



THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

MARCH 2, 2020

9:00 A.M.

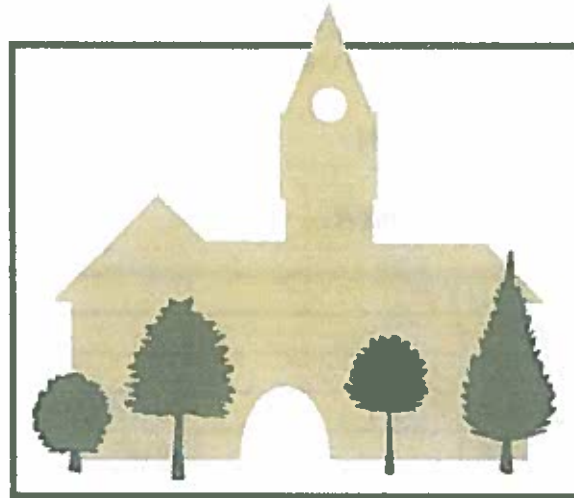
CITY HALL ROOM 304

1. Disclosure of Interest
2. Confirmation of Minutes: November 12, 2019
3. Project Applications
 - a) 631 Talbot Street : Yolland Thibeault : Application 2020-105
 - b) 8 Beverly Street : Matthew Kelly : Application 2020-106
 - c) 119 Curtis Street : Jeff Shaw : Application 2020-107
4. CIP Program Update
5. Unfinished Business
 - 277 – 283 Talbot - Facde
6. Adjournment

APPLICATION 2020-105

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

CITY
JAN 02 2020
MANAGER

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	Yoland Thibeault				
If Corporation, Signing Officer to contact:					
Mailing Address:	185 ST George ST				
City:	St Thomas	Province:	Out	Postal Code:	N5P 2M3
Telephone:	519-878-9759	Facsimile:		Email:	YolandT@Yahoo.com

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:	John-Paul Miller				
Mailing Address:	185 ST George ST				
City:	St Thomas	Province:	Out	Postal Code:	N5P 2M3
Telephone:	226-980-6872	Facsimile:		Email:	JP-Miller230Hotmail.com

1.1.3 SUBJECT PROPERTY

Civic Address:	681 Talbot ST
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Legal Description (Lot and Plan No., Assessment Roll No.):	
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Brief Description of Current Use:	Pawn shop + 5 apts
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SUBJECT PROPERTY CONTINUED (1.1.3)

- Are property taxes for the subject property in arrears? Yes No
- Are there any outstanding orders registered against the subject property? Yes No
- Are there any outstanding violations under the Fire Code? Yes No
- Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ _____

Please indicate source of estimate: _____

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize John-Paul Miller as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at St Thomas this 3 day of Sept, 2019

Signature of Owner/s [Signature]

Signature of Witness _____

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

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at _____ this _____ day of _____,

Signature of Owner/s _____

Signature of Witness _____

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

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

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

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

Repairs to ceiling/walls in Apartment
From water damage

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

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

Painting of North East & South side
of Building

Replacement of cracked Bricks

Replace TOP Seal

Replace windows

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

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?
6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:
- a) Residential Conversion, Rehabilitation and Intensification Program
 Grant Loan Both
- b) Façade Improvement Program
 Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project: \$

11. Estimated Total Construction Cost for Façade Improvement: \$

12. Estimated Total Design and Other Professional Costs: \$

(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

HERITAGE ALTERATION PERMIT

**THE COUNCIL OF THE CITY OF ST. THOMAS
HEREBY ISSUES THIS PERMIT:**

To: John-Paul Miller
185 St. George Street
St. Thomas ON
N5P LM3

For: Heritage Alteration Permit to allow for building repairs and window
replacements at 631 Talbot Street (File No. HAP-07-19)

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this 2nd day of December, 2019

