

THE CORPORATION OF THE CITY OF ST. THOMAS
COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

JULY 17, 2018 11:00 A.M. CITY HALL ROOM 304

1. Confirmation of Minutes : June 8, 2018

2. Disclosure of Interest

3. Project Applications
 - a) Patriot Properties – 96 Moore Street
 - b) Rick and Penny West – 24 Roseberry Place

4. New Business
 - a) Review of Downtown Planning Implementation Strategy : Section 3 CIP Review

5. Unfinished Business
 - a) Review of Downtown Planning Implementation Strategy : Section 3 CIP Review

6. Adjournment



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

July 12, 2018

Sent by EMAIL

Committee Members:
St Thomas Community Improvement Program Evaluation Committee
St Thomas ON

**RE : ALMA COLLEGE SQUARE RESIDENTIAL
DEVELOPMENT
CIP APPLICATION AND URBAN DESIGN
CONCEPT PACKAGE**

Dear Committee Members

On behalf of Michel Loewith (owner) please find attached a completed CIP Application form and accompanying urban design review concept package, illustrating proposed materiality and architectural expression for the proposed three building residential development at 96 Moore Street.

We look forward to formally presenting same to you on Tuesday July 17th.

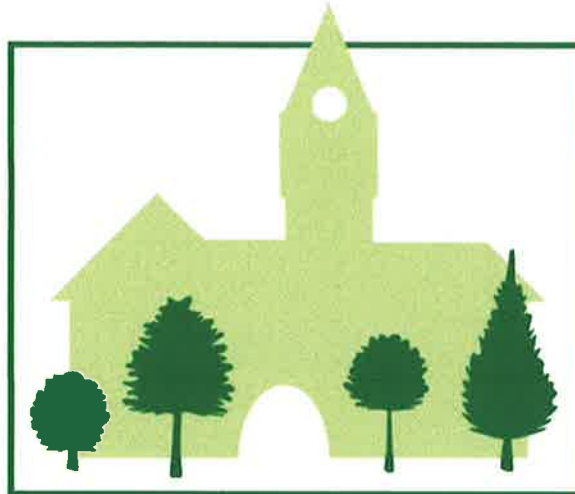
Best regards,

A handwritten signature in blue ink, appearing to read 'D. Winterton', written in a cursive style.

David Winterton

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	2449853 Ontario Inc.				
If Corporation, Signing Officer to contact:	Gino Reale				
Mailing Address:	1800 Sumac Way, Unit 21				
City:	London	Province:	Ontario	Postal Code:	N6K 1G0
Telephone:	(519) 452-1482	Facsimile:		Email:	greale@sympatico.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:	Patriot Properties Inc C/O Michael Loewith				
Mailing Address:	686 St Clair Ave West				
City:	Toronto	Province:	Ontario	Postal Code:	M6C 1B1
Telephone:	416-857-2697	Facsimile:		Email:	mdloewith@gmail.com

1.1.3 SUBJECT PROPERTY

Civic Address:	96 & 100 Moore Street
----------------	-----------------------

Legal Description (Lot and Plan No., Assessment Roll No.):
Part of the London and Port Stanley Block (Registered Plan 3); Lots 69, 70, 71 and 72 and Parts of L

Brief Description of Current Use:
The site is currently vacant.

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$

Please indicate source of estimate:

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize Michael Loewith as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at Toronto this 12th day of July, 2018

Signature of Owner/s 

Signature of Witness 

(Print Name), Gino Reale a duly authorized Commissioner of Oaths

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at Toronto this 12th day of July, 2018

Signature of Owner/s 

Signature of Witness 

(Print Name), Michael Loewith a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

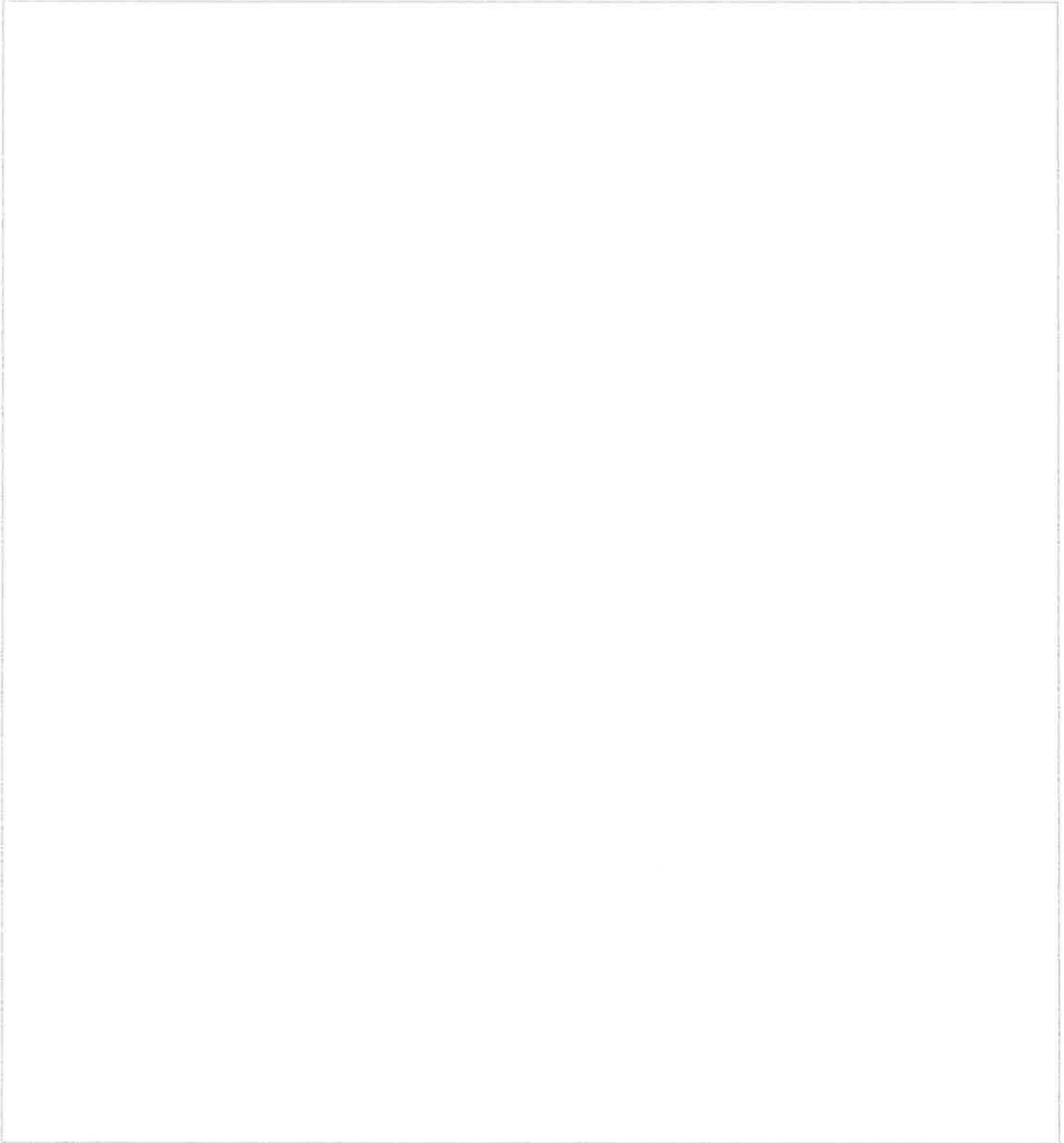
Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

