

THE CORPORATION OF THE CITY OF ST. THOMAS

URBAN DESIGN COMMITTEE

January 21, 2016

3:00 P.M.

CITY HALL ROOM 204

1. Confirmation of Minutes : December 17, 2015
2. Disclosure of Interest
3. Project Applications
 - a) 353 Talbot Street George Qubity and Ashraf Khodeir Façade Project
4. Promotion of Program
5. New Business
6. Unfinished Business
 - a) 633 Talbot – Vector Holdings
 - b) Kettle Creek Properties – Ross at Centre
6. Adjournment



FINANCIAL INCENTIVE PROGRAMS
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 print in ink or type information onto the form.
- 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: GEORGE QURTY AND ASHRAF EL KHODER
If Corporation, Signing Officer to contact: _____
Mailing Address: P.O. BOX 502 - LAMBETH STATION
City LONDON Province ONTARIO Postal Code N6P 1R2
Telephone: 519-619-2006 Facsimile: _____ Email: gqurty@gmail.com

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name: BERT DENNIS
Mailing Address: 36346 KINGLINE
City: RR1 ST THOMAS Province: ONT. Postal Code: N5P 3S5
Telephone: (519) 769-202 Facsimile: BERTDENNIS Email: @AOL.COM

1.1.3 SUBJECT PROPERTY

Civic Address: 353 TALBOT STREET

Legal Description (Lot and Plan No., Assessment Roll No.): PLAN 15 PART LOT 12 RPIIB-1482
PART 3 & 4

Brief Description of Current Use: COMMERCIAL/RETAIL ON GROUND FLOOR
& 4 RESIDENTIAL UNITS ON SECOND & THIRD FLOORS.

CITY
JAN 11 2016
MANAGER



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: \$30,000.

Estimated Current Market Value of Property: \$200,000

Please indicate source of estimate: C.R. WORK RENOVATING

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 BERT DENNIS 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 11 day of JANUARY, 2014.

Signature of Owner/s [Signature] [Signature] [Signature]

Signature of Witness R. Antunes
(Print name), ROSA ANTUNES a duly authorized Commissioner of Oaths

1.3 APPLICATION 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 11 day of JANUARY, 2000 CE.

Signature of Owner/s

[Handwritten Signature] W. C. F. QUARTY x
[Handwritten Signature] [Illegible] x

or Agent

[Handwritten Signature] (BERT DENNIS) x

Signature of Witness

[Handwritten Signature] R. Antunes

(Print name)

ROSA ANTUNES, 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.

COST BREAKDOWN FOR 353 TALBOT ST.

- Front Elevation :

- Replace entrance door with a new partially glazed door- as indicated on the attached Elevation drawing.

Estimated price: \$1200

- Complete cladding the side columns and create a lower wall cladded with culture stones to create a desirable look - as indicated on the attached Elevation drawing.

Estimated price: \$3200

- Rework the glass front by adding additional matching aluminum sections to provide the required design - as indicated on the attached Elevation drawing.

Estimated price: \$3600

- Replace the second entrance door with a new solid door to match the commercial shop entrance - as indicated on the attached Elevation drawing.

Estimated price: \$1200

- Provide new paneling designed in sections - as indicated on the attached Elevation drawing.

Estimated price: \$1800

- Eliminate the Window air-conditioning from above the door and all related services, provide an alternative from the central system.

Estimated price: \$600

- Remove the old tiles on the front facia and floor, replace the floor tiles with an anti-slip solution of concrete or tiles to match the new look.

Estimated price: \$800

- Replace all the windows with a proper high efficiency type and design - as indicated on the attached Elevation drawing.

Estimated price: \$6000

- Repair and apply the require STUCCO cladding to the complete elevation following the original patterns of paneling, coping and window still and ledges - as indicated on the attached Elevation drawing.

Estimated price: \$8200

- Side Elevation:

- Repair chimney brickwork.

Estimated price: \$1200

- Repair top wall capping.

Estimated price: \$1000

- Repair and apply proper sealing exterior paint as required the wall on the side elevation.

Estimated price: \$1200

TOTAL CONSTRUCTION BUDGET \$30,000

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
- 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? N/A

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 ___

FINANCIAL INCENTIVE PROGRAMS

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

If yes, please specify area. TALBOT STREET

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

11. Estimated Total Construction Cost for Façade Improvement: \$ 30,000.

12. Estimated Total Design and Other Professional Costs: \$ 2,000.

(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



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PROPOSED NEW FACADE

353 TALBOT ST.

BY

Bert Dennis
 36346 Fingal Line
 St Thomas ON N5P 3S5

Cobble

The sandstone textured profile Cobble is roughly chisel-cut into rectangular ashlar shapes. To soften the rugged appearance, the edges are slightly weather worn. Subtle face texture and unique beveling encourage the individuality of each stone. Cobble ranges in size from 2½"-12" in height and 4"-21" in length.



Canyon Grey Cobble



Grey Cobble



Mountain Cobble



Valley Forge Cobble

\$10.7 8" x 18" / 2 1/2" / 30"
\$11. CORNERS.

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January 21, 2016

COMMUNITY IMPROVEMENT PROGRAM

Promotion of Program

- 1. Easy web site access : City and DDB**
 - 2. Public Update at City Council Meeting**
 - 3. DDB Newsletter**
 - 4. Update forms**
 - 5. Sandwich board / sign of project in progress**
 - 6. Press photo of completed project**
 - 7. Postcard of completed project – circulated to DDB area**
 - 8. Target marketing to specific property owner(s)**
 - 9. Information to local Real Estate Association**
 - 10. Information / Education : Chamber of Commerce
Elgin Business Resource Centre
Economic Development Corp.**
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