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE


Clerk


Mayor

Google Maps 626 Talbot St

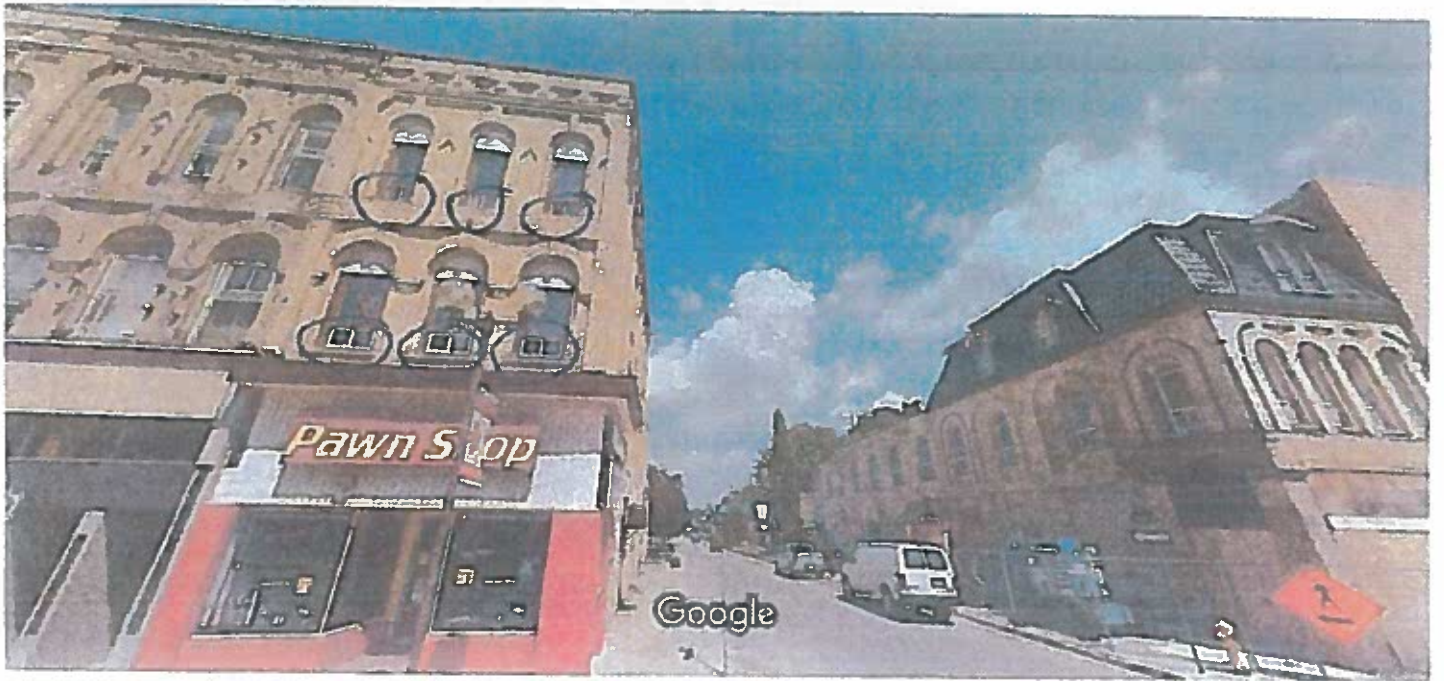


Image capture: Aug 2016 © 2019 Google

St Thomas, Ontario



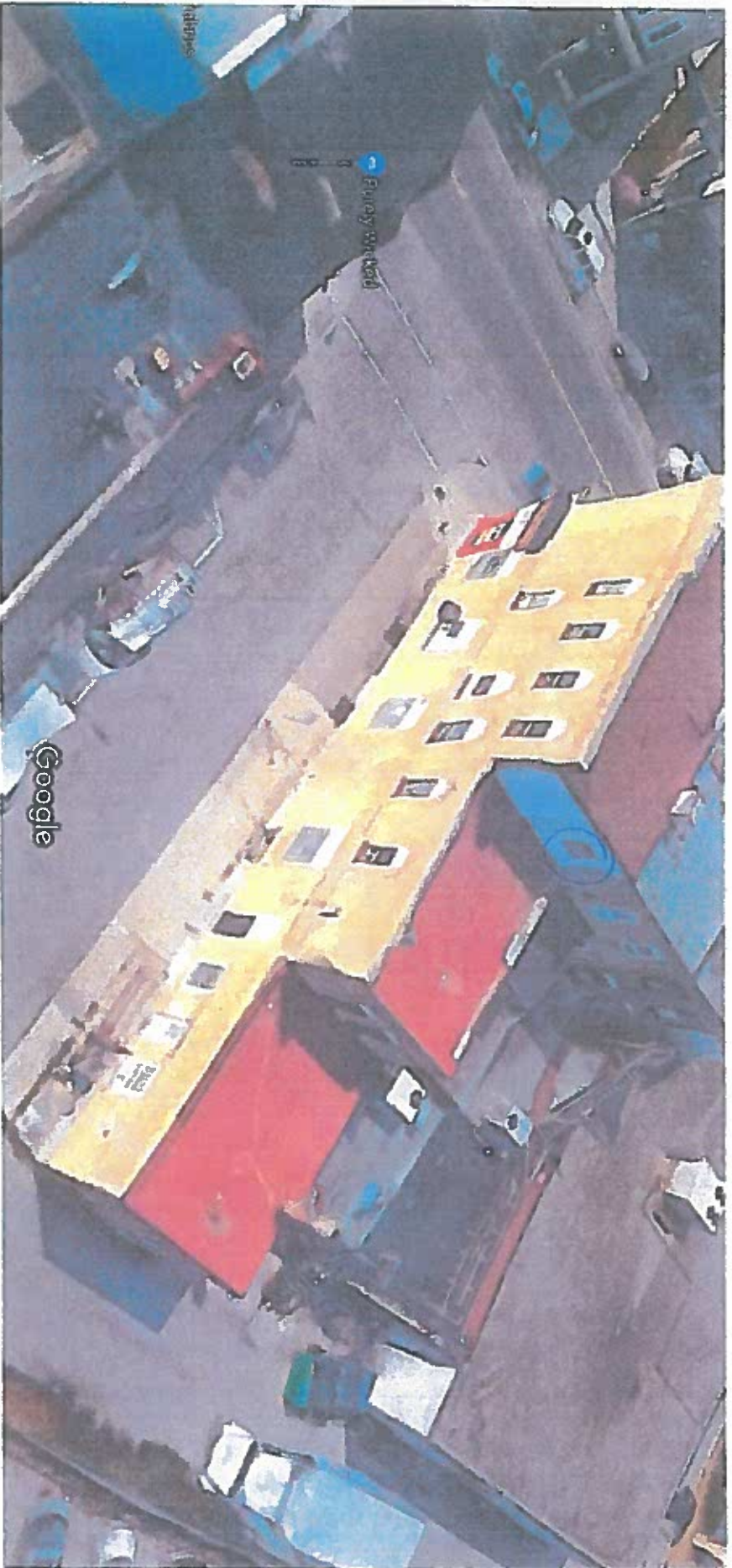
Street View - Aug 2016



Front

6 windows

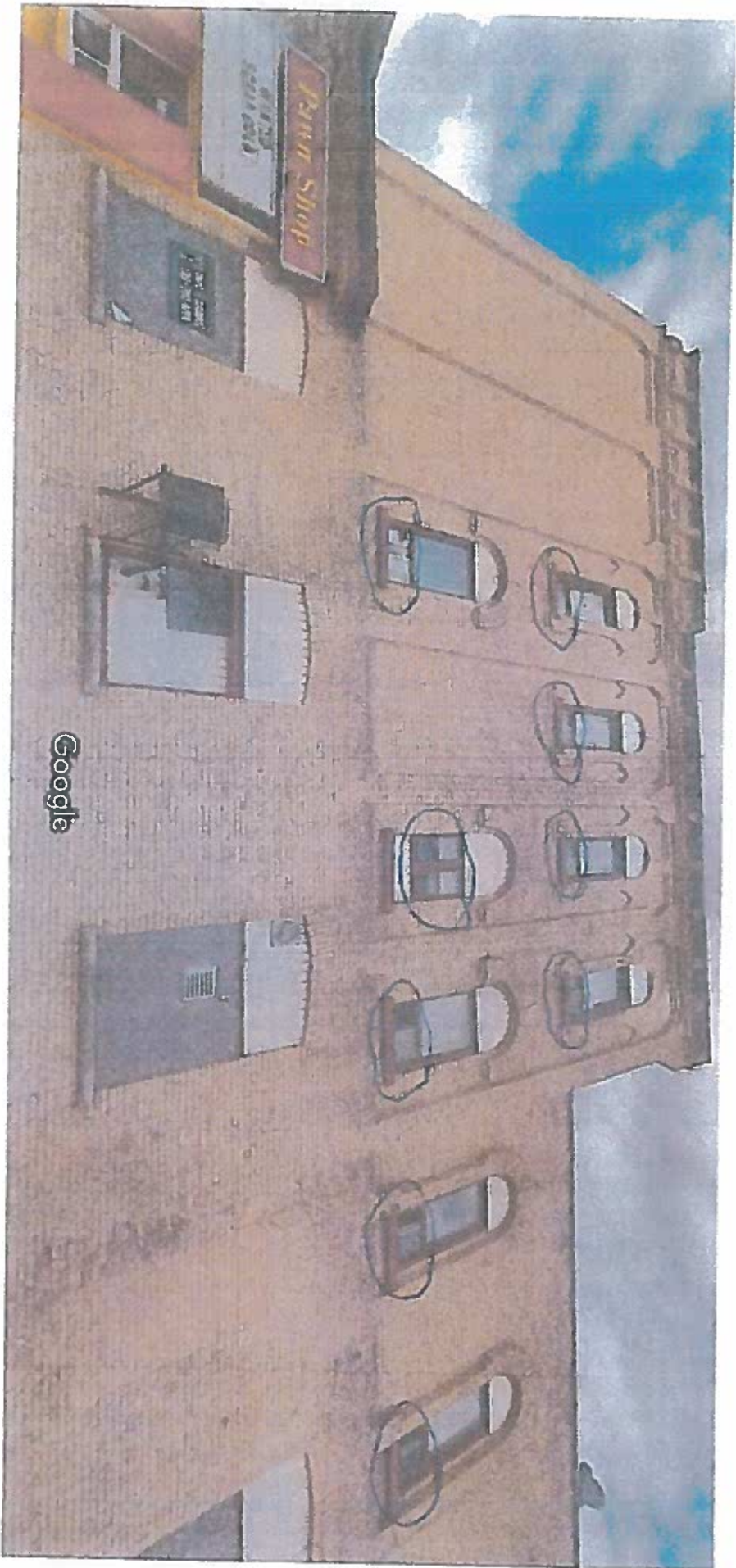
Google Maps 631 Talbot St



Imagery ©2019 Google, Map data ©2019, Map data ©2019 5m

NORTH SIDE TOP FLOOR UNIT
Back window

Google Maps 1 John St



East Side
10 windows

St Thomas, Ontario



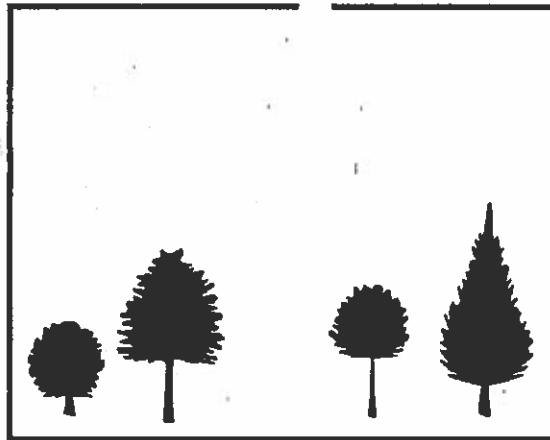
Street View - Jul 2014

Image capture: Jul 2014 © 2019 Google

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS

CITY
JAN 22 2020
RECEIVED



THE CORPORATION OF THE CITY OF
ST. THOMAS

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

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1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name.	Matthew Kelly				
If Corporation, Signing Officer to contact:					
Mailing Address:	20 Tanager Place				
City:	St Thomas	Province:	ON	Postal Code:	N5R 6K9
Telephone:	226-236-1471	Facsimile:		Email:	mattkelly.stt@gmail.com

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:	8 Beverley Street
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Legal Description (Lot and Plan No., Assessment Roll No.):
LT 3 PL 200 St. Thomas ROLL#342101007013200

Brief Description of Current Use:
The property is currently zoned as R-4 but operates as a duplex

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ 215,000

Please indicate source of estimate. Real Estate Agents

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of _____,

Signature of Owner/s _____

Signature of Witness _____

