



THE CORPORATION OF THE CITY OF ST. THOMAS

COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

April 26, 2022

10:00 A.M.

ZOOM MEETING

1. Disclosure of Interest
2. Confirmation of Minutes: March 1, 2022
3. New Business
 - 51 Malakoff Street
4. Adjournment

**FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
APPLICATION FORM**

OFFICE USE: Date Application Received: <u>APR 04 2022</u> File Number: <u>2022-119</u>

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 attached 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 and commissioned.

OWNER/APPLICANT

1. Property Owner

Name: Jocelyn Chaparro

Address: 129 High Acres Crecent Kitchener

Postal Code: N2N 2Y4 Phone: 647-960-4635 Fax: _____

Email: realestate.jc@outlook.com

2. Agent/Applicant

Name: Dave Strano

Company: SPM Management

Address: 1 Bathurst St, London, ON

Postal Code: N6B 3R2 Phone: (519) 601-6799 Fax: _____

Email: dave@stranoproperties.ca

Who is the primary contact?

- Registered Owner Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please indicate the method of communication you would like to be contacted by.

- Phone Email Fax Mail

SUBJECT PROPERTY

1. Municipal Address:
51 Malakoff Street, N5P 1L9, St Thomas, ON

2. Legal Description:
PT LT 135 PL 43 YARMOUTH AS IN E408773; S/T & T/W E408773; ST. THOMAS

3. Brief Description of Current Use:
Single family home

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

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

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

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

If yes, please describe, including total amounts of grants:

PROGRAM CHECKLIST

Please place a check next to the program(s) that you are applying for:

- Heritage Design Grant Program
- Heritage Façade and Building Improvement Program
- Residential Program
- Development Charge Grant Program
- Tax Increment Grant Program
- Parkland Dedication Grant Program
- Planning and Building Fees Grant Program
- Heritage Tax Relief Grant Program
- Environmental Site Assessment Grant Program

Please fill out the following sections with regards to the program(s) you are applying for. If additional space is required, please attach the information on a separate sheet.

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

The home is currently a single family home that will be converted into a triplex, everything will be new, including but not limited to, updated electrical, plumbing, HVAC, new roof etc. Permits are being pulled for everything and all units will be legal. I am also looking at redoing the siding at the front and back of the home as it's currently very run down but am not sure if that is part of the facade program.

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 of architectural value? Yes No
- 3. Is your property located with the Downtown St. Thomas Heritage Conservation District? Yes No
- 4. What is the current status of the building? Vacant
 Occupied
 Underutilized

If other, please explain: _____

- 5. 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

- 6. 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?

- 7. Are you adding commercial space? Yes No
- If yes, please provide the square footage

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

- a) Residential Program
 Grant Loan Both
- b) Façade Improvement Program
 Grant Loan Both

9. 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 Facade

10. Please specify what CIP area your property is located within.

Primary CIPA

11. Estimated total construction cost for the residential project:

\$220,000

12. Estimated total construction cost for the façade improvement:

\$25,000

13. Estimated total design and other profession costs:

\$10,000

(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.)

14. Have you made an application for a Building Permit pertaining to the work being proposed?

Yes No

AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Jocelyn Chaparro, am the owner of the subject lands, and I authorize Dave Strano, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

April 2nd, 2022
Date

jocelyn chaparro
Signature of Owner

AFFIDAVIT OR SWORN DECLARATION

I, Jocelyn Chaparro of Kitchener in the province of ON,
name of applicant City

make oath and say (or solemnly declare) that the information provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Kitchener on this 2 day of April, 2022.
City Day Month Year

jocelyn chaparro
Signature of Owner or Authorized Agent

April 2, 2022
Date

Signature of Commissioner of Oaths, etc.

Date

GENERAL NOTES

GENERAL:

1. ALL DESIGN & WORKMANSHIP ON THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SAFETY ACT (INCLUDING LATEST AMENDMENTS) AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
4. PROVIDE ALL TEMPORARY SHORING AND BRACING TO ENSURE THE STRUCTURE REMAINS STABLE DURING CONSTRUCTION.

CONCRETE:

1. CONCRETE DESIGN IN ACCORDANCE WITH CAN/CSA-A23.3-04.
2. ALL CONCRETE ON THIS PROJECT TO BE MINIMUM 25MPa, 28 DAY STRENGTH, UNLESS NOTED OTHERWISE.
3. ALL MASONRY DESIGN IN ACCORDANCE WITH CSA-S304.1-04 AND INSTALLATION AS PER CSA-A371-04.
4. FOUNDATIONS REMOVE ALL EXISTING TOP SOIL TO UNDISTURBED SOUND NATIVE SOIL. BEARING CAPACITY TO BE MIN. 2,000psf AND IS TO BE CONFIRMED DURING CONSTRUCTION BY A SOILS ENGINEER.

FOOTINGS (9.15.3)

5. ALL STRIP FOOTINGS SHALL BE 18" x 6" MINIMUM UNLESS NOTED OTHERWISE.
6. FOR ALL INTERIOR STRIP FOOTINGS SUPPORTING LOAD BEARING PARTITIONS PROVIDE 14" x 6" FOOTING.
7. STEPPED FOOTINGS TO BE 23-5/8" MIN. HORIZONTAL AND VERTICALLY 16" MAXIMUM ON SANDY SOIL, 24" MAXIMUM ON FIRM SOIL.
8. THICKNESS TO COMPLY W/ SECTION (9.15.3.8.)

