

To Members of Council,

We wish to address you, committee & members of council, in regards to the Biltmore Theatre and our application for the CIP program for September 2023. Through the CIP program we are seeking \$10,000 in retroactive funding as part of building and fire improvements. In June of 2023 the Biltmore upgraded and replaced its existing rooftop HVAC unit at a cost of \$64, 410.00 (Gross).

Due to constraints with suppliers' ability to get an appropriately sized unit and with an aged and non functioning HVAC unit producing no Air Conditioning, we were forced to proceed with the project ahead of the summer months and the September CIP Grant intake. We confirmed one of the 3 quotes received (all Durham Region based businesses and quotes are supplied in the CIP program application). This assured appropriate environmental controls for the summer months for events and patron health and comfort.

The aged and non functioning unit that was replaced was over 20 years old; the updated system has a much greater efficiency rating and monitors CO2 in the space for improved air circulation and air exchange.

To date, the Biltmore Theatre has accessed funding through the CIP program previously in September of 2020 being awarded \$24, 915.50 (distributed in March of 2022) for economic stimulus and facade improvements. Access to this funding has proved crucial to the businesses growth and facility improvements. As an arts and culture based organization, additional funding sources prove crucial to our business plans and on-going success.

Council does have a historic precedent of approving CIP grants retroactively in circumstances that have extenuating circumstances that required more immediate attention than possible when waiting for intake periods.

Jacob Hamayda, General Manager of Biltmore Theatre Corp, also speaking as a representative of 1334943 Ontario Ltd. who owns the building, will be present to address council and committees questions or concerns.

The Biltmore Theatre is a concert hall and event space in Downtown Oshawa highlighting Canadian musicians and local events and culture. The Biltmore Theatre sees just over 20,000 event guests and tourists each year. Biltmore Theatre Corp. is a tenant of 39 King St E, owned by 1334943 Ontario Ltd, both businesses are operated by Diana Cerovich.

A handwritten signature in black ink, appearing to read "Diana Cerovich", is written over a horizontal line.

Diana Cerovich - Sept 1, 2023

COO - Biltmore Theatre

Vice President - 1334943 Ontario Ltd.

Biltmore Theatre 39 King ST E, Oshawa ON. L1H 1B2



Urban Growth Centre Community Improvement Plan Application Information and Instructions

Pre-Application Consultation

Prior to the submission of this application, applicants are strongly encouraged to consult with Economic Development staff in the Development Services Department. Early consultation can result in the identification of matters that will significantly assist in the processing of the application.

If you have any questions about the application process or the grant programs, please contact Economic Development, City Hall, 2nd Floor, Rundle Tower, 50 Centre Street South, Oshawa, by telephone at 905-436-5617 or by email at business@oshawa.ca.

Submission Requirements

- Submit one (1) copy of a fully completed application to:

Director, Economic Development
Development Services Department
Corporation of the City of Oshawa
50 Centre Street South (2nd Floor)
Oshawa, Ontario L1H 3Z7

Or electronic submission delivered to business@oshawa.ca.

Note:

1. Completed Increased Assessment Grant applications are to be submitted and processed on a first come first served basis and require Council approval.
2. Applications for all other grant programs are accepted twice a year. The first application deadline is March 1st of every calendar year, and the second application deadline is September 1st of every calendar year. The availability of funding for the second application deadline is dependent on the number of approved grants during the first round of submissions, and the availability of funding at that time. Upon approval of your grant application, you will be provided a committal letter advising of your eligibility for the grant programs subject to any terms and conditions contained in the committal letter.
3. Attach at least **two** written estimates from qualified independent contractors along with any documentation (plans, elevations) detailing the nature of the design and materials of the proposed improvements to this application. Prices quoted in these estimates should correspond with the information provided in Section 3 c) of the application. Please note that one of the two estimates must be from a local (Durham based) contractor.
4. If you are applying for an Economic Stimulus Grant, property owners must provide to the satisfaction of the City, a signed minimum 12 month lease with an eligible company with an option for a total 36 month lease term. Attach the signed lease to this application.



Urban Growth Centre Community Improvement Plan Application

Please indicate which of the following grant programs you are applying for. You may be eligible for more than one program.

- Increased Assessment Grant Program
 Façade and Accessibility Improvement Grant Program
 Conversion to Residential Grant Program
 Upgrade to Building and Fire Codes Grant Program
 Economic Stimulus Grant Program

| |
|-------------------|
| Office Use |
| File Number: |
| Checked by: |

1. Registered Owner/Agent

| Name | Mailing Address | Contact Information |
|--|--|---------------------------------|
| Registered Owner* 1334943 Ontario Ltd | 366 Cedarvalley Blvd Oshawa ON L1G 3W3 | Telephone 9054347027 |
| | | Fax |
| | | Email diana@biltmoretheatre.com |
| Agent Diana Cerovich | 39 King St E Oshawa ON L1H 1B2 | Telephone 9054383939 |
| | | Fax |
| | | Email diana@biltmoretheatre.com |

* If more than one Registered Owner, please attach a sheet of paper with the required information. If numbered company, give name and address of principal Registered Owner.

2. Property Information

| Location and Description | | | |
|--|---------------------------------------|-----------------------|-----------------------|
| Municipal Address(es) (Street Number and Name of Street) 39 King St E ,Oshawa ON, L1H 1B2 | | | |
| Lot(s) Pt LT C6 Sheet 19 PT Lot c6, c7 | Concession(s) DT282637, TW D282637 | | Former Twp. Oshawa |
| Registered Plan Number | Lot(s)/Block(s) | Reference Plan Number | Part Number(s) |
| Plan 335 Sheet 19 PT | C6, C7 | | |

| | |
|---|--|
| Existing use: | Public Hall |
| Current Oshawa Official Plan designation: | |
| Current Zoning: | CBD-A/T25 Commercial 415- Cinema/Movie House |

3. Project Description

(a) Please describe the project below, including the proposed use of the unit(s) or building(s) and all anticipated improvements to the unit(s), building(s) and/or property:

The purpose of this project is to replace the existing HVAC rooftop unit due to its current deteriorated functionality and performance. The unit is over 20 years old and has gone through many maintenance and repair cycles. Service technicians have recommended replacement for 3+ Years.

(b) Is the unit(s) or building(s) currently vacant?

Yes

No

If yes, how long has the unit(s) or building(s) been vacant for? n/a

(c) Please outline the anticipated construction costs:

\$53,000-67,000 - HVAC Unit, Install and removal of old unit.

Project was completed for \$64,410.00 GROSS

(d) **Construction Schedule:**

Approximate date of Construction commencement:

Project was a single day install with additional prep days on and offsite

Approximate date of Construction completion:

Project was completed June 21st 2023

Attach at least **two** written estimates from qualified independent contractors along with any documentation (plans, elevations) detailing the nature of the design and materials of the proposed improvements to this application. Prices quoted in these estimates should correspond with the information provided in Section 3 c) above. Please note that one of the two estimates must be from a local (Durham based) contractor.

4. Program Specific Submission Requirements

Please complete the Sections below relevant to the Programs to which this Application applies. All applications (excluding applications for an Increased Assessment Grant) will be evaluated and scored based on the criteria outlined in Tables 1, 2, 3 and 4 (see the Urban Growth Centre Community Improvement Plan). The highest scoring applications will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant programs. However, the final decision as to which applications to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team.

5. Increased Assessment Grant Program

(a) Estimate of increase in assessed value:

Current assessed value: _____

Estimated post development assessed value: _____

Estimated post development captured assessed value (post minus current) _____

(b) Status of Taxes on the lands that are the subject of this Application:

Have all applicable taxes been paid on the lands that are the subject of this application?

Yes

No

6. Façade and Accessibility Improvement Grant Program

(a) Please describe the façade and/or accessibility improvements below:

n/a

(b) Please describe any safety and security features:

(c) Please describe the materials to be used for any façade improvements (e.g. stone, brick, granite, stucco, etc.):

7. Conversion to Residential Grant Program

(a) Please describe the conversion improvements below (including the location of the units in the building e.g. upper-storey or ground floor in the rear of the building):

n/a

(b) Please describe any safety and security features:

n/a

(c) What is the current use of the unit(s) being converted?

(d) How many new dwelling units are being created? _____

8. Upgrade to Building and Fire Codes Grant Program

(a) Please describe the upgrade to building and fire code improvements below:

The project will see the replacement of the HVAC unit to assure the building will have proper air exchange, heating and cooling. Protecting the buildings integrity and the patron experience.

(b) Please describe any safety and security features:

The new HVAC system will include a CO2 sensor to monitor levels of air exchange required based on premises occupancy. This acts in two fold for appropriate air exchange and energy efficiencies.

(c) How many residential and/or commercial units are being upgraded? 0

9. Economic Stimulus Grant Program

(a) Please describe the leasehold improvements below:

(b) Please describe any safety and security features:

(c) Please indicate what the unit(s) will be used for (e.g. innovation or science establishment, professional services, restaurant, café, personal services, etc.). Be as specific as possible:

Property owners must provide to the satisfaction of the City, a signed minimum 12 month lease with an eligible company with an option for a total 36 month lease term. Attach the signed lease to this application.

10. Other Information

How did you hear about the City of Oshawa's Urban Growth Centre Community Improvement Plan Programs? (Check all that apply)

- City Website
- City Staff
- Social Media (Facebook, Twitter, etc.)
- Word of Mouth
- Other (please specify) _____

11. Covenant

I/We hereby apply for a commitment under this Plan and agree to abide by the terms and conditions of the grant program(s).

Without limiting any of the foregoing, I/we understand that the committal may be reduced or cancelled if the work is not completed, not completed as approved, or if the contractors are not paid.

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, the undersigned, agree that the completed improvements are subject to inspection by City Officials and will be carried out in accordance with the requirements of the grant programs, the Building Code, Fire Code and other applicable City of Oshawa by-laws.

Sept 1 2023 _____
Date




Signature of Registered Owner or Authorized Signing Officer of the Corporation

COO - Chief Operating Officer

Title

I/We have the authority to bind the company

Sept 1 2023 _____
Date



Witness

Jacobi Hammonds

12. Authorizations

If this application is to be signed by an agent or solicitor on behalf of an owner, please complete this section. If the property is in joint ownership, each individual signature is required. If the applicant is a corporation, the application shall be signed by an officer of the corporation and the corporation's seal shall be affixed.

I, _____ (the Owner/Grantor) hereby authorize _____
(solicitor/agent) to act on my behalf in regard to the above application.

Dated at the _____ of _____ in the _____

of _____ this _____ day of _____ in the year of _____.

Signature of Grantor(s)

Name (please print)

W-HC Inc.

106 Byron Street South
Whitby, Ontario L1N 4P4
905-622-5435
office@w-hc.ca

**RECIPIENT:****Biltmore Theatre Corp**

39 King Street East
Oshawa, Ontario L1H 1B2

Invoice #10033

Issued Jun 23, 2023

Due Jun 23, 2023

Total \$64,410.00

Account Balance \$0.00

For Services Rendered

| PRODUCT / SERVICE | DESCRIPTION | QTY. | UNIT PRICE | TOTAL |
|-------------------------|---|------|-------------|-------------|
| Work Description- Quote | <p>Remove Mod# 48TJD028---181AA Install Mod# ZF300N40P5B1AAA1A2 Serial #SN2B3408010</p> <p>The Price below is crane lifting from the daycare parking lot.</p> <ul style="list-style-type: none"> - Decommission old rooftop unit, disconnecting all gas and electrical and prepare for lift. - Install one new rooftop HVAC unit (25 Ton) R-410A refrigerant, Two stage cooling, 9.8 EER. 400 MBH input aluminized steel, two stage gas heat 575-3-60, intellispeed control of the VFD based on stages of cooling. Provides single zone VAV fan operation, Dry bulb low leak economizer fault detection & diagnostic. 10 hp standard static belt drive blower, 2" throwaway filters, Smart equipment controller including discharge air, return air and outdoor air temperature sensors. Standard condenser coil, standard evaporator coil, single wall construction, standard access doors, galvanized drain pan. - Unit will also be equipped with additional CO2 monitoring and sensor installed in the main return air ductwork. - This price includes all electrical hookups, ductwork connections, crane lift and gas piping modifications. - Start up of the unit and commission confirming normal operations. <p>Note: This price does not include</p> <ul style="list-style-type: none"> - Any roofing modifications - Any structure work to the building - Any catwalk if required around the unit. | 1 | \$57,000.00 | \$57,000.00 |

W-HC Inc.

106 Byron Street South
 Whitby, Ontario L1N 4P4
 905-622-5435
 office@w-hc.ca



Thank you for your business. Please contact us with any questions regarding this invoice.

Parts are subject to manufacturers warranty extended to W-HC Inc.