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

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at _____ this 22nd day of Jan, 2020

Signature of Owner/s Matt Kelly

Signature of Witness _____

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

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
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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)

Common Area Upgrades:

- New Windows & Doors
- New soffit, fascia, eaves, and siding
- New Flooring
- Paint both units
- Bringing up to new fire code
- New Furnace
- Add A/C
- Rebuild front porch & overhang
- Add ventilation to both bathrooms

Main Floor Unit (Currently 1 bedroom)

- New Lighting
- Bathroom Update with new tub, toilet, and vanity
- Refinish Kitchen Cabinets with new countertops
- New Kitchen Appliances
- Finish basement to add 2 basement (each with egress windows)
- Create fire separation

Second Floor Unit (Currently 2 bedroom)

- New Kitchen design
- New Kitchen Appliances
- Create open concept living room & kitchen
- Bathroom update (tub & toilet)
- Add in-suite laundry

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

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

[Empty rectangular box for providing a description of façade improvements.]

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

FINANCIAL INCENTIVE PROGRAMS

1.7 GENERAL APPLICATION QUESTIONS

1. Is your property a designated heritage building? Yes No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
3. What is the current status of the building?
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If other, please explain:

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9. Is your property located in one of the CIP Areas? Yes No

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10. Estimated Total Construction Cost for the Residential project:

11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs.

(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

Overview of Expenses

Contractor	Category	Cost	Quote/Invoice Attached
Fisher Draft & Design	Professional Design	\$ 1,469 00	Yes
Balina Construction	General Contractor	\$ 43,595 40	Yes
Distinct Windows	Windows, Doors, Exterior	\$ 18,276 64	Yes
Gastech	HVAC	\$ 7,966.50	Yes
Core Construction	General Contractor	\$ 16,696 17	Yes
<u>Other</u>			
Flooring		\$ 3,740 00	
Paint		\$ 1,000 00	
Lowes	Appliances	\$ 9,640.03	Yes
Misc	Material not provided	<u>\$ 2,500 00</u>	
Total		\$ 104,883 74	

Fisher Design & Drafting Services

HST #832 262 778 RT 0001

1702-363 Colborne St.
London, Ontario N6B 3N3
Phone 519-318-0737

INVOICE

INVOICE No. 20-003
DATE: 8 January, 2020

Billing Address:
8 Beverly St. St. Thomas

Comments or special instructions: Existing plans and proposed layouts

SALESPERSON	P.O. NUMBER	SENT DATE	SENT VIA	F.O.B. POINT	TERMS
		Jan 8 2020			Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1 hour	Site measure		
3 hours	As built drawings		
4 hours	New layout (main second & basement)		
2 hours	Building section		
2 hours	Kitchen designs		
2 hours	Front elevation		
4 hours	Front porch structural design & details		
2 hours	Permit package prep		
20 hours to date		65	1300
		SUBTOTAL	\$1,300.00
		HST	\$169.10
			\$1,469.00

Make all cheques payable to **Jeff Fisher or Fisher design & drafting services.**
Or send e-Transfer to fisherdesigndraft@gmail.com
If you have any questions concerning this invoice, contact Jeff @ 519-318-0737

THANK YOU FOR YOUR BUSINESS!