GENERAL STRUCTURAL/WOOD:

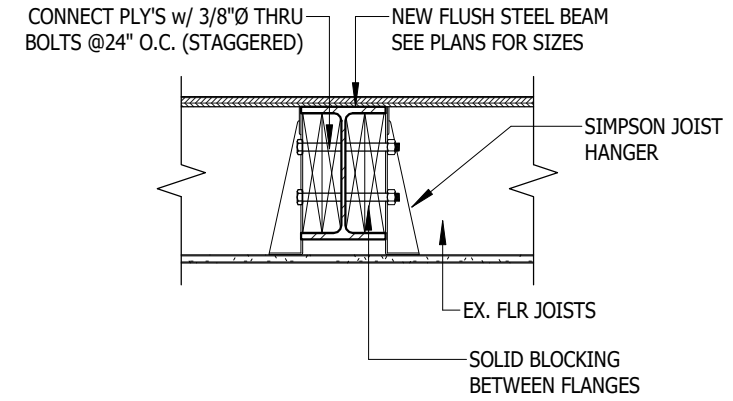
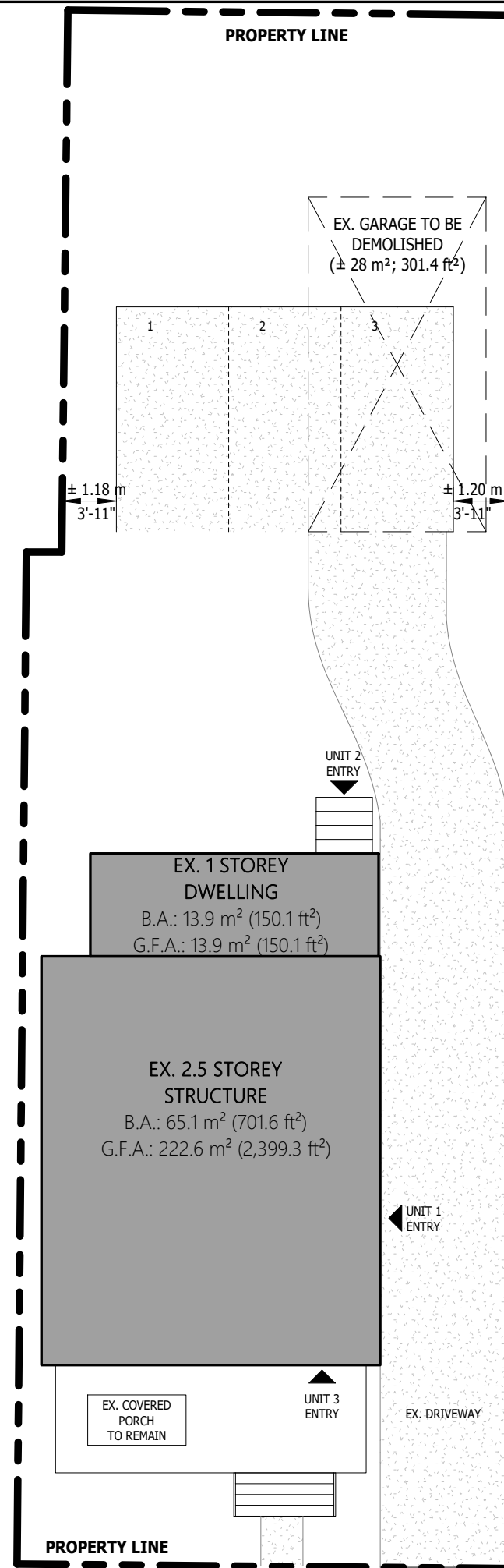
1. ALL BEAMS AND GIRDERS TO BE SUPPORTED FULL WIDTH TO FOUNDATION.
2. WOOD DESIGN TO BE IN ACCORDANCE WITH CSA-086-09 ENG. DESIGN IN WOOD. (INCLUDING SUPPLEMENT CAN/CSA-086S1-05).
3. WOOD FRAMING TO BE NO.1/NO.2 GRADE S-P-F OR BETTER.
4. ALL EXPOSED EXTERIOR LUMBER TO BE GRADE NO.1/NO.2 SPF, PRESSURE TREATED. PRESSURE TREATED AS PER CSA 080-1.97.
5. STRUCTURAL GLUE LAMINATED LUMBER AS PER CAN/CSA-0122-M89.
6. HOT DIPPED GALVANIZED CONNECTORS AS PER CAN/CSA G164-M92(R2003).
7. IN CONDITIONED (HEATED) SPACES, ALL WOOD IN CONTACT WITH CONCRETE TO BE PROTECTED FROM MOISTURE (ie.POLY BARRIER)

WINDOWS AND DOORS:

