

THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

January 20, 2017 8:30 P.M. CITY HALL ROOM 204

1. Confirmation of Minutes : November 17, 2016

2. Disclosure of Interest

3. Project Applications
 - a) 561 Talbot Street - 12247171 Ont. Limited

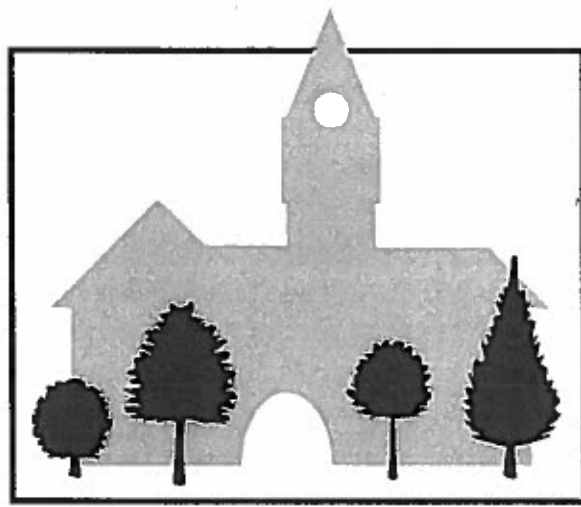
4. Updates
 - a) Update – 763 – 767 Talbot : Steve Jackson
 - b) Season's Retirement Community
 - c) Home Show
 - d) Project Completion Dates (policy)
 - e) Meeting schedule / times

5. Adjournment

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APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



CITY
JAN 09 2017
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 INCENTIVES PROGRAM
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 fill out online or print in ink
- 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:	2247171 Ontario Inc. The Art Property Group				
If Corporation, Signing Officer to contact:	Jan Mulder				
Mailing Address:	296434 Line 29				
City:	Lakeside	Province:	Ontario	Postal Code:	NOM 2G0
Telephone:	519-860-9702	Facsimile:		Email:	j.mulder@u-caninc.com

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:	MATT MCLENNAN				
Mailing Address:	185 Lake Margaret Trail				
City:	St. Thomas	Province:	Ontario	Postal Code:	N5R 0B7
Telephone:	519-860-2252	Facsimile:		Email:	matto@u-caninc.com

1.1.3 SUBJECT PROPERTY

Civic Address:	561 TALBOT ST., ST. THOMAS ONT
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Legal Description (Lot and Plan No., Assessment Roll No.):
plan 182, Lot 12-13, 01008014/00

Brief Description of Current Use:
Street level is all rented commercial, Second level is Rail city Combat Academy.

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 subject property? Yes No

Please describe including total amounts of grants:
Facade Improvement

Estimated Current Market Value of Property: \$ 510,000

Please indicate source of estimate: Recent purchase

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 owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize MATT MCLENNAN 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 Lakeside this 16 day of December

Signature of Owner/s [Signature]
[Signature]
2247171 Outline

Signature of Witness [Signature]

(Print Name), _____ a duly authorized Commissioner of Oaths

1.3 APPLICANT 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 Lakeside this 16th day of December

Signature of Owner/s [Signature]

[Signature]
2247171 Ont Inc

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.

FEB First Monday Counselor sign off

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

[Empty rectangular box for project description]

If additional space is required, please attach the additional information on a separate sheet.

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) *Note: improvements must follow urban design guidelines as established by the Urban Design Study.*



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 until Jan 1, 2016
 Underutilized

If other, please explain:

Low rent for size of space

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

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? 7

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

Veniy 11/11/16 Yam session

FINANCIAL INCENTIVE PROGRAMS

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

9. Is your property located in one of the CIP Areas?

Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project:

\$ ~~1,000,000~~ 375,000

11. Estimated Total Construction Cost for Façade Improvement:

\$

12. Estimated Total Design and Other Professional Costs:

\$ 25,000

(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?

