

AGENDA

THE FIRST MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

ROOM #304 / ZOOM

5:00 P.M.

January 14th, 2026

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on November 12th, 2024.

NEW BUSINESS

Heritage alteration Permit – HAP-01-26 423 Talbot Street **Pages 2-21**

OP & Zoning By-law Amendment 57, 59, 65, 75 Walnut Street **Pages 22-25**

- [Official Plan and Zoning By-Law Amendment Files - City of St. Thomas](#)
- [Proposed Zoning By-law Amendment – 57, 59, 65, 75 Walnut Street](#)

UNFINISHED BUSINESS

NEXT MEETING

February 11, 2025

ADJOURNMENT

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

January 2, 2026

OHAZ Developer Inc.
131 Chine Drive
Scarborough, ON
M1M 2K8

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-01-26
Property: 423 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,

Kevin McClure, MCIP, RPP
Planner

cc: Bassel Azzam, BASSEL AZZAM, Architect
Sherry Steadman, Legislative Services Coordinator, City of St. Thomas

MEMO

DATE: January 2, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
423 Talbot Street
HAP-01-26

Please find attached a Heritage Alteration Permit Application for 423 Talbot Street. The attached materials are provided for consideration for the Municipal Heritage Committee and provision of recommendations to Council. A draft Heritage Alteration Permit is also attached should the Committee wish to include any specific conditions as part of that recommendation.

Please note that the property was previously subject to a Heritage Alteration Permit Application (HAP-02-25) in 2025. Based on revised internal renovations, this has facilitated new proposed exterior alterations compared to what was originally anticipated through the 2025 application.

The property is identified as a “Contributing Resource” within the Downtown St. Thomas Heritage Conservation District Plan (HCD Plan), and the policies and guidelines in Section 4.3 of the HCD Plan would apply.

As provided in the new application and supporting materials, the landowner is looking to reopen several windows on the north and west building façades that had previously been filled in by brick. An exterior door and its opening at the rear of the building is proposed to be altered and replaced. Further, the existing westerly exterior door is proposed to be removed to facilitate new basement window openings, as well as alteration to the southwesterly window at the corner of Talbot Street and Mary Street to allow for basement windows. Finally, the existing roof access stairwell is proposed to be removed in favour of a new access hatch.

The following is for the Municipal Heritage Committee’s consideration.

Alterations to Existing/Proposed Windows and Doors

Section 4.3.2.3 of the HCD Plan speaks to Façade Patterns with policies providing direction to, “*maintain and restore existing windows and doors in their original sizes*” and “*maintain and restore existing architectural elements that divide and break up the façade into smaller sections*”. While these policies would generally be supportive of the window openings being reestablished,

there is also direction to “*avoid covering up and building in existing openings*” and “*avoid changing the existing façade elements by removing and altering architectural element*”. Building on these policies, Section 4.3.2.9 in the HCD Plan speaks to Windows and states that blocking or altering the shape and size of existing historic window openings should be avoided. These latter policies would be of primary concern regarding the closing in of the westerly exterior door and the alteration of the southwesterly window on the building.

Section 4.3.2.11 also provides direction to Side and Rear Elevations. The HCD Plan notes that, the policies and guidelines generally focus on the front façade of buildings as these are most often experienced in the public realm, however, many rear and side elevations are visible from side streets and parking areas. This would appear to provide some limited flexibility on, primarily, rear elevations. Noting this direction, the proposed alteration of the rear door would generally be in keeping with this section.

Removal of Rooftop Stairwell and Additional Mechanical Equipment

The applicant is proposing to remove the rooftop stairwell and access that currently exists, and is visible from the rear of the building, in favour of a rooftop hatch that would be accessed by an internal ladder. Additional rooftop mechanical equipment is also proposed to be installed to service the proposed residential units.

Section 4.3.2.10 speaks to Roofs and Parapets and provides direction to set features such as mechanical equipment, penthouses and other rooftop elements back from the façade line so that the new features are not visible from street level. The alterations proposed would be consistent with these policies in the HCD Plan.

Based on the information that has been provided above, Staff generally do not have concerns with what is being proposed, save and except for some of the proposed alterations on the westerly façade of the building in relation to the closing in of the exterior door and southwesterly window. Notwithstanding Staff’s specific concerns, the Committee and Council will need to determine whether it can support the overall proposed changes as identified in the application materials.

If you have any questions, please contact the Planning & Building Services Department.

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:

Date Application Received: January 2 2026

Consultation Date: _____

Date Application Deemed Complete: January 2 2026

File Number: _____

OWNER/APPLICANT

1. Property Owner

Name: OHAZ Developer Inc.

