



THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

MAY 29, 2020 9:00 A.M.

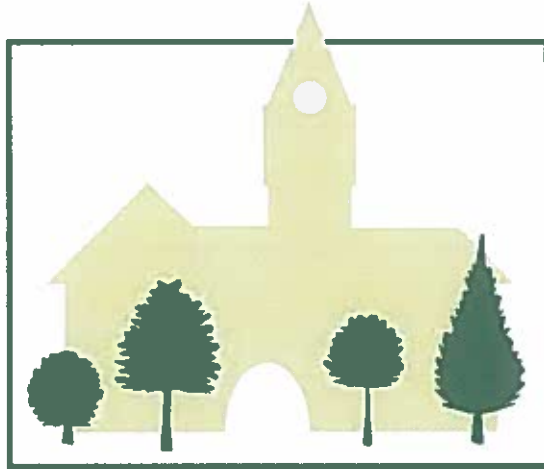
CITY HALL ROOM 304

(CONFERENCE CALL / ZOOM MEETING)

1. Disclosure of Interest
2. Confirmation of Minutes: March 2, 2020
3. Project Applications
 - a) 34 Hiawatha : Habitat for Humanity
 - b) 83 Alexandria : Prespa Homes
 - c) Elm Street / Parkside Drive : Prespa Homes
4. CIP Program Update
5. Unfinished Business
 - 277 – 283 Talbot - Facde
6. Adjournment

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



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:	Habitat for Humanity Heartland Ontario				
If Corporation, Signing Officer to contact:	Brian Elliot				
Mailing Address:	2-40 Pacific Court				
City:	London	Province:	Ontario	Postal Code:	N5V 3K4
Telephone:	519-455-6623 EXT.222	Facsimile:	519-455-8479	Email:	belliot@habitat4home.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	34 Hiawatha St.
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Legal Description (Lot and Plan No., Assessment Roll No.):	
Part Lot 11 s/s Scott Street, Plan 37 St.Thomas as in E231118,E241451 St. Thomas	

Brief Description of Current Use:	
Vacant Lot	

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 _____ 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 Habitat for Humanity Heartland Ontario this 17 day of March, 2020

Signature of Owner/s 

Signature of Witness 

(Print Name), Claire L. Pittman, Lawyer 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 Habitat for Humanity Heartland Ontario this 17 day of March, 2020

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.

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

Habitat for Humanity is an international, non-profit organization that believes in a world where everyone has a safe and decent place to live. Habitat for Humanity Heartland Ontario was formed in London, Ontario, in 1993. Our affiliate has grown to serve low-income families in Oxford, Elgin, Middlesex and Perth counties over the past 27 years.

Every Habitat house changes the lives of the families who help build them and who pay an affordable mortgage. By offering families a hand up through donations, volunteering, and support, the lives of hundreds of community members are forever changed.

Beginning Summer 2020 Habitat for Humanity Heartland Ontario will be undertaking the development of a semi-detached home in the city of St. Thomas. In 2019 Habitat for Humanity purchased the vacant lot of 34 Hiawatha St. with the aim of building a semi-detached building divided into two homes with space for children to play. The Hiawatha St. build will become home to our 4th and 5th families in the city of St. Thomas and will each house up to 5 people.

We know that safe, decent, and affordable homeownership plays a critical role in helping families build a foundation for a life with better choices and more opportunities. With a little help, Habitat homeowners are able to achieve the strength, stability, and self-reliance they need to build better lives for themselves and their families. They are empowered to overcome the barriers that stand between their families and a brighter future and have outcomes that are long-lasting and life-changing.

A volunteer Steering Committee, composed of St. Thomas residents and employees, is currently working on fundraising to build these homes for the families. To ensure donated funds remain in St. Thomas, our administrative costs are fully funded by revenue from our salvage operations and our ReStore. The ReStore is a social enterprise that sells new and gently used donated construction materials and household items to the public. Shopping at our Habitat ReStores, including the one in St. Thomas, allows community members to make both a socially conscious and environmentally conscious decision. As a result of ReStore efforts, 100% of financial donations raised in St. Thomas can go directly to building affordable homes in the community and divert thousands of tonnes of products from landfills.

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.

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:

Vacant lot

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.