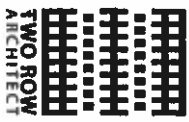
Yes No

The Ark Property Group “ Engineer Building Loft Renovation “

I would like to start by thanking you for taking the time to look at our first luxury build that we are all very excited to watch unfold. For several years the second floor of the Engineer building has been under-utilized and under appreciated, we hope to change that. The plan starts on removing existing interior walls etc to start with a blank canvas. We have hired Two Row Architects to draw up the plans for the proposed 7 luxury units. There will be 4 one bedroom units and 3 two bedroom units ranging in size from 500 square feet to 1000 square feet. We will be keeping the original 12 foot ceiling height to help with the loft vibe we are looking for. To fully utilize the tall ceilings, we are going to add a loft space above the mechanical room and walk in closet of each one bedroom unit. This can be used for additional storage or a sleeping loft for visitors. Each unit will have there own HVAC with there own controls and spiral duct to provide heating and cooling to the space. We will be adding large windows in the rear of the building for each of the four units, hoping to do 5 feet wide by 7 feet tall. There will be a raised floor in the middle third of the building that will house the plumbing, gas, and electrical going to each of the units. We will have a step down in each of the units hallways, this will also add a nice dimension to each of the units. The partition walls of each bedroom will be kept 2 feet off the ceiling to allow light into the space. Depending on the condition of the original cement floors we may polish them or cover with engineered hardwood. Each unit will have a similar kitchen's with stainless steal appliances, high end laminate countertops and custom wood islands where space provides. The lighting will be provided by 4 inch LED pot lights and chandeliers in the larger 2 bedroom units. We plan on re-purposing the original pendant lights were possible throughout the build. Each unit will have in suite laundry as well as a full size tub/shower. We have added walk in closets in many of the bedrooms to help the space feel more like a condo. We are confident that the quality and size of these units will help fill a need in St Thomas for the working professional that is not interested in the maintenance of owning there own home. We currently have an accepted offer to purchase the “ Tm Hortons” building across the street so that our tenants will be able to utilize the large convenient parking lot. There will be controlled entry from the street level as well as a stair lift for anyone with a mobility issue. We will be refurbishing the current stairs and adding a large chandelier to the foyer to create an upscale inviting space. The colour palate will be fairly neutral throughout the building with some accents paying homage to the railway city, example (railroad spike coats hooks.) We plan on starting demo end of jan to early feb, and completing the project by June 2017. We would greatly appreciate any financial help to make sure the build is completed with quality and integrity for our future St. Thomas tenants.