INVOICE

Amount Due (CAD)
~~\$16,696.17~~

BILL TO
Matt Kelly
Matt Kelly

Invoice Number: 46
Invoice Date: January 20, 2020
Payment Due: February 19, 2020

mattkelly stt@gmail com

Items	Quantity	Price	Amount
Bathroom *MAIN FLOOR* - Tear out and dispose - Installing "moisture drywall" (purchase) (Tape, mud, paint) - installing tub and surround (purchase) - install toilet (provided) - install vanity (provided) - install subfloor (purchase) - install flooring (provided) *customer supply "provided" items *Included in price are "purchase" items	1	\$3,766.19	\$3,766.19
Bathroom *UPPER UNIT* - tear out & dispose - Installing "moisture drywall" - installing bathtub (purchase) - installing tub surround (purchase) - sealing unit installing faucets	1	\$2,364.19	\$2,364.19
Deck Build Estimate includes; - material (pressure treated "sienna" lumber, sono tube, concrete) - labour - complete install of deck (Digging/installing footings, construction of joists, decking board and railings) - securing roof to house	1	\$7,245.00	\$7,245.00

Items	Quantity	Price	Amount
Electrical - adding 10 pot lights (5- kitchen, 4- living, 1 shower) - adding exhaust fan - changing all outlets - changing all switches - adding 5 new switches (3-wire) - feeding all new lights and switches - sourcing power for all new lighting ALL WIRING, JUNCTIONS, OUTLETS, SWITCHES INCLUDED	1	\$1,400 00	\$1,400 00
		Subtotal:	\$14,775.38
		+taxes 13%	\$1,920.79
		Total:	\$16,696 17
		Amount Due (CAD) :	\$16,696.17

Notes

Deposit of half of each job due prior to work starting, final payment of second half per job due upon completion of work.



Core Construction
 115 Balaclava Street
 St Thomas, ON N5P 3C8
 Canada

Contact Information
 5198682725



Balina Custom Construction Inc.

19 Cluney Place
London ON N5Z 4H1
(519)709-8266
chris@balinacc.ca
www.balinacc.ca

GST/HST Registration No.: 712516327 RT0001

Estimate

ADDRESS

Matt Kelly

ESTIMATE # 1148

DATE 12/02/2019

ACTIVITY	AMOUNT
Basement	15,580.00
Price Includes:	
- Removal and disposal of existing stairs and any other materials necessary	
- Supply and delivery of Egress windows, Spruce lumber, new drywall, insulation, vapour barrier, and Tyvek.	
- Fabrication and installation of new stairs with a new landing leading to the basement	
- Install two Egress windows	
- Framing new basement walls using 2x4 spruce lumber, creating a utility room, 2 bedrooms and new laundry room	
- Insulating walls with R14 batt insulation, and installing Tyvek moisture barrier against foundation walls	
- Installing 6mm vapour barrier	
- Installation of new drywall	
- Mud/tape/sand all new drywall joints and corners to be ready for paint	
Main Floor	9,200.00
Price Includes:	
- Removal and disposal of all existing ceiling drywall, existing trim, existing laminate counter top and any other materials necessary	
- Supply and delivery of Drywall, laminate counter top, trim and insulation	
- Inspect water damage done to floor joist in living area and repair if necessary	
- Install new Roxul safe and sound insulation as sound barrier	
- Install new drywall on ceilings	
- Mud/tape/sand all new drywall joints and corners to be ready for paint	
- Install new laminate counter top in kitchen	
- Remove existing cabinet door handles and re install properly	
- Paint existing cabinets	

ACTIVITY	AMOUNT
Upstairs Unit	4,600.00
Price Includes:	
- Removal and disposal of all kitchen cabinets and bathroom vanity	
- Supply and delivery of spruce lumber, bi-fold closet door, trim, drywall	
- Installation of new kitchen cabinets and bathroom vanity	
- Make necessary repairs	
- Frame in for laundry closet upstairs	
- Drywall new laundry closet	
- Mud/tape/sand laundry closet for paint	
- Install new LVL beam to open up kitchen and living room	
* Price only includes labour for installation of cabinets	

Plumbing Allowance	3,200.00
Price Includes:	
- Installation of new bathtub in the upstairs unit	
- Kitchen sink and vanity hook up in the upstairs unit	
- Kitchen sink hook up on main floor	
- Installation of new hot water tank for second unit	
- Install Pex water lines where copper lines were removed or damaged	
- Install new water and drain lines for laundry closet	
* This is only a plumbing estimate and is subject to change and does not account for any unforeseen repairs or necessary improvements.	

Electrical allowance	6,000.00
Price Includes:	
- Install new outlets for new finished basement as per code	
- Install new GFCI in both bathrooms	
- Install electrical for new laundry closet upstairs	
- Install new lighting in basement, main floor kitchen and living room	
* This is only an electrical estimate and is subject to change and does not account for any unforeseen repairs or necessary improvements.	

Balina Custom Construction Inc is proud to stand by a two year warranty on all of our projects, ensuring our customers peace of mind! Thank you for your business!

SUBTOTAL	38,580.00
HST (ON) @ 13%	5,015.40
TOTAL	\$43,595.40

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		5,015.40	38,580.00

Accepted By

Accepted Date



QUOTE

29 Segal Drive,
Tillsonburg, ON, N4G 4P4

QUOTE # 1127
DATE: DEC 12 2019

EXPIRATION DATE JAN 20 2020

TO Matt

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brad	8 Beverley	50% deposit due on signing	Upon Completion

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Window and Door Supply and Install	10 524.02	10524.02
144	Soffit & Fascia Installed	28.00	4032.00
124	Eaves Installed	7.00	868.00
100	Siding Installed	7.50	750.00

Any additional costs will be approved.