The proposed development consists of three apartment buildings, together with associated parking, driveway and amenity areas, representing a total of 412 apartment units. The proposed development would be constructed in three phases, one for each proposed building. Additional details are provided in the attached supporting documents.

If additional space is required, please attach the additional information on a separate sheet.

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) *Note: improvements must follow urban design guidelines as established by the Urban Design Study.*

A large, empty rectangular box with a thin black border, intended for the applicant to provide a detailed description of any facade improvements they are applying for. The box is currently blank.

If additional space is required, please attach the additional information on a separate sheet.

1.7 GENERAL APPLICATION QUESTIONS

1. Is your property a designated heritage building? Yes No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
3. What is the current status of the building?
 Vacant
 Occupied
 Underutilized

If other, please explain:

The heritage building was destroyed by fire

4. Are you converting and/or rehabilitating this space? Yes No
- If yes: a) are you creating new residential units? Yes No
- b) are you rehabilitating vacant residential units? Yes No
- c) are you bringing occupied residential units up to code? Yes No
5. Are you intensifying and/or redeveloping this space? Yes No
- If yes a) are you creating new residential units through the addition of new building space? Yes No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes No
- How many residential units are being added?
6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:
- a) Residential Conversion, Rehabilitation and Intensification Program
 Grant Loan Both
- b) Façade Improvement Program
 Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project:

11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs:

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No



HERITAGE VALUE MEMORANDUM

Subject: **CULTURAL HERITAGE VALUE CONSERVATION STRATEGY FOR ALMA COLLEGE**

Issued To: Municipal Heritage Committee
PO Box 520
545 Talbot St,
St Thomas, Ontario N5P 3V7

Memo #: 02

Project: **96 Moore Street, St. Thomas**

Project #: 18-116-01

Prepared By: David Winterton, Associate
Jasmine Frolick, RPP

Date Issued: July 5, 2018

Dear Members of the Municipal Heritage Committee,

ERA has been retained by the applicant, Patriot Properties Inc., to lead the redesign of the conceptual masterplan for the designated property located at 96 Moore Street, St. Thomas (the “Site”). It is our understanding that any forthcoming application must appropriately conserve the cultural heritage value of the property as related to the former Alma College (a women’s private educational institution). The Site is subject to OMB order PL06861, which requires the north-central entranceway to the Alma College Building to be retained and its north facade to be “accurately and faithfully” replicated. Due partly to the absence of critical architectural drawings and material remains, and the interpretation that would be required to erect a contemporary version of a Victorian facade, ERA has developed an alternate conservation strategy for the Site based on best heritage practices.

Upon review of the Site and archival materials available at the Elgin County Archives, ERA has inventoried the following features of cultural heritage value for conservation:

- The interpretation of the Alma College building footprint;
- The amphitheatre, dedicated in 1930;
- The stone pillars and iron fences donated by the Alma College Alumnae Association in 1910;
- The intangible value of the former Alma College as a women’s private educational institution with an international reputation and impact;
- The landscape design elements of Alma College;
- The ravine; and
- Generally, the history and evolution of the Site.

The approach to conserve the cultural heritage value of the Site, including all elements described above, is detailed in the following sections of this memo. This conservation approach will appropriately conserve the cultural heritage value of the Site.



1. FACADE RECONSTRUCTION

The designation by-law 167-94 describes the former Alma College building as well as its parklike setting and academic institutional history. The property is subject to OMB order PL06861, which requires the north-central entranceway to the Alma College Building to be retained and its north facade to be “accurately and faithfully” replicated. However, since the building was destroyed by fire in 2008 and all vestiges removed as part of a previous site development and owner, there are some uncertainties regarding the order.

Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*, states that “reconstruction, or reconstitution of a disappeared historic place, is not considered conservation” (page 15). Standard 14 of the document describes when it is appropriate to replace missing features and the requirement that the forms, materials and detailing must be based on sufficient physical, documentary and/or oral evidence. It notes that in order to recreate large missing assemblies an extraordinary amount of evidence is required. Based on archival requests we understand that there are no publicly accessible original architectural drawings of the Victorian Alma College building itself (especially elevations), only the later, modern additions. There are many photographs, and photometric documentation of the former building, but reconstructing the building on this evidence would still be considered conjectural.

2. INTERPRETATION OF THE FORMER ALMA COLLEGE BUILDING

ERA proposes that the cultural heritage value of the building be commemorated by making its former building footprint visible. The former building footprint will be made visible through the use of contrasting paving materials. See Attachment #1 for precedents. This archaeological approach will ensure the legibility of the former building’s footprint and is based on some material evidence. The building, educational institution, and history of the Site will be further commemorated in a series of heritage interpretative panels. The square footprint of the original central tower can be a reinterpreted as a seating area and the focus of the commemoration of the institution, possibly incorporating a sculptural interpretation of the form of the original spire.

3. EXTANT HERITAGE FEATURES

The extant heritage features of the Site include the amphitheatre, the stone gates, and the iron fences.

3.1. The Amphitheatre

Dedicated in 1930, the amphitheatre was used for celebrations such as graduations and May Day, theatrical and musical productions, and was also used by the local community for occasions like weddings. The amphitheatre represents the most intact - and largest - built form element remaining of Alma College.



Due to the long period of vacancy the amphitheatre is currently in a state of decay and is subject to biological overgrowth, minor vandalism, and dumping of waste.

The proposed conservation approach for the amphitheatre is restoration, defined as the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. However, the restoration of the amphitheatre is contingent on obtaining permissions from the Ministry of Natural Resources and Forestry (MNRF).

