

THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

MAY 29, 2020 9:00 A.M. CITY HALL ROOM 304

(CONFERENCE CALL / ZOOM MEETING)

1. Disclosure of Interest

2. Confirmation of Minutes: March 2, 2020

3. Project Applications

a) 34 Hiawatha : Habitat for Humanity

b) 83 Alexandria: Prespa Homes

c) Elm Street / Parkside Drive : Prespa Homes

4. CIP Program Update

5. Unfinished Business

277 - 283 Talbot - Facde

6. Adjournment

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



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 maked 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:	Habitat for H	Habitat for Humanity Heartland Ontario					
If Corporation, Signing Officer to contact:			Brian Elliot				
Mailing Address: 2-40 Pacific Court							
City:	London Province:		Province:	Ontario	Postal Code:	N5V 3K4	
Telephone:	519-455-662	3 EXT.222	Facsimile:	519-455-8479	Email:	belliot@habitat4home.ca	
1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)							

Name:				_	
Mailing Add	ress:				
City:			Province:	Postal Code:	
Telephone:			Facsimile:	Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	34 Hiawatha St.
Legal Description (Lo	t and Plan No., Assessment Roll No.):
Part Lot 11 s/s Scot	tt Street, Plan 37 St.Thomas as in E231118,E241451 St. Thomas
Brief Description of C	urrent Usel
Vacant Lot	

SUBJECT PROPERTY CONTINUED (1.1.3)							
Are property taxes for the subject property i		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:						
Estimated Current Market Value of Property	/: \$	\$69,200					
Please indicate source of estimate:	Cost of Land	Purchase (Feb. 4, 2019	9)				
1.2 AUTHORIZATION							
If this application is to be signed by an ager This section should be signed by the proper position) of the corporation.			-	-			
I hereby authorize application. I acknowledge that the authorize to this application on my behalf.		as agent, to act o s to receive all co		-			
Dated at Habitat for Humanity Heartland Ontario	this	17 day of		March , 20)20		
Signature of Owner/s	•						
Signature of Witness Lianua	-62-						
(Print Name),	dim. L	awyer a duly a	authori	ized Commissi	oner of Oaths		
NOTAR	Y 0						
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	OWILL						

Financial Incentives Programs - Application Form

Revised - October 2016

1.3 APPLICANT AGREEMENT

I/We hearby 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	Habitat for i	this	17	day of	March , 2020	
Signature	of Owner/s			•		
				- G		
Signature	of Witness			-		
(Print Nam	ne),			a duly autho	rized Commissioner of Oaths	
1.4 PRO	GRAM CH	ECK LIST				
Please pla	ce a check	next to the programs that you	are applying	g for:		
		Heritage Tax Relief Program				
		Heritage Design Program				
	\checkmark	Planning & Building Fees Pro	одгат			
	\checkmark	Development Charges Progra	am			
		Parkland Dedication Exempti	on Program			
	✓	Residential Conversion, Reha	abilitation an	d Intensificat	ion Program	
		Façade Improvement Progra	m			
	\checkmark	Property Tax Increment Equi	valent Grant	Program		

Fill out the following sections with regard to the programs you are applying for.

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

Habitat for Humanity is an international, non-profit organization that believes in a world where everyone has a safe and decent place to live. Habitat for Humanity Heartland Ontario was formed in London, Ontario, in 1993. Our affiliate has grown to serve low-income families in Oxford, Elgin, Middlesex and Perth counties over the past 27 years.

Every Habitat house changes the lives of the families who help build them and who pay an affordable mortgage. By offering families a hand up through donations, volunteering, and support, the lives of hundreds of community members are forever changed.

Beginning Summer 2020 Habitat for Humanity Heartland Ontario will be undertaking the development of a semi-detached home in the city of St. Thomas. In 2019 Habitat for Humanity purchased the vacant lot of 34 Hiawatha St. with the aim of building a semi-detached building divided into two homes with space for children to play. The Hiawatha St. build will become home to our 4th and 5th families in the city of St. Thomas and will each house up to 5 people.

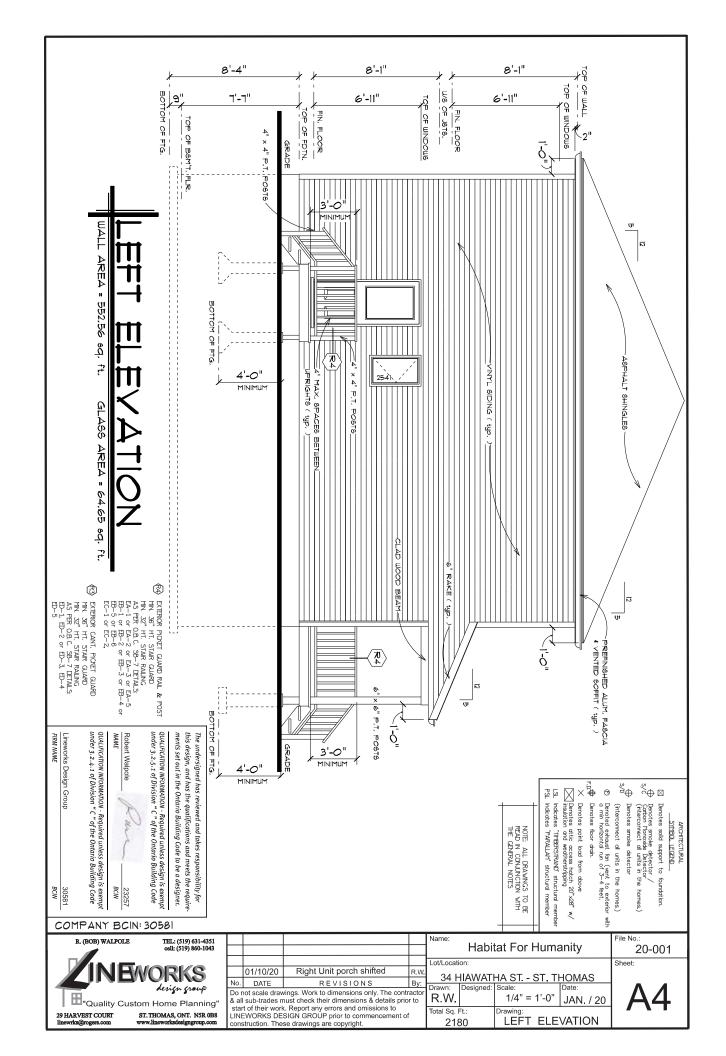
We know that safe, decent, and affordable homeownership plays a critical role in helping families build a foundation for a life with better choices and more opportunities. With a little help, Habitat homeowners are able to achieve the strength, stability, and self-reliance they need to build better lives for themselves and their families. They are empowered to overcome the barriers that stand between their families and a brighter future and have outcomes that are long-lasting and life-changing.