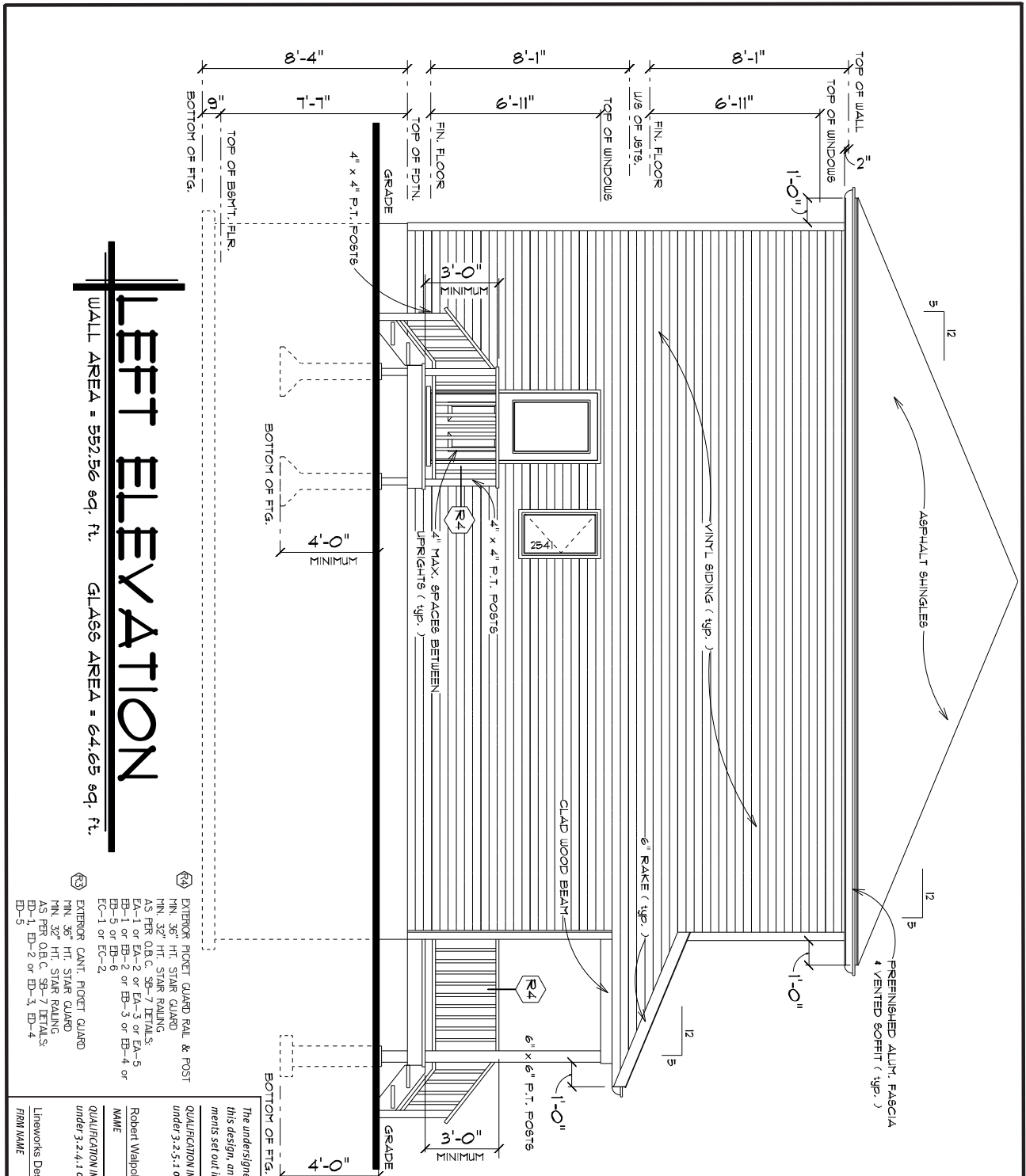
10. Estimated Total Construction Cost for the Residential project:

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



LEFT ELEVATION

WALL AREA = 552.56 sq. ft. GLASS AREA = 64.65 sq. ft.

- ⊕ EXTERIOR POCKET GUARD RAIL & POST
FIN. 3/2 HT. STAR GUARD
AS PER O.B.C. SE-7 DETAILS
EA-1 or EA-2 or EA-3 or EA-5
EB-1 or EB-2 or EB-3 or EB-4 or
EB-5 or EB-6
EC-1 or EC-2
- ⊕ EXTERIOR CANT. POCKET GUARD
FIN. 3/2 HT. STAR GUARD
AS PER O.B.C. SE-7 DETAILS
ED-1 or ED-2 or ED-3 or ED-4
ED-5

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

NAME: Robert Walpole
BCIN: 23297

Lineworks Design Group
BCIN: 30581

- ARCHITECTURAL SYMBOL LEGEND
- ⊕ Denotes solid support to foundation.
 - ⊕ Denotes smoke detector / (arrow non-vented detector)
 - ⊕ Denotes smoke detector (arrow non-vented units in the homes)
 - ⊕ Denotes smoke detector (interconnect of units in the homes)
 - ⊕ Denotes exhaust fan (vent to exterior with a min horizontal run of 3'-4 feet)
 - ⊕ Denotes floor drain
 - ⊕ Denotes pitch load from above
 - ⊕ Denotes attic access hatch 20"x26" w/ insulation and weatherstripping
 - LSI Indicates "THERSTRAND" structural member
 - PSL Indicates "PARALLAX" structural member

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

COMPANY BCIN: 30581

R. (BOB) WALPOLE TEL: (519) 631-4351 cell: (519) 860-1043

"Quality Custom Home Planning"