An Issues Scoping Report was prepared by BioLogic, dated April 12, 2018, which found that the amphitheatre is a candidate significant wildlife habitat. The MNRF requires further investigation, which will inform whether or not it is appropriate to restore the amphitheatre and to provide pedestrian access to it. The results of this forthcoming investigation will be circulated to the City and the Ministry as a Scoped Environmental Impact Study.

3.2. Stone Gate Pillars & Iron Fences

The stone granite pillars and iron fences were donated to the school by the Alma College Alumnae association in 1910 and included two large gate posts affixed with decorative metal lanterns, and three smaller pillars. The pillars frame the north entrance to the Site. Generally, the remaining iron fences stretch between the eastern most stone pillar along McIntyre Street to the east terminus of the Site. A stone specialist should review the condition of the pillars, but, generally, it appears that they can be repaired.

The proposed conservation approach is to preserve the pillars, and maintain them within the vicinity of the entrance (relocation may be required to allow for the widening of the Moore Street entrance). In the past they featured light standards and signage, which may be reinstated (see Attachment 2). We are proposing to locate one or more historical plaques in close proximity to the entrance, providing passersbys with a clear understanding of the significance and evolution of the Site.

The iron fences are in poor to defective condition. It may not be possible to conserve them due to the level of deterioration. We suggest that the iron fencing be re-incorporated selectively along McIntyre Street.

4. INTERPRETATION OF ORIGINAL LANDSCAPE PLAN

The designation by-law describes the “park-like setting” of the property. ERA’s conceptual master plan design is intended to provide a contemporary park-like setting for the new residential uses through the provision of privately-owned publicly accessible green spaces and the restoration of historical landscape elements.

Early landscape plans prepared by James Bell & Son (civil engineers) and dated 1917 are available at the Elgin County Archives (see Attachment 3). Archival photographs confirm that these design elements were realized (see Attachment 4). Subject to municipal approvals, ERA proposes to interpret and integrate some of original landscape elements, including:



ERA Architectes Inc.
625, rue Church, #600
Toronto ON, M4Y 2G1

- The round garden feature terminating the entrance from Moore Street; and
- A path system on site.

The round forecourt garden feature will be reinstated in its original location. The surrounding island will be shaped like a lancet window, in a subtle nod to the architectural window forms that were once present on Site. This will function as a forecourt between the two apartment buildings, allowing for pedestrian and cyclist access from the intersection of Moore and McIntyre Streets (with allowances for emergency vehicular access).

The Site will be publicly accessible during daylight hours. A pedestrian path will be provided across the south end of the Site from the old railway to Ross Street, which may be secured during the evening and open to the public during daylight hours.

5. CONCLUSION

This proposal seeks to appropriately conserve the cultural heritage value of this property, by repairing the existing built form elements, reinstating lost historical landscape elements, and interpreting the former Alma College building footprint, tower, and the history of the site and institution.

If you have any questions, please do not hesitate to contact us at 416-963-4497.

Sincerely,

A handwritten signature in blue ink that reads "David Winterton". The signature is fluid and cursive.

David Winterton, Associate

t: 416-963-4497 x254
e: davidw@eraarch.ca

Attachment #1: Interpretation Precedents - Paving



Attachment #2: Stone Pillars & Iron Fencing

Undated historical photograph of the stone pillars (Courtesy of Elgin Archives).

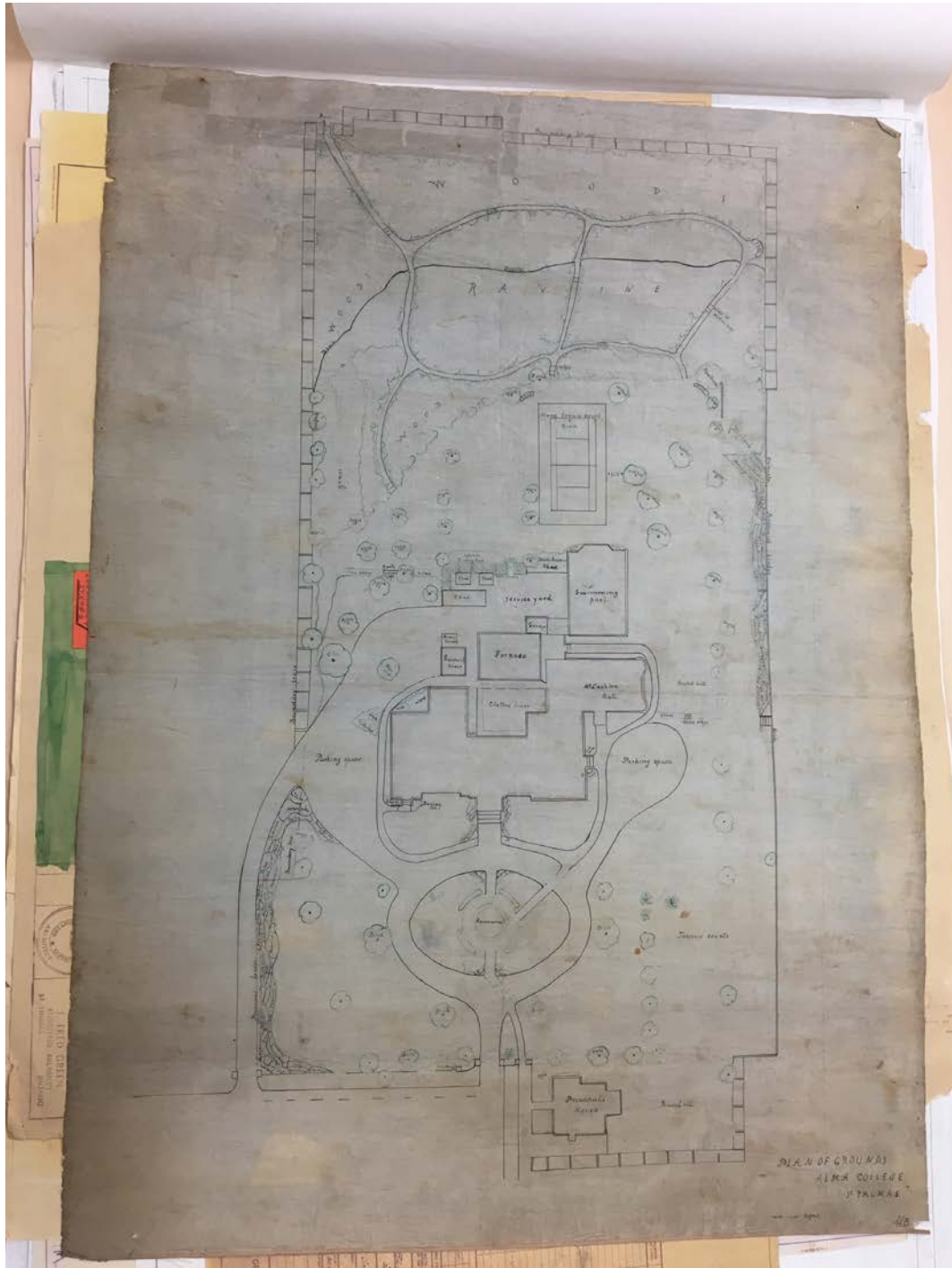


Existing condition of the iron fencing (ERA, 2018).