Gratefully,

Matt McLennan
Operations Manager
The Ark Property Group



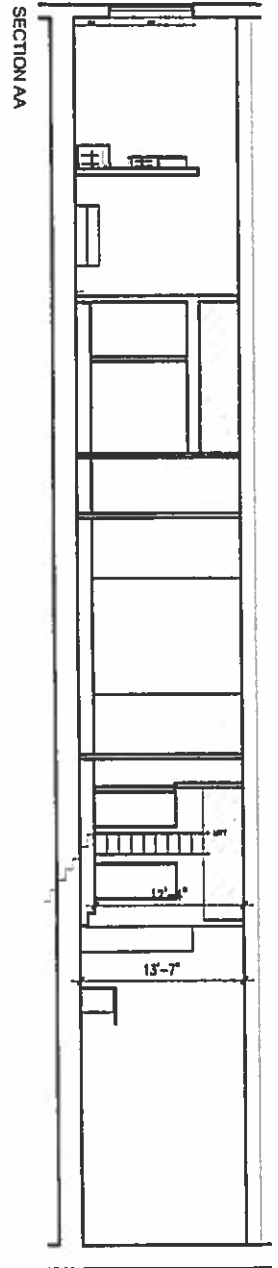
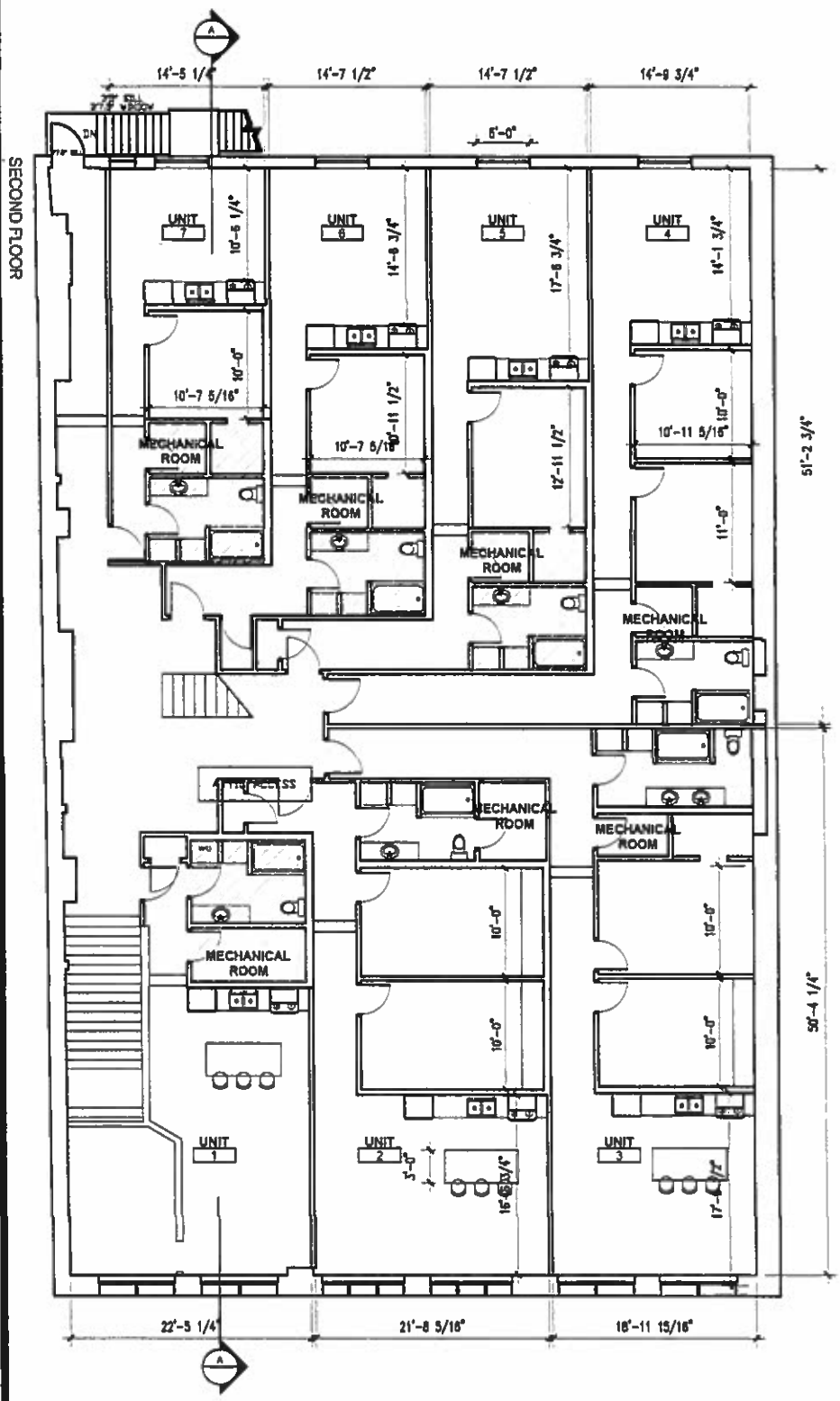
TWO ROW ARCHITECT
 1804 6th Line + Chiefswood Rd. Oshweken, ON, N0A 1M0
 I. 519.445.2137 www.tworow.com e. info@tworow.com

TALBOT LOFTS
 ST. THOMAS, ONTARIO
 561 Talbot St

drawing: SCHEMATIC PLANS
 SECOND FLOOR PLANS AND SECTION

scale: 1/8" = 1'-0"
 job number: 1668
 drawn by: MH
 reviewed by: MH

issued for: REVIEW
 plot date: 17 01 05
 drawing no: A1



LOFT AREAS

Graves, Wendell

From: Matt mclennan [matt@u-caninc.com]
Sent: January 11, 2017 3:25 PM
To: Graves, Wendell
Subject: Re: 561 Talbot

Here is the current budget for each item of the build,

Demo \$30000

Plumbing \$ 35000

Electrical \$ 30000

HVAC \$ 50000

Framing \$35000

Drywall \$30000

Paint/Trim /doors \$25000

Flooring \$30000

Cabinets for kitchen and bath \$40000

Appliances \$35000

Windows \$15000

Lobby/etc \$10000

Professional fees/ permits \$25000

Staging/decorating \$10000

Total \$400 000

Please let me know If this is enough of a breakdown for you.

Matt

On Jan 11, 2017, at 9:03 AM, Matt mclennan <matt@u-caninc.com> wrote:



SEASONS ST. THOMAS
ST. THOMAS, ON. DECEMBER, 21, 2016



PERSPECTIVE RENDERING-NORTHWEST



SEASONS ST. THOMAS
ST. THOMAS, ON. DECEMBER, 21, 2016



NORTH ELEVATION



SEASONS ST. THOMAS
ST. THOMAS, ON. DECEMBER, 21, 2016



NORTH ELEVATION