

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

May 6, 2016 9:00 A.M. CITY HALL ROOM 204

1. **Confirmation of Minutes : March 18, 2016**

2. **Disclosure of Interest**

3. **Project Applications**
 - a) **429 Talbot Street – Mugford Shoes**

5. **New Business**

6. **Unfinished Business**
 - a) **633 Talbot – Vector Holdings**
 - b) **Kettle Creek Properties – Ross at Centre**

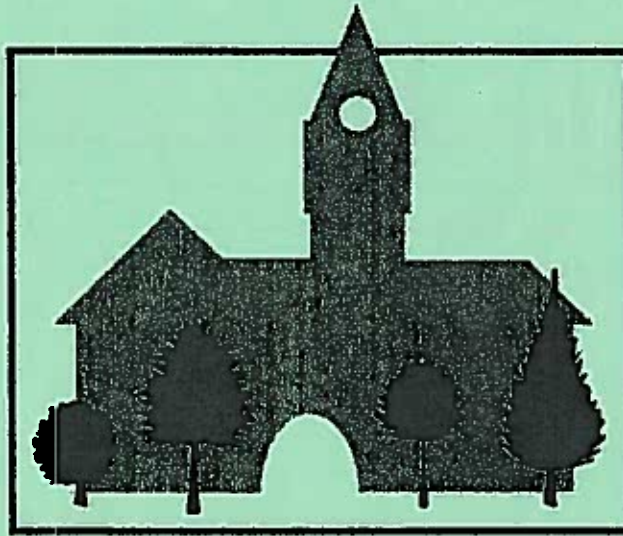
6. **Adjournment**

MUGFORD 431 TACKET ST

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN

FINANCIAL INCENTIVE PROGRAMS



CITY
APR 11 2016
MANAGER

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: \$20,000 TOWARDS NEW FASCADÉ (INCLUDING GLAZING, BACKSILL, MAJEC SIGN BAND & SKINING)

Estimated Current Market Value of Property: \$ \$110,000

Please indicate source of estimate: MURRY WIFFERD REAL ESTATE AGENT

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 ST. THOMAS this 29th day of FEB, 2016

Signature of Owner/s [Signature]

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 ___ 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? (EXISTING) 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 ___



& Clothing

Shoes

donald mugford
Since 1965

O WORKS

card and company

MUGFORD SHOES -----431 TALBOT STREET

Cost Breakdown for Scope of work on new fascade

Build new window sill faced with brick to match existing column

new beam to create new storefront -----\$8,500.

New sign band backing of (Maibec) cladding ----- 4,000.

New glass front and aluminim mullions as per attached ----- 15,000.

Recap existing windows -----5,800.

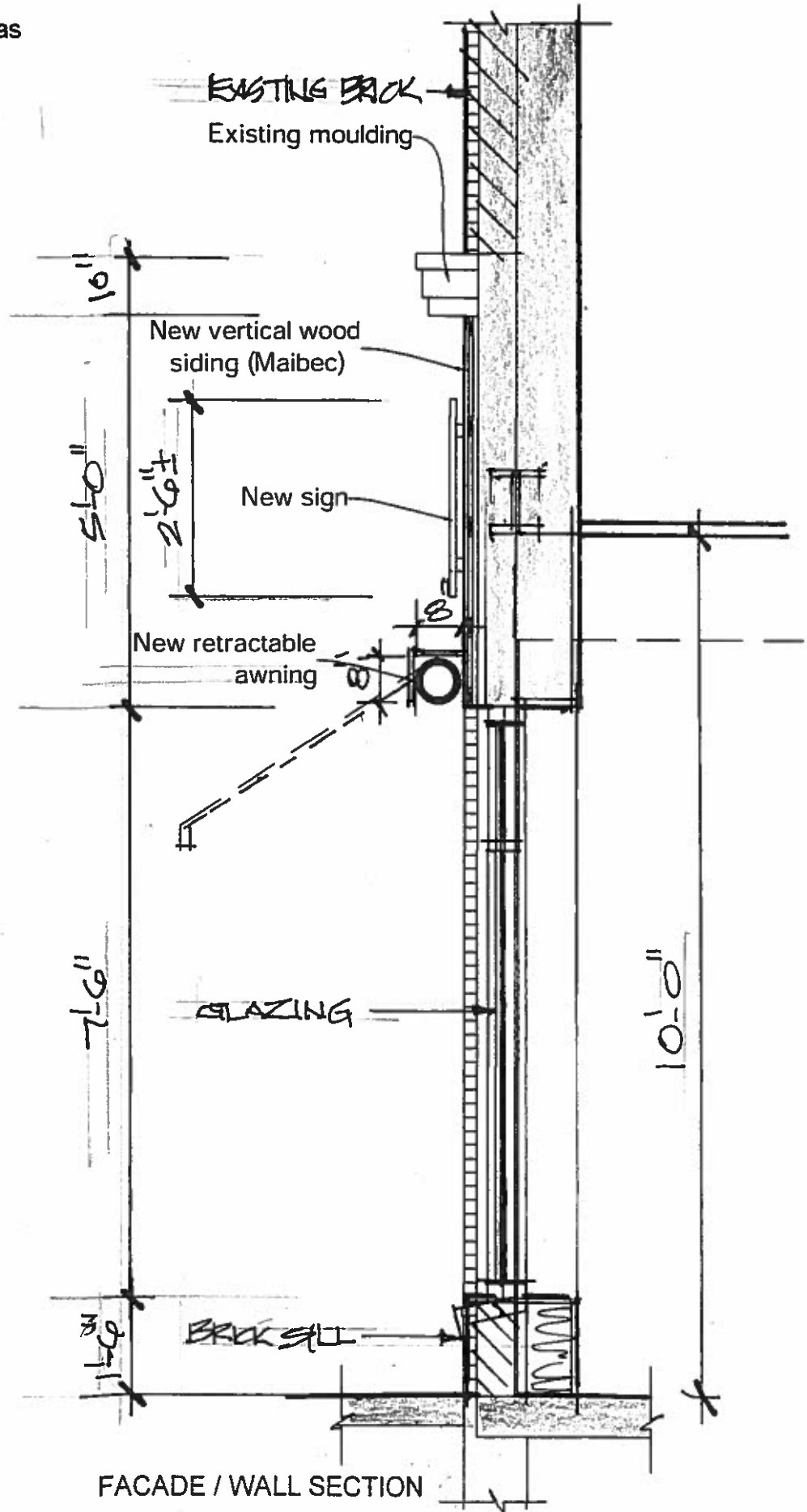
Repair top of fascade with new capping and replace all siding ----- 3,000.