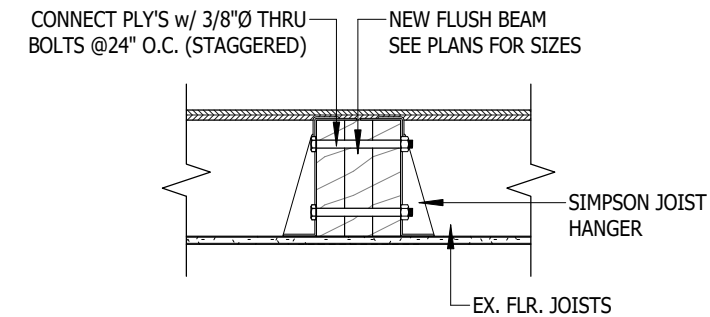
1. TO COMPLY W/ FORCED ENTRY STANDARDS (9.7.5.2 & 9.7.5.3)
2. FLOOR LEVELS CONTAINING BEDROOMS TO HAVE AT LEAST ONE WINDOW WITH AN UNOBSTRUCTED OPEN AREA OF MINIMUM 0.35m² (3.8ft²) WITH NO DIMENSION LESS THAN 15" (9.7.1.3)
3. EXT. CONC. STAIRS W/ MORE THAN 2 RISERS AND 2 TREADS REQUIRE SUPPORT FROM A FOUNDATION (9.8.9)
4. EXT.CANTILEVERED STEPS TO BE BUILT IN CONFORMANCE W/ SECTION (9.8.10)
5. EXTERIOR CLADDING TO CONFORM TO (9.27)

FRAMING NOTES:

1. PROVIDE BLOCKING FOR FUTURE GRAB BARS. BLOCKING ADJACENT WATER CLOSET TO SUIT MIN. 30" GRAB BAR INSTALLED AT 30-50 DEG., SLOPING UPWARDS AWAY FROM WATER CLOSET WITH LOW POINT OF GRAB BAR BEING 30"-35" A.F.F. & 2" IN FRONT OF WATER CLOSET.
2. BLOCKING IN WALL BEHIND WATER CLOSET TO SUIT MIN. 24" GRAB BAR 6" ABOVE TANK.
3. AT TUBS/SHOWERS, PROVIDE BLOCKING OPPOSITE THE ENTRANCE TO THE TUB/SHOWER TO SUIT MIN. 36" GRAB BAR MOUNTED 33 1/2" A.F.F.
4. PROVIDE SOLID BLOCKING AT BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMB AND FRAME FOR ALL EXTERIOR DOORS (9.6.8.9)
5. WHERE CERAMIC TILE FLOORING INSTALLED, SUBFLOOR TO BE REINFORCED
6. PROVIDE 1'-10" X 2'-4" ACCESS HATCH (INSULATED) IN GARAGE AND UPPER FLOORS (9.19.2.) (INSULATED) (9.25.3.2.)



1 Steel Flush Beam Detail
S1 1" = 1'-0"



2 Lvl Flush Beam Detail
S1 1" = 1'-0"

↑ N Site Plan
3/32" = 1'-0"

NOTE:
1. THIS SITE PLAN IS NOT A LEGAL SURVEY.
2. ALL DIMENSIONS AS SHOWN ARE BASED ON SITE MEASUREMENTS AND OWNER/CONTRACTOR ACCEPTS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
3. REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING WORK.

GENERAL NOTES

1. Contractor must check and verify all dimensions and be responsible for same, reporting any discrepancies to the Engineer before commencing work.
2. Prints shall not be used for construction until signed by the Engineer.
3. Prints are not to be scaled.
4. All drawings, prints and specifications are the property of D. C. Buck Engineering.
5. All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and Local Building Standards Department.
6. These notes are to be read in conjunction with all drawings and specifications.

CLIENT

STRANO PROPERTIES

No.	Description	DRN:	CHK:	Date:
01	Site review	V.F.C.	D.B.	Feb 02, 2022
00	Permit	SR	D.B.	Jan.18, 2022

Revision Schedule



DCBUCK
ENGINEERING

79 Ridout Street, South
London, Ontario (N6C 3X2)
Phone: (226) 270-9921
dwayne@dcbuckengineering.com



PROJECT

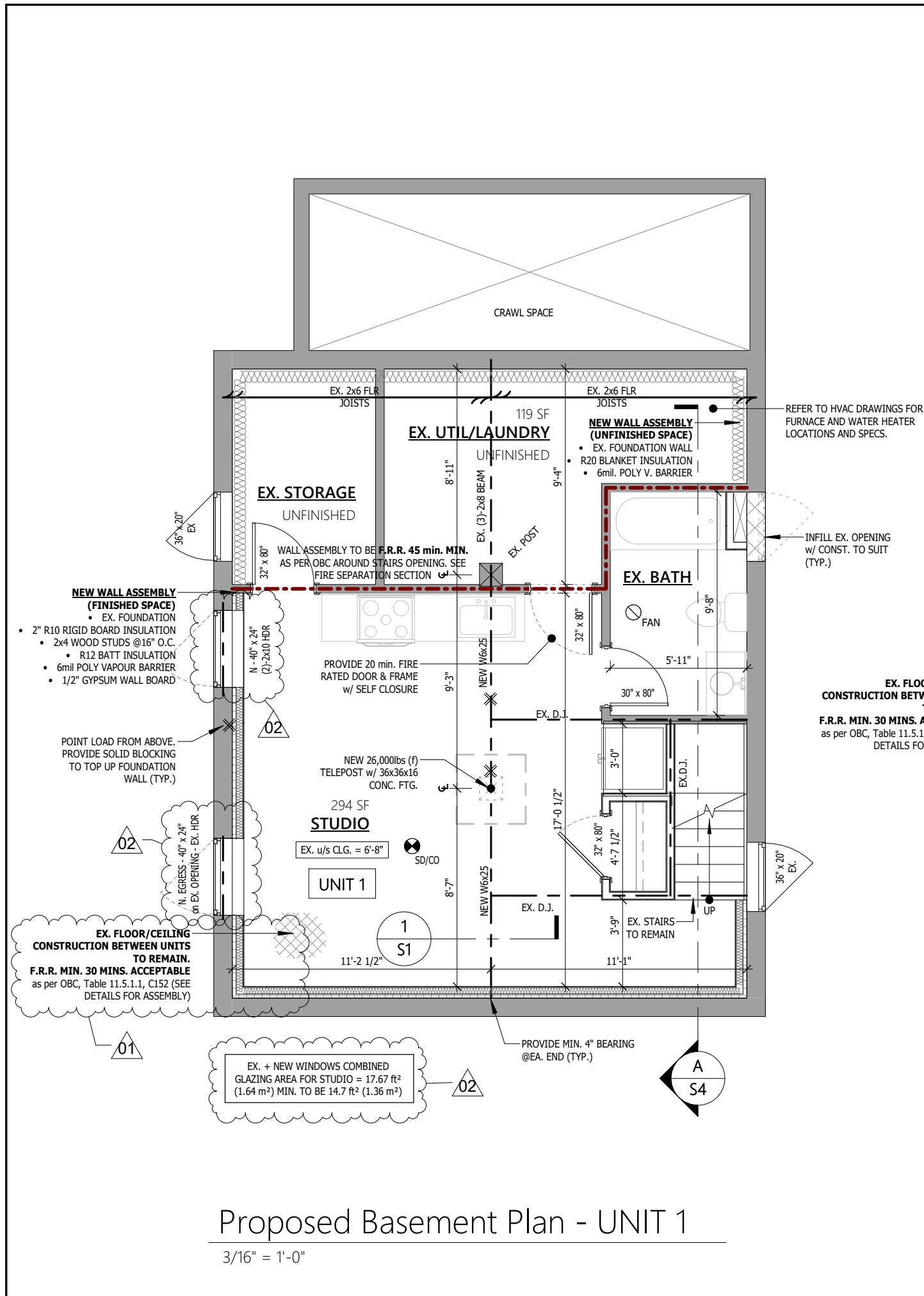
Interior Renovation

51 MALAKOFF STREET St. Thomas, Ontario

DRAWING TITLE

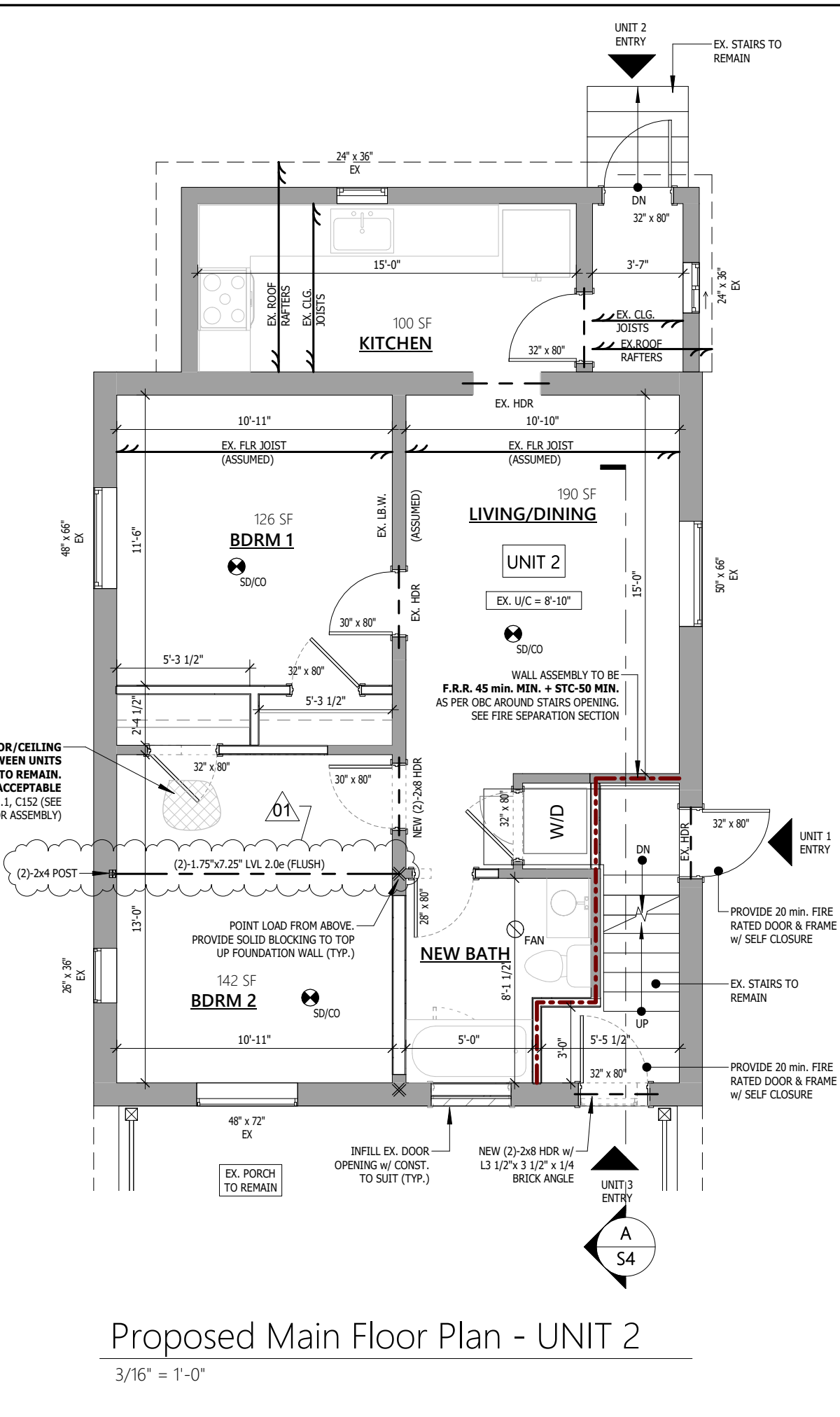
Site Plan, Gen. Notes & Details

SCALE	AS NOTED @ (17"x11")	DATE ISSUED	Jan. 18, 2022
DRAWN	SR	CHECKED	D. Buck
DESIGNED	D. Buck	APPROVED	D. Buck
PROJECT No.	SHEET No.	REV. No.	
912021	S1	01	



Proposed Basement Plan - UNIT 1

3/16" = 1'-0"



Proposed Main Floor Plan - UNIT 2

3/16" = 1'-0"

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01	Site review	V.F.C.	D.B.	Feb 02, 2022
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Revision Schedule