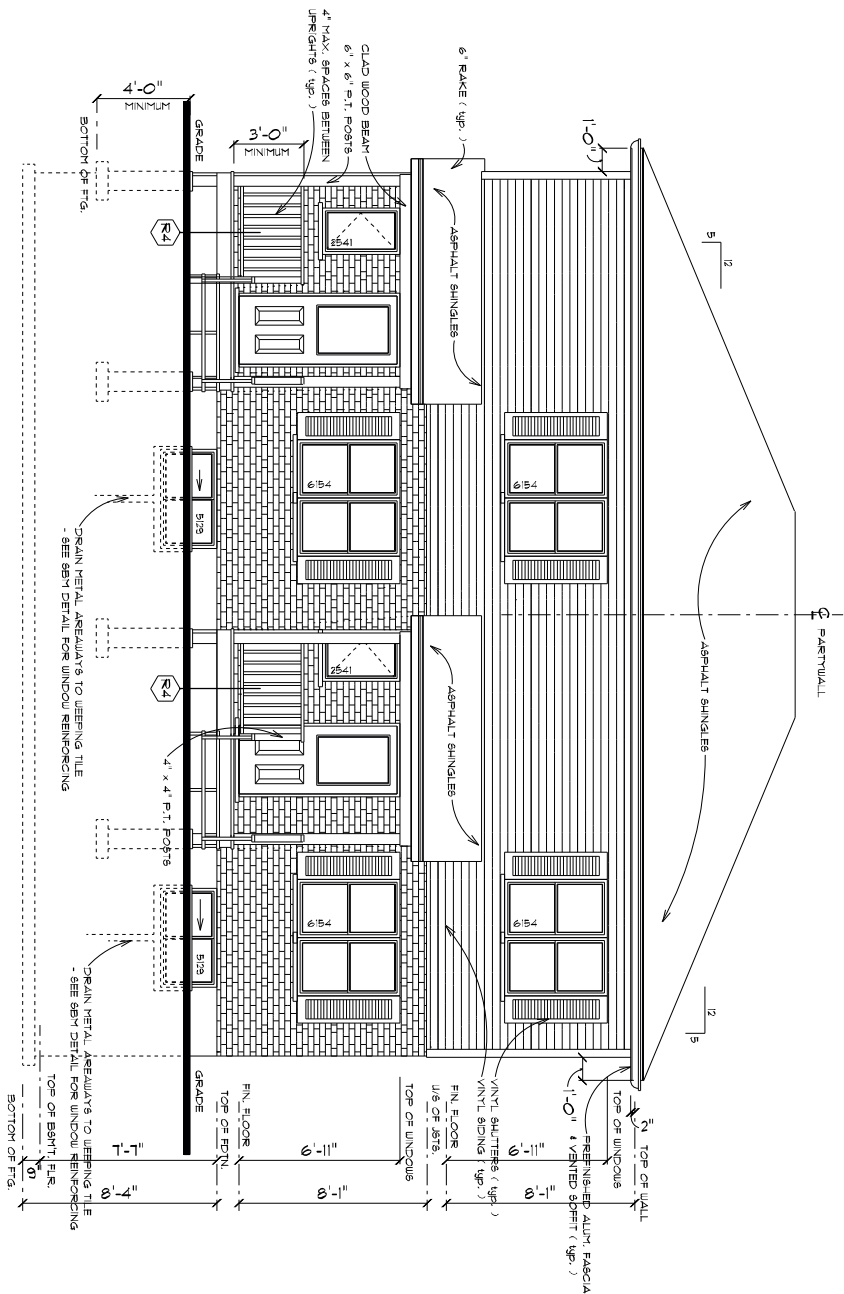
29 HARVEST COURT ST. THOMAS, ONT. N5R 0B8 lineworks@ogrs.com www.lineworksdesigngroup.com

No.	DATE	REVISIONS	By:
01/10/20		Right Unit porch shifted	R.W.

Do not scale drawings. Work to dimensions only. The contractor & all sub-trades must check their dimensions & details prior to start of their work. Report any errors and omissions to LINENWORKS DESIGN GROUP prior to commencement of construction. These drawings are copyright.

Name:	Habitat For Humanity	
File No.:	20-001	
Lot/Location:	34 HIAWATHA ST. - ST. THOMAS	
Drawn:	Designed:	Scale:
R.W.		1/4" = 1'-0"
Total Sq. Ft.:	Drawing:	
2180	LEFT ELEVATION	

Sheet: A4



FRONT ELEVATION

WALL AREA = 723.56 sq. ft. GLASS AREA = 163.27 sq. ft.

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

- Ⓜ EXTERIOR CNT. POCKET GUARD
FIN. 36" HT. STAIR GUARD
FIN. 32" HT. STAIR RAILING
AS PER O.B.C. SB-7 DETALS.
ED-1 or ED-2 or ED-3 or ED-4 or ED-5
- Ⓜ EXTERIOR POCKET GUARD RAIL & POST
FIN. 36" HT. STAIR GUARD
FIN. 32" HT. STAIR RAILING
AS PER O.B.C. SB-7 DETALS.
EA-1 or EA-2 or EA-3 or EA-5
ED-1 or ED-2 or ED-3 or ED-4 or ED-5 or ED-6
EC-1 or EC-2

ARCHITECTURAL SYMBOL LEGEND

- ☒ Denotes solid support to foundation.
- ⊕ Denotes smoke detector / Carbon Monoxide Detector / Interconnect of units in the homes)
- ⊙ Denotes smoke detector
- Ⓜ (Interconnect of units in the homes)
- Ⓜ (Denotes exhaust fan (vent to exterior with a min horizontal run of 3'-4' feet).
- Ⓜ Denotes floor drain.
- Ⓜ Denotes point load from above
- Ⓜ Denotes attic access hatch 20"x28" w/ insulation and weatherstripping
- PSL Indicates "PILERS/TRAND" structural member
- PSL Indicates "PARALLAX" structural member

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

Robert Walpole 23257 BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.4.1 of Division "C" of the Ontario Building Code

Lineworks Design Group 30581 BCIN

R. (BOB) WALPOLE TEL: (519) 631-4351 cell: (519) 860-1043

"Quality Custom Home Planning"

29 HARVEST COURT ST. THOMAS, ONT. N5R 0B8
lineworks@rogers.com www.lineworksdesigngroup.com

No.	DATE	REVISIONS	By:
	01/10/20	Right Unit porch shifted	R.W.

