

THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

August 24, 2021 2:00 P.M. ZOOM MEETING

- 1. Disclosure of Interest
- 2. Confirmation of Minutes: July 27, 2021
- 3. Project Applications
 - a) 145 Ross Street
- 4. Adjournment

THE CORPORATION OF THE CITY OF ST. THOMAS CIP EVALUATION COMMITTEE

<u>JULY 27, 2021</u>

The meeting convened at 3:30 p.m. with Harrison Cole, Chair, presiding.

ATTENDANCE

Members

Officials

Harrison Cole, MHC Councillor Jim Herbert Councillor Joan Rymal Russell Schnurr, DDB Susan Boldt, DDB Steven McLarty-Payson, MHC Crystal Penney, Planning & Building Services Coordinator

DISCLOSURES OF INTEREST

Nil.

MINUTES

Mr. McLarty-Payson noted an error in the spelling of his name, which will be updated in the minutes.

Moved by Steven McLarty-Payson – Russell Schnurr:

THAT: The minutes of the meeting held on June 22, 2021 be confirmed. Carried.

PROJECT APPLICATIONS

625 Talbot Street – 10008281 Canada Inc.

Ms. Penney advised the committee that the owner is not proposing to add new units, but under the new program it is within the Primary CIPA and would fall under existing residential units in mixed use buildings that are being renovated to bring the units into compliance with Building Code, Property Standards and Fire Code. She added that previous renovations were made to the third floor of the building, and the subject application is to renovate the remaining two units along with common areas, bringing them up to code. Ms. Penney noted that the owner is applying for the Residential Loan, Residential Grant and the Planning and Building Fees Grant.

Mr. Cole asked for clarification on the funding amount since the proposal is not for new units. Ms. Penney advised that since the proposal is for a renovation, the eligible grant and loan amounts would be equal to 50% of the cost of renovating existing residential units. She added that the estimated total for this project is \$38,018.

Committee members agreed that this type of project does fit the requirements of the Community Improvement Program and there were no concerns.

Moved by Russell Schnurr – Susan Boldt:

THAT: The Community Improvement Program application for 625 Talbot Street be approved.

Carried.

<u>145 Ross Street – 519 Developments Ltd.</u>

Ms. Penney advised the committee that the proposal is to convert the existing 4 unit building into 6 units. She added that the interior of the building will be completely renovated to incorporate and new floor plan and construction will include upgraded electrical, plumbing and HVAC and new on-site amenities. Ms. Penney noted that the owner is applying for the Residential Grant and Loan, Development Charge Grant, Tax Increment Grant and the Planning and Building Fees Grant.

Mr. Schnurr had concerns with the façade and recommended it be revised and materials be added to break up the look of the current building. One example was to add a canopy above the main doors. Mr. Schnurr added that the drawing notes that the existing masonry is to remain, however, the building is sided. The committee would like to see clarification on the building materials

to improve the façade and there is clarification on the proposed building mate	erials.
<u>ADJOURNMENT</u>	
Moved by Councillor Rymal - Russell Schnurr:	
THAT: The meeting be adjourned at 4:00 pm	
Carried.	
CONFIRMED	_CHAIR

The committee agreed that this type of proposal does fit within the scope of the Community Improvement Program, however, passed a motion to defer any decision until revisions are made to the elevation drawings

GENERAL CONSTRUCTION NOTES

WOOD FRAMING NOTES

- ALL LUMBER AND WOOD PRODUCTS SHALL BE NUMBER 1 OR NUMBER 2 GRADE SPF UNLESS OTHER WISE NOTED AND MUST CONFORM TO OBC 9.3.2.
- ALL WOOD FRAMED CONSTRUCTION TO SHALL CONFORM TO OBC 9.23.
- 3. ALL PRE ENGINEERED SYSTEMS ARE TO BE DESIGNED AND SEALED BY AN ONTARIO P.ENG.
- ALL COLUMNS SUPPORTING STRUCTURAL MEMBERS TO BE MIN. EQUAL IN WIDTH TO THE MEMBER WHICH IT IS SUPPORTING.
- ALL LOAD BEARING COMPONENTS MUST HAVE CONTINUOUS SUPPORT EXTENDING TO THE FOUNDATION FOOTING.
- 6. ALL GUARDS AND SUPPORTING STRUCTURE SHALL CONFORM TO OBC 9.8.8 & SB 7.

STRUCTURAL STEEL NOTES

- ALL STEEL COLUMNS SHALL CONFORM TO OBC 9.17.
- ALL STEEL BEAMS SHALL CONFORM TO OBC 9.23.4.3.
- ALL BEAMS TO HAVE MIN. 89mm (3.5") END BEARING AND STEEL MASONRY LINTELS SHALL HAVE MIN. 150mm (6") END BEARING.

FOOTING, FOUNDATIONS AND CONCRETE NOTES

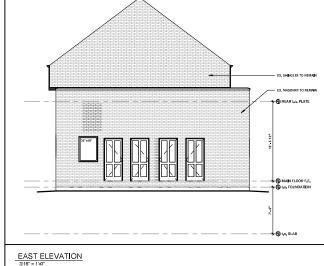
- FOOTINGS AND FOUNDATIONS SHALL CONFORM TO 9.15
- KEEP TOPSIDE OF FOOTING MIN. 4'-0" BELOW FINISH GRADE CONTINUOUSLY.
- SUSPENDED CONCRETE SLABS OVER COLD STORAGE (WHERE APPLICABLE): 5" THICK REINFORCED WITH 15M REBAR AT 8" EACH WAY WITH A BOTTOM COVER OF 1.25". CONCRETE SHALL BE MIN. 25 MPA WITH 6% ARE ENTRAINMENT, SLOPE AWAY FROM BUILDING MIN. 1%. PROVIDE MIN. 3" BEARING ON THE CONCRETE FOUNDATION WALLS.
- 4. UNLESS DETERMINED OTHERWISE VS DESIGN STUDIO ASSUMES SOIL BEARING CAPACITY OF

- 1. ALL WINDOWS, SKYLIGHTS, AND DOORS TO CONFORM TO OBC 9.7
- FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPERABLE WINDOW WITH A MIN UNOBSTRUCTED WIDTH OPEN AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15".
- 3. ANY FUTURE SLEEPING QUARTERS IN THE BASEMENT ARE TO HAVE WINDOWS IN THE $\,$ ROOM that meet the requirements of OBC 9.9.10.

- SMOKE & CARBON MONOXIDE ALARMS TO BE LOCATED ON EACH LEVEL & TO BE HARDWIRED & INTERCONNECTED, LOCATE CARBON MONOXIDE ALARMS ADJACENT TO SLEEPING AREAS.
- SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING AREA ON OR NEAR THE CEILING.
- MIN, HEAD ROOM: 6'-11" MIN, HEAD ROOM BELOW DUCTS & BEAMS IN A DWELLING: 6'-5".
- SUBFLOOR SUPPORTING CERAMIC FLOORS PER OBC 9.30.6.1.
- PROVIDE ATTIC VENTILATION PER OBC 9.19.
- PROVIDE AIR AND VAPOUR BARRIER IN ACCORDANCE TO OBC 9.25.3. & 9.25.4.
- ATTIC HATCHES TO HAVE INSULATED COVERS AND INSULATING.
- VS DESIGN STUDIO DOES NOT TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS FOUND IN

Previous Elevation Drawing









GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
- 3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTER OR FACE F EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.

- 6. PROVIDE 19mm PLYWOOD BACKING AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS, ENSURE CONTINUITY OF VAPOUR BARRIER AND INSULATION AS REO'D.

- 3. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION BURVEY, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- . ANY CEI, ING HEIGHTS SHOVIN ON THE FLOOR PLANS ARE FROM t.e. HEATHING TO t.e. WOOD PLATE OR UNDERSIDE OF TRUSS.
-)." INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C PROFESSIONAL ENGINEER. ." NOICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURE
- ALL WOOD FRAMING TO MEET SECTION 9,23 OF THE O.B.C.
- 3. TRUSSES TO BE 2-0" OIC MAX (DES**I**SN BY OTHERS)

4. ATTIC ACCESS HATCH TO BE 3-0" BY 1-10" LOCATION TO BE ADJUSTED I

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NO.	DESCRIPTION	DATE
00	ISSUED FOR REVIEW	2020-09-
01	ISSUED FOR COORDINATION	2020-11-

UALIFICATION INFORMATION:

SIGNATURE

R00 145 Ross St. -Reno

145 Ross St., St. Thomas, Ont., N5R 3X9



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PROPOSED ELEVATIONS

R. YULL L. VERMEER As indicated

DRAWING NO:

DRAWING TITLE:

A-5

2020-11-19 1:55:24 PM



Image capture: Aug 2016 © 2021 Google



Updated Elevation Drawing





APARTMENT BLDG. RENOVATION

LE: AREA:

NEW FRONT FACADE