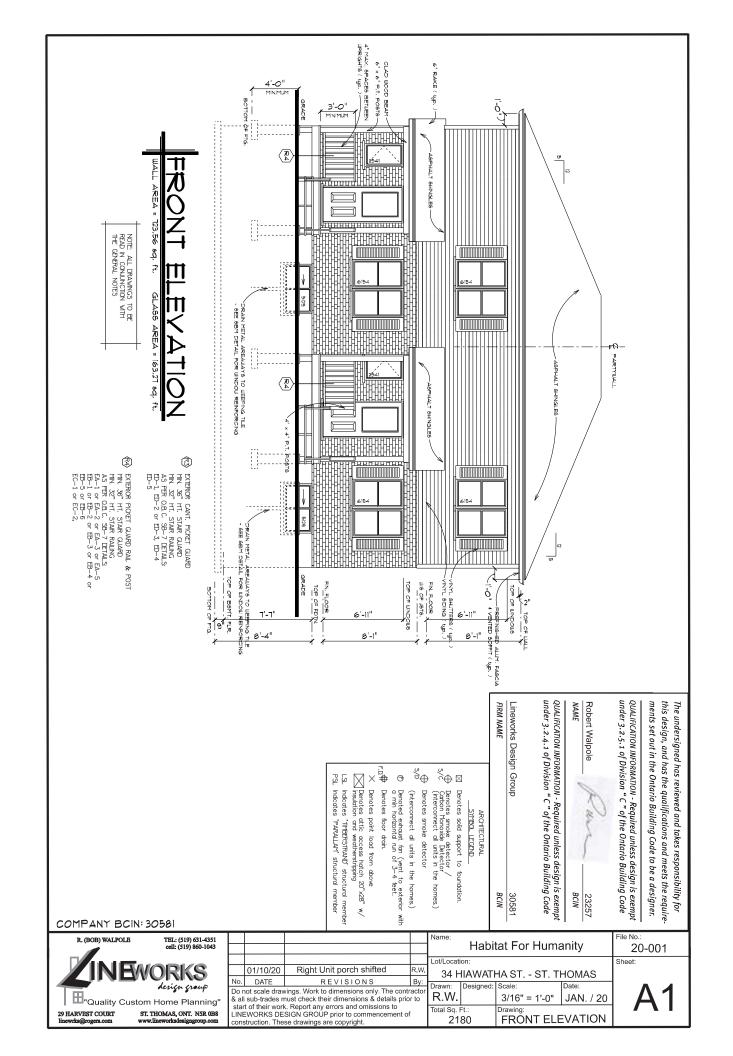
A volunteer Steering Committee, composed of St.Thomas residents and employees, is currently working on fundraising to build these homes for the families. To ensure donated funds remain in St. Thomas, our administrative costs are fully funded by revenue from our salvage operations and our ReStore. The ReStore is a social enterprise that sells new and gently used donated construction materials and household items to the public. Shopping at our Habitat ReStores, including the one in St. Thomas, allows community members to make both a socially conscious and environmentally conscious decision. As a result of ReStore efforts, 100% of financial donations raised in St. Thomas can go directly to building affordable homes in the community and divert thousands of tonnes of products from landfills.

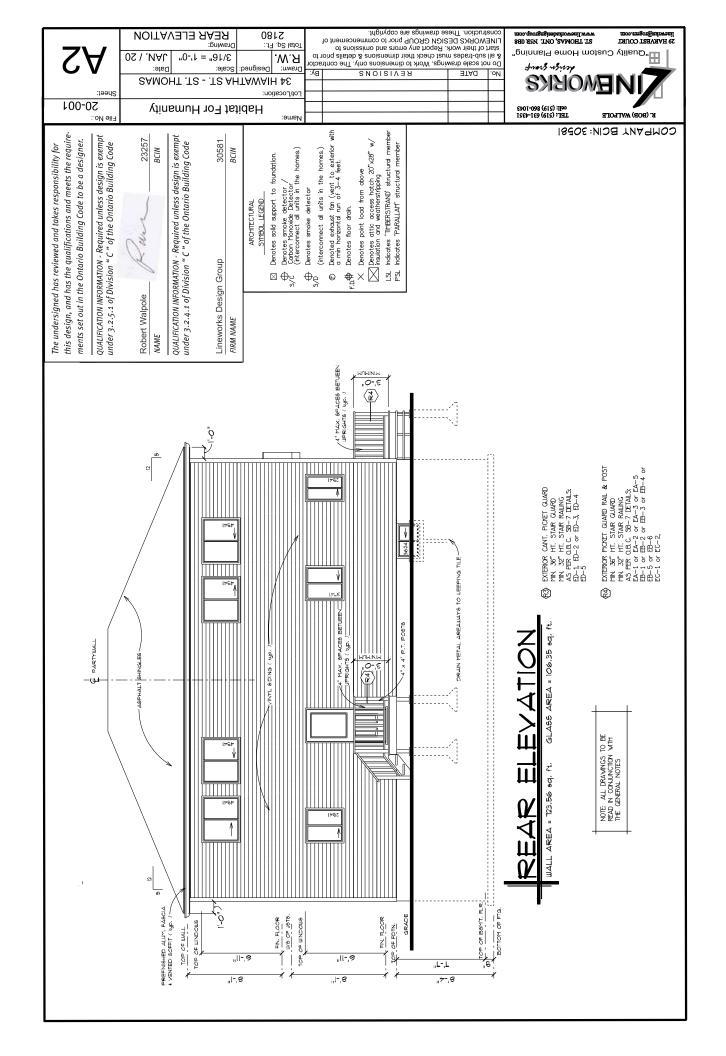
7.0	PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) Note: improvements must follow urban design guidelines as established by the Urban Design Study.

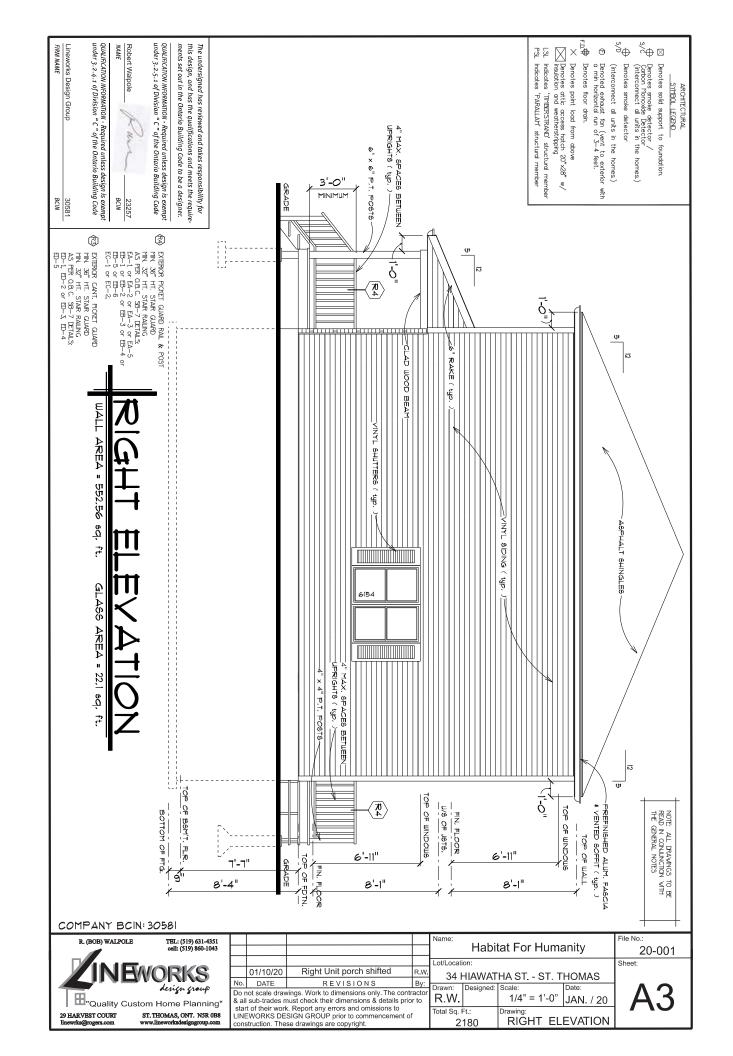
1.7	GENERAL APPLICATION QUESTIONS		
1.	Is your property a designated heritage building?	Yes	No 🔽
2.	Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value?	Yes	No 🔽
3.	What is the current status of the building? Vacant Occupied Underutilized If other, please explain:		
		🗀	[7]
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?]	
6.	Are you adding commercial space?	Yes	No 🔽
	If yes, please provide the square footage]	
7.	Please specify the finanicial incentives you are interested in if applying f	or the following p	rograms:
	a) Residential Conversion, Rehabilitation and Intensification Prog Grant Loan Both	gram	
	b) Façade Improvement Program		
	Grant Loan Both		

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 No No No No No No N							
	If yes, please specifiy area. Downtown Area							
10.	Estimated Total Construction Cost for the Residential project: \$500,000							
11.	Estimated Total Construction Cost for Façade Improvement: \$							
12.	Estimated Total Design and Other Professional Costs: \$15,000							
calc	(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 No							









APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



ST. THOMAS

HERITAGE TAX RELIEF PROGRAM
HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

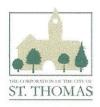
PROPERTY TAX INCREMENT GRANT PROGRAM

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1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	FRANK SH	FRANK SHERIFI						
If Corporation, Signing Officer to contact:								
Mailing Address: 8590 CENTENNIAL RC			DAD	4.				
City:	ST. THOMAS Province:		ONTARIO	Postal Code:	N5P 3S6			
Telephone:	none: 519-808-9584 Facsimi		Facsimile:		Email:	frank@preshomes.ca		

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:			
Mailing Address:			
City:	Province:	Postal Code:	
Telephone:	Facsimile:	Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	83 ALEXANDRIA AVENUE	
Legal Description	(Lot and Plan No., Assessment Roll No.):	7

PART OF LOT 71, REGISTERED PLAN 214, CITY OF ST. THOMAS, COUNTY OF ELGIN

Brief Description of Current Use:

VACANT LAND WITH NON-RESIDENTIAL GARAGE/WAREHOUSE ON IT THAT IS TO BE DEMO

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CON	ITINUED (1.1.3)						
Are property taxes for the	subject property	in arrears	?		Yes _[No 🗸
Are there any outstanding	orders registered	the subject	property?	Yes _		No 🗸	
Are there any outstanding	violations under	the Fire C	ode?		Yes _		No 🗸
Have grants previously be	en received from	the City f	or subject	property?	Yes _		No 🗸
Please describe including	total amounts of	grants:	7				
Estimated Current Market	Value of Propert	y: \$	50,000.00)		M	
Please indicate source of	estimate:	RECENT	PURCHASE	<u> </u>		a south see	}
1.2 AUTHORIZATION If this application is to be s This section should be sig position) of the corporation	ned by the prope			strength of the property of th			
I hereby authorize application. I acknowledge to this application on my b		zed agent		to act on my ve all corresp			
Dated at ST. THOMAS		this	28TH	_day of	APRIL	, 2020	-
Signature of Owner/s				-			
Signature of Witness				-			
(Print Name),				a duly autho	orized Com	nmissioner o	of Oaths

1.3 APPLICANT AGREEMENT

I/We hearby 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	ST. THO	MAS / this 28TH	_day of	APRIL	, 2020
Signature	of Owner/s	fully	_		
			_		
Signature	of Witness		_		
(Print Nam	ie),		_a duly auth	orized Com	missioner of Oaths
1.4 PRO	GRAM CH	ECK LIST			
Please pla	ce a check	next to the programs that you are applyin	g for:		
		Heritage Tax Relief Program			
		Heritage Design Program			
	V	Planning & Building Fees Program			
	√	Development Charges Program			
		Parkland Dedication Exemption Program	1		
	√	Residential Conversion, Rehabilitation ar	nd Intensifica	tion Prograi	m
		Façade Improvement Program			
	✓	Property Tax Increment Equivalent Grant	t Program		

Fill out the following sections with regard to the programs you are applying for.

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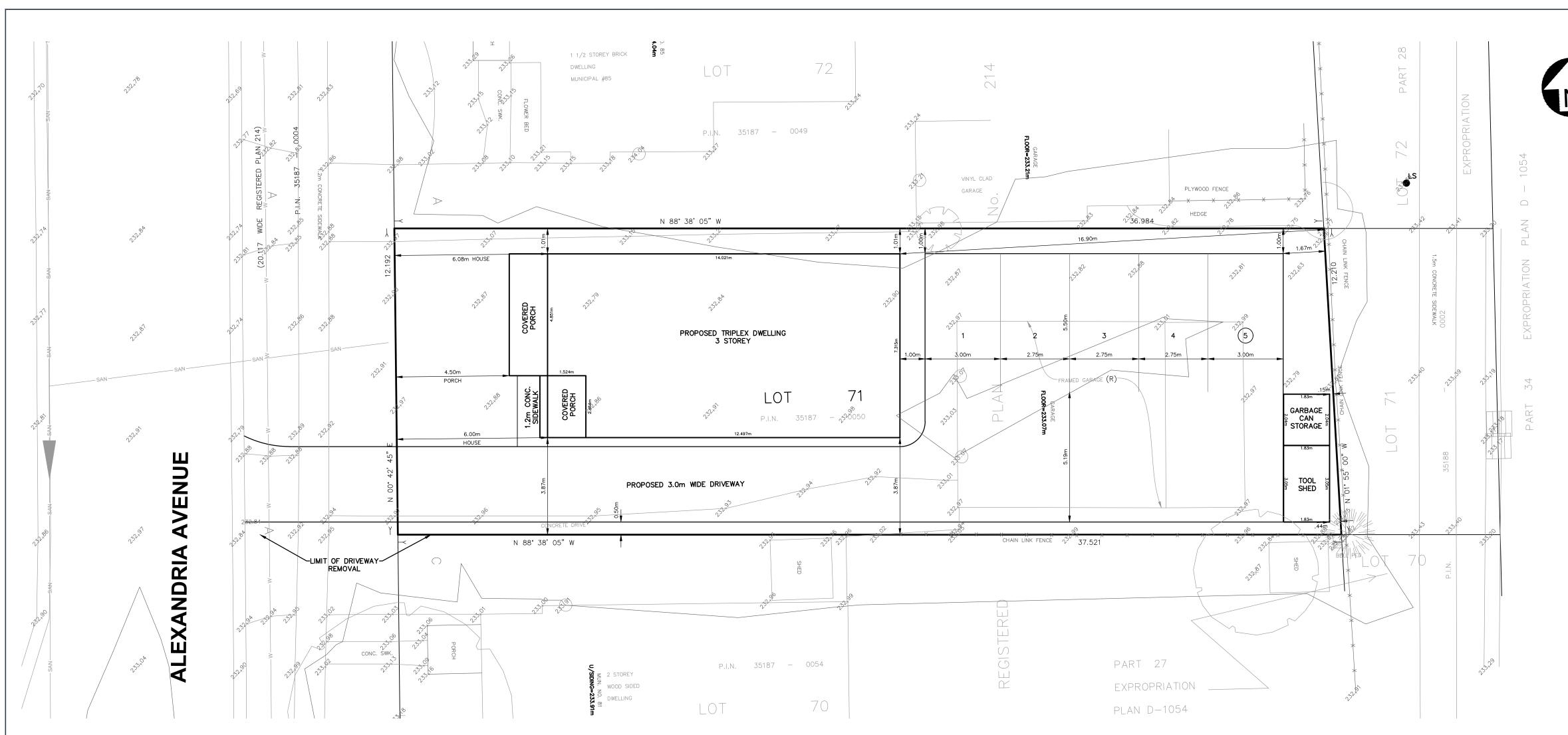
DEMOLISH EXISTING NON-RESIDENTIAL GARAGE/WAREHOUSE AND REPLACE WITH NEW 3 1/2 STOREY BUILDING WHICH WILL HAVE 4 RESIDENTIAL 2 BEDROOM APARTMENTS ON TOP OF EACH OTHER.					
	1				

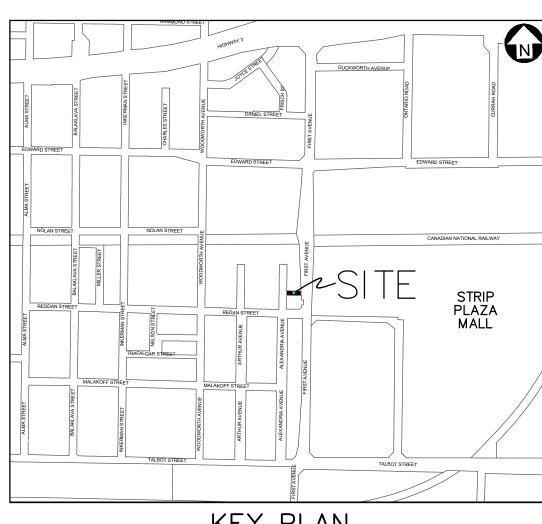
	esign Study.		
			8
2			

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 Underutilized		
	If other, please explain: NON-RESIDENTIAL GARAGE/WAREI	HOUSE	
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 <a>V	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? 4		
6.	Are you adding commercial space?	Yes	No 🗸
	If yes, please provide the square footage		
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	b) Façade Improvement Program Grant Loan Both		

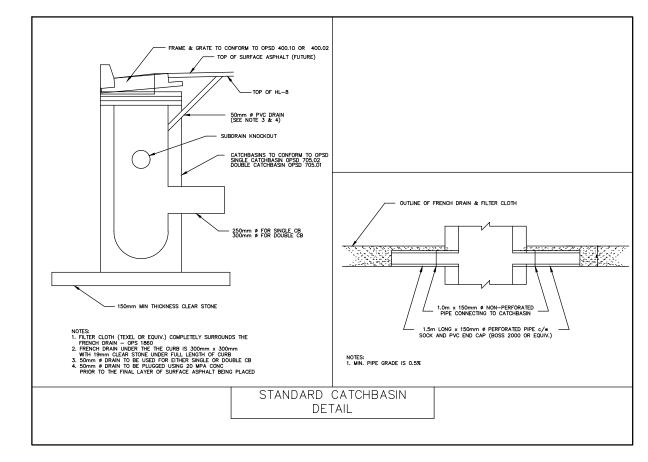
FINANCIAL INCENTIVE PROGRAMS

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 No No No No No No N
	If yes, please specifiy area. OVERALL CIP AREA
10.	Estimated Total Construction Cost for the Residential project: \$625,000.00
11.	Estimated Total Construction Cost for Façade Improvement: \$
12.	Estimated Total Design and Other Professional Costs: \$20,000.00
calcu	e: You will be given estimates for funding on grants and loans based on the above estimates. The final lations of grants and loans will be based on the Building Permit Value for Construction costs and actual pts for Design and Professional costs).
13.	Have you made an application for a Building Permit pertaining to the work proposed? Yes No





KEY PLAN SCALE: 1:10000



GENERAL NOTES

- TIME IS OF THE ESSENCE. THE CONTRACTOR SHALL CO-OPERATE WITH ANY UTILITY COMPANIES WHO MAY BE ON SITE.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING ALL POTENTIALLY CONFLICTING UTILITIES, INCLUDING EXISTING WATERMAINS AND SEWERS FOR GRADECHECKS BEFORE LAYING ANY PIPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING ALL UTILITY
- 3. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE STARTING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL MAINTAIN THE FLOW OF ALL EXISTING DRAINS ENCOUNTERED, WHETHER SHOWN ON DRAWINGS OR NOT AND SHALL, WHERE REQUESTED, CONNECT THE DRAINS INTO THE APPROPRIATE SANITARY OR STORM SEWERS. CONNECTIONS SHALL BE PAID AT UNIT PRICES BID FOR P.D.C.'S OR CB LEADS AS DIRECTED BY THE ENGINEER. ANY ABANDONED PIPES NOT REMOVED SHALL BE SEALED WITH CEMENT MORTAR.
- ALL SEWERS AND WATERMAINS, INCLUDING CATCHBASIN LEADS AND PRIVATE DRAIN CONNECTIONS, WHETHER EXISTING OR INSTALLED BY THIS CONTRACTOR, WHICH ARE EXPOSED BY A TRENCH, EXCAVATED FOR A PIPE CROSSING TO BE INSTALLED AT A LOWER GRADE OR UNDERMINED FOR ANY OTHER REASONS, SHALL BE SUPPORTED WITH WELL-COMPACTED STONE BEDDING EXTENDING TO THE LOWER PIPE BEDDING. IF THE DIFFERENCE IN PIPE ELEVATIONS IS SUFFICIENT TO ALLOW COMPACTION OF BACKFILL BELOW THE UNDERMINED PIPE WITH A COMPACTOR, THE REQUIREMENTS OF STONE WILL THEN BE REDUCED TO THE DEPTH OF BEDDING INACCESSIBLE BY THE COMPACTOR.
- 3. SANITARY PDC'S SHALL BE EXTENDED AT STRAIGHT GRADE, WHERE POSSIBLE (2% MIN. OR AS SHOWN) TERMINATING AT THE PROPERTY LINE. SANITARY PDC CONNECTIONS TO MAINLINES MUST BE CUT IN VIA THE USE OF FACTORY TEE CONNECTIONS, DIRECTING FLOW DOWNSTREAM. SANITARY PDC'S SHALL BE 150mmø PVC SDR 28 (WHITE PIPE). STORM PDC AND CATCHBASIN CONNECTIONS TO EXISTING MUNICIPAL DRAIN MUST BE CORED c/w A KOR-AND-SEAL ADAPTER OR APPROVED EQUIVALENT. STORM PDC's SHALL BE 1500 PVC SDR 28 (GREEN PIPE) (0.5% MIN. GRADE). SANITARY PDC'S REQUIRE CLEAN-OUTS AT PROPERTY LINE (BY BUILDER). STORM SEWER SHALL BE PVC SDR 35; RIBBED EQUIVALENT IS ACCEPTABLE.
- THE CONTRACTOR SHALL RESTRICT THE TRENCH WIDTHS NEXT TO PROPOSED BUILDINGS TO AVOID CONFLICT WITH FUTURE BASEMENTS AND NEXT TO EXISTING ASPHALT ROADWAY. MANHOLES AND CATCHBASINS SHALL HAVE GRANULAR BACKFILL PLACED FOR 300mm MINIMUM ON ALL SIDES. CONCRETE SIDEWALK REPAIR SHALL BE 125mm THICK.
- 3. BACKFILL UNDER OR WITHIN 1.0m OF EXISTING PAVEMENT SHALL BE NO SHRINK FILL (0.4mPa GROUT) TO 100mm OF BOTTOM OF ASPHALT, AND 100mm GRAN 'A', ASPHALT RESTORATION 80mm HL8 (2 LIFTS) AND 45mm HL3 OR MATCH EXISTING NATIVE BACKFILL ACCEPTABLE OUTSIDE ROADWAY LIMITS. 0.5m (MIN.) LAP JOINTS ON SURFACE ASPHALT REPAIR.
- . WATER SERVICE TO BE 50mmø PEX TUBING COMPLETE WITH CURB STOP AND AND ADJUSTABLE BOX AT PROPERTY LINE. LIVE TAP TO EXISTING WATERMAIN REQUIRED FOR PROPOSED WATER SERVICES.
- 10. TRACKING OF CLEATED EQUIPMENT WILL NOT BE PERMITTED ON PAVED SURFACES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE AT HIS COST.
- 11. NATIVE TRENCH BACKFILL WILL BE ACCEPTABLE AND ALL FILL MUST BE PLACED IN 300mm MAX. UNIFORM HORIZONTAL LIFTS (ALL LUMPS MUST BE CRUSHED) AND COMPACTED TO 95% PROCTOR, EXCEPT THE TOP 1.0m WHICH MUST BE COMPACTED TO 98%. EARTH FILL MUST BE SHAPED AND COMPACTED IMMEDIATELY TO AVOID SATURATION FROM SURFACE WATERS (NO
- 12. THE CONTRACTOR MUST OBTAIN THE ENGINEER'S APPROVAL FOR EACH PREPARED SURFACE BEFORE PROCEEDING WITH SUBSEQUENT WORK, i.e. SUBGRADE, GRANULAR 'B', ETC., TOPSOIL AND SUBSOIL ARE NOT TO BE MIXED.
- 13. THE CONTRACTOR SHALL STRIP TOPSOIL AS SEPERATE OPERATION AHEAD OF SEWER, CATCHBASIN, DRIVEWAY, INSTALLATION OF SWALE GRADING.
- 14. TREES PREVIOUSLY REMOVED BY THE DEVELOPER ARE NOT SHOWN FOR CLARIFY; EXISTING TREES CONTINUE TO BE SHOWN ON THIS PLAN.

SEDIMENT CONTROL NOTES

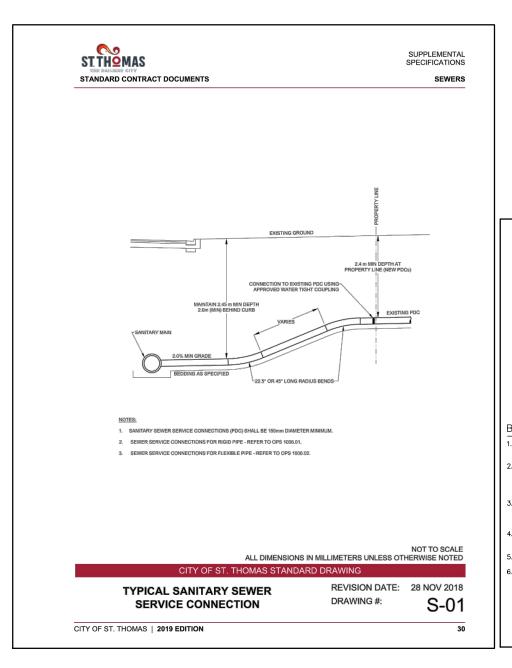
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETED.
- MAINTAIN AREA DISTURBED DURING CONSTRUCTION.
- PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270 R).
- CLEAN ALL SUMPS/SILT FENCES AND CHECK DAMS REGULARLY DURING CONSTRUCTION.
- STRAW BALES TO BE USED IN LOCALIZED AREAS AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED BY OWNER FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY.

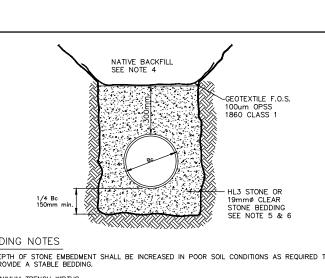
GRADING NOTES

DATUM - DATUM IS GEODETIC RELATED TO THE BENCHMARK SPIKE IN THE HYDRO POLE NORTH OF GEORGE STREET BY MUN No. 159. ELEVATION 231.241m.

OTHER BENCHMARKS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED BY THE MUNICIPALITY OF CENTRAL ELGIN OR BY CYRIL J. DEMEYERE LIMITED.

- ELEVATIONS SHOWN ARE FINISHED GRADE
- REAR YARD SWALES SHALL BE 2% MINIMUM GRADE EXCEPT AS SHOWN
- SWALE SLOPES SHALL BE 3:1 MAXIMUM (V-BOTTOM ACCEPTABLE).
- ALL YARDS SHALL BE GRADED AT 2% MINIMUM TO SWALES EXCEPT WHEN MATCHING EXISTING GRADES AS SHOWN.
- ROOF LEADERS MUST BE DIRECTED TO FRONT YARDS WHERE POSSIBLE.
- DIRECT IMPERVIOUS DRAINAGE TO FRONTING STREETS WHERE POSSIBLE.
- DRIVEWAYS ABUTTING LOT LINES MUST BE CONSTRUCTED WITH FINISHED ASPHALT IN STRICT CONFORMANCE TO SIDE YARD SWALE GRADES TO ALLOW ADJACENT SODDING TO BE PLACED FLUSH WITH THE PAVEMENT.
- EXPOSE SANITARY PDC'S FOR GRADE CHECK PRIOR TO FOUNDATION EXCAVATION





DEPTH OF STONE EMBEDMENT SHALL BE INCREASED IN POOR SOIL CONDITIONS AS REQUIRED TO PROVIDE A STABLE BEDDING.

MINIMUM TRENCH WIDTHS:

— UP TO 900mm : Bc + 300mm EACH SIDE

— LARGER THAN 900mm : Bc + 500mm EACH SIDE

ABOVE MIN. WIDTHS TO BE INCREASED BY 300mm WHERE TRENCH LINER IS USED ALL EMBEDMENT MATERIALS SHALL BE COMPACTED TO 95% STANDARD PROCTOR. THE EMBEDMENT SHALL BE COMPACTED BEFORE LAYING PIPE AND IN 300mm MAX. LIFTS TO 300mm ABOVE TOP OF PIPE PRIOR TO PLACING NATIVE BACKFILL MATERIAL.

- . NATIVE BACKFILL TO BE COMPACTED IN 300mm MAX. LIFTS COMPACTED TO 95% (MIN.) SPMDD (98% WITHIN 1 METER OF SUB GRADE) HL3 STONE FOR RIBBED PIPE. 19mmø CLEAR STONE MAY BE USED FOR SMOOTH WALL PIPE. SAND EMBEDMENT IS ACCEPTABLE FOR WATERMAIN AND SERVICES IN DRY TRENCH CONDITIONS. GEOTEXTILE COVER NOT REQUIRED OVER SAND EMBEDMENT
 - FLEXIBLE PIPE EMBEDMENT, AND BACKFILL MATERIALS

•		
	REQUIRED	PROVIDED
ZONING	R3	R3
LOT AREA (MIN.)	650m²	454m²
LOT FRONTAGE (MIN.)	18.0m	12.2m
YARDS		
FRONT (MIN.):	6.0m	6.0m
INTERIOR (MIN.):	1.0m	1.01m
REAR (MIN.)	9.0m	18.12m
LOT COVERAGE (MAX.)	35%	21%
BUILDING HEIGHT (MAX.)	11.0m	11.0m
PARKING	3	5

ST THOMAS ZONING

REQUIREMENTS

LEGEND

PROPOSED SANITARY SEWER EXISTING SANITARY SEWER ---- FUTURE SANITARY SEWER PROPOSED STORM SEWER ---- ST ---- EXISTING STORM SEWER

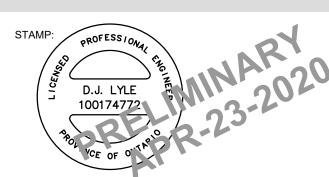
---- st ---- FUTURE STORM SEWER

PROPOSED WATERMAIN EXISTING WATERMAIN —— w —— FUTURE WATERMAIN PHASE LIMITS

MAINTENANCE HOLE ■^{CS} CATCH BASIN ₩ WATER VALVE

→ HYDRANT

CONSULTANT O. Box 460, 261 Broadway Consulting Engineers



REVISION						
#	DESCRIPTION	DD/MM/YYYY	BY			

SITE PLAN

PRESPA CONSTRUCTION LIMITED

CONTRACT #:

PROJECT NAME:

83 ALEXANDRIA AVENUE

1657 LOT DEVELOPMENT PLAN

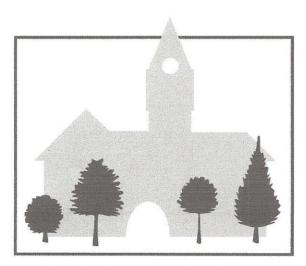
DRAWING #:

1:100

SCALE:

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



ST. THOMAS

HERITAGE TAX RELIEF PROGRAM
HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

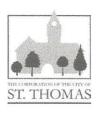
PROPERTY TAX INCREMENT GRANT PROGRAM

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 maked 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:	PRESPA CO	RESPA CONSTRUCTION LIMITED					
If Corporation, Signing Officer to contact: FRANK SHERIFI, PRESIDENT							
Mailing Address: 8750 CENTENNIAL ROAD							
City:	ST. THOMAS	3	Province:	ONTARIO	Postal Code:	N5P 3S6	
Telephone:	519-631-173	9	Facsimile:	519-631-0111	Email:	frank@prespahomes.ca	

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:			
Mailing Address:			
City:	Province:	Postal Code:	
Telephone:	Facsimile:	Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	ELM STREET/PARKSIDE DRIVE	
Legal Description	(Lot and Plan No., Assessment Roll No.):	
PART 1, REFER	ENCE PLAN 11R-10590 (Part of Lot 44, PLAN 241)	
Brief Description o	f Current Use:	

VACANT LAND

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.	1.3)			
Are property taxes for the subject pro	rs?	Yes	No 🔽	
Are there any outstanding orders reg	t the subject property?	Yes	No 🔽	
Are there any outstanding violations u	under the Fire	Code?	Yes	No 🔽
Have grants previously been received	d from the City	for subject property?	Yes	No 🔽
Please describe including total amount	nts of grants:	1		
Estimated Current Market Value of P	roperty: \$	60,000.00		
Please indicate source of estimate:	recent Of	fer to Purchase		
1.2 AUTHORIZATION				
If this application is to be signed by a This section should be signed by the position) of the corporation.		The state of the s		
I hereby authorize application. I acknowledge that the atto this application on my behalf.	uthorized age		my behalf in regard espondence and info	
Dated at ST. THOMAS	this	day of	MARCH , 202	20
Signature of Owner/s	1 <u>6.46 - 16</u>			
-				
Signature of Witness				
(Print Name),		a duly au	thorized Commission	ner of Oaths

1.3 APPLICANT AGREEMENT

I/We hearby 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.

1

Dated at ST. THOM	AS this	_day of	MARCH , 2020
Signature of Owner/s	fulls	-	
		_	
Signature of Witness			
(Print Name),		_a duly author	rized Commissioner of Oaths
1.4 PROGRAM CH	ECK LIST		
Please place a check	next to the programs that you are applying	g for:	
	Heritage Tax Relief Program		
	Heritage Design Program		
V	Planning & Building Fees Program		
\checkmark	Development Charges Program		
	Parkland Dedication Exemption Program		
\checkmark	Residential Conversion, Rehabilitation ar	nd Intensificati	on Program
	Façade Improvement Program		
\overline{V}	Property Tax Increment Equivalent Grant	t Program	

Fill out the following sections with regard to the programs you are applying for.

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

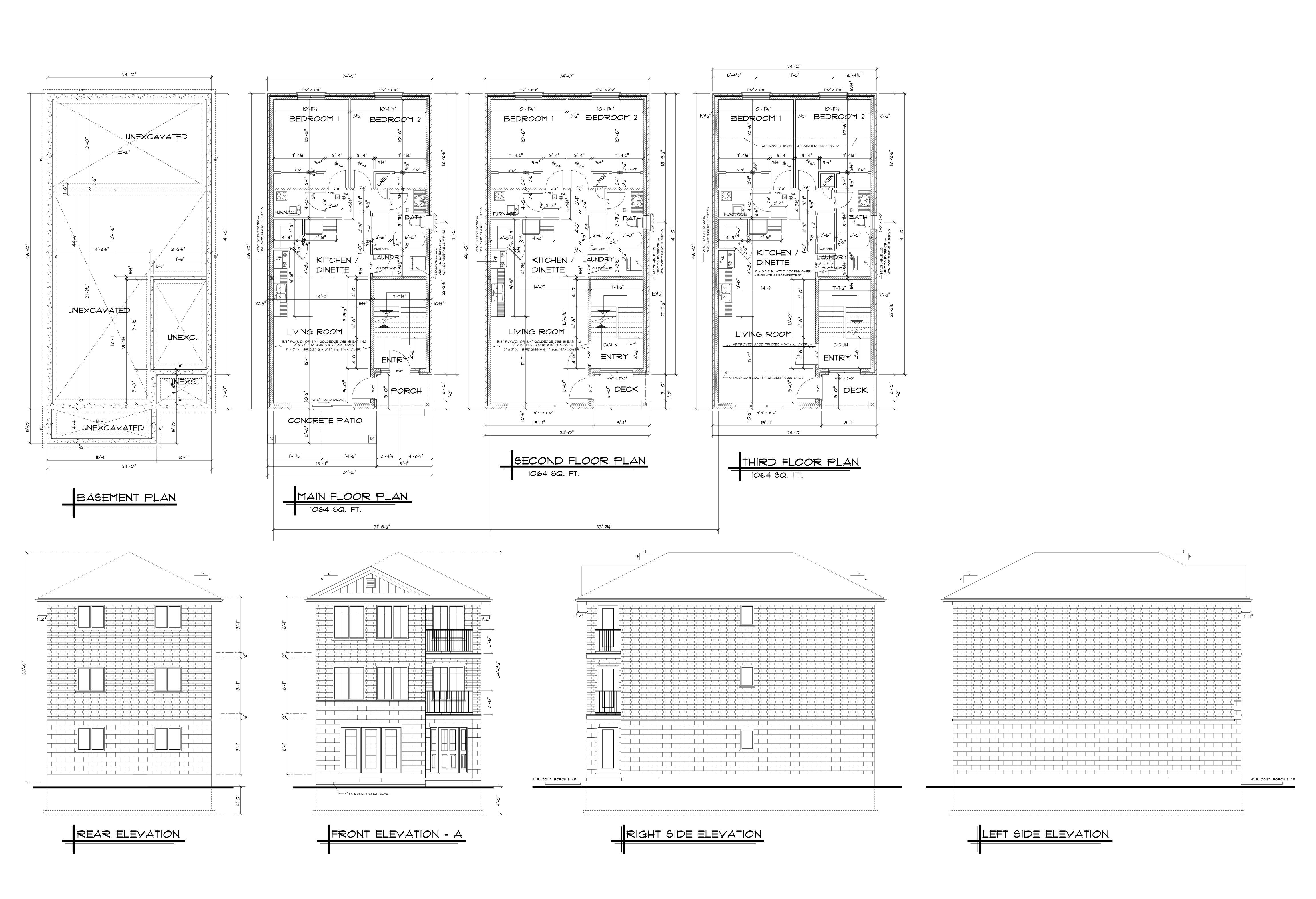
5 - 2 story townhome units attached to each other in 1 building								
	100000000000000000000000000000000000000							
	And a Company of the Company							
	Harris of the Control							
	A Charlest of Asserted Asserted							
	Company of the control of							
	11.7							
	Constitution (see See Se							
	City to the Control of the Control							
	Canada Carpolica Const							

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.

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 Underutilized		
	If other, please explain:		
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? 5		
6.	Are you adding commercial space?	Yes	No 🔽
	If yes, please provide the square footage		
7.	Please specify the finanicial incentives you are interested in if applying	for the following p	rograms:
	a) Residential Conversion, Rehabilitation and Intensification Programmed Grant Loan Both	gram -	
	b) Façade Improvement Program		
	Grant Loan Both		

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 No No No No No No N
	If yes, please specifiy area. Overall CIP Area
10.	Estimated Total Construction Cost for the Residential project: \$1.2 million
11.	Estimated Total Construction Cost for Façade Improvement: \$
12.	Estimated Total Design and Other Professional Costs: \$12,000.00
calcu	e: You will be given estimates for funding on grants and loans based on the above estimates. The final lations of grants and loans will be based on the Building Permit Value for Construction costs and actual ipts for Design and Professional costs).
13.	Have you made an application for a Building Permit pertaining to the work proposed? Yes No



Т	Α	В	С	D	E	l F	G	I н	ı	.I	K
1	, ,	CIP Applications	Ŭ	U	<u> </u>	'	<u> </u>		'		IX.
2		On Applications									
3											
4	- 1	Application	Applicant	Property	Project	Residential	Total	CIP	CIP	Project	
5		Number	Аррисан	Address	i roject	Units	Project	Grant	Loan	Complete	
6		Humber		Addicas		Office	i roject	Orani	Loan	Complete	
7	1	2003-001	Jan Van Der Veen	384-390 Talbot St.	Residential	Λ	130,000	20,000	40 000	Complete	
8		2003-002			Residential	3	100,000			Complete	
9		2003-002	914204 Officiallo Eta.	374-304 Taibot St.	Facade	<u> </u>	20,851	10,000		Complete	
10	3	2003-004	Cosens	445 Talbot	Residential	3	65,000		20,000	Complete	Project not Completed
11	Ŭ	2000 004	0000110	440 Taibot	Facade		45,000		20,000		Project not Completed
12	4	2003-010	1001512 Ontario Ltd.	568 Talbot St.	Façade		19,800			Complete	i reject net completed
13		2003-011			Façade		29,056			Complete	
14		2003-012			Façade		20,049			Complete	
15		2003-023	Mugford		Residential	2	60,000		20,000		Loan Payments in Progress
16		2004-013	YWCA		Façade		21,262			Complete	
17		2004-014	Jan Van Der Veen		Façade		16,548			Complete	
18		2004-016-F	Steve Jackson		Façade		40,000			Complete	
19		2004-016	Steve Jackson	767 Talbot St.	Residential	3	0	0		Removed	Project not Completed
20	11	2004-017-F	Steve Jackson	763-765 Talbot St	Façade		48,300	10,000		Complete	
21		2004-017	Steve Jackson		Residential	2	0	0	20,000	Removed	Project not Completed
22		2005-028-F			Façade		4,871,341	10,000		Complete	
23		2005-030		349 Talbot St.	Residential	4	41,681	18,000		Complete	
24		2005-030-F			Façade		26,416			Complete	
25		2005-031-F			Façade		18,433		4,250	Complete	
		2005-033-F			Façade		57,537			Complete	
27		2005-034-F			Façade		23,500		6,750	Complete	
28		2005-034		286 Talbot St.	Residential	11	242,709			Complete	
29		2005-035-F	James and Jane Daminoff	23 East St.	Façade		79,052	17,680	7,500	Complete	
30		2006-041	Toth Jewellers	559 Talbot	Façade		16,682		8,400	Complete	
31		2007-035	Wallis Residential	395-399 Talbot	Residential	6	85,000			Complete	
		2007-044	Larry Reiger		Façade		38,500		19,500	Complete	
		2006-036	Novi Construction		Residential	23		134,920		Complete	
	22	2007-045	Mike Robbins	701-703 Talbot	Residential	2	42,000			Complete	
35					Façade		33,000	10,000		Complete	
		2008-050		679 - 691 Talbot	Façade	_	54,000		40.000	Complete	
	24	2008-049	Klassen	14 - 16 Metcalf	Residential	2	182,464	10,500	10,000	Complete	
38	25	2008-051	Canadian Mantal Llacks		Façade		21,556 50,000		10,500	Complete	
		2008-051	Canadian Mental Health		Façade Residential	_	50,000	7,500	00.000	Complete	Filed closed so great reid
						8	0	0	80,000		Filed closed no grant paid
		2008-053 2008-054	Dutch Bakery I Deal Toys	295 Talbot 260 Talbot	Façade		55,000	10,000		Complete	Loan paid project not completed
		2008-054	Trevor Niville	616 Talbot	Façade Façade		65,000	10,000 10,000	20,000	Complete	Feb 20 2018 Paid back
44	29	2009-000	TIEVOI INIVIIIE		Residential	6	000,000	30,000	20,000		Feb 20 2018 Paid back
	30	2009-057	JM Janes	86 Talbot	Façade	6	23,294	10,000		Complete	I ED ZU ZU IO FAIU DACK
		2009-058	North American Railway		Façade Façade		25,000			Complete	
40	JΙ	2009-000	INOTHI AITICITUATI KAIIWAY	130 Taibut	ı açau c		25,000	10,000	I	Complete	

