



## Municipality of North Grenville

To: **Council**

Meeting Date: October 15, 2024

Subject: Downtown Kemptville Community Improvement Plan Update  
Report No: CS-2024-006

Prepared by: Ashley Cuthbert, Acting Strategic Initiatives Coordinator

### Recommendation(s)

THAT Council pass and enact By-Law 86-24 to amend By-Law 24-21 to make minor amendments to the Downtown Kemptville Community Improvement Plan Guidelines.

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### Executive Summary

#### Purpose

- To approve a minor update to the Downtown Kemptville Community Improvement Plan (CIP) to permit funding for accessible improvements and upgrades to all entrances of eligible properties under the Façade and Signage Improvement Program.

#### Key Findings

- Many downtown Kemptville businesses, particularly along Prescott Street, lack space at the front of their buildings to make accessibility improvements due to narrow sidewalks. In these cases, upgrades to improve accessibility often need to be made to side or rear entrances.
- The original Façade and Signage Improvement Program limited funding to accessibility upgrades for street-facing entrances. The proposed amendments will extend funding to include accessibility upgrades for all building entrances.

#### Financial Implications

- The extension of the Façade and Signage Improvement Program to include non-street-facing entrances will not increase the overall funding allocation for the program. There are no new financial implications associated with this amendment.

## Background/Analysis

In 2021, North Grenville Council passed By-Law No. 24-21, establishing a Community Improvement Plan (CIP) for Downtown Kemptville to foster growth and enhance connectivity in the downtown core. The plan included several funding programs aimed at improving building façades and signage, with a particular focus on accessibility. However, the original guidelines only allowed for funding of accessibility upgrades for entrances that face the street.

The downtown area's layout, particularly along Prescott Street, presents challenges for accessibility improvements at the front of buildings. Many properties need upgrades at the side or rear entrances due to limited space at the front. The proposed amendments to By-Law No. 24-21 will allow for grant funding to support accessibility improvements for entrances on any side of eligible properties, aligning with the overall goal of improving accessibility in Downtown Kemptville.

The current CIP guidelines allow for "The Municipality may at its discretion and without further amendment to the CIP extend or discontinue any program when and as it deems appropriate". The Clerk's division deemed that this clause covers this minor amendment, preventing the need for a public meeting per the *Planning Act*.

The Façade and Signage Grant offers 50% of the costs, up to \$10,000, for high-quality improvements to building frontages and entrances, including accessibility upgrades. This amendment ensures the program can effectively address accessibility issues across the entire property, not just the main street frontage.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	3	Diverse and Resilient Economic Development
<b>Goal</b>	3.4	Improve Business Attraction, Expansion, and Retention
<b>Key Action</b>	3.4.2	Identify existing gaps and barriers to attracting new businesses, and develop mitigating strategies to support attraction (e.g., older building, limitations to redevelopment, use of brownfield development policies).

## Options and Discussion

1. Approve the recommendations: This will allow for accessibility upgrades to all entrances of eligible buildings under the Façade and Signage Grant and authorize the Clerk to make necessary modifications to the by-law.
2. Do not approve the recommendation: This will maintain the current limitation of the grant program, restricting funding for accessibility upgrades to street-facing entrances only.

## **Financial Impact**

This item has been identified in the current budget: Yes **X**

This item is within the budgeted amount: Yes **X**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## **Internal/External Consultation**

Consultation was conducted with the Planning and Development department along with the Clerk's division.

## **Communications**

All promotional materials for the Community Improvement Plan, including social media posts, press releases, and updates to the North Grenville website, will be updated to reflect these changes.

## **Attachments**

- By-Law No. 86-24 (including updated Schedule 'A' being the Downtown Kemptville CIP Guidelines)