCIL

Report No: CS-2021-17

July 26, 2021

From: Anne Leduc, Director of Community Services

RE: CIP Application - 23 Kenyon Street East, Alexandria, Ontario

Recommended Motion:

THAT Council receives Staff Report No. CS-20221-17; and

THAT Council approves the Community Improvement Plan Project at 23 Kenyon Street East, Alexandria, Ontario, as submitted by the property owner, Lucie Lajoie.

- Program B – Building Improvement Grant representing a matching grant of 50% up to a maximum of \$5,000.00 for one façade visible from the street.
- Program E – Building Permit Grant representing a grant equal to 100% of the eligible building permit fees to a maximum of \$750.00.
- Program G – Municipal Loan Program of \$10,000.00.

Total Grants: \$5,750.00

Total Loan: \$10,000.00

Background / Analysis:

The property is located on Kenyon Street East in Alexandria. The property has been zoned CA (village core area), the once single-family home has been converted to a commercial/residential property as the new owner, Lucie Lajoie will be turning the home into a four-bedroom inn. One of the rooms will be an accessible suite with a separate entrance. At this time, there is an ancillary use building on the property presently used a medical clinic. As part of their proposed Community Improvement Plan (“CIP”) project at 23 Kenyon Street East in Alexandria, the applicant Lucie Lajoie is requesting funding to do the works described below:

- Installation of board and batten siding to replace the existing beige siding on the east and north sides of the property. The board and batten will be painted a dark grey to match the clinic on the property.

- Installation of corbels to match the existing corbels on the brick section of the home
Corbels will be installed on new overhang at roofline.
- Replacing two windows on top floor, and widening of the doorframe to install accessible door.
- Excluded from this CIP application is the accessible ramp which will be installed later this summer on the south side of the porch.
- The estimated total cost of the project is \$25,655.00.

Program B – Program B provides a matching grant of 50% up to \$5,000.00 for one façade and \$7,500.00 for two façades visible from the street

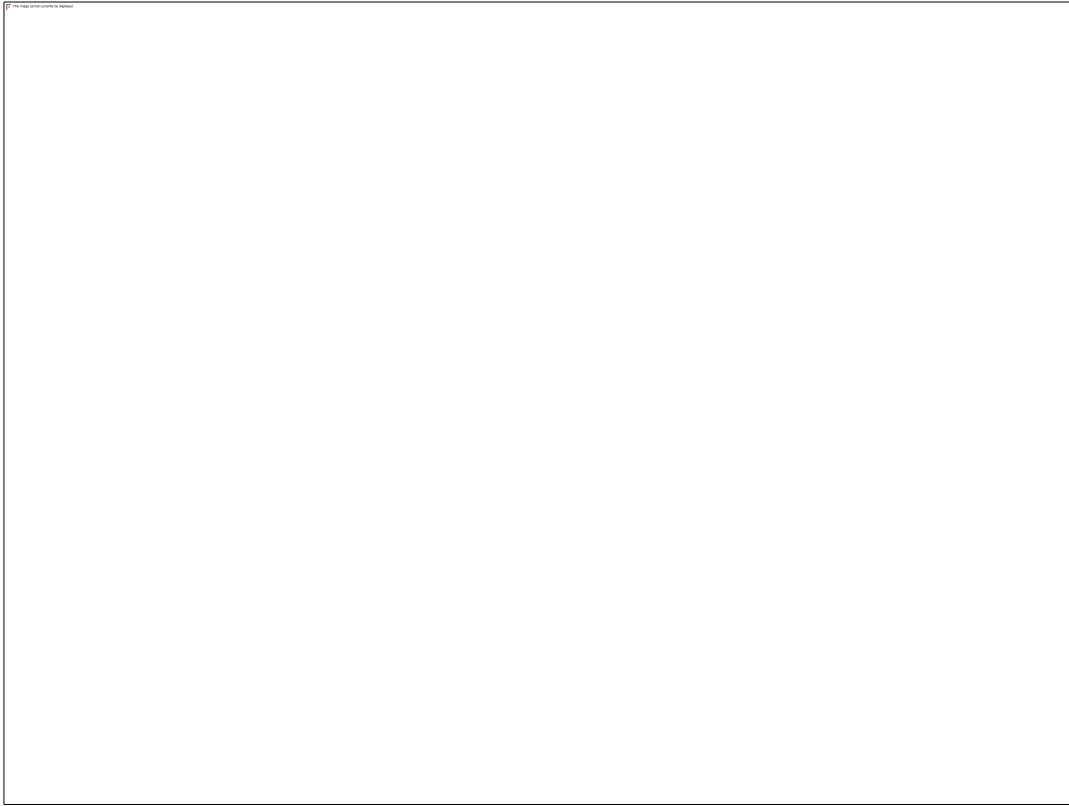
- Applicant was only able to obtain one quote for the new corbels under the new overhang roofline.
- Applicant was only able to obtain one quote for painting of the board and batten.
- Applicant was able to obtain one quote for removing the siding and replacing it with board and batten.