Do not scale drawings. Work to dimensions only. The contractor & all sub-trades must check their dimensions & details prior to start of their work. Report any errors and omissions to LINeworks DESIGN GROUP prior to commencement of construction. These drawings are copyright.

Name: Habitat For Humanity

Lot/Location: 34 HIAWATHA ST. - ST. THOMAS

Drawn: R.W. Designed: Scale: 3/16" = 1'-0" Date: JAN. / 20

Total Sq. Ft.: 2180 Drawing: FRONT ELEVATION

File No.: 20-001

Sheet: A1

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

Robert Walpole 23257 BCIN
 NAME

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.4.1 of Division "C" of the Ontario Building Code

Lineworks Design Group 30581 BCIN
 FIRM NAME

File No.: 20-001

Sheet: A2

Project: Habitat For Humanity

Location: 34 HIAWATHA ST. - ST. THOMAS

Scale: 3/16" = 1'-0"

Date: JAN. / 20

Drawn: R.W.

Designed: R.W.

Total Sq. Ft.: 2180

REAR ELEVATION

Do not scale drawings. Work to dimensions only. The contractor is responsible for their work, report any errors and omissions to LINeworks DESIGN GROUP prior to commencement of construction. These drawings are copyright.

ST. THOMAS, ONT. N5R 0B8
 WWW.lineworksdesigngroup.com
 29 HARVEY COURT
 lineworks@ogca.com

Quality Custom Home Planning
 lineworksdesigngroup

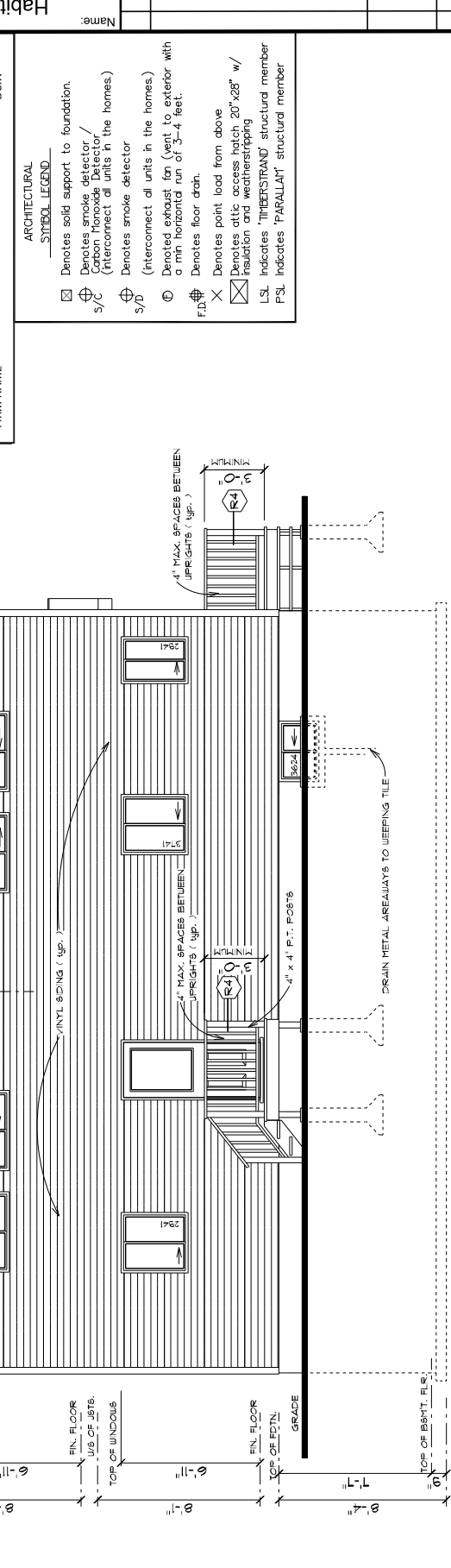
TEL: (519) 631-4311
 (519) 860-1043

R. (BOB) WALPOLE

COMPANY BCIN: 30581

ARCHITECTURAL SYMBOL LEGEND

- ☒ Denotes solid support to foundation.
- ☒ Denotes smoke detector / Carbon Monoxide Detector (interconnect all units in the homes.)
- ☒ Denotes smoke detector
- ⊕ S/D (interconnect all units in the homes.)
- ⊕ Denoted exhaust fan (vent to exterior with a min horizontal run of 3-4 feet.)
- ⊕ Denotes floor drain.
- ⊕ Denotes point load from above
- ⊕ Denotes attic access hatch 20"x28" w/ insulation and weatherstripping
- LSL Indicates "THREESTRAND" structural member
- FSL Indicates "PARALLAY" structural member



