

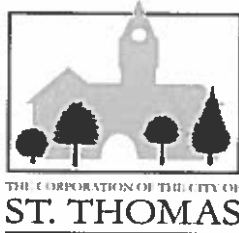
THE CORPORATION OF THE CITY OF ST. THOMAS

URBAN DESIGN COMMITTEE

MAY 20, 2015 11:00 A.M. CITY HALL ROOM 309

1. Overview of Community Improvement Program
 - a) Mandate of Committee
 - b) Review of Application / Approval Process
 - c) Review / Status of Approved Projects
 - d) Promotion of Program
 - e) Consideration of Milestone Financing
2. Selection of a Chairperson
3. Disclosure of Interest
4. Project Applications
 - a) 432 Talbot (Jennings Furniture)
 - b) 633 Talbot
 - c) 248 – 244 ½ Talbot
5. New Business
6. Adjournment

Wendell Graves
Chief Administrative Officer / Clerk



P.O. Box 520, City Hall
St. Thomas, ON N5P 3V7
Telephone: (519) 631-1680
Ext. 4120
Fax: (519) 633-9019
wgraves@stthomas.ca

May 19, 2015

MEMO TO: URBAN DESIGN COMMITTEE
FROM: WENDELL GRAVES
SUBJECT: AGENDA – MAY 20, 2015 MEETING

Attached please find information relating to the following applications that we will be discussing tomorrow morning.

1. Jennings – 432 Talbot
2. Mulder – 244 – 248 Talbot

Thank you for your attention to this information.

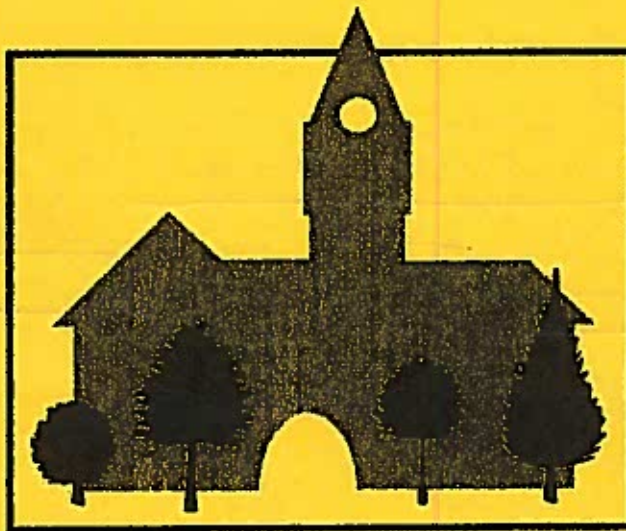


Wendell Graves

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN

FINANCIAL INCENTIVE PROGRAMS



City of St. Thomas
Received

MAY 12 2015

City Clerks Dept.

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 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 the subject property?

Yes ___ No

Please describe including total amount of grants: _____

Estimated Current Market Value of Property: \$ 500,000 - 1,000,000

Please indicate source of estimate: comparable building currently being appraised will attach exact amount when the number comes in

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 owner/s or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize MATT MCLENNAN, 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 11th day of MAY, 20015. X GM

Signature of Owner/s X [Signature]

GJALT MULDER
2284245 ONTARIO LTD - THE CORPORATION
I HAVE THE AUTHORITY TO BIND

Signature of Witness X _____

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

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 1 ✓
 Occupied 1
 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 ✓

