To: Mayor and Council
From: Karl Grenke, Senior Planner
Date: May 23, 2019
Committee of the Whole Date: May 27, 2019
Title: CIP Application for Funding- Bowie’s Bar at 20 Russell St. E.

Recommendation: THAT Council of the Corporation of the Town of Smiths Falls pass the following resolution:

THAT $6,520 in the form of a Façade and Landscape Improvement Grant (Program 1); $20,000 in the form of a Building, Restoration, Renovation and Improvement Grant (Program 2); and refund representing 75% of Building Permit application (Program 3) be provided to Pat Maloney of Bowie’s Bar, located at 20 Russell Street East.

AND THAT Council pass a by-law authorizing the Mayor and Clerk to execute a funding agreement with the owners of the business providing terms and conditions of the release of the funds.

Purpose: To provide Council with recommendations from the Community Improvement Plan Evaluation Committee for the release of funds under the CIP in response to an application received by Pat Maloney, the owner of the property located at 20 Russell Street East.

Background: As part of the 2019 budget, in addition to funds carried over from previous years, Council has allocated funding to be distributed through the Community Improvement Plan for projects that meet the intent of the Downtown Revitalization Master Plan. The intent of the Community Improvement Plan, as identified in the Official Plan (Sec. 7.2.2) is to “promote and focus public and private sector investment into maintenance, rehabilitation, and redevelopment activities that improve the living and working conditions in the Town.”

In April 2019 the Town received an CIP application from Pat Maloney, the owner of 20 Russell Street East, the western end unit of a three-storey mixed use building (See attached Key Map – Appendix “A”). The site previously hosted the Rideau Candy Shoppe until it closed earlier this year, and contains a residential unit on the upper levels. Mr. Maloney purchased the property in March with the intent of developing the lower level into a bar and performance venue. Based on the designs provided by the owner, the front part of the space facing the street will consist of a bar and seating area (22 seats) and the back part of the space will consist of a live music venue including a stage and assembly area, but no fixed seats. Mr. Maloney has identified a market and opportunity for this cultural venue in Smiths Falls and proposes to develop an intimate arts and music space that expects to be geared towards acoustic and folk music. On May 6th Council authorized a cash-in-lieu
of parking agreement with the proponent to ‘make up’ for the additional parking requirements this change of use would generate (see Report # 2019-055).

Mr. Maloney’s CIP application seeks Town funding under Programs 1, 2 and 3 of the Community Improvement Plan to accommodate façade and streetscape improvements and also interior renovations to improve the function and usability of the space. Program 3 (Planning Fees and Building Permit Grant Program) represents a 75% reduction on permit fees for the work to be done. According to the information and quotations provided by the applicant, the estimated cost of the construction and equipping of the venue is $134,962, excluding in-kind contribution of labour and donated goods. The applicant requested a grant of $6,520 under Program 1, $20,000 under Program 2 and $1401 under Program 3.

See Appendix “B” for Proposed Façade Changes
See Appendix “C” for Proposed Interior Layout
See Appendix “D” for Project Summary

On May 8th the CIP Evaluation Committee met to consider this application and they passed three separate motions in support.

The following motion of full support was adopted by the Committee for Program 1 (Façade, Landscape and Signage Improvement Grant):

THAT the Community Improvement Plan Evaluation Committee supports funding the Bowie’s Bar CIP Application through Program 1 as follows:

- $2,500 – Replace windows over façade
- $1,250 – Clean and repair brick work at façade and repoint brick at window edge
- $1,250 – Exterior paint of commercial façade
- $1,500 – New door
- $900 – Hanging sign and wall sign
- $500 – Two gooseneck lights

For a total grant of $6,520 for the reason that the proposed changes present an attractive and appropriate enhancement to this property and are consistent with the Downtown Design Guidelines.

Moved by B. Allen, Seconded by K. Burns, CARRIED.

The Committee felt that the proposed work enhanced the visual profile of the facade through the repair and enhancement of the upper level features, including the cornices and brickwork. The funding was sought for the proposed lower level improvements to the commercial façade, which were guided by the Design Guidelines for the Downtown Core and are harmonious with the local streetscape. The Committee felt that this funding represented good value given the overall investment in the property. With respect to the items requested under Program 2 (being the Building, Restoration, Renovation and Improvement Program), the Committee supported funding the works that were necessary to bring this space up to date for a new assembly use and retain the building for commercial purposes over the long term. As noted on Appendix D, the recommended grant leverages a significant private sector investment into the improvement of this property. The following motion was adopted:
THAT the Community Improvement Plan Evaluation Committee supports funding the Bowie’s Bar CIP Application through Program 2 as follows:

- $10,000 – Electrical work, including all new wiring and 200 amp service
- $3,750 – New plumbing and rough-ins
- $7,500 – New washrooms for assembly use and accessibility

For a total grant of up to $20,000 for the reason that these improvements enable the sustainable and functional re-use of the property and meet the intent and rationale of Program 2 of the CIP.

Moved by B. Allen, Seconded by K. Burns, CARRIED.