REAR ELEVATION

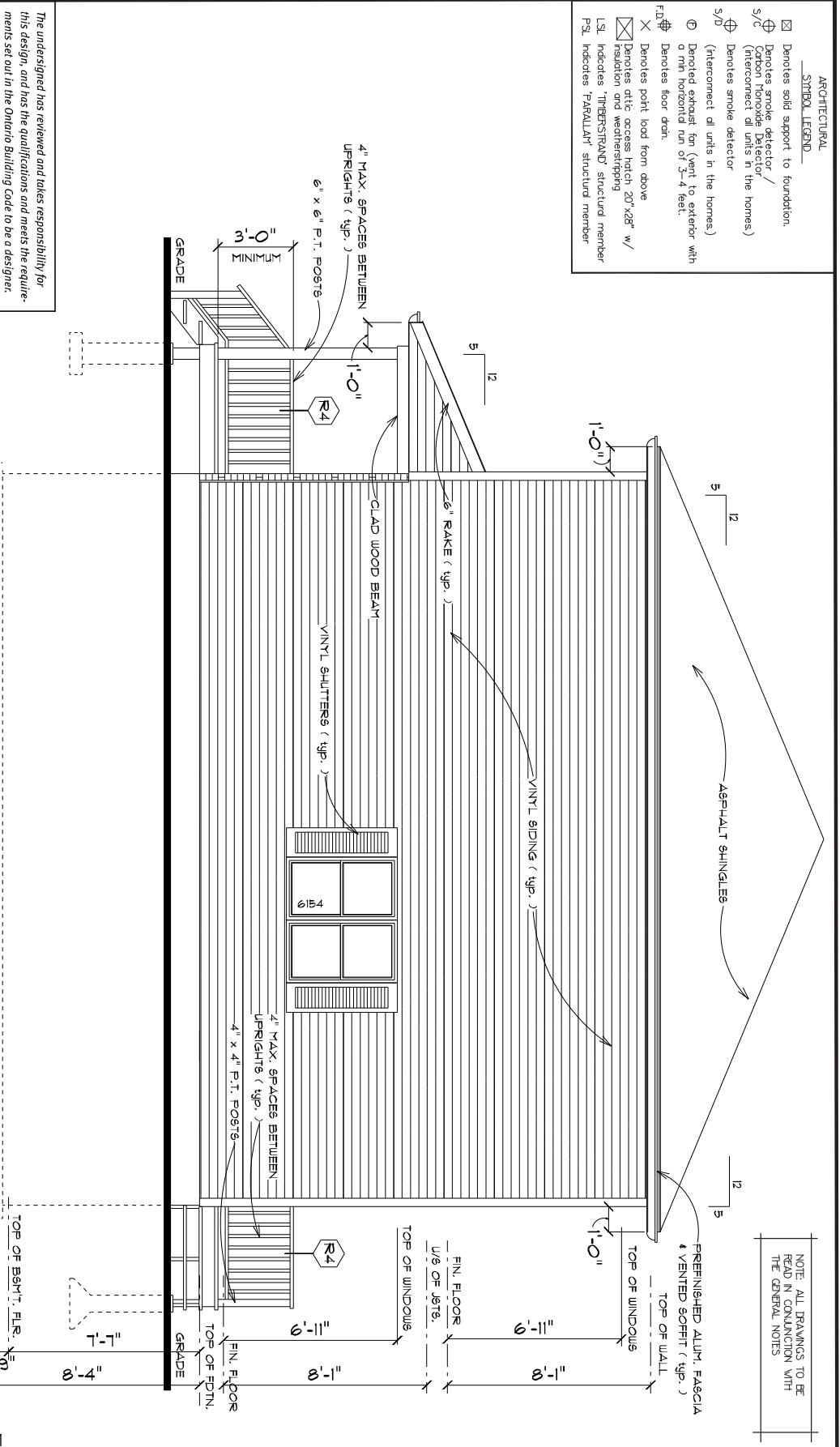
WALL AREA = 123.56 sq. ft. GLASS AREA = 106.35 sq. ft.

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

EXTERIOR CANT. PICKET GUARD
 MIN. 36" HT. STAIR GUARD
 MIN. 32" HT. STAIR RAILING
 AS PER O.B.C. SB-7 DETAILS:
 ED-1, ED-2 or ED-3, ED-4, ED-5

EXTERIOR PICKET GUARD RAIL & POST
 MIN. 36" HT. STAIR GUARD
 MIN. 32" HT. STAIR RAILING
 AS PER O.B.C. SB-7 DETAILS:
 EA-1 or EA-2 or EA-3 or EA-4 or EA-5
 EB-1 or EB-2 or EB-3 or EB-4 or EB-5 or EB-6
 EC-1 or EC-2

- ARCHITECTURAL SYMBOL LEGEND
- ☒ Denotes solid support to foundation.
 - ⊕ Denotes smoke detector / Interconnect of units in the homes.
 - S/C (Interconnect of units in the homes)
 - ⊕ Denotes smoke detector
 - S/D (Interconnect of units in the homes)
 - ⊕ Denotes exhaust fan (vent to exterior with 6 min. horizontal run of 3'-4" max).
 - F/D Denotes floor drain.
 - ⊗ Denotes floor from above
 - ⊗ Denotes chg. access hatch 20"x28" w/ insulation and weatherstripping
 - LSL Indicates "TIMBERSTRAND" structural member
 - PSJ Indicates "PARALLAX" structural member



NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

Robert Walpole
 NAME: Robert Walpole
 BCIN: 23257

Lineworks Design Group
 BCIN: 30581

- ⊕ EXTERIOR PICKET GUARD RAIL & POST
 MN. 36" HT. STAIR GUARD
 AS PER O.B.C. SB-7 DETAILS
 EA-1 or EA-2 or EA-3 or EA-4 or EA-5
 ED-1 or ED-2 or ED-3 or ED-4 or ED-5 or EC-2
- ⊕ EXTERIOR CANT. PICKET GUARD
 MN. 36" HT. STAIR GUARD
 AS PER O.B.C. SB-7 DETAILS
 ED-1, ED-2 or ED-3, ED-4 or ED-5

RIGHT ELEVATION

WALL AREA = 552.56 sq. ft. GLASS AREA = 22.1 sq. ft.