New signage and applied Logo ----- 6,000.

New canvas awning to establish the vintage theme ----- 4,000.

Total Construvtion Budget ----- \$46,300.

MUGFORD'S STORE
429 Talbot st., St-Thomas





City of St. Thomas

PO BOX 520-545 TALBOT ST, ST THOMAS, ON, N5P 3V7
Phone: 519 631-1680 ext 4160 Fax: 519 631-2130

Permit #

Date Issued:

16052

08/03/2016

Date Picked-up:

MAR 09 2016

Building Permit

Municipal Address:

00429-TALBOT ST

Roll #:

010050123000000

Lot and Plan:

PLAN 37 PT LOT 6 PT LOT 7

Classification:

COMMERCIAL

Applicant:

MUGFORD PATTI ANN

Address: 353 WELLINGTON ST

ST THOMAS ON N5R 2T4

Phone: (000) 000-0000 Ext. 0000

Cell: (000) 000-0000

Fax: (000) 000-0000

Contractor:

Address:

Owner/Authorized Agent:

Address:

Phone: () - ext.
Cell: (000) 000-0000
Fax: (000) 000-0000

MUGFORD PATTI ANN

Phone: () - ext.

Cell: (000) 000-0000

Fax: (000) 000-0000

C/O MUGFORD SHOES

429 TALBOT ST

Type of Permit: Renovations

Mandatory Inspections:

****Call 519-631-9587 to arrange for inspections at the stages listed below**

****Please allow 48 hours notice for inspections**

For sanitary/storm sewer and water service inspection call Works Dept. at 519-631-0368 ext. 4006

Mandatory Inspections :

- Structural Framing
- HVAC rough in
- Insulation, vapour and air
- Occupancy
- Final Inspection
-
-
-
-
-
-
-

Permit Description :

TO CONSTRUCT EXPANSION OF EXISTING COMMERCIAL STORE

Comments:

EXTENSION OF EXISTING MERCANTILE, PLEASE SEE PERMIT LETTER AND ALL NOTES PROVIDED ON THE DRAWINGS.

Please note: electrical installations or modifications require an inspection by ESA at 1-877-372-7233

It is the Owners' responsibility to ensure that the structure does not breach any covenant on title or encroach on any easement or right-of-way. Pursuant to Section 28(2) of The Municipal Freedom of Information and Protection of Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of Section 7.1(b) of the Building Code Act, S.O. 1992.

Fees:

BUILDING PERMIT

\$543.00

Total Fees:

\$543.00

Owner/Agent Signature

Date

Building Area:

0m²

Tarion Number:

C. Peck, Chief Building Official

Date

Please post permit on site as per Division C - Part 1, 1.3.2.1