

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

March 18, 2016 9:00 A.M. CITY HALL ROOM 204

1. Confirmation of Minutes : January 21, 2016
2. Disclosure of Interest
3. Project Applications
 - a) 633 Talbot – Vector Holdings
 - b) 136 Centre Street – Apex Technical Group
4. Project Update
 - a) 353 Talbot Street George Qubity and Ashraf Khodeir
Façade Project
5. Promotion of Program
6. Security of CIP Funds / CIP Agreements with Property Owners
7. New Business
8. Unfinished Business
 - b) Kettle Creek Properties – Ross at Centre
9. Adjournment

REPAIRING ALL MILL WORK ON ALL DOORS, SAND, PRIME, PAINT

NEW FLAT ROOF WITH METALS & CHIMNEY

REPLACING BLADE WITH NEW METAL ROOF

ALL NEW BRICK & STAINLESS STEEL

REPAIR ALL EXTERIOR WALLS, REPAIRING ALL CRACKS, REPAIRING ALL ROOFING & FLASHING

REPAIR ALL NEW ROOFING WITH METALS, FLASHING & GUTTERS

REPAIR FOR NEW TENANT

CRACKS IN EXTERIOR WALLS REPAIRING ALL CRACKS



REPAIR ORIGINAL 'LONDON CO.' TYPED SIGN ABOVE ENTRANCE

ALL PAINTS TO BE REPAINTED IN PLACE EXTERIOR WALLS & CEILING

ALL NEW WITH EXTERIOR WALLS & CEILING

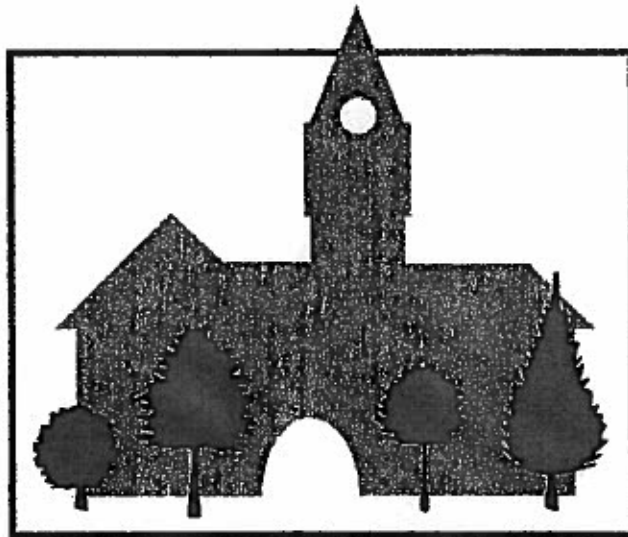
ALL MATERIALS AND SUPPLIES TO BE APPROVED BY ARCHITECT (WWW.CHARMER.COM)

NOTE: ALL PAINT WORK TO BE APPROVED BY ARCHITECT

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

CITY

FEB 29 2016

MANAGER



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: The Apex Technical Group Inc.
If Corporation, Signing Officer to contact: RON VOAKES
Mailing Address: 136 Centre St.
City St. Thomas Province ON Postal Code N5R 3A2
Telephone: (519) 633-6553 Facsimile: (519) 633-2216 Email: rvoakes@apexdesignltd.com

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: 136 Centre St., St. Thomas, Ontario N5R 3A2
Legal Description (Lot and Plan No., Assessment Roll No.): City of St. Thomas, County of Elgin, being Part Lot 77, Plan 23, and Part Lots 1 and 2, Block V
Brief Description of Current Use: Industrial + Mechanical Design Drafting Office

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: N/A

Estimated Current Market Value of Property: \$ 220,000

Please indicate source of estimate: Based on purchase price of \$180,000 - April 11, 2001

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

1.3 APPLICATION AGREEMENT

We hereby certify that the information given herein is true, correct and complete. We reserves the right to verify any information contained herein. We agree to the terms of 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 ON this day of February, 2016.

Signature of Owner/s

Ron Voakes
Ron Voakes

or Agent

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)

N/A

Lined area for project description, currently containing the handwritten text 'N/A'.

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
- 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

FINANCIAL INCENTIVE PROGRAMS

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

If yes, please specify area. 136 Centre Street

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

11. Estimated Total Construction Cost for Façade Improvement: \$ 80,000.⁰⁰

12. Estimated Total Design and Other Professional Costs: \$ 80,000.⁰⁰

(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





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Residential • Commercial • Heritage • Insurance

5 Hydro Rd.
St. Thomas, ON
N5P 2N5

info@mdconstruction1987.com
www.mdconstruction1987.com

Ph: 519-631-7576
Fax: 519-631-6624

Date: February 10th, 2016

Customer: Apex Design Ltd
136 Centre St.
St. Thomas, ON

Contact Person: Ron Voakes

Phone: 519 - 633 - 6553

Cell: 519 - 318 - 1541

Email: rvoakes@apexdesignltd.com

Estimate by Mark DeLeemans

~~E~~XTERIOR IMPROVEMENTS:

Front Porch Foundation:

- Remove existing concrete steps
- Repair the stone foundation includes repointing the stone, repair to visible & weak mortar joints
- Repair existing slab (where pieces are missing along edge, in 2 locations)
- Install new precast concrete steps - 5 ft wide x 6 in risers, standard gray concrete

House Foundation:

- Re-point as needed
- Repair to all visible & weak mortar joints on entire foundation with the proper mortar mix for stone
- Clean up & dispose of masonry debris

WINDOW AREAS (19 SILLS):

- Score & break out quarter lintels to make flush with brick throughout entire house as needed



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WINDOW GENERAL INFORMATION:

Remove all old windows & dispose of. Install all new North Star windows, colour white interior & exterior, includes Low E & Argon Gas. Insulate around perimeters. Install paint-grade trim to interior – primed & painted. Cap exterior brick mould with white heavy gauge aluminum flatstock.

INSTALLATION OF 40 REPLACEMENT WINDOWS:

Basement windows:

- Install 4 double hung tilt windows
- Install 1 double slider lift out

Main Floor:

- Install 11 double hung tilt windows
- Install 1 picture with sash window

Second Floor:

- Install 12 double hung tilt windows
- Install 1 double hung tilt with frosted bottom sash
- Install 1 picture with sash

Attic 3 Dormer Areas:

- Install 9 picture windows – 3 per dormer windows

STORM DOORS:

- Remove 2 exterior storm doors & dispose – 1 on north front & 1 on the east side
- Install 2 Gentek - Bradford, 2 in thick storm doors colour white – Self Storing 801
- Cap exterior brick mould with white heavy gauge aluminum flatstock



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Prep for Siding for entire house & back addition:

- Remove existing down pipes & save
- Install upper 2 x 10 border, middle 2 x 10 border & lower 2 x 12 border
- Install strapping around new windows & existing doors & prep all areas as needed & includes upper 3 dormers
- Cap 3 borders with heavy gauge aluminum flatstock – owners choice of colour (suggest the same colour as the siding)
- Install custom drip edges to all required areas
- Install white non-vented aluminum soffits to the upper 3 dormers
- Install custom capping over the newly plywood areas to the upper dormers
- Install 4.5 in Dutch Lap vinyl horizontal siding – owners choice of colour
- Install board & batten vinyl siding to the entire building between the three borders
- Reinstall existing down-pipes – using new hangers
- Cap any wood on the foundation to make maintenance free

Upper Decora Blocks:

- Scrap, prime & paint 2 coats to all wood blocks (Benjamin Moore Premium Paints)

NOTE:

To remove & make new if necessary with be an addition cost.

Front Concrete Porch – Installation of Hand Rails:

- Install Pro-Built white aluminum railings, 42 inch in height as per Building Code with wide pickets- includes both sides of the new concrete stairs with one round hand rail fastened to the new side rails

East Side Concrete Landing & Stairs – Installation of Hand Rails:

- Install Pro-Built white aluminum railings, 42 inch in height as per Building Code with wide pickets- includes one side of the new concrete stairs
- Remove all garbage & construction waste upon completion
- To have a good job site clean up



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GENERAL INFORMATION:

Any additional work or any unforeseen and necessary work or repair not listed in this quote will be estimated at time of discovery. MD Construction & Contracting and Sub Trades working with or under are licensed and fully insured with Workman's Compensation and liability. We provide a one year 100% warranty on all labour.

ESTIMATE IS VALID FOR 30 DAYS

SUB TOTAL	\$	76,806.00
HST	\$	9,984.78
TOTAL	\$	86,790.78
DEPOSIT DUE AT SIGNING	\$	20,000.00
2ND PAYMENT DUE AT START DATE	\$	20,000.00
3RD PAYMENT DUE AT AGREED UPON ¼ COMPLETION	\$	20,000.00
BALANCE TO BE PAID IN FULL UPON COMPLETION	\$	26,790.78

Per MD Construction and Contracting o/a of 1510390 Ont. Inc. Date _____

Apex Design Ltd - Ron Voakes - Project Manager, President

FROM THE OFFICE OF THE
CITY CLERK

CITY OF ST. THOMAS

EXTRACT FROM THE COUNCIL MINUTES OF:

February 8, 2016

**TO: Urban Design Committee
Mr. W. Graves, City Manager**

Urban Design Committee Name Change

THAT: Report ADM-03-16 relating to the Urban Design Committee Name Change be received for information; and further,

THAT: The name of the Urban Design Committee be changed to the Community Improvement Program Evaluation Committee.

Carried.

A handwritten signature in cursive script, appearing to read "Matt Smole", is written over a horizontal line.