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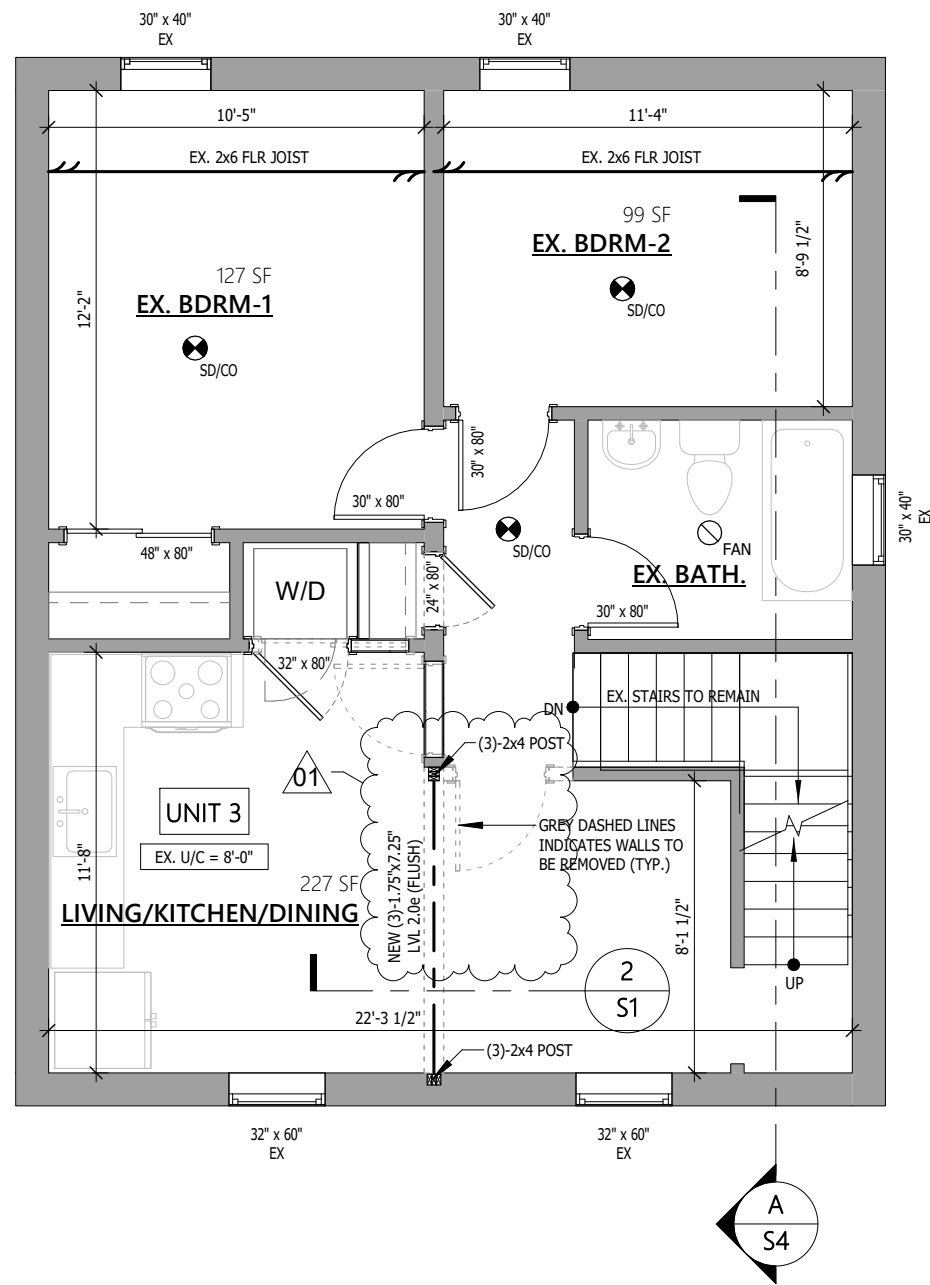
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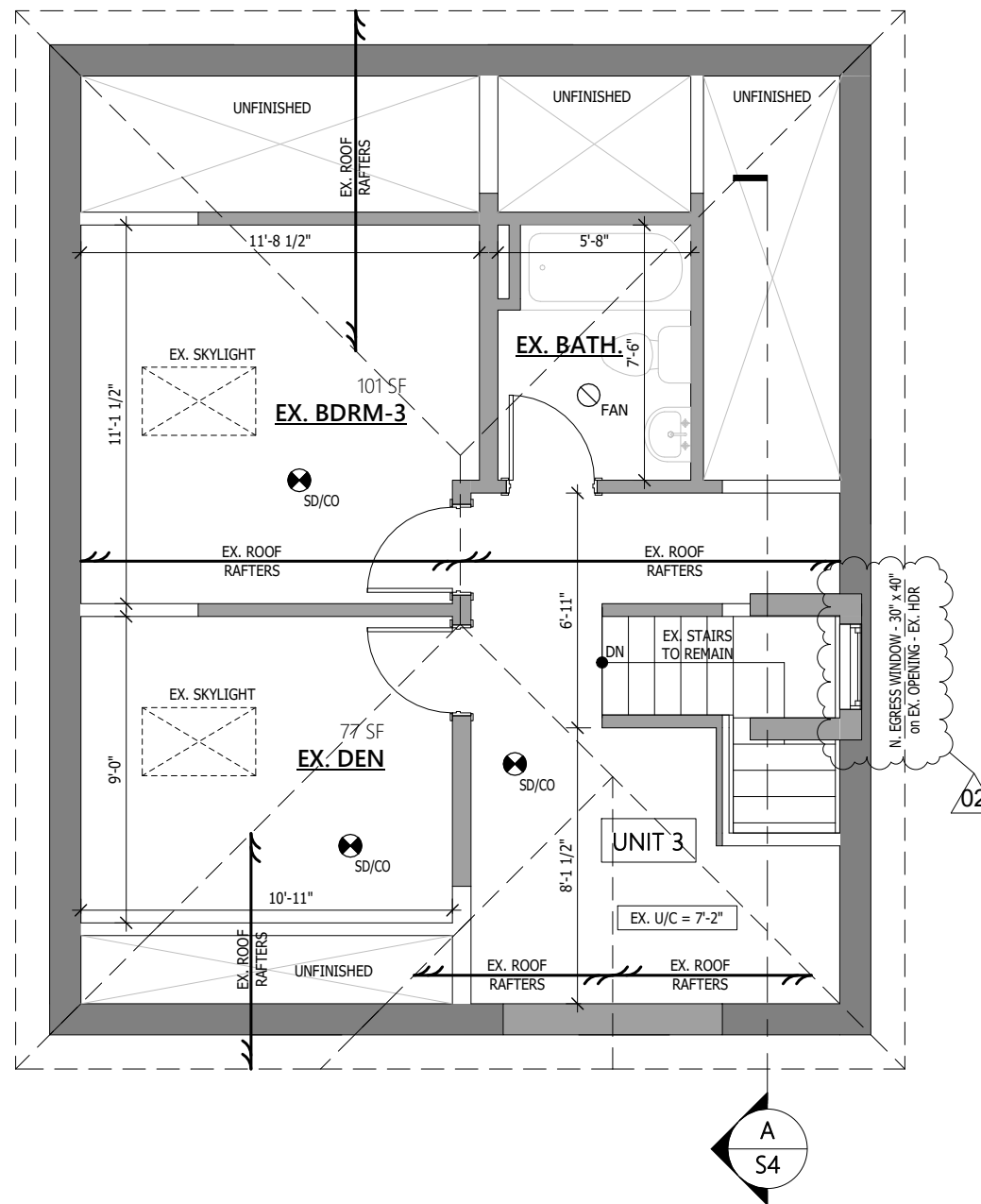
Proposed Floor Plans

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912021	S2	02	



Proposed Second Floor Plan - UNIT 3

3/16" = 1'-0"



Proposed Third Floor Plan - UNIT 3

3/16" = 1'-0"

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Revision Schedule



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PROJECT

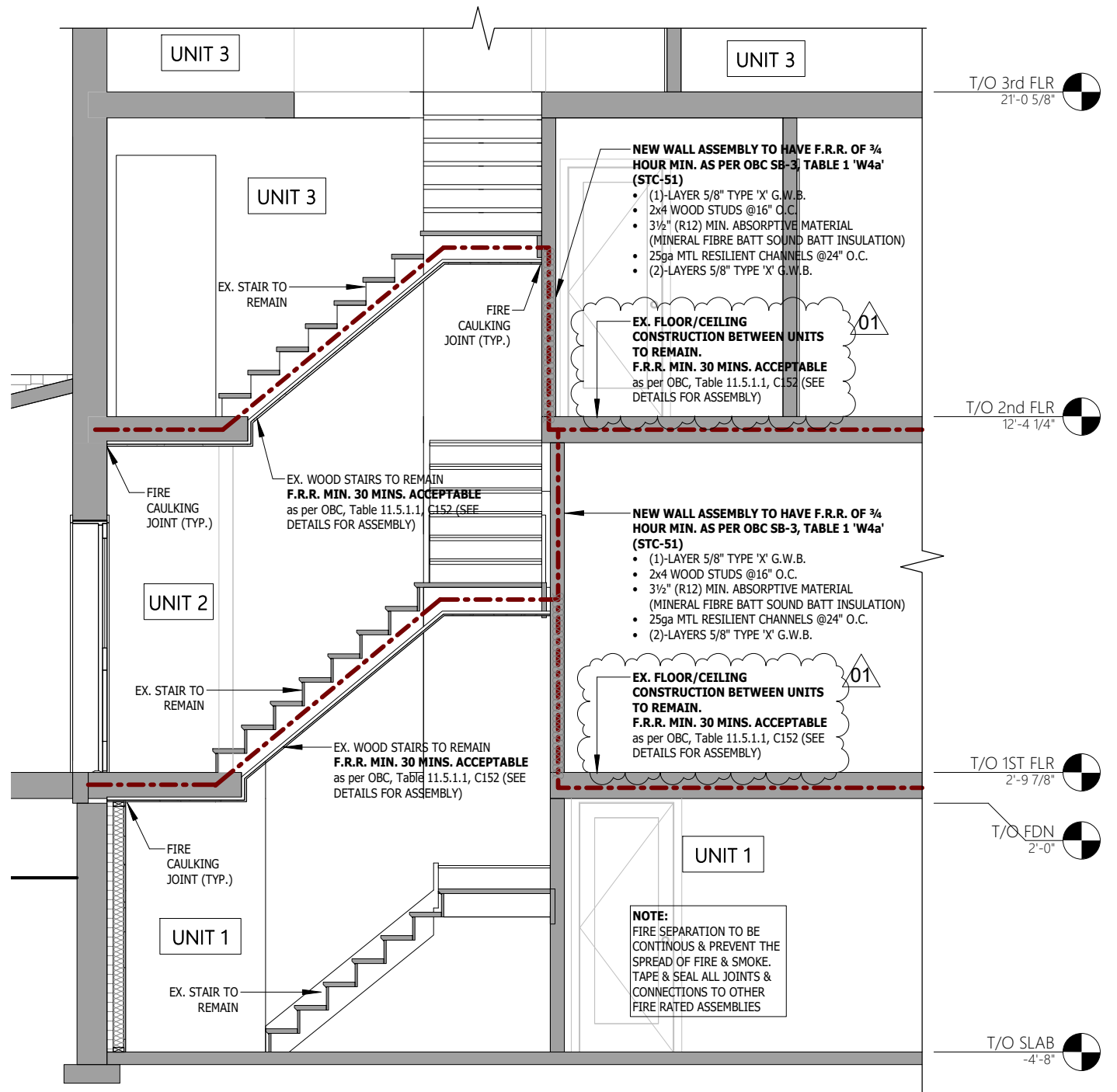
Interior Renovation

51 MALAKOFF STREET St. Thomas, Ontario

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Proposed Floor Plans

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912021	S3	02	



T/O 3rd FLR
21'-0 5/8"

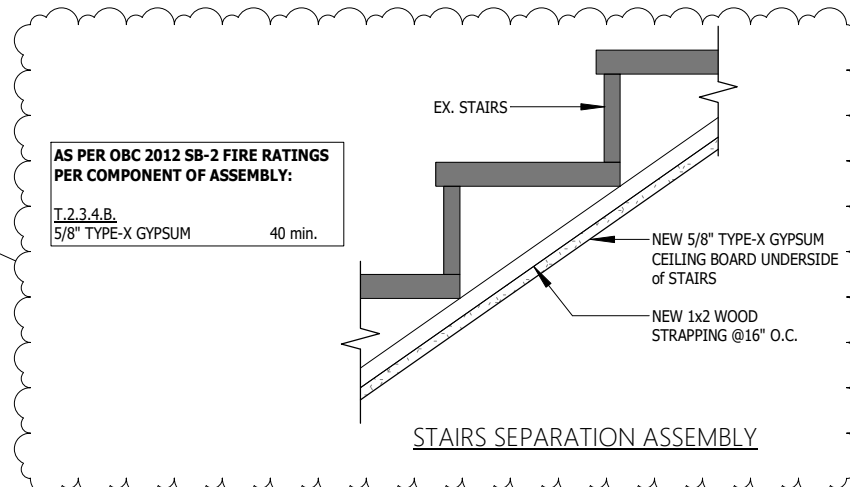
T/O 2nd FLR
12'-4 1/4"