** window and door quote attached

SUBTOTAL	\$ 16 174.02
SALES TAX	\$ 2 102.62
TOTAL	\$ 18 276.64

Quotation prepared by. **Brad Martin**

This is a quotation on the goods named, subject to the conditions noted below:

- Please ensure you agree with colours and product choices from attached quote sheet
- Products may be affected by back orders that are out of our control
- Payment terms include a 50% deposit upon signing and remaining 50% upon completion.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



Matt Kelly <mattkelly.stt@gmail.com>

HOME COMFORT QUOTE

3 messages

Gary Meredith <gary@gastechsolutionsinc.com>

Fri, Dec 20, 2019 at 1:21 PM

To Matt Kelly <mattkelly.stt@gmail.com>

Cc Ryan Adams <ryan@gastechsolutionsinc.com>, Julie@gastechsolutionsinc.com

Dear Matt,

All of us at Gastech are happy to provide you with the following home comfort quote

Should you have any questions know that we are here to help in any way that we can

Thank you again and we look forward to hearing from you

Gary and The Gastech Team

Matt Kelly

(226) 236-1471 Mobile
mattkelly.stt@gmail.com

8 Beverly St
St Thomas, ON N5P 1S7

QUOTE #1 AMERISTAR PACKAGE

Gastech Solutions would be happy to supply labour and material for the following

equipment in complete accordance to the specifications below for the sum of **\$6500.00 plus h.s.t (\$7345.00)**

Eligible for the union gas rebate (Union Gas energy audit must be completed)

ENERGUY TOLL FREE: 888 442 9577

ONLINE AT WWW.ENERGUY.CA

The installation will include the following

- One Ameristar 13 seer 1 5-ton central air conditioner and matching cased A-coil
- Line set and low/high voltage
- Custom Air Conditioner cover and ultra-lite slab
- One Ameristar two stage 97% efficient 60,000 BTU Natural gas furnace model #M952V

- Condensate to drain
- Gas piping, venting and low/high voltage electrical
- Custom Duct revisions including supply transition, return boot and 16x25x4" filter rack
- Relocate furnace to north east corner of mechanical room and extend ductwork
- New Honeywell T4 programmable thermostat (5 yrs. Warranty)
- 10 Years parts warranty and lifetime on the heat exchanger



QUOTE #2 DUCT SMOKE DETECTOR

Gastech Solutions would be happy to supply labour and material for the following Smoke Detector in complete accordance to the specifications below for the estimate of \$550.00 plus HST (\$621.50)

- Install one smoke detector in return drop
- Low & high voltage electrical

REMARKS:

- All work will be performed by Gary and or team members certified licensed Gas Technician
- All dust and debris made by Gastech Solutions will be cleaned up upon departure from your home
- Removal of all old equipment unless otherwise stated
- This Quote is valid for 60 days from being sent after which pricing may be subject to change

PAYMENT TERMS:

Full payment will be due the day of installation

We accept cash, cheque, visa or mastercard

Conclusion:

All of us at Gastech Solutions would like to Thank You for the opportunity to quote on your new home comfort system

1/21/2020

Gmail - HOME COMFORT QUOTE

WE pride ourselves on our quality of workmanship and customer service and will do all we can to justify the confidence you have shown by calling us.

If you have any questions or concerns, please do not hesitate to call us at 519 633 5106 anytime as we would be happy to help in any way that we can to make your decision an easy one!

Customer Signature

Date

Gastech Solutions Representative Signature

Date

Gary Meredith

Owner-Operator



397 South Edgeware Rd Unit 2

St. Thomas, ON

N5P 4B8

Phone (519) 633-5106

Fax (519) 633-5152

gary@gastechsolutionsinc.com

Matt Kelly <mattkelly.stt@gmail.com>

Sat, Dec 28, 2019 at 9:36 AM

To Gary Meredith <gary@gastechsolutionsinc.com>

Cc Ryan Adams <ryan@gastechsolutionsinc.com>, Julie@gastechsolutionsinc.com

Gary,

Hopefully you and your team had a great Christmas. The only question I have is regarding the thermostat, if I provide my own will you guys install/wire that? Also, how much might doing that save me?

My plan is to go with you I am just trying to understand if putting a Nest or Ecobee in will be of use. Also, I am planning on doing the duct smoke detector

Looking forward to working with you and your team

Have a great day,

MAtt

[Quoted text hidden]

1/21/2020

Gmail - HOME COMFORT QUOTE

Mon, Dec 30, 2019 at 9 57 AM

Gary Meredith <gary@gastechsolutionsinc.com>
To Matt Kelly <mattkelly.stt@gmail.com>
Cc Julie <julie@gastechsolutionsinc.com>

Hi Matt,

Hope you had a great Christmas as well. The thermostat in the quote is worth \$80 00 If you decide to purchase your own, then we will install for you at no additional cost.

If you would like to call the office and have Julie book a date for you that would be great.