How many new residential units are being created in total? _____

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 ___

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 ___

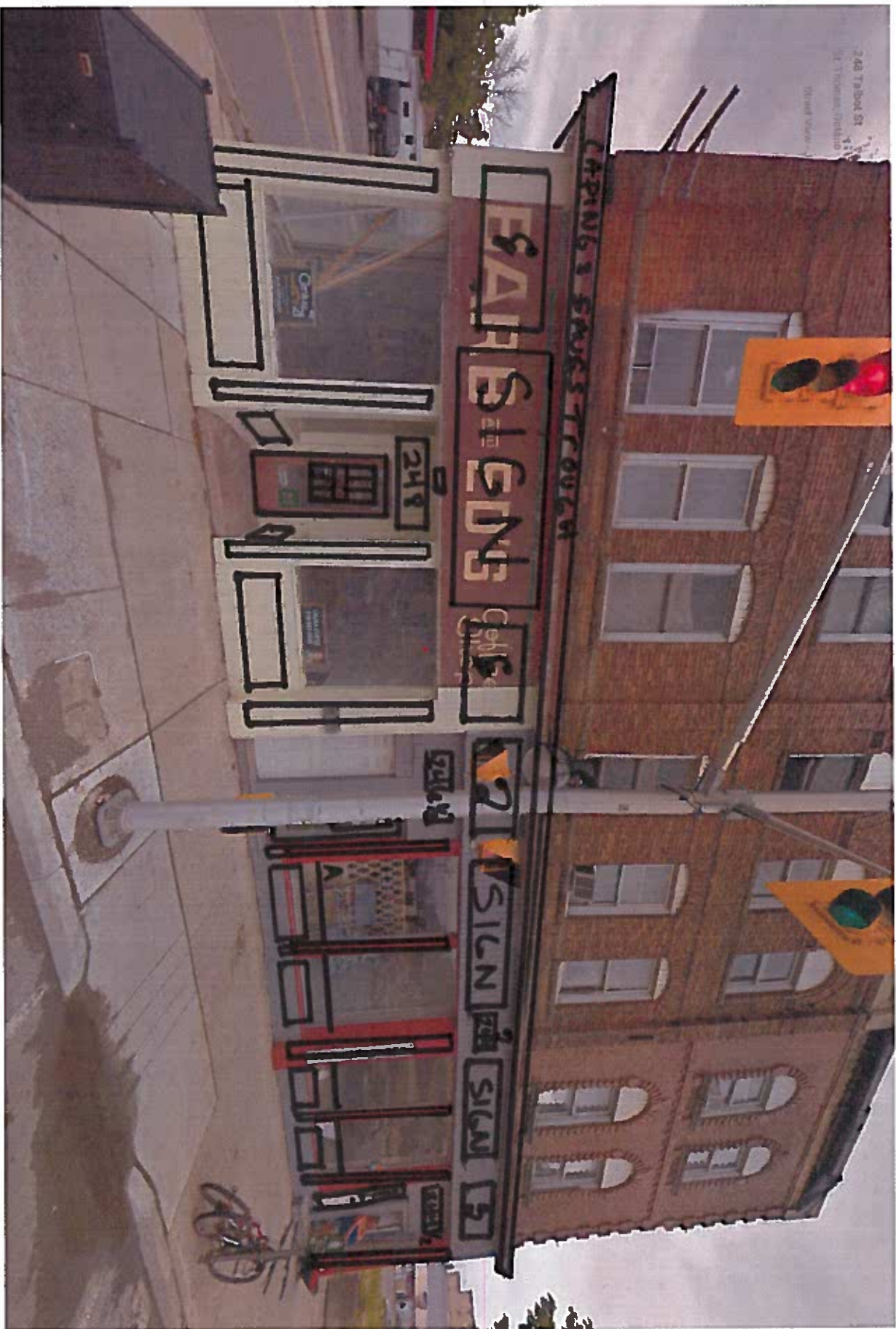


Façade improvement program application 2015

Proposed address 2-4queen St – 248 talbot to 244 ½ talbot

Starting with 244 talbot we plan to raise the lower portion of the wall to be level with the wall of 248 talbot, see A in diagram. We are going to leave the upper wall to let in as much light as possible. 4 new commercial double pained windows with black frames will be installed at 244 talbot, as well the new windows at 248 will have there frames painted to match as they were installed earlier this year. We are also installing 3 new steel doors to the commercial units and painting them black, the two other existing metal doors will be painted black to match. See appendix C. All new unit numbers will be installed above doors were allowed and or above windows if needed. See appendix D. All new mailboxes will be installed beside doors at a unified height. See appendix E. All new good one side half inch plywood will be installed over the whole front façade and east facing corner of the building including the small over hang were the new eaves trough will be hung. The small over hang will be capped with black aluminum. All new lights will be installed above windows and or doors to improve safety and enhance the visual appearance of the building see appendix B. To create a look that would have been popular when the building was built we are going to instal millwork on all the columns, above and below the windows in a picture frame design with mitred corners. The exact size will be determined when building begins, but will look very close to the picture provided. As mentioned above all new black eaves trough will be installed including the wrap around onto queen St. Once all woodwork has been installed we will be priming and painting the wood with dulux diamond series exterior paint, Connecticut blue. This will help keep the wood looking good for years to come. On the 2 queen side of the building we are planning to repair any loose brick and re-point were needed. Then we are going to remove any loose paint by pressure washing it off or using a steel brush were needed. The wall will then be primed and painted using dulux diamond series exterior paint shadow box. Appendix G. I believe this colour will work well with the Connecticut blue we are using in the front. Thank you for your time and consideration.