Contractors	Element	\$ before tax	50%	Eligible
<u>Pine Corbels</u>				
Phil Cloutier	Pine Corbels copied to match originals, sanded and ready to be painted.	\$675.00	\$337.50	Yes
<u>Painted Board & Batten</u>				
White Pine Lumber	Painted Board and Batten, matching grey to the clinic office.	\$5,780.00	\$2,890.00	Yes
<u>Overhang/Façade, Paint New Façade and Corbels, Windows, Doors, Steps, Railing,</u>				
Eric Hurtubise	Removal of old siding and strapping, install board and batten, install overhang/façade/corbels and paint, change out two upstairs windows, remove door and replace with one window on 1 st floor. Widen doorframe and install accessible door. The windows and doors will be white to match existing doors and windows.	\$19,200.00	\$9,600.00	Yes
			Max. eligible	
	TOTAL Eligible Expenses	\$25,655.00	12,827.50	\$5,000.00

Program B – total eligible expenses are \$5,000.00

Current Photos of the Property

View from Dominion Street North



Concept Drawing of New Façade



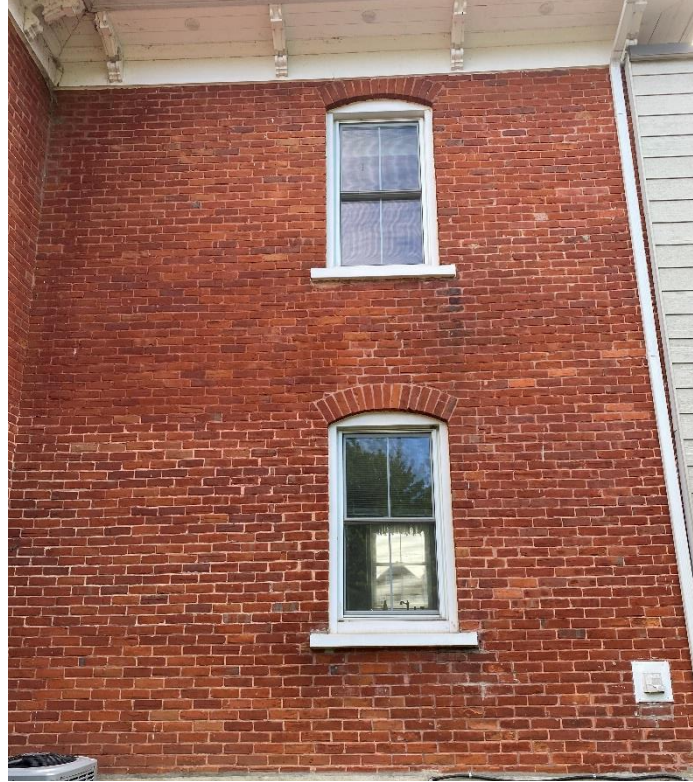
Paint colour for Board and Batten - Extra
Dark Sea Grey (or similar to match existing
finish on clinic)



New door in white will match existing doors



New windows in white will match existing windows



Program E – Building Permit Grant - Representing a grant equal to 100% of the eligible building permit fees to a maximum of \$750.00.

- To assist with the cost of the building permit
 - Residential Renovations and Repairs

<u>Building Permit Fee</u>			100% Max of \$750.00	
Township of North Glengarry Building Department	Residential Renovations and Repairs \$150.00 + \$7.00/\$1,000.00 of construction value	\$955.00	\$750.00	Yes
	TOTAL Eligible Expenses	\$955.00	\$750.00	\$750.00

Program E – total eligible expenses are \$750.00

Program G – CIP Municipal Loan Program – Provides an interest-free loan to property owners to help finance the restoration, repair, or renovation of the façade of a building that faces a street, park or public gathering space up to a maximum of \$10,000.00 and not to surpass the total cost of the project once other grants are factored in.

- To assist with the total cost of the project
- Additional works to be completed are:
 - Installation of ramp

<u>Project Costs – Board & batten siding, painting and corbels</u>	
Total Project Estimate	\$25,655.00
(Program B Grants)	(\$5,000.00)
(Program E Grant)	<u>(\$750.00)</u>
Portion of project estimate remaining	\$19,905.00

Program G – total eligible amount is \$10,000.00

Alternatives:

Option 1: Recommended – That Council approves the Community Improvement Plan Project at 23 Kenyon Street East, Alexandria, Ontario, as submitted by the property owner, Lucie Lajoie.

- Program B – Building Improvement grant representing a matching grant of 50% up to a maximum of \$5,000.00.
- Program E – Building Permit Fee Grant representing a matching grant of 100% up to a maximum of \$750.00.
- Program G – Municipal Loan Program with a maximum of \$10,000.00.

Total Grants: \$5,750.00

Total Loan: \$10,000.00

Or

Option 2: Not recommended – That Council does not approve this project.

Financial Implications:

Council has approved the 2021 budget which allocates funds for the Community Improvement Plan Program. The grant derived from GL 1-4-1950-3702 would be attributed to the Community Improvement Plan project for this property.

Attachments & Relevant Legislation:

Relevant Legislation – North Glengarry Community Improvement Plan

Others Consulted:

Kimberly Goyette – Director of Finance

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk