



# Dalhousie Manor

BY: NOR-BUILT CONSTRUCTION  
CREATING THE FUTURE  
WITH A TASTE OF THE PAST

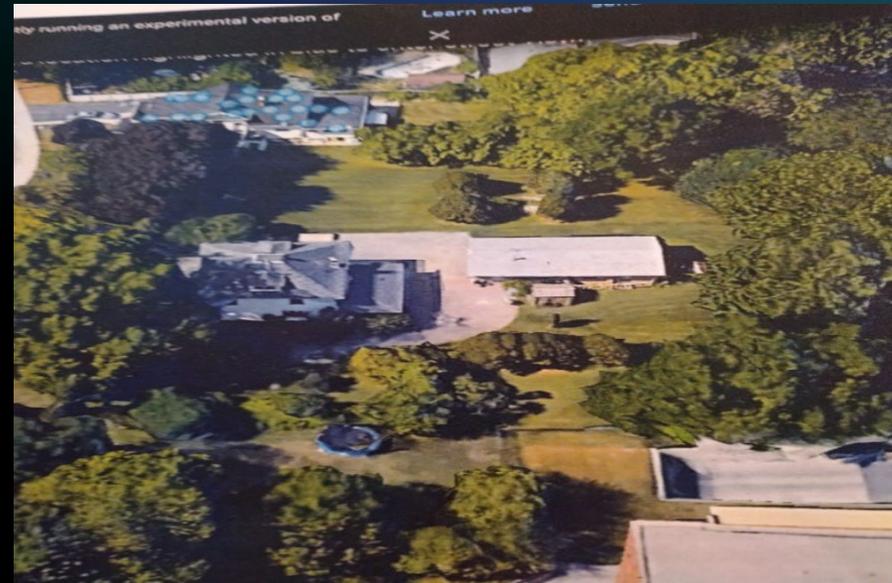
# Condominium Project Proposal

## “359 Dalhousie Street Amherstburg, Ontario”

### Present Property Status:

The status of the above property is that it is occupied by a single-family dwelling which was constructed in 1912 and appears to be constructed with a stone foundation with wood framing and vinyl siding. This porch is pressure treated wood not a real historical feature.

The current dwelling needs significant renovations, which if completed would render no additional real estate value to the surrounding homes and would not increase revenue for the Town of Amherstburg. In addition, there is no historical look or design to the present structure. The visual presence of the property currently is that it is obscured by trees. (See attach pictures)  
The present home has no eye appeal nor is it attractive to the passer-by.



(2)

### **Proposed Property Utilization**

Nor-Built Construction envisions and proposes a condominium complex, which will compliment the Historical Nature of the area by featuring a Historical Architectural Presence desired by the present downtown Historical Theme. The 12 condominium units would provide severely needed condominium homes for the Town of Amherstburg. The modest 4 storey structure will fit in nicely with the surrounding 3, 6 and 8 storey buildings but adding a much-needed touch for a Historical Theme.

We recognize that there are currently plans to provide additional rental units for Amherstburg underway. However, there are currently no plans to provide permanent residences for those seeking and demanding the Condominium Lifestyle which is rapidly spreading in popularity across the province of Ontario and our area.

The recent announcements for nearby Windsor, now including a Mega Battery Plant & the retooling of the current Chrysler Plant to electric car production as well all the necessary ancillary plants and suppliers, these projects will most certainly make Amherstburg a most desirable living location for those moving to Essex County, in order to fill the employment opportunities that are coming in the near future. We believe the demand will far exceed the availability of necessary homes currently available, putting even more demands on the condominium market.

### **Nor-Built Construction**

Nor-Built Construction and its owner Norbert Bolger, also have a long-standing association and a significant history of 34 years in providing Amherstburg residents with award winning homes built by a dedicated company that calls Amherstburg Home. Throughout those 34 years of dedicated service to Amherstburg residents, Nor-Built Construction has built over 500 plus homes to date enabling Amherstburg to continue to grow while providing a safe community for families to call home. Amherstburg is Home for Nor-Built Construction and we value the commitment of Amherstburg to the Heritage Values of the Community.

Nor-Built Construction further support the efforts of Council and the Heritage Committee's vision of the Heritage Mile concept that is why we adopted a more Historical Architecture Theme for this new endeavour in order to contribute to the Heritage Mile concept that the Town is seeking to achieve.

**Historical Property Evaluation**

In reviewing the Town of Amherstburg's own Historical Evaluation Form submitted in support of this property being declared a "Heritage Property" by the Town's Heritage Planner, it would appear from the following submission, that this property was found to be lacking or had insufficiencies in 6 of the 9 areas deem reviewable and as required for the Heritage Designation? Copy of Historical Evaluation follows:

Criteria (According to Regulation 9/06)	Yes	No
<b>Design/ Physical Value</b>		
Is the building a rare, unique, representative or early example of a style, type, expression, material or construction method?	X	
Does the building display a high degree of craftsmanship or artistic merit?		X
Does the property demonstrate a high degree of technical or scientific achievement?		X
The Wigle Residence is a well-preserved, representative example of American Foursquare-style residential architecture in Amherstburg		
<b>Historical/ Associative Value</b>		
Does the property have direct associations with a theme, event, belief, person or institution that is significant to a community?	X	
Does the property yield or have the potential to yield information that contributes to an understanding of the Amherstburg community or culture?		X
Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community?		X
The Wigle Residence has historical and associative value as the home of Colin Wigle (1851-1949), an important Amherstburg pioneer businessman. Wigle contributed to the development of the Town and its commercial and industrial advancement		

with the establishment of a flour mill - a town fixture from 1886-c. 1939 - as well as bringing electricity to the town with the first power plant, partnering in a popular dry goods store, and operating a successful hardware business in the town which lasted for decades. Wigle was also active in community affairs serving on Town council, deputy reeve, and more than 40 years on the Board of Trustees of Wesley United Church, where he led its construction.

**Contextual Value**

Is the property important in defining, maintaining or supporting the character of an area?	X	
Is the property physically, functionally, visually, or historically linked to its surroundings?		X
Is the property a landmark?		X

The property has contextual value because it is important in defining, maintaining and supporting the historic character and streetscape of the area. It is integral to contributing to the historic character of the streetscape which comprises contiguous and adjacent historic houses that date from 1886-1947. The property is situated between two early Twentieth Century houses (1910 & 1915) and across from an 1886 house. The property, like others on Dalhousie Street south of downtown contributes to the historic southern approach to the Town, which is defined by spacious suburban type-properties with significant landscaping and/ or setbacks. The portion of the streetscape containing the subject property is reminiscent of the small town environment and exudes that feeling.

Does the property demonstrate the potential to meet any (1) of the criteria?	X	
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Based on the above we would certainly seek to have the same consideration that was given to the Salmoni Building Project and allow us to address the Heritage Theme in our design and still acknowledge this land to be deemed a Heritage Site.

(5)

**Economic Benefits to the Town of Amherstburg**

**Initial Contribution during construction**

Building Permit	\$ 30,000.00
12 X \$10,508.00 development fees	\$126,096.00
54 Plus jobs putting \$86,400.00 per month X 6 months	<u>\$518,400.00</u>
	<b>\$674,496.00</b>

**Annual Contribution to Community**

12 X Yearly taxes based on Home Value (tax rate) \$8,000.00	\$ 96,000.00
*12 Households annual spending (\$) in community for life necessities (\$32,172.00)	<u>\$386,064.00</u>
(* based Ontario's Consumers Report- Average for a family of 4. as of Jan 31 <sup>st</sup> , 2022)	<b>\$482,064.00</b>

**The FIVE-YEAR over-all return to the Amherstburg Economy**

(Initial investment + Annual Taxes + Average spending for family of 4)

\$674,496.00   \$480,000.00   \$2,410,320.00   =   **\$3,564,816.00**

**\*Notes**

The family spending averages are as of April 2022, as our cost of living continues to

escalate at 40 year high, the financial impact for money spent in Amherstburg is indeed modest in this forecast.

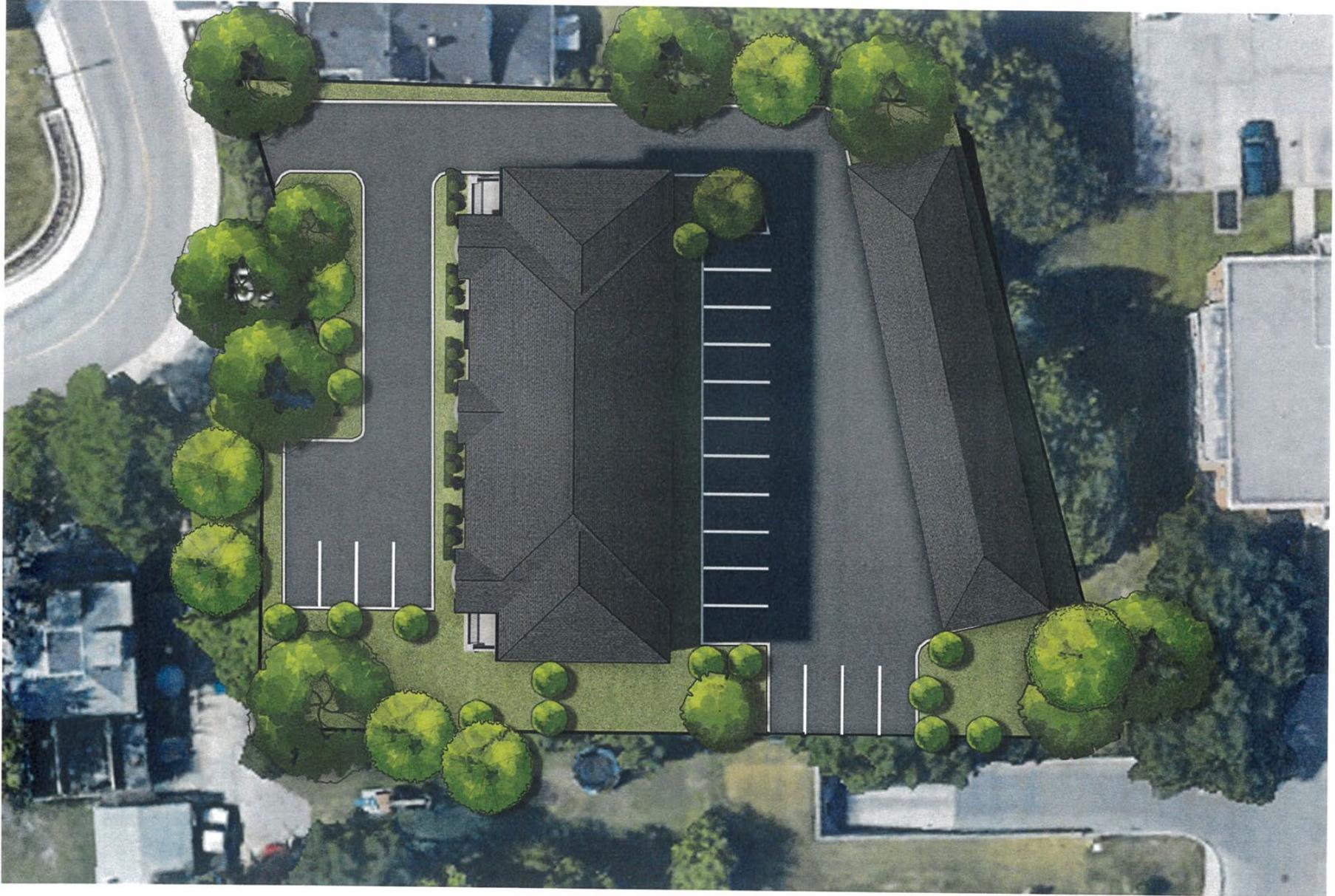
**252 Dalhousie      The site of the original Salmoni Building remains a heritage property although the building is a modern condo with a faux heritage facade.**



## Nor-Built Construction's Proposed - Heritage Sensitive Condominium Project



Remember this is a work in progress



## Closing Summation

Nor-Built Construction has called Amherstburg home for over 34 Years, and we are proud of our contributions to the Community of Amherstburg and the over 500 homes we have built for our Neighbours and Friends.

Our aim is to address the present critical need of housing focusing on the condominium lifestyle while preserving and demonstrating a Heritage Sensitive Design to further complement our community!

The monetary significance certainly can not be overlooked, with the potential revenue stream for Amherstburg of **\$482,064.00** per year and five-year potential of **\$3,564,816.00**

Thank you for your review and consideration of this Heritage Sensitive Proposal.

Norbert Bolger

President – Nor-Built Construction



## Nor-Built Construction's Proposed - Heritage Sensitive Condominium Project