Address: 131 Chine Dr, Scarborough

Postal Code: M1M 2K8

Phone: 647-702-3593

Fax: _____

Email: lawzahid@gmail.com

2. Agent/Applicant

Name: Bassel Azzam

Company: BASSEL AZZAM, Architect

Address: 35 Cambridge St, Cambridge

Postal Code: N1R 3R8

Phone: 905-517-2931

Fax: _____

Email: BAArchitect@hotmail.com

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

PROPERTY INFORMATION

1. Municipal Address: 423 to 427 Talbot Street

2. Legal Description: Part of Lot 6 BTN Talbot St & Lawrence St Plan 37 as in E335899; S/T E335899
City of St. Thomas

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☒ Alteration to Building/Property

☐ New Construction

☐ Demolition

2. How is the property designated?

☒ **Individually Designated Property** ☐ **Part of the Heritage Conservation District** ☐ **Both**

3. Check all types of work that would happen in your proposed project:

- ☐ demolition of a building or part of a building, such as a building façade
- ☐ removal of a building to a different location on site or to another site
- ☐ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a wall
- ☐ structural intervention that affects the external appearance of a building
- ☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- ☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- ☒ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- ☒ alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- ☐ removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- ☐ erection of a sign
- ☐ alteration of streets and their boulevards, squares, parking lots

4. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- Scope of Alteration Work (Side, Rear Elevations & Roof plan (Existing v.s Proposed)
- Application Supporting Material (colored)
- Architectural Floor plans & Elevations (Existing & Proposed)
- Architectural Site Plan

5. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

- The alteration / scope of work is to
- restore openings on the rear & side elev. to it's original condition which had been previously covered
 - replace window on the side elev. with smaller two windows to provide lighting to new aptm on basement
 - create new windows on side elev. at basement level to provide lighting to new aptm on basement
 - remove door on side elev. & block opening by using same existing materials (brick & stone)
 - replace door on rear elev. with wider door, install same existing materials (brick) where needed
 - remove HVAC roof top unit & roof access room
 - install new HVAC roof top unit that are out of street sightline

the work proposed will not impact the overall exterior building look

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I Omar Hasan Al Zahid, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

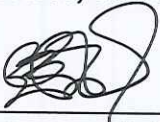
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

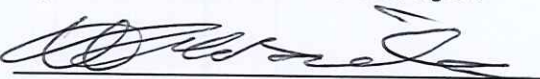
I, Omar Hassan Al Zahid of Toronto in the province of ON,
name of applicant owner City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and 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 Toronto on this 30th day of December, 2025.
City Day Month Year


Signature of Owner or Authorized Agent

December 30, 2025
Date


Signature of Commissioner of Oaths, etc.

December 30, 2025
Date

Ummia Hasib
Commissioner, etc., Province of Ontario
while a Student-at-Law
Expires: June 3, 2027

Application Revised: October 2018

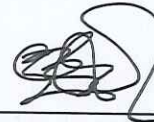
APPENDIX A – AUTHORIZATION OF OWNER

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

I, Omar Hasan Al Zahid, am the owner of the subject lands, and I authorize
Bassel Azzam, 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.

December 30, 2025

Date



Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

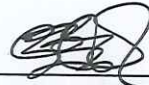
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Omar Hasan Al Zahid, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

