

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

**ROOM 309
CITY HALL**

June 24, 2015

The meeting convened at 11:00 a.m.

ATTENDANCE

Members

Councilor Linda Stevenson
Councilor Joan Rymal
Beth Burns, Downtown Development Board
Tino Clarke, Heritage Committee
Russell Schnurr, Heritage Committee

Officials

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

Disclosures of Interest

Nil.

432 Talbot Street

The CAO/Clerk advised that upon further investigation the owner had discovered that significant repairs were required to the rear brick wall of the building.

The applicant was seeking to amend her previously approved application to include CIP funding for the rear façade as well.

The CAO/Clerk noted that if approved, the revised application would result in grant funding of \$10,000 to include the rear façade rather than the previously approved \$7,500 for just the front façade.

Moved by Coun. Stevenson – Rymal:

THAT: The application as amended to add the rear wall façade for 432 Talbot Street be approved.

Carried.

633 Talbot Street

The CAO/Clerk advised that the building question was a former restaurant at the corner of John Street and Talbot Street. The applicant was seeking to rehabilitate three existing apartment units and add a fourth unit on the ground level pending zoning approval. The applicant was further seeking to rehabilitate the front and side façade of the buildings.

The CAO/Clerk advised that the applicant would be eligible of a loan for \$10,000 per residential unit followed by subsequent grant \$5,000 per unit upon successful completion

of the project. The façade project was eligible for a \$20,000 loan followed by a subsequent grant \$10,000. The applicant was estimating his scope of work for 3 residential units and the façade at \$280,000.

The members spoke with the applicant, Mr. Vernon Martin via telephone regarding this project.

Mr. Martin stated that he would be soda blasting and then repairing and repointing brickwork. He was still investigating the materials on the lower level but was considering wood covering for the concrete surfaces on the lower level.

It was proposed that the slate roof would be repaired and replaced where necessary with a synthetic slate material.

Councillor Stevenson inquired as to the plans for the lower level windows on Talbot Street and the “Lemon’s” name inlaid on the front entrance ground concrete.

Mr. Martin stated that his plan was to install windows with a similar look to those on the London Clay Arts Centre on Dundas Street. He further added that it was his intent to retain the “Lemon’s” concrete entrance.

The members were informed that the applicant was working with the City’s Planning Office to investigate the possibility of adding the ground floor apartment unit.

The CAO/Clerk suggested that the members hold approval of the application pending the receipt of finalized design drawings.

The telephone conversation with Mr. Martin concluded.

Moved by: Coun. Rymal – T. Clark

THAT: The application for 633 Talbot Street be approved pending receipt of revised façade drawings satisfactory to the Urban Design Committee, And further;

THAT: Funding for a fourth residential unit be contingent upon planning approvals for that unit.

Carried.

The CAO/Clerk stated that he would recommend that completion milestones be included for this project.

Budget Update

The CAO/Clerk advised that in 2015, the Committee has approved or conditionally approved funding for the following projects:

Jennings Furniture – 432 Talbot Street - \$10,000
244 ½ - 248 Talbot Street - \$10,000
Vector Holdings – 633 Talbot Street - \$30,000

The CAO/Clerk stated that he would follow up with the Treasury Department to determine the amount of unallocated CIP funding still available.

Minutes

Moved by Coun. Rymal – T. Clarke:

THAT: The minutes of the meeting held on June 24, 2015 be confirmed.

Carried.

New Business

Ms. Burns inquired about façade work being completed on Talbot Street at Hiawatha Street. She advised that a building owner was making an investment in the downtown and was concerned about the contractor receiving parking tickets from City staff while doing so.

The CAO/Clerk advised that he was aware of this situation and was following up with By-Law Enforcement staff on the matter.

The members discussed the possibility of creating a checklist for business owners doing work on Talbot Street to make them aware of rules and requirements to potentially avoid these types of situations.

Adjournment

Moved by T. Clarke – R. Schnurr:

THAT: We do now adjourn at 11:40 am.

Carried.