T/O 1ST FLR
2'-9 7/8"

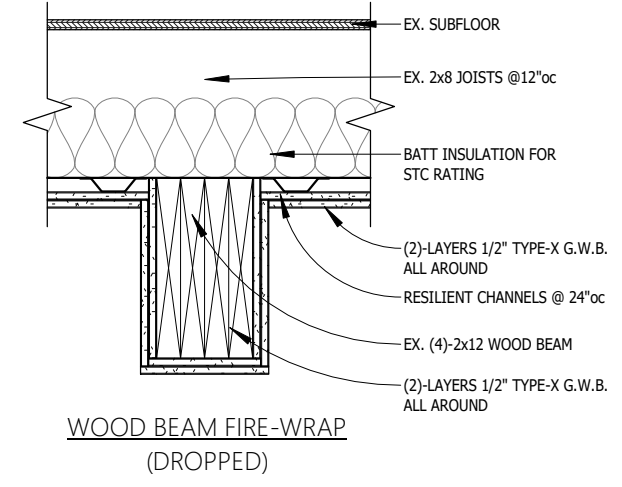
T/O FDN
2'-0"

T/O SLAB
-4'-8"

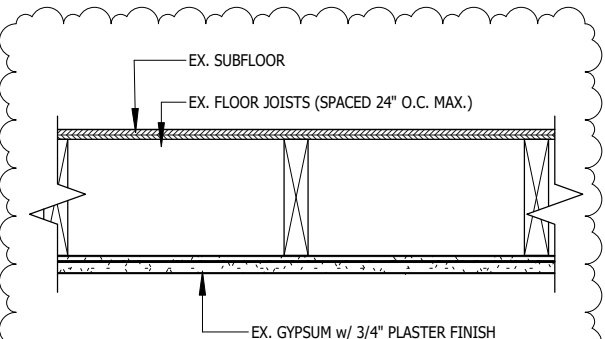
A Section
S4 1/4" = 1'-0"



AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF ASSEMBLY:
T.2.3.4.B.
5/8" TYPE-X GYPSUM 40 min.

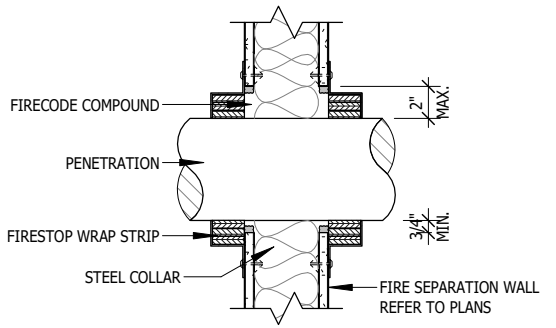


WOOD BEAM FIRE-WRAP
(DROPPED)

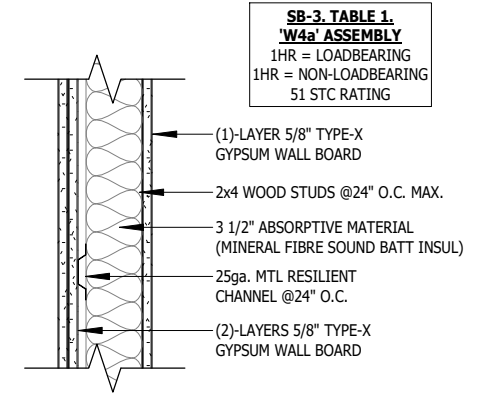


FLOOR/CEILING SEPARATION ASSEMBLY

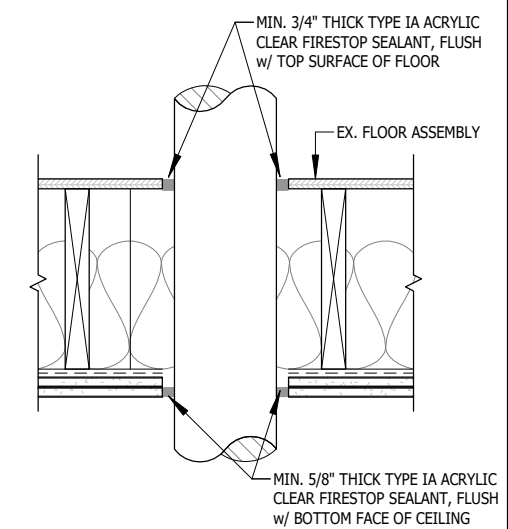
AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF ASSEMBLY:
T.2.3.4.E
WD. JOISTS @24" O.C. MAX. 10 min.
T.2.3.4.D.
GYPSUM w/ 3/4" PLASTER 50 min.
TOTAL 60 min.



WALL PENETRATION
FIRESTOP DETAIL



SMOKE SEAL AT FLOOR PERIMETER



FLOOR PENETRATION
FIRESTOP DETAIL

Fire Separation Details
1" = 1'-0"

SB-3, TABLE 1
'W4a' ASSEMBLY
1HR = LOADBEARING
51 STC RATING

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PROJECT No.	912021	SHEET No.	S4
		REV. No.	01