Matt Mclennan
519-860-2252

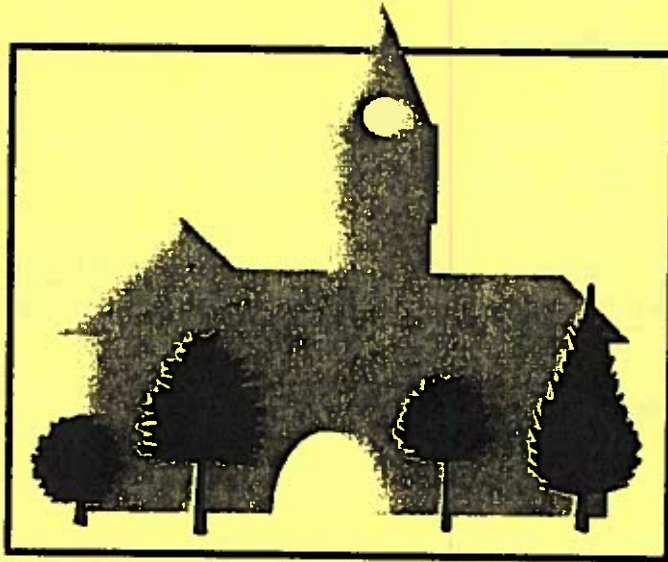




APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN

FINANCIAL INCENTIVE PROGRAMS



City of St. Thomas
Received
SEP 09 2014
City Clerks Dept

THE CORPORATION OF THE CITY OF
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HERITAGE TAX RELIEF PROGRAM
HERITAGE DESIGN PROGRAM
**RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION
PROGRAM**
PROPERTY TAX INCREMENT GRANT PROGRAM
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PARKLAND DEDICATION EXEMPTION PROGRAM

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 the subject property? Yes ___ No

Please describe including total amount of grants: _____

Estimated Current Market Value of Property: \$ 396,000

Please indicate source of estimate: Moir Luft Real Estate Appraisal
Sept. 2009

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 owner/s 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 _____, 200_____.

Signature of Owner/s _____

Signature of Witness _____

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

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 ² No ²
3. What is the current status of the building?
 Vacant ___
 Occupied
 Underutilized ___

See attached letter

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
- How many new residential units are being created in total? 0
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? 0
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 ___

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 ___



Jennings

SINCE 1885
FURNITURE & DESIGN

September 8, 2014

FACADE IMPROVEMENTS DESCRIPTION

Attached are photos of:

- the original 1885 Jennings building
- its current state,
- and the projected proposal.

PHASE 1:

The current state of the building is not only an eye-sore to the community and impossible for clients to locate, but is also quickly becoming a safety concern. I've been informed that some of the large marble slabs are loose and could give way at any time. Thus the need to move forward quickly with this project - and before bad weather hits with the removal of front windows involved.