Existing condition of the stone pillars (ERA, 2018).

Attachment #3: Early Landscape Plans



Plan of Grounds by James Bell & Son (civil engineers) dated 1917, Alma College (Courtesy of Elgin Archives).

Attachment #4: Historical Photographs of Landscape Elements

Central garden feature (Courtesy of Elgin Archives). Ravine Bridge (Courtesy of Elgin Archives).



Central garden feature described as “Freddie’s Canna bed” (Courtesy of Elgin Archives).

An architectural rendering of Alma College Square, showing several multi-story residential buildings with balconies and a central courtyard area with trees and a fountain. The entire image is overlaid with a blue tint.

ALMA COLLEGE SQUARE URBAN DESIGN REVIEW | CIP APPLICATION

FOR PATRIOT PROPERTIES INC

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

URBAN DESIGN REVIEW PACKAGE

JULY 12, 2018

ERA

ERA Architects Inc.
625 Church St., Suite 600
Toronto, On
M4Y 2G1
eraarch.ca



Alma College Historic Gates - ERA 2018

ALMA COLLEGE SQUARE, ST. THOMAS, ON

This multi-family residential project will breathe new life into the Alma College site and the surrounding neighbourhood.

Development Summary

With a focus on the footprint of the old college, the three apartment buildings will frame a landscaped forecourt and pedestrian centric *woonerf* providing a campus-like experience to the heritage site. Units at ground level enjoy terraced yards, and all tenants may enjoy the communal landscaped outdoor spaces and connections to the recreational path.

Heritage commemoration of the institution will be designed at the site of the original building as well as more publicly accessible plaques at the entry gates. Public access is permitted during daylight hours and entry at night will be controlled.

	<u>BLDG A</u>	<u>BLDG B</u>	<u>BLDG C</u>
Building Height	7	8	9
Units	101	147	164
Total Units	412		
	<u>2/2+BR</u>	<u>1BR</u>	<u>3BR</u>
Unit Mix	334 (81%)	54 (13%)	24 (6%)
	<u>Surface</u>	<u>Under Ground</u>	
Parking	135	365	
Amenities	PH level recreation room + gym, dedicated underground garage, storage lockers, landscaped grounds		
	<u>Construction</u>	<u>Occupancy</u>	
BLDG B	Fall 2018	Fall 2020	
BLDG C	Fall 2019	Fall 2021	
BLDG A	Fall 2020	Fall 2022	

**Full occupancy by 2023*



ALMA COLLEGE SQUARE STATISTICS

96 Moore Street, St. Thomas, ON

Buildings

Unit Statistics

	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Amenity	
SQ .FT	TBD	TBD	TBD	TBD	TBD	
# Bedrooms	2	2+	1	3	NA	
# Bathrooms	1	2	1	2+	NA	

Unit Counts

Building A

	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Amenity	All Suites
Level 1	9	3	2	1	0	15
Level 2	7	5	2	1	0	15
Level 3	7	5	2	1	0	15
Level 4	7	5	2	1	0	15
Level 5	7	5	2	1	0	15
Level 6	7	5	2	1	0	15
Level 7 - PH	6	0	2	3	1	12
Total	50	28	14	9		101
% of count	50%	28%	14%	9%	NA	100%

Building B

	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Amenity	All Suites
Level 1	12	3	2	1	0	18
Level 2	10	5	3	1	0	19
Level 3	10	5	3	1	0	19
Level 4	10	5	3	1	0	19
Level 5	10	5	3	1	0	19
Level 6	10	5	3	1	0	19
Level 7	10	5	3	1	0	19
Level 8 - PH	9	0	3	3	1	15
Total	81	33	23	10		147
% of count	55%	22%	16%	7%	NA	100%

Building C

	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Amenity	All Suites
Level 1	14	3	2	0	0	19
Level 2	12	5	2	0	0	19
Level 3	12	5	2	0	0	19
Level 4	12	5	2	0	0	19
Level 5	12	5	2	0	0	19
Level 6	12	5	2	0	0	19
Level 7	12	5	2	0	0	19
Level 8	12	5	2	0		19
Level 9 - PH	6	0	1	5	1	13
Total	104	38	17	5		164
% of count	63%	23%	10%	3%	NA	100%

All Buildings

	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Amenity	All Suites
Totals	235	99	54	24	0	412
% of count	57%	24%	13%	6%	NA	100%

