



SMITHS FALLS

RISE AT THE FALLS

Report # CIP-21-02

To: Community Improvement Plan Evaluation Committee
From: Mary Remmig, Planning Coordinator
Date: April 14th, 2021
Address: 23-25 Russell Street East
App. No.: CIP-20-05 – Program 1 Patio, Window Awnings & Façade

On March 8 2021, staff received a completed application under Program 1 for the repainting of the façade, installation of new window awnings and the construction of a newly oriented patio for Chuckles Jack, located at 23 Russell Street East. The property was the recipient of a Program 2 grant in 2016 to conduct improvements to the interior of the building before the opening of the business and the Owner now proposes to improve the façade as well as enlarge and relocate the patio currently located at the main entrance toward the rear of the property.

In August 2020 the CIP Evaluation Committee was given the opportunity to provide some initial feedback on the proposal. At the time, the application was deemed incomplete by staff; however, the applicant had requested the Committee's feedback on their colour preference for the repainting of the façade and asked the Committee if a conceptual elevation of the proposal was required to help the Committee envision the proposal. The Committee entertained an impromptu discussion on the proposal and suggested a mid to dark-toned grey for the repainting of the building. Further, it was also suggested that a rendering may assist the Committee in offering suggestions to enhance the visibility of the main entrance for the restaurant located at the rear of the building.

The applicant has submitted a generally consistent rendering to assist the Committee with their review of the application – *attached, page 3*. The applicant advises that the rendering was created "in-house" and is not fully representative of the proposal, but will assist with envisioning the proposal for the property. The applicant has agreed to repaint the façade a mid to dark-toned grey for both the western (parking lot) and northern (street) facing facades as per the suggestion of the Committee. The existing window awnings located above the four small windows facing the parking area are worn and proposed for replacement with similar awnings as the existing. Lighting will be installed underneath these awnings and will illuminate the patio/parking area and help draw attention to the main entrance along the western facade. The proponent advises that the awnings within the rendering are rounded awnings and are not consistent with the proposal. The new window awnings will be consistent in design to the existing as demonstrated on the "existing site conditions" photo. – *attached, page 7*.

Further, the patio is proposed to be relocated for a better street presence with a conceptual 71 m² patio occupying four of the northernmost parking spaces with another small area roughly 1.5 m wide proposed along the sidewalk to accommodate four 2-seat tables. The Owner has confirmed that a 1.8 m clear right of way will be maintained for pedestrian traffic.

The two patio sections will essentially “wrap” around the north-eastern corner of the building. The proponent has submitted a conceptual site sketch for the Committee’s review. – *attached, page 4*. The patio awning initially proposed has been removed from the application and instead small landscaping features (flower beds, planters) are proposed beside and along the patio railings.

Other approvals may be required to accommodate the patio proposal under other Town By-laws such as the Patio By-law and Zoning By-law.

The applicant has provided two quotations for the improvements with the application. These quotations demonstrate a cost of more than \$34,000 before applicable taxes. – *attached, page 5*. As per Schedule A of the CIP, eligible applicants are eligible to receive a “*Matching grant of up to a maximum of 50% of eligible costs or a maximum of \$10,000, whichever is less, per property.*” With the cost of improvements proposed at more than \$34,000, the applicant is eligible to receive funding up to the maximum allowable amount. Staff acknowledge that the quotation received from Tharma Renevators includes the patio gazebo initially proposed; however, it is understood that removal of this item from the quotation will still demonstrate a cost eligible to receive the maximum allowable funding under this program. Further, the applicant has not indicated which contractor will be conducting the proposed work.

Staff request the Committee review the application and consider the following:

- 1) *Is more information needed to adequately assess the application?*
- 2) *Does the proposal meet the goals of the CIP and the Design Guidelines for the Downtown Core?*
- 3) *In the opinion of the Committee, does the application appear to be eligible for some or all requested funding?*

Prior to this meeting the Committee was sent an evaluation survey to complete for the subject application. Staff will calculate the average scores from the survey responses to present to the Committee at the time of application discussion. After review of the application documentation and evaluation results, should the Committee be prepared to make a decision regarding the proposal, the recommendation can be accommodated in a motion.

Respectfully Submitted:

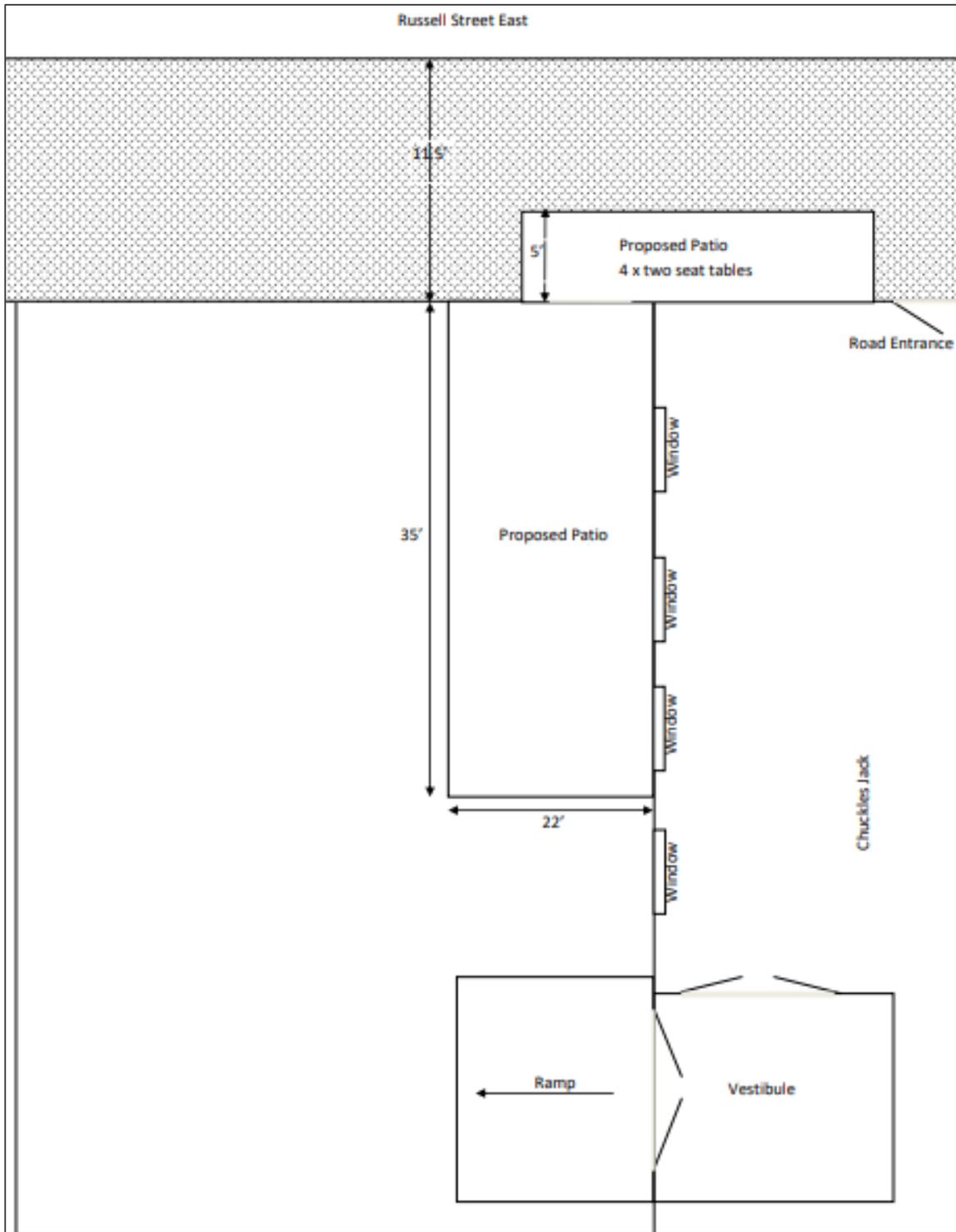


Mary Remmig
Planning Coordinator

Schedule A – Conceptual Renders



Schedule B – Concept Site Sketch



Schedule C – Quotations



RENEVATION PROPOSAL

Tharma | 85 Ambepack Blvd, Scarborough, ON, M1H 2J8
 Renovators
 Phone | +1 514 334 1063

CUSTOMER

Chuckee Jack

ESTIMATE NO

CJ-19020

DATE

7/2/20

ADDRESS

23 Russell Street East

CITY/STATE/ZIP

Smiths Falls ON, K7A 1E7

PHONE

416 302 0458

E-MAIL

sananwel@gmail.com

PROJECT

Outside improvement

PREPARED BY:

Tharma

ATTENTION

Valid until August 30

PAYMENT TERMS

Net 30

DUE DATE

8/30/20

Description of Work

Built new Restaurant gazebo in parking lot far back corner against the building. This size of this would be 22' by 32'. Guards rails are to be built with cedar woods.

Install new 4 window awning - These will go on top of 2'x4' windows facing the parking lot

Install new LED panels - One in the bar window and other in the entrance from parking lot. Total of 2 LED panels. These LED panels are to be supplied by us.

Paint the parking lot brick wall.

Gazebo floor is to be built.

Materials, labour and travel is included in the quotation.

Please contact Tharma at 514 334 1063 for any questions

SUBTOTAL **\$38,500.00**

TAX RATE **13.00%**

SALES TAX **\$5,005.00**

OTHER

TOTAL **\$43,505.00**

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

SV Home Design

14 Fieldside st. Markham ON. L6B 0B4
Phone 416 271 9456 - info@svhomedesign.ca

Quote:- CJo6252020

Date: June 25th 2020

Bill To

Name | Chuckles Jack
23 Russell St, East. Smiths Falls K7A 5B8
613-205-1400

For

Outside work

Item Description	Amount
Proposed work to be done: 1. Built patio floor on asphalt floor. Use treated cedar wood. The height of the floor deck will be 10". Install 5x5 cedar post. Install guard railings. Built flower beds around the new patio post fence. 2. Install LED panel under the side entrance. Install LED lights 3. Install 4 window awnings on the 2x4 side windows 4. Paint the side brick wall 5. Install 2'x5' LED panel on the bar window	\$34,700.00
Subtotal	\$34,700.00
Tax Rate	13.00%
Other Costs	
Total Cost	\$39,211.00

Quote is valid for 30 days only. We will need 20% deposit to start the work.

If you have any questions concerning this quote, use the following contact information:
416-271-9456 or info@svhomedesign.ca

Thank you for your business!

Schedule D – Existing Site Conditions