COMPANY BCIN: 30581

R. (BOB) WALPOLE TEL: (519) 631-4351
 cell: (519) 860-1043

LINEWORKS
 design group

"Quality Custom Home Planning"

29 HARVEST COURT ST. THOMAS, ONT. N5R 0B5
 lineworks@ognr.com www.lineworksdesigngroup.com

Name: Habitat For Humanity	
Lot/Location: 34 HIAWATHA ST. - ST. THOMAS	
Drawn: R.W.	Designed: Scale: 1/4" = 1'-0"
Date: JAN. / 20	
Total Sq. Ft.: 2180	Drawing: RIGHT ELEVATION

File No.: 20-001	
Sheet: A3	

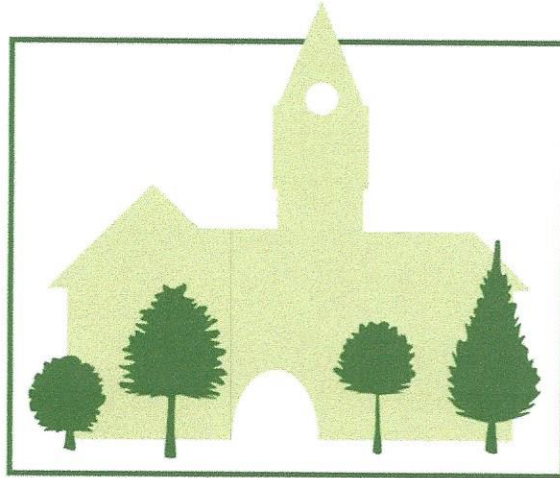
01/10/20 Right Unit porch shifted R.W.

No. DATE REVISIONS

Do not scale drawings. Work to dimensions only. The contractor & all sub-trades must check their dimensions & details prior to start of their work. Report any errors and omissions to LINEWORKS DESIGN GROUP prior to commencement of construction. These drawings are copyright.

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

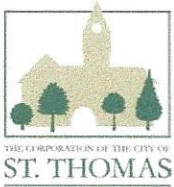
PROPERTY TAX INCREMENT GRANT PROGRAM

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:	FRANK SHERIFI				
If Corporation, Signing Officer to contact:					
Mailing Address:	8590 CENTENNIAL ROAD				
City:	ST. THOMAS	Province:	ONTARIO	Postal Code:	N5P 3S6
Telephone:	519-808-9584	Facsimile:		Email:	frank@preshomes.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	83 ALEXANDRIA AVENUE
----------------	----------------------

Legal Description (Lot and Plan No., Assessment Roll No.):	
PART OF LOT 71, REGISTERED PLAN 214, CITY OF ST. THOMAS, COUNTY OF ELGIN	

Brief Description of Current Use:	
VACANT LAND WITH NON-RESIDENTIAL GARAGE/WAREHOUSE ON IT THAT IS TO BE DEMO	

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 _____ 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 ST. THOMAS this 28TH day of APRIL, 2020

Signature of Owner/s _____

Signature of Witness _____

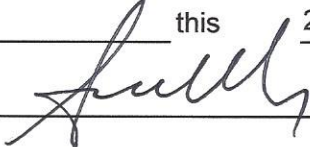
(Print Name), _____ a duly authorized Commissioner of Oaths

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 28TH day of APRIL, 2020

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.

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

DEMOLISH EXISTING NON-RESIDENTIAL GARAGE/WAREHOUSE AND REPLACE WITH NEW 3 1/2 STOREY BUILDING WHICH WILL HAVE 4 RESIDENTIAL 2 BEDROOM APARTMENTS ON TOP OF EACH OTHER.

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.

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: NON-RESIDENTIAL GARAGE/WAREHOUSE

- 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? 4
- 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:

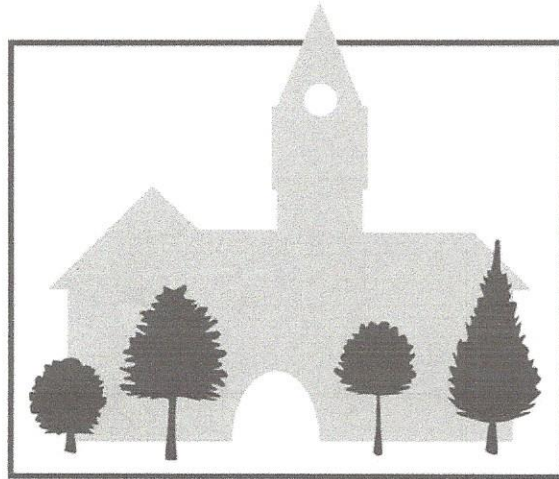
12. Estimated Total Design and Other Professional Costs:

(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

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

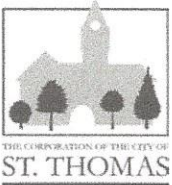
PROPERTY TAX INCREMENT GRANT PROGRAM

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:	PRESPA CONSTRUCTION LIMITED				
If Corporation, Signing Officer to contact:	FRANK SHERIFI, PRESIDENT				
Mailing Address:	8750 CENTENNIAL ROAD				
City:	ST. THOMAS	Province:	ONTARIO	Postal Code:	N5P 3S6
Telephone:	519-631-1739	Facsimile:	519-631-0111	Email:	frank@prespahomes.ca

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	ELM STREET/PARKSIDE DRIVE
----------------	---------------------------

Legal Description (Lot and Plan No., Assessment Roll No.):	
PART 1, REFERENCE PLAN 11R-10590 (Part of Lot 44, PLAN 241)	

Brief Description of Current Use:	
VACANT LAND	

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 _____ 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 ST. THOMAS this _____ day of MARCH, 2020

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 _____ day of MARCH, 2020

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.

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

5 - 2 story townhome units attached to each other in 1 building

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.

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
- 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. Overall CIP Area

10. Estimated Total Construction Cost for the Residential project: \$1.2 million

11. Estimated Total Construction Cost for Façade Improvement: \$

12. Estimated Total Design and Other Professional Costs: \$12,000.00

(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

	A	B	C	D	E	F	G	H	I	J	K
1		CIP Applications									
2											
3											
4		Application	Applicant	Property	Project	Residential	Total	CIP	CIP	Project	
5		Number		Address		Units	Project	Grant	Loan	Complete	
6											
7	1	2003-001	Jan Van Der Veen	384-390 Talbot St.	Residential	4	130,000	20,000	40,000	Complete	
8	2	2003-002	914204 Ontario Ltd.	574-584 Talbot St.	Residential	3	100,000	15,868	30,000	Complete	
9					Facade		20,851	10,000	20,000	Complete	
10	3	2003-004	Cosens	445 Talbot	Residential	3	65,000	15,000	20,000		Project not Completed
11					Facade		45,000	10,000	20,000		Project not Completed
12	4	2003-010	1001512 Ontario Ltd.	568 Talbot St.	Façade		19,800	7,500	10,000	Complete	
13	5	2003-011	1001512 Ontario Ltd.	570-572 Talbot St.	Façade		29,056	7,500	10,000	Complete	
14	6	2003-012	Andy Sheridan	527 Talbot St.	Façade		20,049	7,500	10,000	Complete	
15	7	2003-023	Mugford	433-435 Talbot	Residential	2	60,000		20,000		Loan Payments in Progress
16	8	2004-013	YWCA	16 Mary St.	Façade		21,262	10,000		Complete	
17	9	2004-014	Jan Van Der Veen	390 Talbot St.	Façade		16,548	5,000		Complete	
18	10	2004-016-F	Steve Jackson	767 Talbot St.	Façade		40,000	10,000	20,000	Complete	
19		2004-016	Steve Jackson	767 Talbot St.	Residential	3	0	0	30,000	Removed	Project not Completed
20	11	2004-017-F	Steve Jackson	763-765 Talbot St	Façade		48,300	10,000	20,000	Complete	
21		2004-017	Steve Jackson	763-765 Talbot St	Residential	2	0	0	20,000	Removed	Project not Completed
22	12	2005-028-F	Holy Angels Church (Rev. David Boutette)	502 Talbot St.	Façade		4,871,341	10,000		Complete	
23	13	2005-030	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	Residential	4	41,681	18,000	18,000	Complete	
24		2005-030-F	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	Façade		26,416	10,000	9,500	Complete	
25	14	2005-031-F	1301314 Ontario Inc. (Al Goulding)	168 Curtis St.	Façade		18,433	7,500	4,250	Complete	
26	15	2005-033-F	Gillian Martin (Ansells Trophy)	648 Talbot St.	Façade		57,537	7,500	20,000	Complete	
27	16	2005-034-F	Nathan Patry	286 Talbot St.	Façade		23,500	10,000	6,750	Complete	
28		2005-034	Nathan Patry	286 Talbot St.	Residential	11	242,709	40,000	80,000	Complete	
29	17	2005-035-F	James and Jane Daminoff	23 East St.	Façade		79,052	17,680	7,500	Complete	
30	18	2006-041	Toth Jewellers	559 Talbot	Façade		16,682	7,500	8,400	Complete	
31	19	2007-035	Wallis Residential	395-399 Talbot	Residential	6	85,000	40,000	42,500	Complete	
32	20	2007-044	Larry Reiger	370 Talbot	Façade		38,500	10,000	19,500	Complete	
33	21	2006-036	Novi Construction	25 Scott	Residential	23	1,700,000	134,920		Complete	
34	22	2007-045	Mike Robbins	701-703 Talbot	Residential	2	42,000	10,000		Complete	
35					Façade		33,000	10,000		Complete	
36	23	2008-050	Richardsons	679 - 691 Talbot	Façade		54,000	10,000		Complete	
37	24	2008-049	Klassen	14 - 16 Metcalf	Residential	2	182,464	10,500	10,000	Complete	
38					Façade		21,556	10,000	10,500	Complete	
39	25	2008-051	Canadian Mental Health	659 Talbot	Façade		50,000	7,500		Complete	
40	26	2006-040	Jason and Nathan Patry	268 - 274 Talbot	Residential	8	0	0	80,000		Filed closed no grant paid
41	27	2008-053	Dutch Bakery	295 Talbot	Façade		0	0			Loan paid project not completed
42	28	2008-054	I Deal Toys	260 Talbot	Façade		55,000	10,000		Complete	
43	29	2009-055	Trevor Niville	616 Talbot	Façade		65,000	10,000	20,000		Feb 20 2018 Paid back
44					Residential	6	0	30,000			Feb 20 2018 Paid back
45	30	2009-057	JM Janes	86 Talbot	Façade		23,294	10,000		Complete	
46	31	2009-058	North American Railway	750 Talbot	Façade		25,000	10,000		Complete	