Site

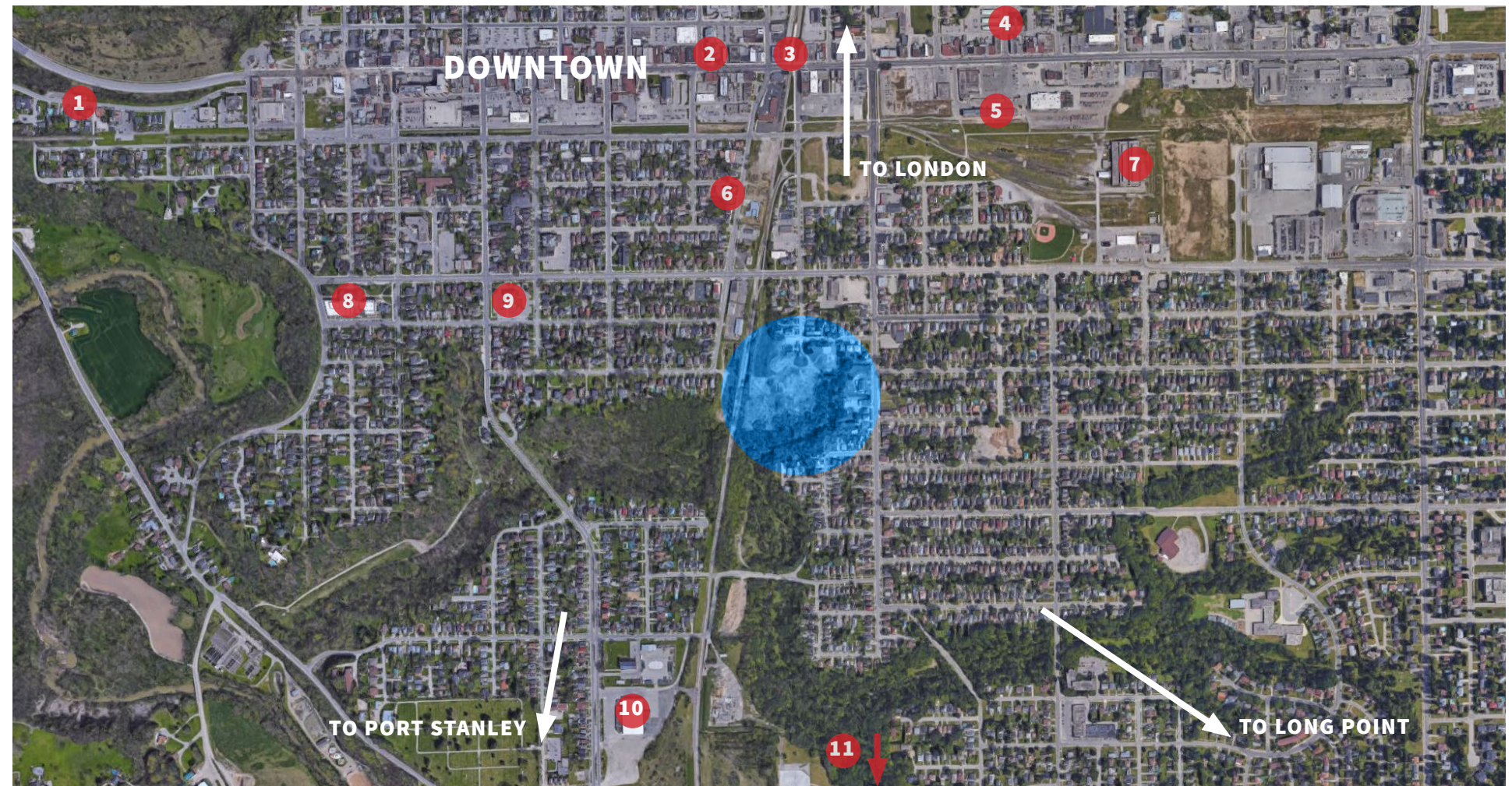
Site Area: 4.58 Hectares (11.3 acres)
Zoning Designation: R5-41 h1 h2 h3 + NH-6 (By-law no. 89-2018)
Parking: 135 surface | 365 underground

ALMA COLLEGE SQUARE CONTEXT

96 Moore Street, St. Thomas, ON

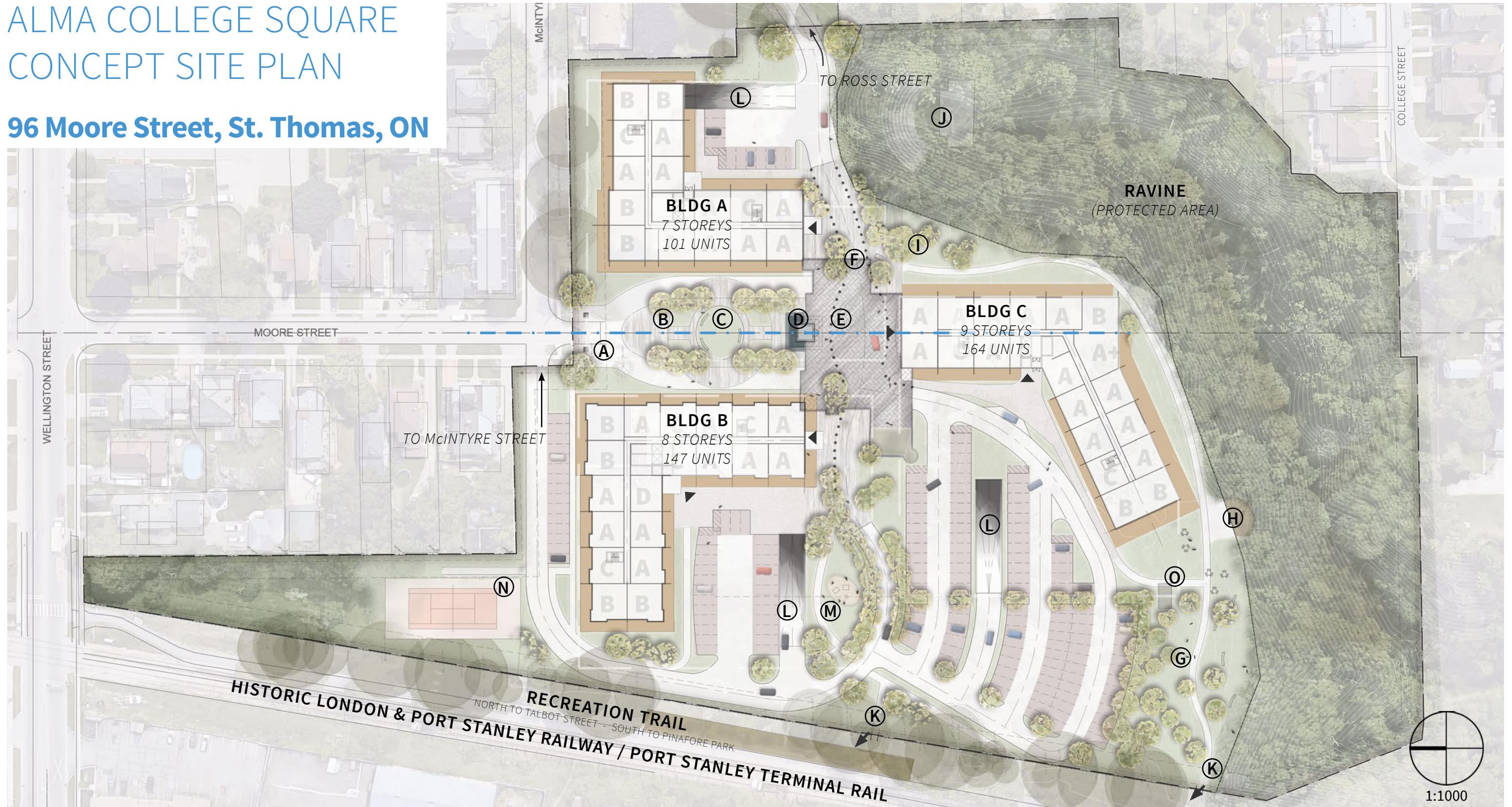
for Patriot Properties Inc—DRAFT JULY 12, 2018