If the Program 3 grant is approved by Council, the proponent would pay his normal fee to obtain his permit and the grant would be disbursed at substantial completion of the project.

THAT the Community Improvement Plan Evaluation Committee supports funding the Bowie’s Bar CIP Application through Program 3 to a maximum of $1,401.38, representing 75% of the value of the permits associated with this work.

Moved by I. Mazurkiewicz, Seconded by B. Allen, CARRIED.

Analysis and Options: The CIP Evaluation Committee and Planning staff are supportive of this application as it is consistent with the objectives of the Downtown Revitalization and Waterfront Integration Master Plan and the total value of the improvements represent an excellent return on the investment of the CIP program. The Committee is appreciative of the volume and scope of work that the property owner proposes to undertake to bring this new business into the downtown core. Bowie’s Bar would join several other restaurants and establishments that have opened along this block of Russell Street in recent years that are open in evenings and help create an ‘after hours’ draw to the downtown.

In summary, this project represents an excellent example of the value of the CIP Program to incent and encourage good development in the downtown core.

Options:

1. THAT Council pass a resolution authorizing the funds for 20 Russell Street East as supported by the CIP Evaluation Committee;
   AND THAT Council pass a by-law authorizing the Mayor and Clerk to execute a Funding Agreement for the application articulating the terms and conditions of the release of the funds. (Recommended)
2. THAT Council pass a resolution (and subsequent by-law) for the release of some, but not all, of the funds for the application per their specific requests.
3. THAT Council direct staff to ask for modifications to the application to better align with the intent of the CIP Program.
4. THAT Council deny the request for the application for funding.

Budget/Financial Implications:

- Available balance of funds in CIP Reserve: $100,635.07
  (2019 budget, previous year carry-over and Mainstreet Revitalization funding)
Proposed Grant (Programs 1, 2 & 3): $27,921.00
Remaining Balance (If application approved in full) $72,714.07

Link to Strategic Plan (2015-2018):
Vision Statement
- Item 5- Redeveloping our waterfront and downtown
- Item 6- Preserving and enhancing our heritage buildings and services

Existing Policy:
- Town of Smiths Falls Community Improvement Plan, 2017
- Town of Smiths Falls Official Plan 2034
- Downtown Revitalization and Waterfront Integration Master Plan
- Ontario Planning Act- Sec. 28

Consultations: Community Improvement Plan Evaluation Committee, Applicant (P Maloney), Economic Development, Treasurer

Attachments

Appendix A – Key Map- 2 Russell Street East
Appendix B – Proposed Façade and Signage
Appendix C – Proposed Interior Layout
Appendix D – Project Summary

Notes/Action (space for Council Member’s notes):

Respectfully Submitted:

Karl Grenke RPP, MCIP
Senior Planner

Kerry Costello
Director of Corporate Services

Approved for agenda by CAO:

Malcolm Morris, CMO
Chief Administrative Officer
Appendix A - Key Map - 20 Russell Street East

Subject Property
Appendix B – Proposed Façade and Signage

[Diagram of building façade with details such as "replace window", "repaint door", "clean and repair brick", "hang sign from iron angle bracket", "new storefront glazing", "paint front facade", etc.]

[Scale: 1/4" = 1'-0"

Bowies Ball
20 Russell St, East
Smith's Falls, Ontario
April 30, 2005]
Hanging Sign- Concept (1.5' by 2')

Wall Sign- Concept
Appendix C – Interior Layout (Proposed by Applicant)
Appendix C – Project Summary

Dear Community Improvement Plan Evaluation Committee,

This summer, 20 Russell St East will be the home of a live music club called Bowie’s. Named after my family’s aging dog (while borrowing some cultural implications from the late great rock star), I will be presenting world class music, and producing an inclusive & dynamic program of events to spur the community’s creative culture. My aim is to cultivate local talent, and entertain Smiths Falls visitors for years to come. Bowie’s team is made up of professional artists, event planners, and hospitality experts.

I am very much looking forward to getting started on this project, transforming 20 Russell St East into a modern hotbed for local, regional, and international Arts and Culture, and I am thrilled to have the opportunity to play a role in encouraging a diverse and vibrant social community.

I hope you can picture my vision from the supporting documents enclosed, and I appreciate your consideration for grant funding.

Best Regards,
Pat Maloney

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**Proposed Works**

**Improvements**

- New 200 amp service on the ground floor, all wiring
- New plumbing (including upgrades to the residential unit)
- Exterior doors
- HVAC upgrades
- Accessible entrance & washroom
- New windows (façade & residential unit)
- Floors (framing & subfloor)
- Exterior paint
- Landscaping, beautification, Exterior Lighting

**Renovations / fit up**

- Washrooms for assembly use & accessibility
- Bar, prep room, and stage construction
- Walls & ceilings (framing and drywall for assembly use)
- Doors
- Flooring
- Paint
- Lighting
- Security

**Bowie's Venue**

- Restaurant / Bar equipment / appliances
- Furniture
- PA system, including sound diffusion and baffling
- Signage, storefront beautification

**Current State of 20 Russell St East**

20 Russell St East is a handsome, red brick, three-story building, built in the late 1800's. It is in need of many upgrades, both structural and cosmetic.