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47		2009-059	State Farm Insurance	729 Talbot	Façade	·	4,100	2,050	Complete	
		2009-061	Stitch and Sew	783 Talbot	Façade		22,000	7,500	Complete	
		2010-062	Paul Thomas	341 Talbot	Façade		40,000	10,000	20,000	
50	-	2010 002	T dai Triomas	o i i i uno c	Residential	1	150,000	20,000	40,000	
51	35	2010-063	David Jones	10 -12 Mondamin	Façade	7	100,000	20,000	40,000	Project not moving forward
52		2010-064	Farm Gate Market	19 Elgin	Façade		34,963	10,000	17.500 Complete	1 Toject flot flloving forward
53		2010-065	Julie Carr / Todd Hatch	114 Centre	Façade		28,027	10,000	14,000 Complete	
54		2011-066	Canadian Mental Health	655 Talbot	Residential	1	50,000	5,000	Complete	
55		2011-065	Antoine's Furniture	560 Talbot	Facade	•	30,000	0,000	0 Removed	Project not Completed
56		2011-066	Adelee and Erik Neilsen	45 White	Residential	1	26,300	5,000	10,000	Grant / Ioan repaid
57		2012-0	Prespa Homes	15 - 19 Flora	Facade	'	20,300	5,000	Removed	Project not started
58		2012-067	Mateja Testa	471 Talbot	Facade		18,300	9,150	9,000 Complete	Froject not started
59	41	2012-007		471 Talbot		4			8,000 Complete	
	42	2012-068	Mateja Testa		Residential	1	40,000	5,000		
60 61			Novi Construction	26 Elysian	Residential	29	2,400,000	67,500	Complete	
		2012-069 2012-070	Maestro Music Princess Banquet Hall	323 Talbot 18 Princess	Facada					Cundo returned presents and
62					Facade		0	0 505	-	Funds returned property sold
63		2012-071	RAM-LP (Bob McCaig)	181 Talbot	Facade		460,000	3,525	Complete	
64		2012-072	Justin Southern	75 Wellington	Residential	1	11,800	5,000	5,400	
65		2012-073	R.J. Kim-Kay (Terry Heisler)	377 Talbot	Facade		4,000	2,064	Complete	
66		2012-074	K&K Locksmith	632-634 Talbot	Facade		27,500	7,500	13,250 Complete	
67		2013-075	Robert Harris	561-567 Talbot	Facade		120,000	7,500	20,000 Complete	
68		2013-076	Ramdat Ramnaresh	595 Talbot	Facade				-	Project not moving forward
69		2014-077	Prespa Homes	900 Talbot	DC		300,000	23,248	Complete	
70		2014-078	Antoine's Furniture	560 Talbot	Residential	2	0	0	20,000	Application cancelled / replaced
71	53	2014-079	Dale and Christie Brown	364 Talbot	Residential	1		5,000		
72		2015-080	Renee Carpenter - Jennings Furniture	432 Talbot	Facade		26,000	7,500	Complete	
73		2015-081	Gjalt Mulder		Facade		25,000	10,000	Complete	
74	56	2015-082	Vernon Martin	633 Talbot	Facade		100,000	10,000	20,000	
75					Residential	3	180,000	15,000	30,000	
76		2015-083	Hamilton Ward Cathers	581 Talbot	Facade		73,000	10,000	Complete	
77		2015-084	Seasons			142	35,000,000	307,162		Plus tax rebate
78	59	2015-085	Trads			0	0	0	Removed	Project not moving forward
79										
80		2016-086	Mugford Shoes	429 - 431 Talbot	Facade		46,300	7,500		
81		2016-087	Dean Lewis	488 Talbot	Residential	1	100,000	5,000	10,000	
82		2017-088	12247171 Ont Ltd	561 Talbot	Residential	7	400,000	35,000	70,000	
83	63	2017-089	Habitat for Humanity	40 Alma Street	Residential	2	360,000	35,000		Complete
84		2017-090	KRQ Enterprise	277 283 Talbot	Residential	8	286,500	68,984		Complete
85	65	2017-090	KRQ Enterprise	277 283 Talbot	Facade					
86	66	2017-091	2530951 Ont Ltd	37 St. Catharine	Residential	6	200,000	40,000		Complete
87		2017-092	2326810 Ont Inc (State Farm)	555 Talbot Street	Facade		17,000	7,500	8,500	
88		2017-093	Kevin Miller	16 Pearl Street	Residential	3	80,000	18,319	30,000	Complete
89							,	, -		
90	69	2018-094	Jeff Grove	379 Talbot	Residential	2	43,400	10,000	20,000	
91		2018-095	Vernon Martin	87 St. Catherine	Residential	8	120,000	40,000	60,000	
		2018-096	Rick and Penny West	24 Rosebery	Residential	1	20,000	8,000	10,000	

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93	72	2019-097	Karon Waite	186 Centre St	Residential	1	10,000	5,000	5,000		Complete
94	73	2019-098	Ark Properties	613 Talbot St	Façade		50,000	10,000			
95	74	2019-099	Hillside Properties	16 Hincks	Residential	16	1,600,000	100,000			Approx. 32,000 DCs and 70,000 taxes
96		2019-100	Victorian Inn	192 194 198 Talbot	Façade		60,000	30,000			
97	76	2019-101	Donwest Construction	71 - 89 Princess	Residential	11	3,500,000	90,000			Grant and 10 year DC rebate
98	77	2019-102	Limitless Tattoos	529 Talbot	Façade		11,000	5,500			
99		2019-103(a)	2436069 Ontario Ltd	317-321 Talbot	Residental	7	75,000	37,500	37,500		
100	79	2019-103 (b)	2436069 Ontario Ltd	317-321 Talbot	Façade		25,000	10,000	12,500		
101	80	2019-104	Prespa	63 Elm Street	Residential	16	3,200,000	125,000			Grant and 10 year DC rebate
102	81	2019-105	Yurek Pharmacy	519 Talbot	Façade		120,000	10,000			Complete
103		2020-105	Yolland Thibeault	631 Talbot	Façade		10,000	10,000			
104	83	2020-105	Yolland Thibeault	631 Talbot	Residential	1	5,000	5,000			
105	84	2020-106	Matthew Kelly	8 Beverly St	Residential	2	102,415	10,000	20,000		
106		2020-107	Jeff Shaw	119 Curtis	Residential	1	30,000	5,000	10,000		
107											
108											
109											
110					TOTALS	357	57,980,636	1,862,470			
111		•									
112											
113											