- 1 Jumbo Monument
- 2 City Hall
- 3 Railway City Tourism
- 4 Farmers' Market
- 5 CASO Station
- 6 Elgin Theatre Guild
- 7 Elgin County Railway Museum
- 8 Elgin County Courthouse
- 9 STEAM Centre
- 10 Memorial Centre
- 11 to Pinafore Park
- Alma College Site



ALMA COLLEGE SQUARE CONCEPT SITE PLAN

96 Moore Street, St. Thomas, ON



LEGEND

- | | | | |
|--|---|--------------------------|-------------------------------------|
| A. Historic Entrance Gates
(Restored Stone Pillars) | D. Alma College Tower Commemoration | H. Ravine Lookout | L. To U/G Parking Structure |
| B. Forecourt | E. Alma College Square (woonerf) | I. Sunrise Garden | M. Sensory Garden/Playground |
| C. Heritage Garden | F. Alma College School (paving footprint) | J. Historic Amphitheatre | N. Tennis Court |
| | G. Sundown Meadow + Dog Run | K. To Recreation Trail | O. U/G Parking Extent (dashed line) |

ALMA COLLEGE SQUARE

96 Moore Street, St. Thomas, ON



Aerial view from north

ALMA COLLEGE SQUARE

96 Moore Street, St. Thomas, ON



Section South-North 1:200



Section West-East 1:200

ALMA COLLEGE SQUARE SWATCH A: ST. THOMAS BUFF



Precedent: Residence, St. Thomas ON



Buff Brick



Limestone



Blue/Grey Metal

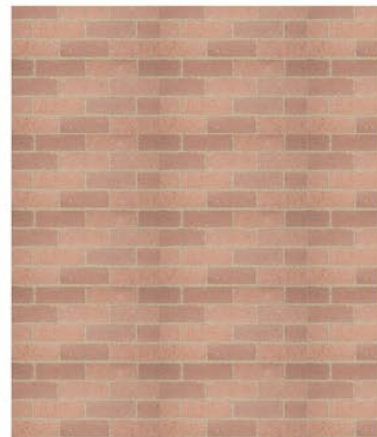


Partial Elevation 1:100

ALMA COLLEGE SQUARE SWATCH B: CONTEMPORARY



Precedent: Argyle St., Glasgow



Orange Brick



Brick Texture



Green Metal

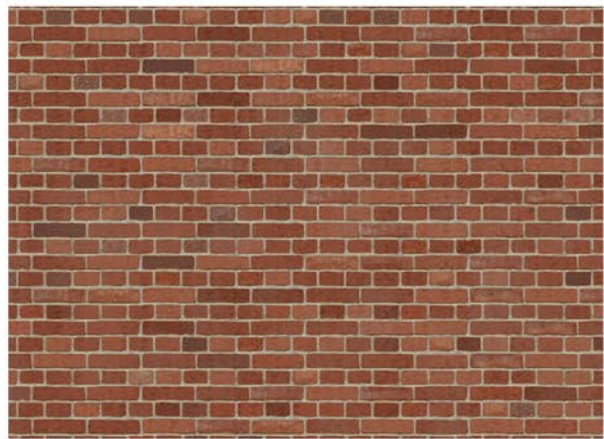


Partial Elevation 1:100

ALMA COLLEGE SQUARE SWATCH C: TRAIN CITY



Precedent: Rockville, Maryland



Red Brick



Slate



Grey Metal



Partial Elevation 1:100

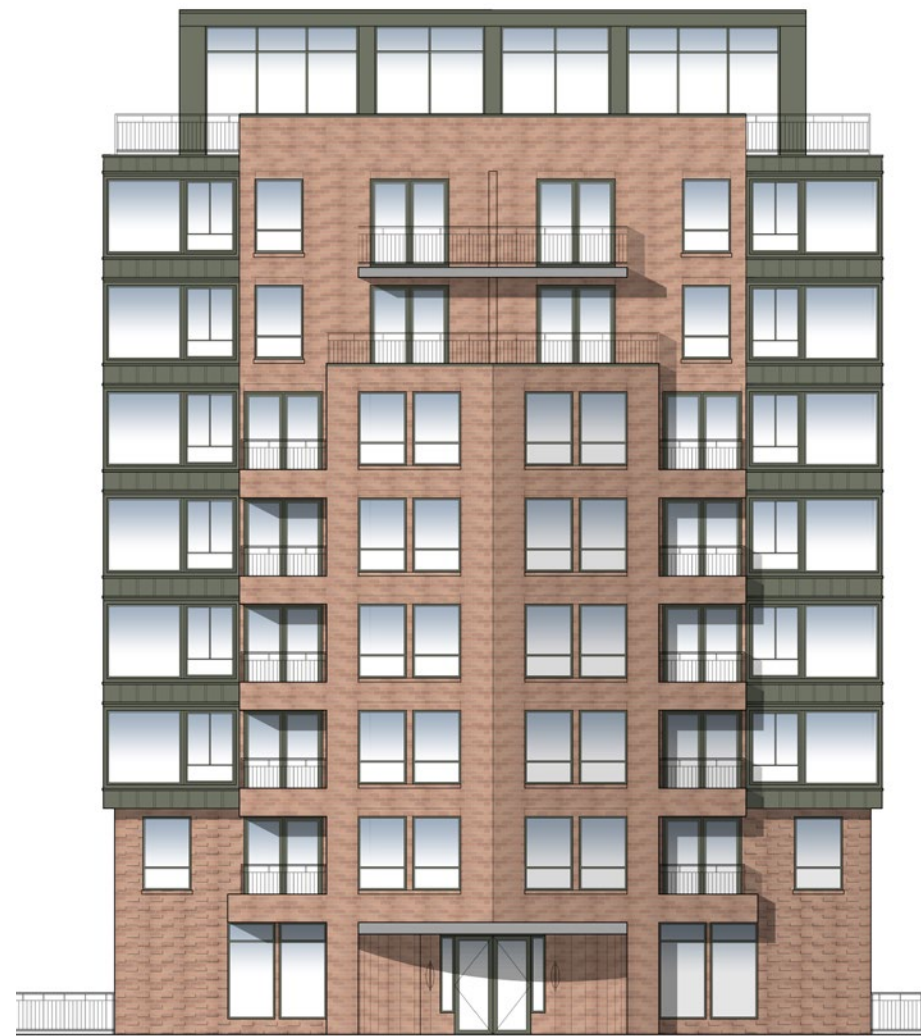
ALMA COLLEGE SQUARE OPTIONS

A. ST. THOMAS BUFF



Building C - North Elevation 1:200

B. CONTEMPORARY



Building C - North Elevation 1:200

