

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

**ROOM 309
CITY HALL**

March 18, 2016

The meeting convened at 9:00 a.m.

ATTENDANCE

Members

Councilor Linda Stevenson
Councilor Joan Rymal
Beth Burns, Chair, DDB

Officials

Wendell Graves, City Manager
Matt Smale, Corporate Administrative Clerk

Guests

Vernon Martin, Vector Holdings Limited

Regrets

Russell Schnurr, Heritage Committee
Tino Clark, Heritage Committee

Minutes

Moved by: Councillor Rymal – Stevenson:

THAT: The minutes of the meeting on January 25, 2016 be confirmed.

Carried.

Disclosures of Interest

Nil

Project Applications

633 Talbot Street - Vector Holdings

Mr. Vernon Martin was in attendance to provide an update on his proposed project at 633 Talbot Street.

Mr. Martin advised that the existing slate roof had been assessed by an expert. Due to the condition and age of the roof, it would be infeasible to repair it. He proposed to replace the roof with a coated metal material to mimic the effect of the current design.

The members requested that the metal roof be engineered to mimic the current square and fish scale band patterns.

Mr. Martin proposed to sand and paint in place the existing upper level window gables.

The members discussed the proposed color schemes.

Mr. Martin advised that after review he was no longer proposing a red front on Talbot Street. He would be contacting a heritage colour consultant to assist in picking an appropriate colour.

Mr. Martin proposed to install fixed glass windows on the second storey facade Talbot Street. He further proposed to reinstall windows and remove a restaurant ventilation pipe on the John Street façade.

Mr. Martin inquired about the condition of sidewalks on John Street adjacent to his building.

The City Manager advised that Mr. Martin should speak with Engineering staff to determine any future works planned or required for sidewalks.

Mr. Martin advised that it was his intention to seal the roof immediately to avoid further water penetration. Upper level sanding work would begin shortly thereafter.

Moved by Councillor Rymal – Stevenson:

THAT: The CIP Evaluation Committee approve the project at 633 Talbot Street in principle subject to confirmation of the roof system and colour palette to be used.

Carried.

136 Centre Street – Apex Technical Group

The City Manager advised that an inquiry had been received regarding 136 Centre Street. The applicants had proposed to clad the outside of the building with vinyl siding.

The City Manager had advised the applicant that vinyl siding would not be permitted under the CIP program.

Given this information, no application has been made to the program at this time.

353 Talbot Street

The City Manager advised that one of the owners at 353 Talbot Street had proceeded with stucco work on the building facade.

The members had previously requested that the applicants repair and restore brick rather than the proposed stucco exterior. As a result of this development the Committee declined this application.

Promotion of Program

The Chair inquired about the status of promotional materials for the program.

The City Manager advised that his staff were in the process of upgrading application and information documents. Costs were also being gathered for advertising sandwich boards.

The members discussed an event to recognize building owners who had successfully completed projects under the program. A morning Coffee/breakfast event was one idea considered.

The City Manager proposed that an event be planned during “Doors Open” in 2016. In future years “Heritage Week” may also be a good time to host such an event.

Security of CIP Funds – CIP Agreements with Property Owners

The City Manager advised that legal proceedings had taken place regarding the registration of CIP loans being registered on title. At issue was whether outstanding CIP loans could be treated with the same effect as property taxes.

The members inquired as to the order of magnitude of outstanding loans and what effect this could have on future agreements.

The City Manager advised that the project in question had been eligible for approximately \$60,000 in loans. The effect of the proceedings would be precedent setting for programs Province wide.

The City Manager noted that project milestones were now being included for the release of funding portions.

New Business

A.N. Trad’s Furniture – Update

The Chair inquired as to the status of the application for the A.N. Trad’s Furniture building.

The City Manager advised that Mr. Trad was still proceeding with his project as planned.

Unfinished Business

Kettle Creek Properties – Ross at Centre

The City Manager advised that this project remains on track. The applicants had previously agreed to submit final design drawings to the Committee.

Next Meeting

To be determined.

Adjournment

The meeting adjourned at 9:45 a.m