Look forward to working with you.

Thanks again,

Gary

[Quoted text hidden]

PROJECT ESTIMATE

APPLIANCE QUOTE

CONTACT: KELLY, MATT
CUST # 247018495

SALESPERSON: DROGEMULLER, MIKE
SALES #. 2507394

PROJECT NUMBER. 603691843

DATE ESTIMATED: 01/20/20

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE	
1	354613	GE WASHR FL HE WCVH4800KWW 2.6	WCVH4800KWW	845.00	EW - 25%
1	487293	GE DRYR E PCVH480EKWW 4CF	PCVH480EKWW	845.00	EW 25%
1	725938	MT REF FD MFB2055FRZ 20 CF	MFB2055FRZ	1395.00	
1	562073	SAM 3DREF RF26HFENDSR 25.5 CF	RF26HFENDSR/	1595.00	
2	754988	SAM RG E FS NE59M4320 30" 5.9C	NE59M4320SS/	1790.00	
1	815993	BSH DISHWASHER SHE3AR75UC	SHE3AR75UC	695.00	EW - 25%
2	888467	SAM 1.9CU.FT. OTR MICROWAVE SS	ME19R7041FS/	690.00	57 MW Range, 11"
2	804608	RH 30-IN 250 CFM STAINLESS STE	CLDA130SS	676.00	Stal Range Hood
TOTAL FOR ITEMS				8531.00	
FREIGHT CHARGES				0.00	
DELIVERY CHARGES				0.00	
GST/HST [COUNTRY]				1109.03	
TOTAL ESTIMATE				9640.03	

This Quote is valid until 02/19/20.

MANAGER SIGNATURE

DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

	AFTER CPP	AFTER 25% EW
(1)	302.75	601.00
(2)	302.75	602.00
(3)	1325.25	
(4)	1515.25	
(5)	1700.50	
(6)	660.25	521.25
(7)	655.50	
(8)	642.20	

- 1. BUILDING SECTION**
1. ALL WALLS TO BE CONSTRUCTED TO THE EXTERIOR FACE OF THE CURTAIN WALLS AND SLABS.
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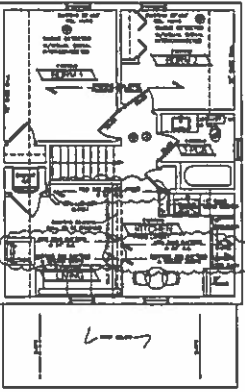
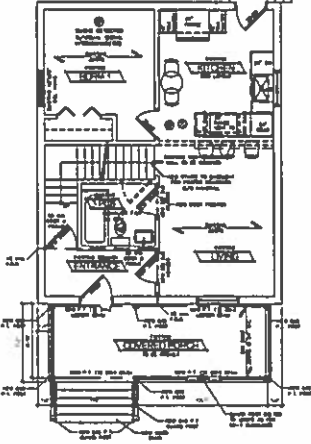
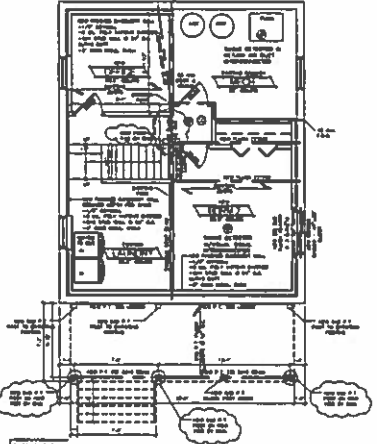
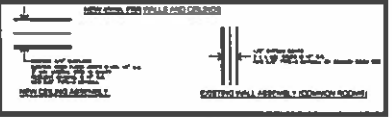
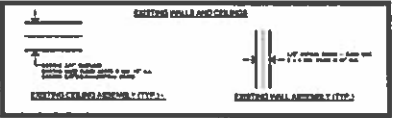
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- 2. EXTERIOR WALLS AND CHANGES**
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NOTES

- ALL EXTERIOR DOORS & WINDOWS TO REMAIN
- DOOR & WINDOW SIZES SHOWN FOR EXISTING REQUIREMENTS
- ROOM DIMENSIONS TO BE VERIFIED BY ARCHITECT
- ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF TORONTO



- EXISTING FLOOR PLAN**
- PRIMARY DATE 1910 05/17
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- NEW FLOOR PLAN**
- PRIMARY DATE 1910 05/17
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- EXISTING FLOOR PLAN**
- SECONDARY DATE 000 05/17
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NO.	DATE	BY
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DESIGN DRAWING DISCLAIMER

This drawing is prepared by the Designer for the use of the Client. It is not to be used for any other purpose without the written consent of the Designer. The Designer is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The Client is advised to verify the accuracy of the information provided in this drawing and to consult with the Designer if any questions arise.

FISHER DESIGN & DRAFTING SERVICES

100-1000-0000

FISHER DESIGN & DRAFTING SERVICES

100-1000-0000

KELLY & BEVERLY ST.

ST. THOMAS, Ontario

GENERAL NOTES & PLANS

1. ALL EXTERIOR WALLS TO BE CONSTRUCTED TO THE EXTERIOR FACE OF THE CURTAIN WALLS AND SLABS.

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A 1.1

Graves, Wendell

From: Matt Kelly <mattkelly.stt@gmail.com>
Sent: January 22, 2020 11:45 AM
To: Graves, Wendell
Subject: CIP Application
Attachments: Application Form with Support - 01222020.pdf; Drawings.pdf

Good Morning Wendell,

Thank you again for the call today and being accommodating about me submitting my application via email.

Attached to this email is my application itself, drawings of what the finished project will look like as well as the work required to get it to that point.

As mentioned on the phone, if there any questions please don't hesitate to contact me.

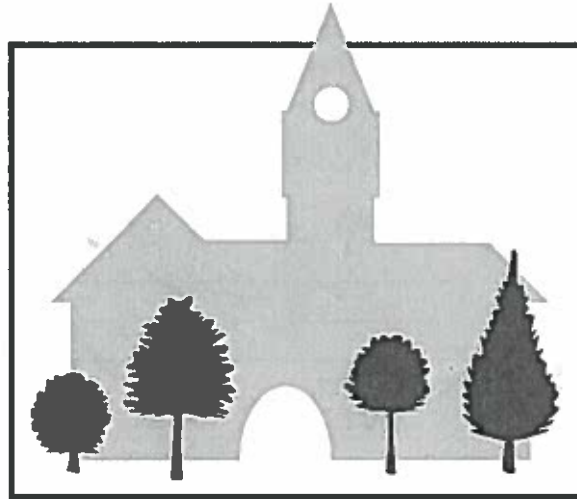
Have a great day,

Matt

APPLICATION 2020-107

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

FEB 05 2020

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name: <u>Jeff Shaw</u>	
If Corporation, Signing Officer to contact: <u></u>	
Mailing Address: <u>42474 Southdale Line</u>	
City: <u>St. Thomas</u>	Province: <u>ONT</u>
Postal Code: <u>N5R 1 B8</u>	
Telephone: <u>519-614-2585</u>	Facsimile: <u></u>
Email: <u>jeffshaw2@hotmail.com</u>	

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name: <u></u>	
Mailing Address: <u></u>	
City: <u></u>	Province: <u></u>
Postal Code: <u></u>	
Telephone: <u></u>	Facsimile: <u></u>
Email: <u></u>	

1.1.3 SUBJECT PROPERTY

Civic Address: <u>119 Curtis Street, St. Thomas</u>

Legal Description (Lot and Plan No., Assessment Roll No.): <u></u>

Brief Description of Current Use: <u>Duplex - 1 upper unit - 2-Bedroom, 1-Bathroom</u> <u>- 1 lower unit - 2-Bedroom, 1-Bathroom</u>
--

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at St. Thomas this 4th day of February

Signature of Owner/s [Handwritten Signature]

Signature of Witness [Handwritten Signature]

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

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

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

SUBJECT PROPERTY CONTINUED (1.1.3)

- Are property taxes for the subject property in arrears? Yes No
- Are there any outstanding orders registered against the subject property? Yes No
- Are there any outstanding violations under the Fire Code? Yes No
- Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

Estimated Current Market Value of Property: \$ 185,000

Please indicate source of estimate: Purchase Price as of January 16, 2020

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of _____,

Signature of Owner/s _____

Signature of Witness _____

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

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

- All work for this application is being completed on the main floor unit.
- see attached quote for financial break down
- 1) Bathroom Remodel - demolition of existing, new plumbing, flooring, fixtures, ventilation fan
 - 2) Kitchen Remodel - new plumbing, cabinets, counter top, back splash, hood - range, up to code venting, flooring
 - 3) Flooring - Brand New flooring throughout entire unit
 - 4) Paint - entire unit to be painted
 - 5) Doors / Trim - all interior doors and Trim will be replaced

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

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

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the applicant to provide a detailed description of any facade improvements they are applying for, as per the instructions in section 1.6.

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

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?

6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:

a) Residential Conversion, Rehabilitation and Intensification Program
 Grant Loan Both

b) Façade Improvement Program
 Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project: \$

11. Estimated Total Construction Cost for Façade Improvement: \$

12. Estimated Total Design and Other Professional Costs: \$

(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

Mallia Renovations

231 Union ave
Komoka
N0L 1R0

Estimate

Date	Estimate #
2/1/2020	3

Name / Address
jeff shaw 119 curtis st st thomas

Project

Description	Qty	Rate	Total
Price is materials and labour combined. Complete bathroom re do; remove tub,and tub surround tile. flooring, vanity, toilet, baseboards, trim. re install; tub, shower valve, mould tough drywall, 3 wall tile surround, install new ceiling fan, currently non existent, vent outside. new flooring, vanity, toilet, trim and paint. remove, carpet, flooring, baseboards. install new vinyl plank flooring throughout entire unit. re install new baseboards. New paint entire unit, including all doors, trim, baseboards, ceilings, walls. removal of kitchen cabinets, countertop. supply and install new cabinets, countertop, backsplash. HST (ON) on sales		30,000.00	30,000.00
		13.00%	3,900.00
		Total	\$33,900.00