TSSA#000229172

W-HC Inc. 827132432RT0001

| | |
|------------------------|--------------------|
| Subtotal | \$57,000.00 |
| HST (13.0%) | \$7,410.00 |
| Total | \$64,410.00 |
| Deposit collected | – \$35,000.00 |
| Paid | – \$29,410.00 |
| Invoice balance | \$0.00 |
| Account balance | \$0.00 |

PAID



343 Bloor St. W. Unit #1, Oshawa, ON L1J 5Y5
 Tel: 905-447-6913 / Web: www.puremechanical.ca

May 1, 2023
 Quote #5721R

Biltmore Theatre
 39 King St E,
 Oshawa, ON
 diana@biltmoretheatre.com

Attn: Diana

RE: RTU Replacement

Quote based on: Existing RTU information from site.
 Addendums: N/A

RTU Replacement (Trane) Hosting from Albert Street

- Disconnect existing RTU 25 ton with power exhaust.
- Hoist to take place off Albert St, all road work permits included.
- Hoist curb adapter onto roof and install.
- Crane new 25-ton roof top unit onto roof.
- Stat to remain.
- Re-work existing gas, electrical and control wiring to suit new unit.
- Start up of Unit.

Total Price (HST Excluded): \$ 63,196.00 + HST.

RTU Replacement (Trane) Hosting from Daycare parking lot

- Disconnect existing RTU 25 ton with power exhaust.
- Hoist to take place from daycare parking lot. Lift to take place early in the morning.
- Hoist curb adapter onto roof and install.
- Crane new 25-ton roof top unit onto roof.
- Stat to Remain
- Re-work existing gas, electrical and control wiring to suit new unit.
- Start up of Unit.

Total Price (HST Excluded): \$ 57,000.00 + HST



QUOTE

May 10, 2023

Diana Cerovich

Project: Biltmore Theatre RTU Replacement

Thank you for giving RACE Mechanical Systems the opportunity to provide you with a quote for the above location.

Supply, install and start up one 25 ton Carrier RTU with gas heat, 2 stage cooling, economizer, and barometric relief damper

Supply and install curb adapter to transition to new unit

Remove, reclaim and dispose of existing unit

Supply and install new disconnect, mount existing electrical line to wall

Provide one year warranty on work performed

Our price: \$53,430.00 + HST

Note: Quote is based on lifting from daycare parking lot, if this is not possible, please carry an additional cash allowance of \$4,700 to \$6,000 for larger crane and street closer

Note- Quote is valid for 30 days

Note-Current unit availability is July or August but can change at anytime

Note-Unit can be ordered once PO and 65% deposit is received. Balance due 30 days after installation

Please feel free to contact me at (905) 260-5544 should you have any questions or concerns.

Sincerely,

Drew Hansen
Construction Manager

W-HC Inc.

106 Byron Street South
 Whitby, Ontario L1N 4P4
 905-622-5435
 office@w-hc.ca



RECIPIENT:

Biltmore Theatre Corp

39 King Street East
 Oshawa, Ontario L1H 1B2

| | |
|-----------------------|--------------------|
| Estimate #1986 | |
| Sent on | May 08, 2023 |
| Total | \$73,065.80 |

| PRODUCT / SERVICE | DESCRIPTION | QTY. | UNIT PRICE | TOTAL |
|-------------------|-------------|------|------------|-------|
|-------------------|-------------|------|------------|-------|

| | | | | |
|-------------------------|---|---|-------------|-------------|
| Work Description- Quote | Remove Mod# 48TJD028---181AA Install Mod# ZF300N40P5B1AAA1A2 - Decommission old rooftop unit, disconnecting all gas and electrical and prepare for lift. - Install one new rooftop HVAC unit (25 Ton) R-410A refrigerant, Two stage cooling, 9.8 EER. 400 MBH input aluminized steel, two stage gas heat 575-3-60, intellispeed control of the VFD based on stages of cooling. Provides single zone VAV fan operation, Dry bulb low leak economizer fault detection & diagnostic. 10 hp standard static belt drive blower, 2" throwaway filters, Smart equipment controller including discharge air, return air and outdoor air temperature sensors. Standard condenser coil, standard evaporator coil, single wall construction, standard access doors, galvanized drain pan. - Unit will also be equipped with additional C02 monitoring and sensor installed in the main return air ductwork. - This price includes all electrical hookups, ductwork connections, crane lift and gas piping modifications. - Start up of the unit and commission confirming normal operations. Note: This price does not include - Any roofing modifications - Any structure work to the building - Any catwalk if required around the unit. | 1 | \$64,660.00 | \$64,660.00 |
|-------------------------|---|---|-------------|-------------|

This quote is valid for the next 30 days, after which values may be subject to change.

| | |
|--------------------|--------------------|
| Subtotal | \$64,660.00 |
| HST (13.0%) | \$8,405.80 |
| Total | \$73,065.80 |

Signature: _____ Date: _____