C. TRAIN CITY



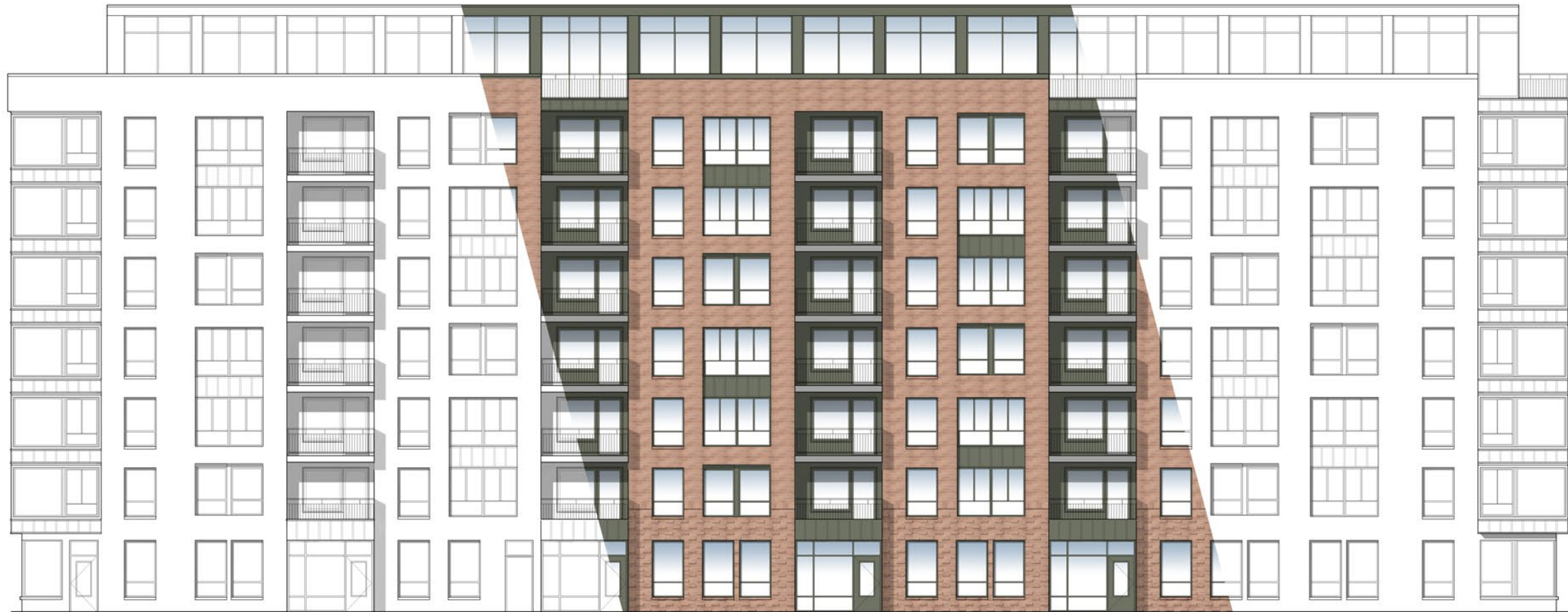
Building C - North Elevation 1:200

ALMA COLLEGE SQUARE ST. THOMAS BUFF



Building B - East Elevation 1:200

ALMA COLLEGE SQUARE CONTEMPORARY



Building B - East Elevation 1:200

ALMA COLLEGE SQUARE TRAIN



Building B - East Elevation 1:200

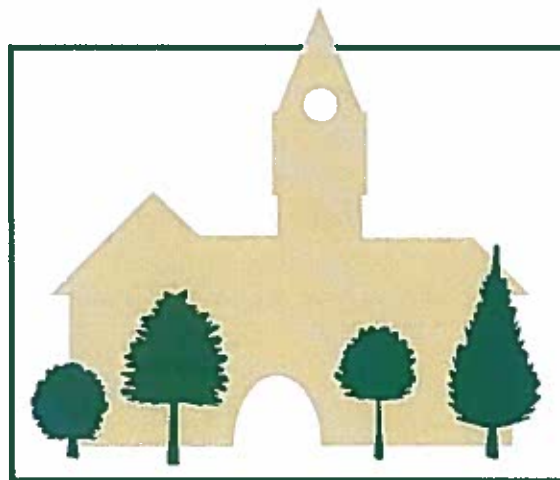
APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS

CITY

MAY 31 2018

MANAGER



THE CORPORATION OF THE CITY OF
ST. THOMAS

HERITAGE TAX RELIEF PROGRAM

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PARKLAND DEDICATION EXEMPTION PROGRAM

Graves, Wendell

From: Rick West [rick.penny@rogers.com]
Sent: June 7, 2018 2:55 PM
To: Graves, Wendell
Subject: Re: CIP Program

Morning Wendell

We are looking at \$20,000 over a 2 year period.

This includes Sunroom, balcony repair and HVAC.

Let me know if this is OK. Hope your day is going well.

Thanks again.

Rick West

Sent from my iPad

On Jun 4, 2018, at 3:17 PM, Graves, Wendell <wgraves@stthomas.ca> wrote:

Good afternoon Rick and Penny

I am receipt of your CIP Application.

I have a couple of questions / clarifications.

Firstly, the facade program relates only to commercial buildings in the downtown area. That being said... I see the total estimated cost for your residential rehabilitation as being \$42,000.00

It appears that the \$42,000 relates to all of the work yet to be done as described in the application. This will be important because in order to access the actual grant funds... these items will have to be completed. Please confirm that this is in fact your intention.

The CIP Committee will be meeting on Friday so I would like to get this included on the agenda.

Looking forward to hearing from you. If you have any questions... let me know.