	A	B	C	D	E	F	G	H	I	J	K
47	32	2009-059	State Farm Insurance	729 Talbot	Façade		4,100	2,050		Complete	
48	33	2009-061	Stitch and Sew	783 Talbot	Façade		22,000	7,500		Complete	
49	34	2010-062	Paul Thomas	341 Talbot	Façade		40,000	10,000	20,000		
50					Residential	4	150,000	20,000	40,000		
51	35	2010-063	David Jones	10 -12 Mondamin	Façade						Project not moving forward
52	36	2010-064	Farm Gate Market	19 Elgin	Façade		34,963	10,000	17,500	Complete	
53	37	2010-065	Julie Carr / Todd Hatch	114 Centre	Façade		28,027	10,000	14,000	Complete	
54	38	2011-066	Canadian Mental Health	655 Talbot	Residential	1	50,000	5,000		Complete	
55	39	2011-065	Antoine's Furniture	560 Talbot	Facade		0	0	0	Removed	Project not Completed
56		2011-066	Adelee and Erik Neilsen	45 White	Residential	1	26,300	5,000	10,000		Grant / loan repaid
57	40	2012-0	Prespa Homes	15 - 19 Flora	Facade		0	0		Removed	Project not started
58	41	2012-067	Mateja Testa	471 Talbot	Facade		18,300	9,150	9,000	Complete	
59			Mateja Testa	471 Talbot	Residential	1	40,000	5,000	8,000	Complete	
60	42	2012-068	Novi Construction	26 Elysian	Residential	29	2,400,000	67,500		Complete	
61	43	2012-069	Maestro Music	323 Talbot							
62	44	2012-070	Princess Banquet Hall	18 Princess	Facade		0	0			Funds returned property sold
63	45	2012-071	RAM-LP (Bob McCaig)	181 Talbot	Facade		460,000	3,525		Complete	
64	46	2012-072	Justin Southern	75 Wellington	Residential	1	11,800	5,000	5,400		
65	47	2012-073	R.J. Kim-Kay (Terry Heisler)	377 Talbot	Facade		4,000	2,064		Complete	
66	48	2012-074	K&K Locksmith	632-634 Talbot	Facade		27,500	7,500	13,250	Complete	
67	49	2013-075	Robert Harris	561-567 Talbot	Facade		120,000	7,500	20,000	Complete	
68	50	2013-076	Ramdat Ramnaresh	595 Talbot	Facade						Project not moving forward
69	51	2014-077	Prespa Homes	900 Talbot	DC		300,000	23,248		Complete	
70	52	2014-078	Antoine's Furniture	560 Talbot	Residential	2	0	0	20,000		Application cancelled / replaced
71	53	2014-079	Dale and Christie Brown	364 Talbot	Residential	1		5,000			
72	54	2015-080	Renee Carpenter - Jennings Furniture	432 Talbot	Facade		26,000	7,500		Complete	
73	55	2015-081	Gjalt Mulder	244 /12 - 248 Talbot	Facade		25,000	10,000		Complete	
74	56	2015-082	Vernon Martin	633 Talbot	Facade		100,000	10,000	20,000		
75					Residential	3	180,000	15,000	30,000		
76	57	2015-083	Hamilton Ward Cathers	581 Talbot	Facade		73,000	10,000		Complete	
77	58	2015-084	Seasons			142	35,000,000	307,162			Plus tax rebate
78	59	2015-085	Trads			0	0	0		Removed	Project not moving forward
79											
80	60	2016-086	Mugford Shoes	429 - 431 Talbot	Facade		46,300	7,500			
81	61	2016-087	Dean Lewis	488 Talbot	Residential	1	100,000	5,000	10,000		
82	62	2017-088	12247171 Ont Ltd	561 Talbot	Residential	7	400,000	35,000	70,000		
83	63	2017-089	Habitat for Humanity	40 Alma Street	Residential	2	360,000	35,000			Complete
84	64	2017-090	KRQ Enterprise	277 283 Talbot	Residential	8	286,500	68,984			Complete
85	65	2017-090	KRQ Enterprise	277 283 Talbot	Facade						
86	66	2017-091	2530951 Ont Ltd	37 St. Catharine	Residential	6	200,000	40,000			Complete
87	67	2017-092	2326810 Ont Inc (State Farm)	555 Talbot Street	Facade		17,000	7,500	8,500		
88	68	2017-093	Kevin Miller	16 Pearl Street	Residential	3	80,000	18,319	30,000		Complete
89											
90	69	2018-094	Jeff Grove	379 Talbot	Residential	2	43,400	10,000	20,000		
91	70	2018-095	Vernon Martin	87 St. Catherine	Residential	8	120,000	40,000	60,000		
92	71	2018-096	Rick and Penny West	24 Rosebery	Residential	1	20,000	8,000	10,000		

