

The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Agenda

Wednesday, April 3, 2024

12:00 pm - 1:00 pm

Video Conference

Meetings may be viewed live on the City's Youtube channel
<https://www.youtube.com/user/SaultSteMarieOntario>

Pages

1. **Land Acknowledgement**

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.

2. **Adoption of Minutes**

4 - 6

Mover _____

Seconder _____

Resolved that Minutes of Municipal Heritage Committee meeting of March 6, 2024 be approved.

3. **Declaration of Pecuniary Interest**

4. **Adoption of Agenda**

Mover _____

Seconder _____

Resolved that the Agenda for Municipal Heritage Committee meeting for April 3, 2024 as presented be approved.

5. **Business Arising**

5.1 **Museum Bell**

- 6. **Sub-committee / Task Force Updates**
- 6.1 **Heritage Trees**
Meeting needs to be scheduled
- 6.2 **Heritage Booklet and Videos Sub-Committee**
Review options to schedule a meeting to begin working on the development of the booklet and videos
- 7. **New Business**
- 7.1 **Ermatinger Clergue National Historic Site** 7 - 13
Replacement of the roof on the Old Stone House

Mover _____
Seconder _____
Resolved that the Municipal Heritage Committee approve the replacement of the cedar shake roof with Western Red Cedar Shakes along with the addition of structural work inside the attic as outlined in the specifications be approved.
- 7.2 **Heritage Property Tax Rebate Program** 14 - 17
A Heritage Property Tax Rebate application was received for 54 Summit 'The Gables'.

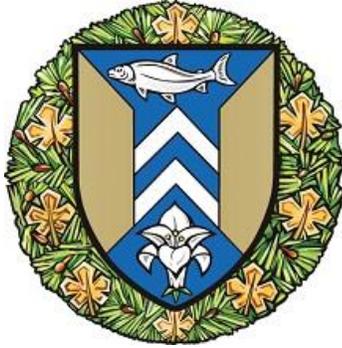
Mover _____
Seconder _____
Resolved that the Sault Ste. Marie Municipal Heritage Committee approve the request by Ian and Catherine Hugill, owners of 54 Summit Ave. 'The Gables' to be enrolled in the heritage property tax rebate program and that a report be prepared requesting approval by City Council.
- 7.3 **Dawson Block** 18 - 29
Information on future plans for the restoration of Dawson Block
- 7.4 **Heritage Award** 30 - 31
Application for the Heritage Award are due April 28th, 2024. The press release is attached regarding all City Award nominations for reference.
- 8. **Correspondence**
- 9. **Next Meeting**
Proposed change in date to May 8th, 2024 at noon.

10. **Adjournment**

Mover _____

Secunder _____

Resolved that this Committee now adjourn.



The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Minutes

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12:00 pm

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Present: Alex White, Sarah Walker, Nicole Curry, Madison Bifano, Jami van Haften,
Taimi Johnson, Lise Joyal
Absent: Joe Bumbacco, Kelly Marshall, Councillor A. Caputo, Stephanie Maragna
Officials: Virginia Mcleod

1. Land Acknowledgement

2. Welcome and Introductions

New members were welcomed to the committee.

3. Adoption of Minutes

Moved by: Sarah Walker

Seconded by: Alex White

Resolved that Minutes of Municipal Heritage Committee meeting of February 7, 2024 be approved.

Carried

4. Declaration of Pecuniary Interest

None noted.

5. Adoption of Agenda

Moved by: Jami van Haaften

Seconded by: Madison Bifano

Resolved that the Agenda for Municipal Heritage Committee meeting for March 6, 2024 as amended with the addition of agenda items 8.4 Solar Eclipse be approved.

Carried

6. Business Arising

6.1 Election of Chair and Vice Chair

Moved by: Alex White

Seconded by: Jami van Haaften

Resolved that the nominations are open for the position of Chair of the Municipal Heritage Committee for 2024.

Carried

Moved by: Sarah Walker

Seconded by: Jami van Haaften

Resolved that Nicole Curry was declared Chairperson of the Municipal Heritage Committee for 2024.

Carried

Moved by: Nicole Curry

Seconded by: Councillor A. Caputo

Resolved that nominations be open for the position of Vice-chair of the Municipal Heritage Committee for 2024.

Carried

Moved by: Nicole Curry

Seconded by: Sarah Walker

Resolved that Alex White was declared Vice-chairperson of the Municipal Heritage Committee for 2024.

Carried

6.2 Museum Bell

Alex White is working with Superior Heights program who will assist with the construction of the carriage house to protect the bell.

Moved by: Alex White

Seconded by: Lise Joyal

Resolved that the Municipal Heritage Committee approve the addition of a replica carriage house to protect the Museum Bell.

Carried

7. Sub-committee / Task Force Updates

7.1 Heritage Trees

8. New Business

8.1 Doors Open

Moved by: Taimi Johnson

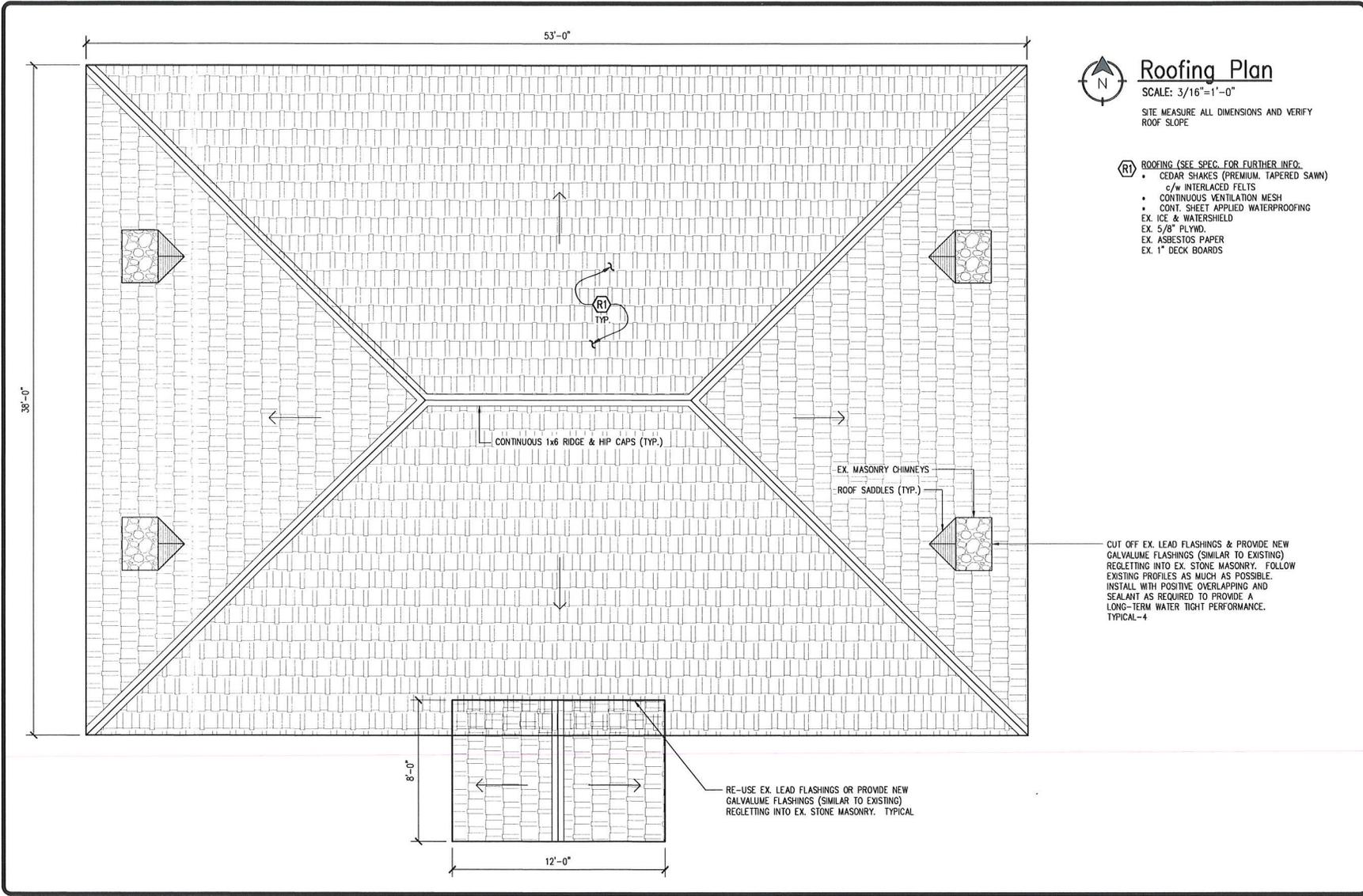
Seconded by: Madison Bifano

Resolved that the Municipal Heritage Committee create a subcommittee to assist in the development of a new heritage property booklet and development of video tours;

and further that Alex White, Nicole Curry, Taimi Johnson, Jami van Haften and Lise Joyal be appointed.

Carried

Meeting was adjourned due to lack of Quorum



Roofing Plan

SCALE: 3/16"=1'-0"
 SITE MEASURE ALL DIMENSIONS AND VERIFY ROOF SLOPE

- ROOFING (SEE SPEC. FOR FURTHER INFO.)**
- CEDAR SHAKES (PREMIUM, TAPERED SAWN) c/w INTERLACED FELTIS
 - CONTINUOUS VENTILATION MESH
 - CONT. SHEET APPLIED WATERPROOFING
 - EX. ICE & WATERSHIELD
 - EX. 5/8" PLYWD.
 - EX. ASBESTOS PAPER
 - EX. 1" DECK BOARDS

CUT OFF EX. LEAD FLASHINGS & PROVIDE NEW GALVALUME FLASHINGS (SIMILAR TO EXISTING) REGLETING INTO EX. STONE MASONRY. FOLLOW EXISTING PROFILES AS MUCH AS POSSIBLE. INSTALL WITH POSITIVE OVERLAPPING AND SEALANT AS REQUIRED TO PROVIDE A LONG-TERM WATER TIGHT PERFORMANCE. TYPICAL-4

SEAL

REV #	DESCRIPTION	DATE
0	FOR TENDER	2024-02-01

REVISIONS

CENLO ENGINEERING
Civil / Structural / Architectural

CLIENT/PROJECT:
 CITY OF SAULT STE. MARIE
 REPLACEMENT OF ROOF AT
 ERMATINGER CLERGUE
 800 BAY STREET, SSM ON

DRAWING TITLE:
 ROOFING PLAN

DRAWN:	MLC
CHECKED:	ADM
DATE :	2022-05-26
DATE ISSUED:	2022-05-26
PROJECT #:	22007

SHEET 1 OF 2

S1

SCALE: AS NOTED

GENERAL NOTES:

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE, ALL LOCAL CODES HAVING JURISDICTION AND OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ANY DISCREPANCIES SHALL BE GOVERNED BY THE MORE STRINGENT REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CONSULTANT REGARDING THE PROGRESS OF CONSTRUCTION PRIOR TO ANY CONCEALMENT OF THE STRUCTURAL ELEMENTS OR OBC REQUIREMENTS.

FIELD VERIFY AND MEASURE ANY EXISTING CONDITIONS.

TYPICAL STRUCTURAL DETAILS SHOWN ON THE DRAWINGS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN.

CONTRACTOR SHALL REVIEW SITE, AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT WILL AFFECT HIS WORK.

CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, DEMOLITION CERTIFICATES AND FEES AS REQUIRED TO COMPLETE THE SCOPE OF WORK.

DURING COURSE OF WORK, PROTECT SITE, BUILDING AND CONTENTS FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING GOOD ALL EXISTING SURFACES DAMAGED OR DISTURBED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT. ALL MATERIALS USED FOR REPAIR WORK SHALL BE COMPATIBLE WITH EXISTING MATERIALS.

THE TERM "MAKING GOOD" SHALL MEAN REPAIRING AND FINISHING EXISTING SURFACES TO MATCH EXISTING CONDITIONS. IT IS INTENDED THAT REPAIRED AND FINISHED SURFACES MATCH AND ALIGN WITH EXISTING ADJOINING SURFACE.

IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE CONSULTANT AND AT NO ADDITIONAL COST TO THE OWNER.

TIMBER FRAMING:

ALL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD 086 (LATEST VERSION) LIMIT STATES DESIGN OF TIMBER STRUCTURES AND THE APPLICABLE PROVINCIAL BUILDING CODE (LATEST EDITIONS).

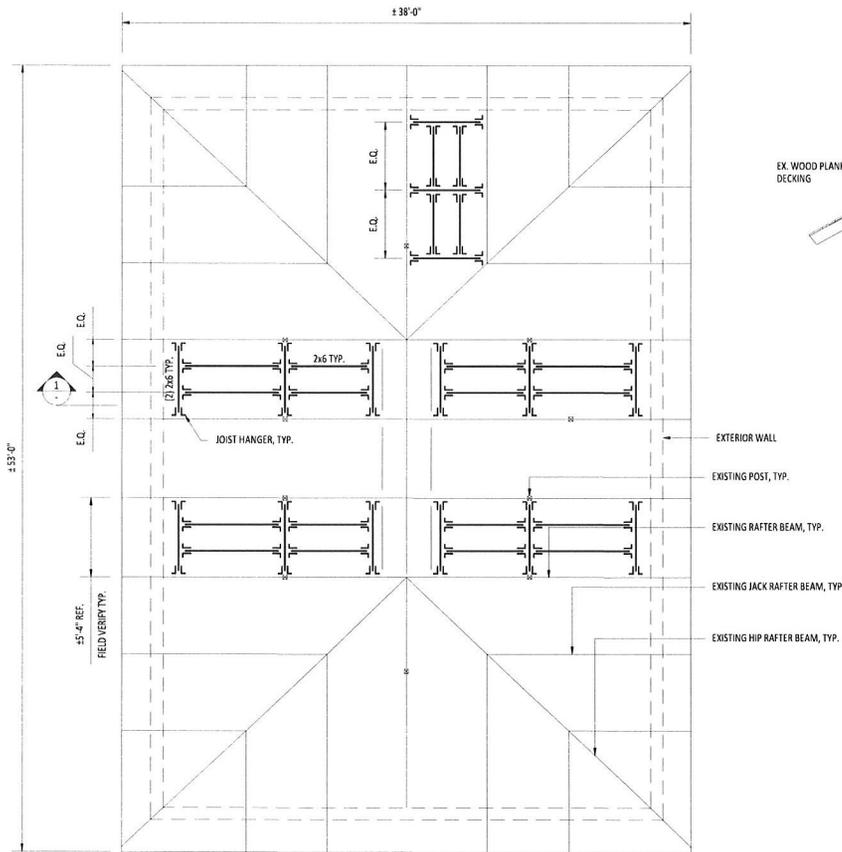
STRUCTURAL LUMBER TO BE GRADE MARKED TO CONFORM TO CSA STANDARD 0141.

ALL TIMBER USED FOR STRUCTURAL PURPOSES SHALL BE MINIMUM SPF #2 UNLESS OTHERWISE NOTED ON THE DRAWINGS. LUMBER TO BE STAMPED ACCORDING TO THE NLGA GRADING RULES AND SHALL BE KILN DRIED.

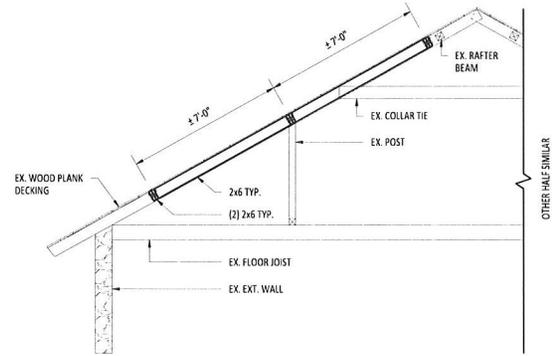
FASTENINGS: NAILS, BOLTS, STRAPS AND WELDED CONNECTIONS TO CONFORM TO CAN3 086. USE HOT DIPPED GALVANIZED FASTENERS FOR EXTERIOR WORK.

ALL DETAILS SHALL CONFORM TO PART 9 OF THE ONTARIO BUILDING CODE UNLESS SHOWN OTHERWISE ON THE DRAWINGS. APPLY THE MOST STRINGENT.

TIMBER TO TIMBER CONNECTIONS IN SAME PLAN SHALL BE MADE WITH JOIST HANGERS OR FRAMING ANCHORS MANUFACTURED BY 'SIMPSON STRONG-TIE' OR APPROVED EQUAL.



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



ROOF SECTION
SCALE: 1/8"=1'-0"

SEAL	

REVISIONS		
0	ISSUED FOR TENDER	2024/02/01
REV #	DESCRIPTION	DATE

CENLO ENGINEERING
Civil / Structural / Architectural

CLIENT/PROJECT:
CITY OF SAULT STE. MARIE
REPLACEMENT OF ROOF AT
ERMATINGER CLERGUE
800 BAY STREET, SSM ON

DRAWING TITLE:
ROOF FRAMING STRUCTURE
REINFORCING PLAN

DRAWN:	MJJ
CHECKED:	NG
DATE :	2022-05-06
DATE ISSUED:	2022-07-08
PROJECT #:	22007

SHEET 1 OF 1

S1

SCALE: AS NOTED

1.0 GENERAL

1.1 Work Included

- 1.1.1. Protect existing building and landscaping components
- 1.1.2. Remove and dispose of existing roofing system
- 1.1.3. Supply & Install roofing replacement system
- 1.1.4. Provide all supporting materials and equipment necessary for a complete project

1.2 Workmanship Standards

- 1.1.5. Installation shall meet the requirements of the Ontario Building Code
- 1.1.6. conform to the appropriate CSA, CGSB, ULC, and ASTM Standards for the materials used in the roofing system specified.
- 1.1.7. CSA O118.1, "Western Red Cedar Shakes and Shingles"
- 1.1.8. ASTM F1667, "Driven Fasteners: Nails, Spikes and Staples", or
- 1.1.9. CSA B111, "wire Nails, Spikes and Staples".

1.3 Submittals:

- 1.1.10. Provide the owner with one set of any required Material Safety Data Sheets (MSDS) prior to commencement of work, for review and posting on job site.
- 1.1.11. Submit material data sheets for the following items for approval; roofing shingles, waterproofing membrane, ventilation mesh, ridge caps and fasteners.

1.4 Product Delivery, Storage, and Handling:

- 1.1.12. Deliver and store materials in original bundles with manufacturer's labels and seals intact.
- 1.1.13. Store materials elevated from contact with ground and moisture and protected from weather.
- 1.1.14. Store roofing felt on end, one pallet high; do not store in a leaning position.
- 1.1.15. Avoid prolonged exposure of light and heat sensitive materials to sunlight.
- 1.1.16. Store combustible materials away from heat and open flame.

1.5 Guarantee:

- 1.5.1 Provide a workmanship warranty for a minimum of two (2) years

2.0 PRODUCTS

2.1 Cedar Shakes and Shingles:

- 2.1.1 Shall be Eastern White Cedar Shakes and Shingles, No.1, select quality free of defects with grading audited by a Standards Council of Canada accredited agency.
- 2.1.2 Taper-Sawn Cedar Shakes shall be 16" (400 mm) long,
- 2.1.3 Not less than 4" (100 mm) nor more than 14" (350 mm) wide and
- 2.1.4 have a nominal butt thickness of 3/8" (9 mm).
- 2.1.5 Warped, checked or waney edged boards not accepted.

2.2 Ridge Cap boards:

- 2.2.1 Ridge Cap Boards shall be Eastern White Cedar
- 2.2.2 All member to be continuous or to be scarf jointed for tight fit, with adhesive and mechanical fastening.
- 2.2.3 Provide sheet metal flashing below the ridge cap at any intersecting joints where water may penetrate.

2.3 Interlaced Felt:

- 2.3.1 CSA A123.3 (organic 30 lb. felt).

2.4 Underlayment:

- 2.4.1 Self-adhesive, rubberized asphalt sheet material, non-slip granulated surface

2.5 Cement:

- 2.5.1 Plastic cement to CGSB 37-GP-5Ma

2.6 Sheet Metal:

- 2.6.1 minimum 0.56 mm (26 ga) galvanized iron or 0.80 (.032") aluminum.
- 2.6.2 Step flashing, drip edge, valley

2.7 Nails:

- 2.7.1 14 gauge minimum hot-dipped galvanized steel corrosion-resistant roofing nails
- 2.7.2 length sufficient to penetrate 19 mm (3/4") into deck.
- 2.7.3 Head diameter of not less than 5/16" (5 mm) and a
- 2.7.4 shank thickness of not less than 0.8" (2 mm)

2.8 Wood Preservative:

- 2.8.1 LifeTime® Wood Treatment by LifeTime. A Non-Toxic Wood Stain exterior wood preservative treatment . LifeTime® enhances the natural color of wood to a warm silver gray. Product of Valhalla Wood Preservative.

2.9 Ventilation Mesh:

- 2.9.1 by Benjamin Obdyke (or equal) ¼" woven pvc fibres.

3.0 EXECUTION

3.1 General:

- 3.1.1 Install all items and accessories as per manufacturers instructions
- 3.1.2 Ensure roofing is watertight at all times.

3.2 Moch-up

- 3.2.1 Provide a 4'x4' mock-up of roofing replacement system complete with treatment applied for approval prior to removal of any existing components.

3.3 Treatment Preparation

- 3.3.1 Add the concentrated dry powder contents of a package to water at a ratio of 20 g to 1 Imp gallon or 100 grams to 5 Imp gallons of water, and stir thoroughly.

3.4 Treatment Application

- 3.4.1 Apply to bare, untreated or wood. Apply solution by dipping application. Completely immerse units within the treatment for a period of 5 minutes. Remove and let completely dry. Do not stack wet units.
- 3.4.2 Apply treatment to all cedar shingles prior to installation.

3.5 Shingle Exposure: 5" (127)

3.6 Spacing and Joints

- 3.6.1 Shakes shall be spaced 1/8" (3 mm) to 1/4" (6mm) apart and the joints in one course shall be staggerer from adjacent courses not less than 1.5" (40 mm).

3.7 Fastening

- 3.7.1 Shakes shall be fastened with nails located approximately 3/4" (20 mm) from the sides of the shakes and 1.5" (40 mm) above the exposure line.

3.8 Interlaced strips

- 3.8.1 Interlaced strips and waterproof membrane shall be lapped at least 150 mm at hips and ridges in a manner that will prevent water from reaching the roof sheathing.

3.9 Flashings

- 3.9.1 Install the new vertical upstand flashings at all adjoining walls, chimneys, curbs, and penetrations etc. that adjoin or penetrate the roof.

Heritage Property Tax Rebate Program Application

Note to Applicants:

The owner of an eligible heritage property must make application on the prescribed form during the month of February in the year following the year for which the owner is seeking to obtain the Heritage Tax Refund. **Applications not received during the month of February, whether earlier or later, will not be considered.**

For office use only

Application Received By: _____

Date: _____

1. Applicant

Name of Property Owner (Please print)

Ian and Catherine Huggill

Phone Number

██████████

Mailing Address (including postal code)

54 Summit Avenue
Sault Ste Marie, Ontario P6B 2S6

Email

██████████

2. Property for which the application is being made

Property Location Address

54 Summit Avenue, Sault Ste Marie

Roll # 5761 - 020 - 034 - 04700 - 0000

3. Under which part of the Ontario Heritage Act is the property designated?

Part IV Part V (District)

Please provide the following information:

Designation By-Law number 2023-189

Date of Approval November 20, 2023

4. Does your property have one of the following types of agreements in place?

Heritage Conservation Easement Agreement
 Preservation & Maintenance Agreement

Date of Agreement: September 20th, 2023

(Please attached a copy of the agreement, or indicate if a copy is already on file with the Recreation & Culture Division)

Documentation Previously Submitted
 Documentation Attached

Heritage Property Tax Rebate Program Application

5. Have you previously received a Heritage Property Tax Refund for this property?

Yes No

If yes, provide the year(s) for which a rebate was received

If yes, provide the amount(s) previously received

6. Tax year for which the refund is being requested 2023

7. Does the property currently have an assessment appeal registered on it/ has the property ever an assessment appeal registered on it?

Yes No

8. Is the property in good and habitable condition?

Yes No

If no, please give details

9. Is the property full insured? Please append a certificate of insurance with application.

Yes No

Attached.

If no, please give details

10. Do you have an outstanding mortgage on the property?

Yes No

If there is an outstanding mortgage on the property, please append a written letter from your lending institution stating that they are aware of your intent to have registered on title a Heritage Easement for the property in question and that they do not have any objections.

11. Please attached recent photographs (within 3 months) of all elevations of the heritage property.

Please label and date all photographs (i.e. "Property Name" "View North from Queen Street" "September 2018") *All photos provided with Designation Application show current condition.*

12. Please list any exterior maintenance planned within the following categories. Use extra pages as required.

i. What maintenance was performed in the past year?

Replacement of sprained glass in 2 interior windows

Replacement of two storm windows

Exterior painting basement window and garage man door

Heritage Property Tax Rebate Program Application

ii. Planned maintenance for present year:

Replacement of caulking in bathroom casement
Repaint under eave overhang west side
Replacement of two storm windows
Repaint garage face east side only

iii. Long-term planned maintenance (over the next 3 years)

Repair/replace upper dormer casements as needed
Repaint garage face as needed

iv. Interior (only as it relates to protecting the designated heritage features) if applicable:

Repaint interior walls Living Room

13. Is the property the subject of any City By-Law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?

Yes No

If yes, please provide details on the issue:

14. Please obtain any required authorization and check one of the following statements:

- I, the applicant, am the sole owners of the property for which this application is made.
- I, the applicant, am one of the owners of this property and have received express authorization from all other property owners to make this application and received the full heritage tax refund on their behalf.



DAWSON BLOCK

SINCE 1894

DAWSON BLOCK

RESTORATION

To whom it may concern,

I am pleased to present to you the business case for the restoration of the Dawson Block Building, a landmark project that promises to breathe new life into the downtown core of Sault Ste. Marie, Ontario. This document outlines a strategic plan for the redevelopment of 708 and 710 Queen Street East, aiming to revitalize the building's historical significance and maximize its economic potential.

The Dawson Block Building has stood as a testament to our community's heritage. Now, poised at the cusp of transformation, it offers us an unparalleled opportunity to merge the past with a future-oriented vision. The restoration project entails reinstating the original mansard roof to reconstruct the third floor, which has been absent for many years, and revitalizing the façade by unboarding and restoring the second-floor windows to their historic state.

With an estimated 5,000 square feet of high-end office space to be added, this project is not just a restoration; it is a strategic economic development initiative. The new third floor and the revamped windows will transform the building into a creative hub, enhancing its functionality and aesthetic appeal. This hub will be a home for agencies and firms that are at the forefront of innovation, providing a collaborative space that nurtures creativity and fosters economic growth.

The business case details the economic benefits that this development will bring to our downtown core, from increased property values and the attraction of new businesses to job creation and tourism. It sets out the anticipated costs and benefits, providing a thorough analysis that underscores the value of investing in our shared heritage.

As part of this strategic endeavor, we are reaching out to potential partners and stakeholders for support. We are seeking \$320,000 in funding, which equates to 25% of the estimated project cost, to leverage additional financial resources and ensure the project's success.

The following document is structured to give you a comprehensive overview of the project, including its objectives, expected economic impacts, funding structures, and the strategic importance to our community. We invite you to consider the information within and join us in turning this vision into a reality that will stand as a hallmark of economic and cultural revitalization in Sault Ste. Marie.

Thank you for your consideration,

KEVIN RUSNELL
President
REPIC INC.



ST
STREET

HARDWARE

BOB'S

EAST ST

HDWE

RYER YARD
SHRIMP PLS
25-697

40
NETTLES
1.95

10
15.95

10
19.95

RYER YARD
SHRIMP PLS
25-697

PAUL
WOLFFER
29.95

10

10

10

REPIC INC

REPIC Inc. stands at the forefront of downtown real estate revitalization, infusing new life into urban cores through strategic redevelopment and restorative projects. With a keen focus on enhancing the aesthetic, economic, and cultural landscapes of city centers, REPIC has established itself as a pivotal force in reimagining and reinvigorating underutilized spaces.

A prime example of REPIC's commitment to downtown revitalization can be witnessed at 250 Queen Street East in Sault Ste. Marie, Ontario. Here, the former Solo building, a once-dormant structure, has been masterfully transformed into the bustling Peace Restaurant. This redevelopment is not just a change of ownership or branding; it represents a deeper commitment to urban renewal and community development. The rejuvenation of the building into a culinary destination has not only increased foot traffic and commercial activity in the area but also preserved the historical integrity of the property.

REPIC's approach is holistic and community-centric, recognizing that the revitalization of a building is intrinsically linked to the revitalization of the surrounding area. By selecting strategic locations and focusing on adaptive reuse, REPIC ensures that each project serves as a catalyst for broader economic growth and social vibrancy.

At the core of REPIC's philosophy is the belief that real estate is not just about properties but about the people and communities they serve. This principle guides every project, with an emphasis on sustainability, innovation, and heritage preservation. REPIC's work reflects a dedication to not only restoring buildings but also to creating spaces that foster connection, creativity, and community pride.

In summary, REPIC Inc. is not merely a real estate company; it is a visionary architect of urban renewal, dedicated to transforming downtown landscapes into thriving hubs of life and activity, as vividly exemplified by the revitalization of the Peace Restaurant in downtown Sault Ste. Marie.



REPIC'S SHAREHOLDERS AND MANAGEMENT

Kevin Rusnell (President)

Kevin Rusnell is an entrepreneur with a vibrant portfolio that includes the co-ownership of Peace Restaurant and his role as CEO of DIG Inc.

PEACE RESTAURANT:

Peace Restaurant, co-owned by Jeff Elgie and Kevin Rusnell, is situated on Queen Street in Sault Ste. Marie, right across from the GFL Memorial Gardens. The establishment, which opened its doors in December 2021, has been thoroughly remodeled to provide a trendy and peaceful dining environment. It features Asian-inspired dishes, with a focus on shareable cuisines to encourage dialogue and connection among guests¹. Chef Mathew Goodall, who has a rich local history and extensive culinary experience, leads the innovative kitchen. The menu is diverse, including oysters, greens, Bao buns, and both cold and hot dishes, reflecting a commitment to variety and regular refreshment of offerings¹. Moreover, Peace Restaurant emphasizes local sourcing, obtaining Algoma-grown produce and Ontario craft beers, creating an authentic local experience¹. The restaurant also fosters a cultural atmosphere by showcasing local art, helping to create an inviting ambiance for diners². Plans are underway to extend service hours to include lunch, with an overall mission to foster connection through shared meals, as inspired by Anthony Bourdain.

DIG INC.:

As the CEO of DIG Inc., Kevin Rusnell leads a consulting and marketing company based in both Sault Ste. Marie, Ontario, and Toronto. DIG Inc. showcases a wealth of industry expertise, especially in credit unions, fintech, the energy sector, and travel and tourism. The team, boasting over 20 years of experience in marketing and business consulting, is focused not only on current industry trends but also on anticipating and preparing for future changes. The professionals at DIG consist of individuals with significant global brand experience, contributing to the strategic decisions of some well-known brands. Their approach is described as focused on success in an unbiased manner, ensuring that the brands they work with are guided towards their goals effectively.

While details about Kevin Rusnell's personal journey, educational background, and the inception of his business ventures are not readily available, his current endeavors with Peace Restaurant and DIG Inc. reflect a commitment to innovation, local community engagement, and industry foresight.



Jeff Elgie

Jeff Elgie is a seasoned entrepreneur in the digital media space with over 25 years of experience. As the CEO of Village Media, he has been at the helm of a rapidly expanding network of local news websites. This innovative company operates numerous hyperlocal online news and community websites, focusing on local stories written by local journalists. Village Media supports local events and charitable causes and maintains content and marketing partnerships with community newspapers across Ontario, expanding the reach of local journalism.

Elgie's journey with Village Media began following the death of Dick Peplow in 2007, when Elgie, who was already an investor, increased his ownership stake and took over as CEO. Under his leadership, the company has made significant strides in the Canadian media landscape, being one of the earliest in web-only hyperlocal media ventures after significant cutbacks in regional television news.

Village Media's growth strategy under Elgie has concentrated on mid-sized cities, often stepping in where local newspapers have closed, thereby filling the gap in local news coverage. This approach has seen the launch of several new sites across Ontario, and more recently, an expansion into the United States with the acquisition of The Longmont Leader in Colorado.

The network started from two small sites in Northern Ontario and has grown to 30 owned and operated and 120 partner websites under Elgie's leadership, now serving millions of readers weekly with community-first reporting.



THE PROJECT CURRENT STATE

As of today, the Dawson Block Building stands as a significant architectural piece in the downtown core of Sault Ste. Marie, with a history that reflects both the resilience and the untapped potential of the structure. On February 13, 1953, a catastrophic event marked a turning point in the building's storied past—a fire ravaged the top floor, known at the time as the Knights of Columbus building. The blaze was so extensive that the third floor was completely destroyed, and in the intervening years, it has never been reconstructed.

Today, the building operates with two floors, each encompassing 5,200 square feet. The main floor is a hub of social activity, housing Coch's Corner, a popular pub that serves as a local gathering place and injects vitality into the street life of the downtown area. Above, the second floor lies vacant, holding space and potential for future development. It serves as a blank canvas, awaiting a transformative touch to bring new purpose and energy.

The existing two floors have been maintained to accommodate the dynamic needs of urban life, but the potential for what could occupy the space above looms large in the collective imagination of the community and city planners. The reconstruction of the third floor presents not only a chance to pay homage to the building's original design but also to expand its functionality, catering to modern demands for space and utility in a prime downtown location.

In essence, the Dawson Block Building, as it stands, is at a crossroads between its rich past and a future replete with possibilities. The restoration of the third floor is the key to unlocking this potential, allowing the building to not only reclaim its historical silhouette but also to contribute meaningfully to the economic and social fabric of downtown Sault Ste. Marie.



SECOND FLOOR REDEVELOPMENT

The second floor of the Dawson Block Building is set to undergo a transformation that will redefine its role within the downtown core. Dig Inc., a forward-thinking marketing agency, will be the catalyst for this change, converting the currently vacant space into a vibrant, multi-functional hub of creativity and digital innovation.

Here is a breakdown of the planned utilization of the second floor:

Podcast Studio: A state-of-the-art podcast studio will be constructed, offering a soundproof environment equipped with high-quality recording and editing technology. This studio will serve as a launchpad for both Dig Inc.'s original content and as a service for clients wishing to delve into the burgeoning world of podcasting.

Creative Space: The heart of the second floor will be a versatile creative space designed to foster collaboration and ideation. This open-concept area will be adaptable to various setups, from brainstorming sessions and client presentations to workshops and team meetings. It will be the dynamic core where strategies are conceived, and concepts come to life.

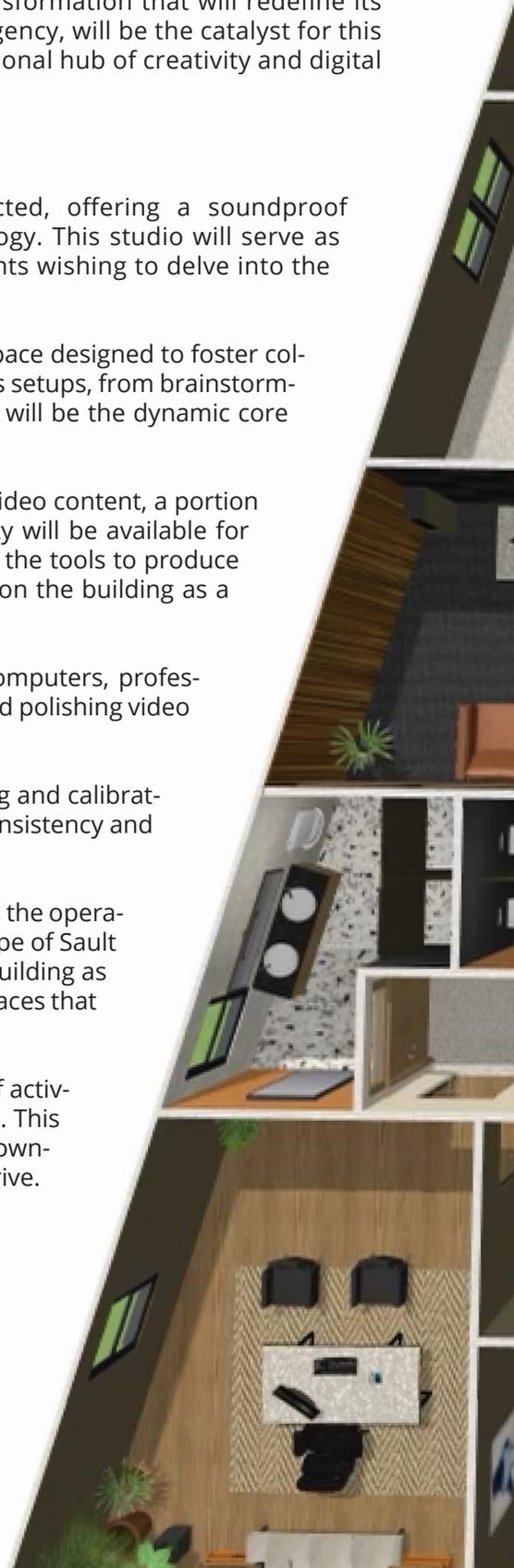
Rentable Green Screen Studio: Understanding the growing demand for video content, a portion of the second floor will be dedicated to a green screen studio. This facility will be available for rent to local businesses, content creators, and artists, providing them with the tools to produce high-quality visual effects and video content. The studio will further position the building as a resource for the wider creative community.

Video Editing Bays: Dedicated areas equipped with high-performance computers, professional editing software, and precise monitoring tools for cutting, splicing, and polishing video content.

Color Correction Rooms: Specially designed rooms with controlled lighting and calibrated equipment for accurate color grading and correction to ensure visual consistency and fidelity in video projects.

The vision for the second floor is to create an ecosystem that not only serves the operational needs of Dig Inc. but also contributes to the broader creative landscape of Sault Ste. Marie. The inclusion of these facilities will position the Dawson Block Building as a cornerstone of creative and digital innovation, providing resources and spaces that are currently lacking in the downtown area.

Through this redevelopment, the second floor is poised to become a hub of activity, facilitating Dig Inc.'s growth and enhancing the building's overall appeal. This strategic use of space reflects a broader commitment to revitalizing the downtown core by creating environments where businesses and creativity can thrive.









DAWSON
BLOCK



SAULT STE. MARIE

News Release

For Immediate Release

Call for nominations for City awards

Sault Ste. Marie, ON (2024 03 25) – Nominations for several City awards are now being accepted by the City's Clerk's office.

[Community Development Award](#)

Recognizes exceptional community development projects. City Council presents this award to a local business or organization with the goal of highlighting innovative ideas and inspiring others to meet the standards set by successful projects.

[Community Recognition Award](#)

Presented to the recipient for activities which are particularly outstanding or innovative, or which have demonstrated long-term commitment to culture as defined in the [Cultural Policy](#) for Sault Ste. Marie. This is awarded by the City of Sault Ste. Marie upon recommendation of the Cultural Vitality Committee.

[Municipal Heritage Award](#)

Recognizes contributions to the preservation, restoration and enhancement of the City's Heritage Resources as defined in the [Cultural Policy](#) for the City of Sault Ste. Marie. Nominations are considered from the community and from the Sault Ste. Marie Municipal Heritage Committee. An individual group or organization may be nominated providing an excellent opportunity to reward local achievement in heritage preservation, restoration, and enhancement.

[Sports Hall of Fame Award](#)

Recognizes exceptional achievements in the athletic community. Athletes, coaches, builders and teams are honoured for their accomplishments and the recognition they have brought to Sault Ste. Marie through sport.

[Walk of Fame Award](#)

Recognizes individuals or groups for outstanding athletic, cultural, academic, or humanitarian achievement.

For more information about the awards, processes and to access the nomination form, visit the City's website at www.saultstemarie.ca/awards or contact the Clerks office by phone at 705-759-5388, or by email at cityclerk@cityssm.on.ca. **Deadline for**

nominations is 4:30 p.m. April 26, 2024. An awards reception recognizing the achievements of the winners will take place in the fall.

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