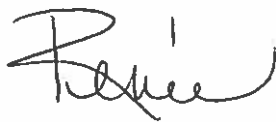
The photo of the original building was prior to when it was divided into two separate businesses during the depression. The interior was eventually re-opened into one space but the exterior was never returned to its original double-window frontage. The plan is to return it as close to the original look as possible as budget will allow.

The exterior front bottom half is the main area of renovation in Phase 1.

- All existing marble and signage will be removed, repairing or replacing brick wherever is needed beneath it
- The existing west side large double window and current center doorway will remain as is.
- The east side will be returned to its original framework and position, replacing the existing area with a large double window to match the west side.
- The 36-40" strip directly above the windows and doorway, stretching across the middle of the front of the building will be painted steel. Original material used is unknown. The area above the doorway will house the back-lit signage.

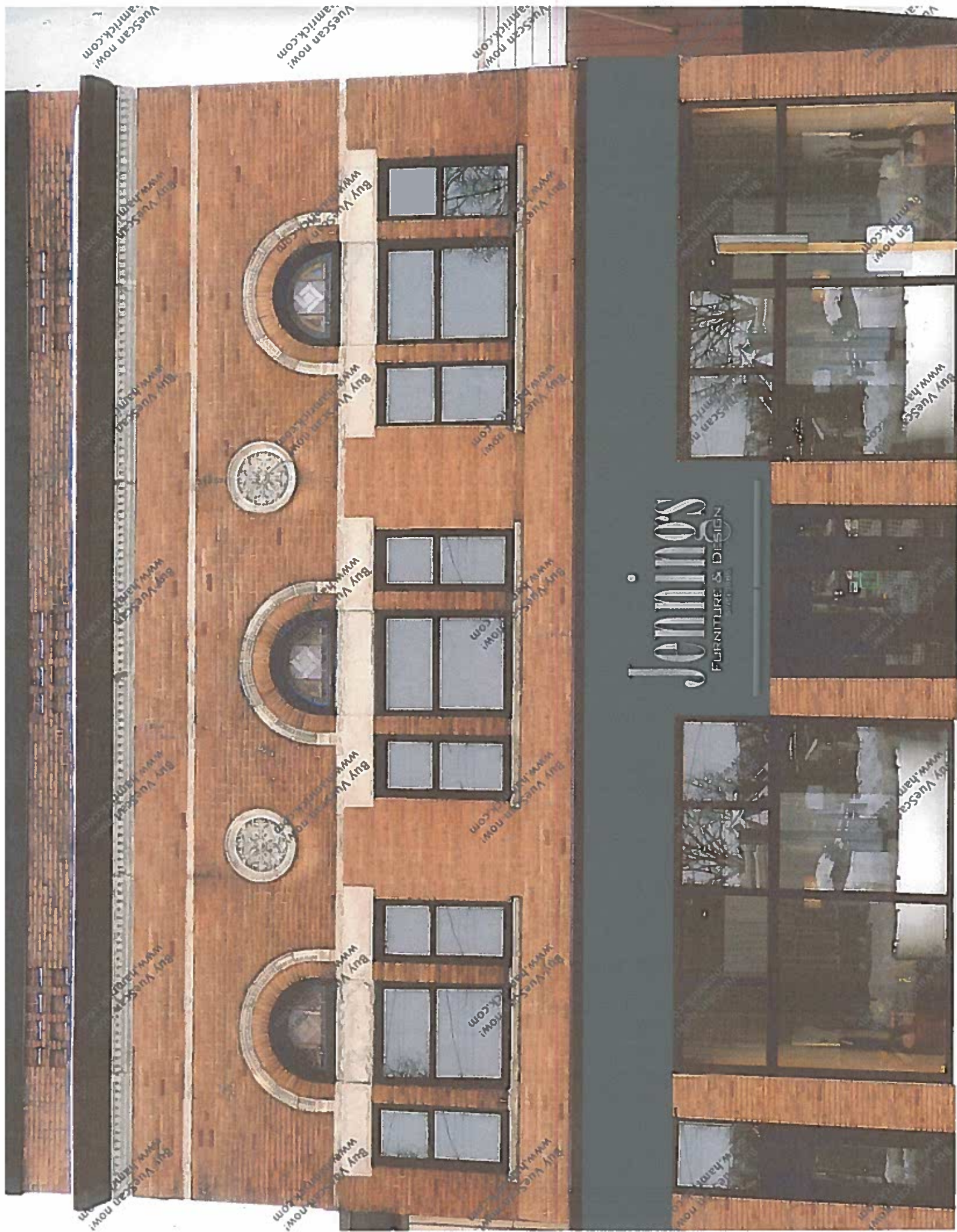
PHASE 2 - to come:

- The upper half of the front exterior
- The rear facade



432 TALBOT STREET
ST. THOMAS, ON N5P 1B9
INFO@JENNINGSFURNITURE.COM

519-631-0410
FAX 519-631-5763
WWW.JENNINGSFURNITURE.COM



Jenninos
FURNITURE & DESIGN

**THE CORPORATION OF THE CITY OF ST. THOMAS
URBAN DESIGN COMMITTEE**

**ROOM 309
CITY HALL**

OCTOBER 3, 2014

The meeting convened at 9:00 a.m.

ATTENDANCE

Members

Alderman Cliff Barwick
Alderman Mark Cosens
Serge Lavoie, Heritage Committee
Russell Schnurr, Heritage Committee

Officials

Wendell Graves, CAO/Clerk
Matt Smale, Corporate Administrative Clerk

Disclosure of Interest

None

Minutes

Moved by: S. Lavoie – Ald. Cosens:

THAT: The minutes of the meeting held on September 5, 2014 be accepted.

Carried.

Applications

432 Talbot Street – Jennings Furniture – Façade Project

The CAO/Clerk stated that an application had been received for a façade project at Jennings Furniture. He provided the members with artist renderings of the proposed work.

The project was eligible for a loan of \$13,000 and a subsequent grant of \$7,500.

The CAO/Clerk advised that the applicant was considering a multi-phase complete restoration of the façade, this application was for the first phase which would include the lower half of the façade. The applicant was made aware that only one CIP application could be made per property.

The members discussed the fact that the work proposed by the applicant did not necessarily reflect what was depicted in the photograph. They requested clarification on materials and designs for windows, doors and signage.

The members discussed the fact that completing the façade work in phases could result in an uniform look to the building. They further noted that there was no guarantee future phases would occur.

The members were encouraged by the application and artistic rendering. They requested that the CAO/Clerk work with the applicant to obtain clarification on a number of issues before formally considering the application.

364 Talbot Street – Dale and Christie Brown – Residential Rehabilitation

The CAO/Clerk advised that the applicant proposed to replace flooring, 2 windows, insulation and update bathrooms in an upper apartment unit at 364 Talbot Street. The applicant had been advised that appliances were ineligible for funding.

Ald. Cosens stated that an industrial skylight existed at the building. The skylight was an important feature and he would like to see it maintained.

The members agreed that acceptance of the application should be contingent upon arch windows being fully replaced with glazed units.

Moved by: Ald. Cosens – S. Lavoie:

THAT: The application for 364 Talbot Street be accepted contingent upon arch windows being fully replaced with glazed units.

Carried.

New Business

Meeting with Dillon Consulting

The members were reminded that they would be meeting with Dillon Consulting regarding the review of planning studies as they relate to the CIP and Urban Design Committee. The meeting was scheduled for October 7, 2014 at 3:00 p.m. in the Planning Office.

Adjournment

Moved by R. Schnurr – S. Lavoie:

THAT: We do now adjourn at 9:30 am.

Carried.