Thanks

Wendell Graves

Wendell S. Graves, MPA, CET, AMCT
City Manager
The Corporation of the City of St. Thomas
545 Talbot Street, P.O. Box 520
St. Thomas, Ontario
(519) 631-1680 x4120
wgraves@stthomas.ca
<image003.jpg>



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

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- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	RICK WEST & PENNY WELCH WEST				
If Corporation, Signing Officer to contact:					
Mailing Address:	24 ROSEBERRY PLACE				
City:	ST THOMAS	Province:	ON	Postal Code:	N5B 2H7
Telephone:	633-9731	Facsimile:		Email:	rick.penny@rogers.com

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:	(24 ROSEBERRY PLACE)				
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	24 ROSEBERRY PLACE
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Legal Description (Lot and Plan No., Assessment Roll No.):	PLAN 184 pt 1 & 22 rp 11 r 7755 pt 172
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Brief Description of Current Use:	SINGLE HOME RESIDENCE
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FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ 530,000

Please indicate source of estimate: MPAC

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of _____,

Signature of Owner/s 

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

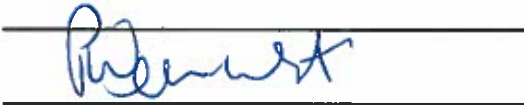
1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at ST THOMAS this 12 day of MAY, 2018

Signature of Owner/s 



Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

We took possession of 24 Rosebery Pl. on July 31, 2017. We immediately began renovations and restorations on the property. Unfortunately, we only became aware of the grants and incentive programs through the city of St. Thomas in February 2018. We do wish these programs were retroactive! We were pleased to discover though that we may find a helping hand and partner through the city as we continue to move forward in restoring this beautiful, historic home.

The future work on our home includes replacing the rubber membrane over the flat roof portion of our sunroom, restoration of the wooden pillars\dentil moldings\balusters\wood trim, addressing an energy efficient solution to HVAC, new windows where needed, spray foam insulation in our sunroom and repointing of the exterior brick (which is historically relevant as it is reportedly made from individually fired bricks retrieved from the main street of St. Thomas!).

We would be interested in knowing if there are any other financial incentives or grant opportunities from which we may benefit.

We appreciate you taking the time to read our application and look forward to hearing from you as we are eager to continue renovations and restorations of this historically relevant property.

With sincere thanks,

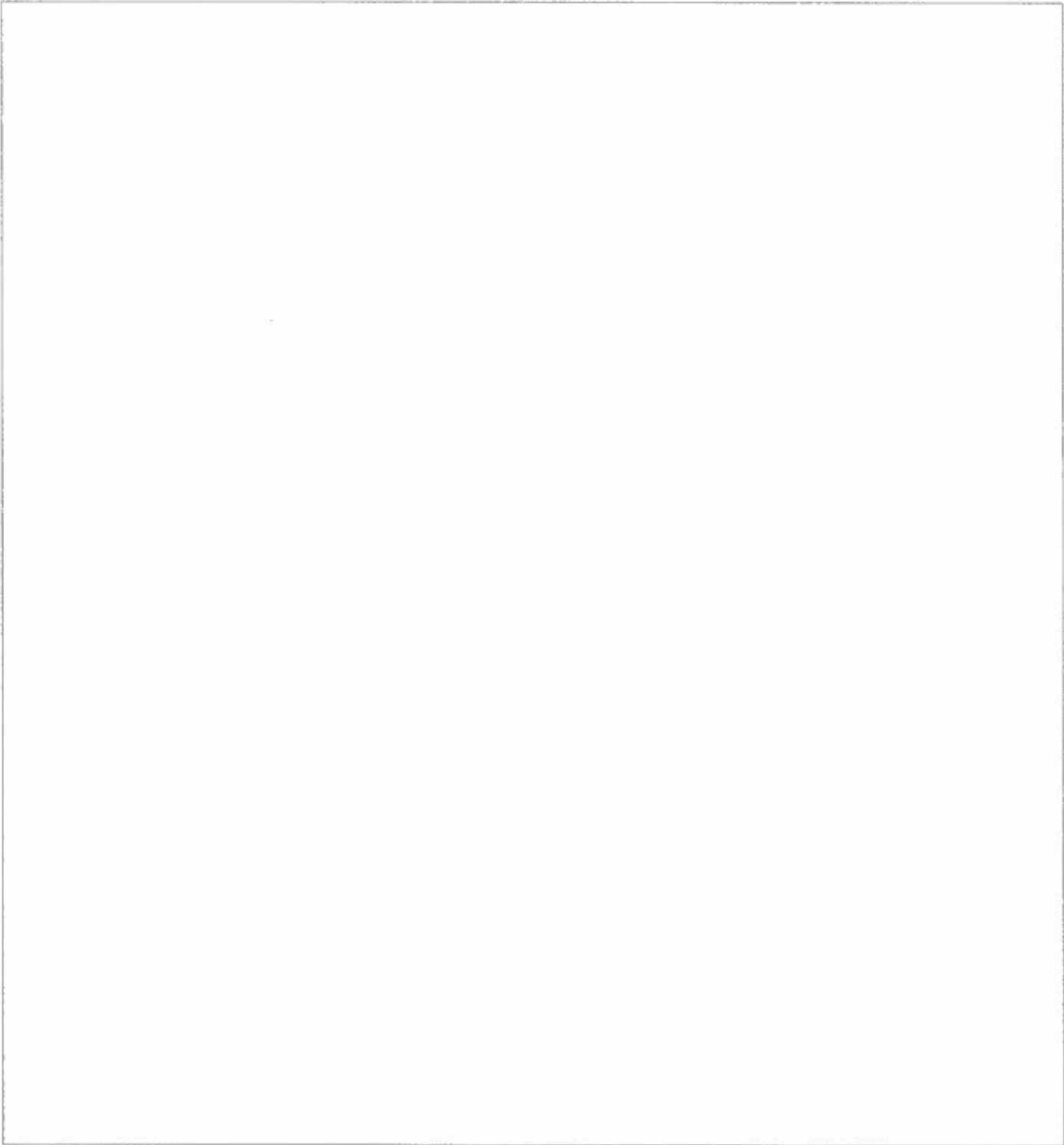
Penny Welch-West and Richard West

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

[Empty rectangular box for project description]

If additional space is required, please attach the additional information on a separate sheet.

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) *Note: improvements must follow urban design guidelines as established by the Urban Design Study.*



If additional space is required, please attach the additional information on a separate sheet.

FINANCIAL INCENTIVE PROGRAMS

1.7 GENERAL APPLICATION QUESTIONS

1. Is your property a designated heritage building? Yes No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
3. What is the current status of the building?
 Vacant
 Occupied
 Underutilized

If other, please explain:

4. Are you converting and/or rehabilitating this space? Yes No *RU*
- If yes: a) are you creating new residential units? Yes No
- b) are you rehabilitating vacant residential units? Yes No
- c) are you bringing occupied residential units up to code? Yes No

5. Are you intensifying and/or redeveloping this space? Yes No
- If yes a) are you creating new residential units through the addition of new building space? Yes No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes No

How many residential units are being added?

6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:

- a) Residential Conversion, Rehabilitation and Intensification Program
 Grant Loan Both
- b) Façade Improvement Program
 Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project:

11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs:

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No