The commercial main floor is currently dismantled to allow for accurate drawings, and assessments of the 1400 square foot space. It needs upgraded electrical service, all new wiring & plumbing. The ceiling & walls need upgrading for fire and sound. The floors need some structural repairs, subfloor and all new flooring.

The exterior needs new windows, dormer repair, cornice repair, paint and lighting. The parking access lane needs pothole repair, and the left side of the building needs re-pointing, foundation repair. The storefront needs professional signage, paint and landscaping efforts.

The building will need a new roof and insulation. The residential apartment on the 2nd and 3rd floors needs updating as well.
Downtown Design Guidelines Compliance

"...He was 50 Miles away, down around Smith Falls when he drowned out the fire with 5 spit balls..." - Stompin' Tom (Big Joe Mufferaw)

"Every Beatles tune began in Smiths Falls, a long and winding road ago." - The Ottawa Citizen (2015)

Bowie's will be the perfect spot to carry on the long tradition of the Canadian songwriter & troubadour, which has deep roots along the Rideau River. It will showcase a modern industrial design to reflect Smiths Falls' Industrial and Manufacturing sectors. The nature of the travelling musician shares certain imagery with Smiths Falls’ transportation history as well, lending to thoughtful stage design and décor.

The façade improvements abide by the design guidelines demonstrated in section 4.3.1 in the Downtown Revitalization and Waterfront Integration Master Plan. We would like to create an accessible entrance as well. Unfortunately there is little room to address accessibility at the front door, but we intend to create an accessible rear entrance. The storefront window display will be full of greenery and will feature an attractive lounge area as part of the venue entrance.

We will breath new life into the building while maintaining the design principals of the era it was built.

Community Improvement Goals and Rationale Compliance

Our intention at 20 Russell St E is to create a vibrant social destination featuring world-class live music and entertainment, and help cultivate local talent. We believe Smiths Falls is positioned well geographically to attract quality artists, and savvy show-goers, for many years to come.

We will present a diverse program of events, for locals and tourists alike. Bowie's will showcase, mentor, and employ audio & stage techs, musicians, artists, promoters etc, as well as hospitality staff.

With limited capital available for the project, and considering the major renovations needed to bring the building to modern standards and upgrade for assembly use, grant funding is essential to fulfilling the grand design completely. Without additional funding, certain efforts such as major façade improvements, updated accessibility considerations, and other, more nuanced items may be unaffordable.
Total Value of the Works to be Completed & Grant Value Requests

I have included several quotes for to estimate an initial budget. Here is a breakdown of my estimates, based on the quotes. I will be doing some of the work myself, and have budgeted according to costs of materials only in those sections.

Program 1 – Façade, Landscape & Signage Improvement
Windows - $5000
Brick work - $2500
Paint - $2500
Exterior Doors - $3000
Signage - $1800
Lighting - $500

TOTAL - $13,050
PROGRAM 1 GRANT REQUEST - $6520

Program 2 – Building, Restoration, Renovation & Improvement
Electrical (new 200amp service & all wiring) - $20,000
Plumbing (rough-in) - $7500
Carpentry, Partitioning & Doors (Some DIY) - $10,000
Lighting (Incl. Emergency) - $5000
HVAC Adjustments - $5000
Drywall (Incl. updated fire & sound rating) - $6000
Floors - $6000
Paint - $3000
Bathrooms (Incl. Accessible room) - $15,000
Allowance - $10,000

TOTAL - $87,500
PROGRAM 2 GRANT REQUEST - $20,000

Program 3 – Planning Fees, Building Permit Grant
Building Permit Fees - $1568.50
Signage Permit - $300 (TBD)

TOTAL - $1858.50
PROGRAM 3 GRANT REQUEST - $1401.38

GRAND TOTAL GRANT REQUEST - $27,921
Stage Sound & Lighting Estimate
(Based on Long & McQuade Prices)

Mixer - $750
Amp - $600
Microphones - $1100
DI Boxes - $140
Mic Stands - $250
Loudspeakers - $1500
Lighting - $600
Cabling - $750

TOTAL - $5700
HST - $741
GRAND TOTAL - $6441

Furniture Estimate

Bar Stools (10 x $100) - $1000
Bar Chairs (3 x $80) - $240
Lounge Furniture - $1000
Back Room Chairs (45 x $65) - $2925
Tables (15 x $100) - $1500
Harvest Table, Bench & Chairs - $1500

TOTAL - $8600
HST - $1120
GRAND TOTAL - $9718

Bar / Restaurant Equipment Estimate
(Quotes Attached)

Keg Fridge - $4000
Bar Fridge - $2500
Food Prep / Fridge - $3000
Dishwasher - $2500
Ice Machine - $1500
Sinks - $500
Ice Holder, beverage prep table - $500

TOTAL - $14,500
HST - $1885
GRAND TOTAL - $16,385