December 30, 2025

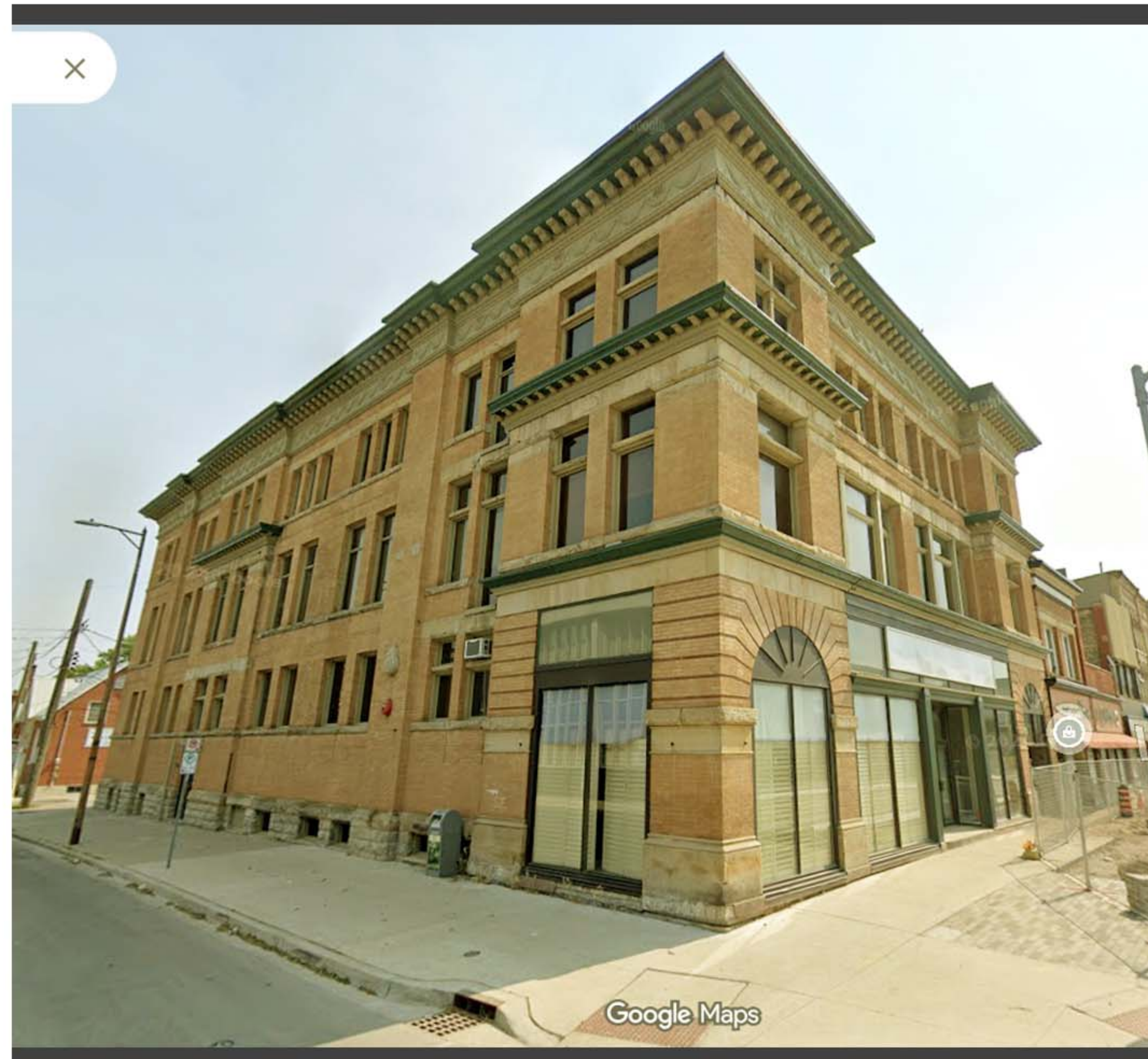
Date



Signature of Owner

HERITAGE ALTERATION PERMIT APPLICATION

423 TALBOT ST, ST. THOMAS



BASSEL AZZAM, Architect

905-517-2931
BAArchitect@hotmail.com
35 Cambridge St, Cambridge, ON N1R 3R8

ALTERATION WORK

- RESTORE OPENING TO ITS ORIGINAL CONDITION THAT HAD BEEN PREVIOUSLY COVERED
1 IN BASEMENT
- REMOVE EXISTING DOOR, INSTALL BRICK/STONE WHERE NEEDED TO MATCH EXISTING
- CREATE NEW WINDOWS
3 IN BASEMENT
- REPLACE EXISTING LARGE WINDOW WITH TWO SMALLER WINDOWS, INSTALL BRICK WHERE NEEDED TO MATCH EXISTING
1 IN BASEMENT
1 IN FIRST FLOOR



EXISTING
CONDITION



PROPOSED
ALTERATION

SIDE ELEVATION



BASSEL AZZAM, Architect
 905-517-2931
 BAArchitect@hotmail.com
 35 Cambridge St, Cambridge, ON N1R 3R8

ALTERATION WORK

– RESTORE OPENING TO ITS ORIGINAL CONDITION THAT HAD BEEN PREVIOUSLY COVERED

3 IN BASEMENT

1 IN FIRST FLOOR

1 IN SECOND FLOOR

– REPLACE EXISTING DOOR WITH WIDER ONE, INSTALL BRICK WHERE NEEDED TO MATCH EXISTING

– REMOVE EXISTING ROOF ACCESS ROOM



EXISTING
CONDITION



PROPOSED
ALTERATION

REAR ELEVATION



BASSEL AZZAM, Architect

905-517-2931
BAArchitect@hotmail.com
35 Cambridge St, Cambridge, ON N1R 3R8

ALTERATION WORK

- REMOVE EXISTING ROOF ACCESS ROOM
- CREATE NEW ROOF ACCESS HATCH
- REMOVE EXISTING HVAC ROOF TOP UNITS
- INSTALL NEW HVAC ROOF TOP UNITS (LOCATION TO BE COORDINATED WITH MECHANICAL DESIGN)



EXISTING
CONDITION

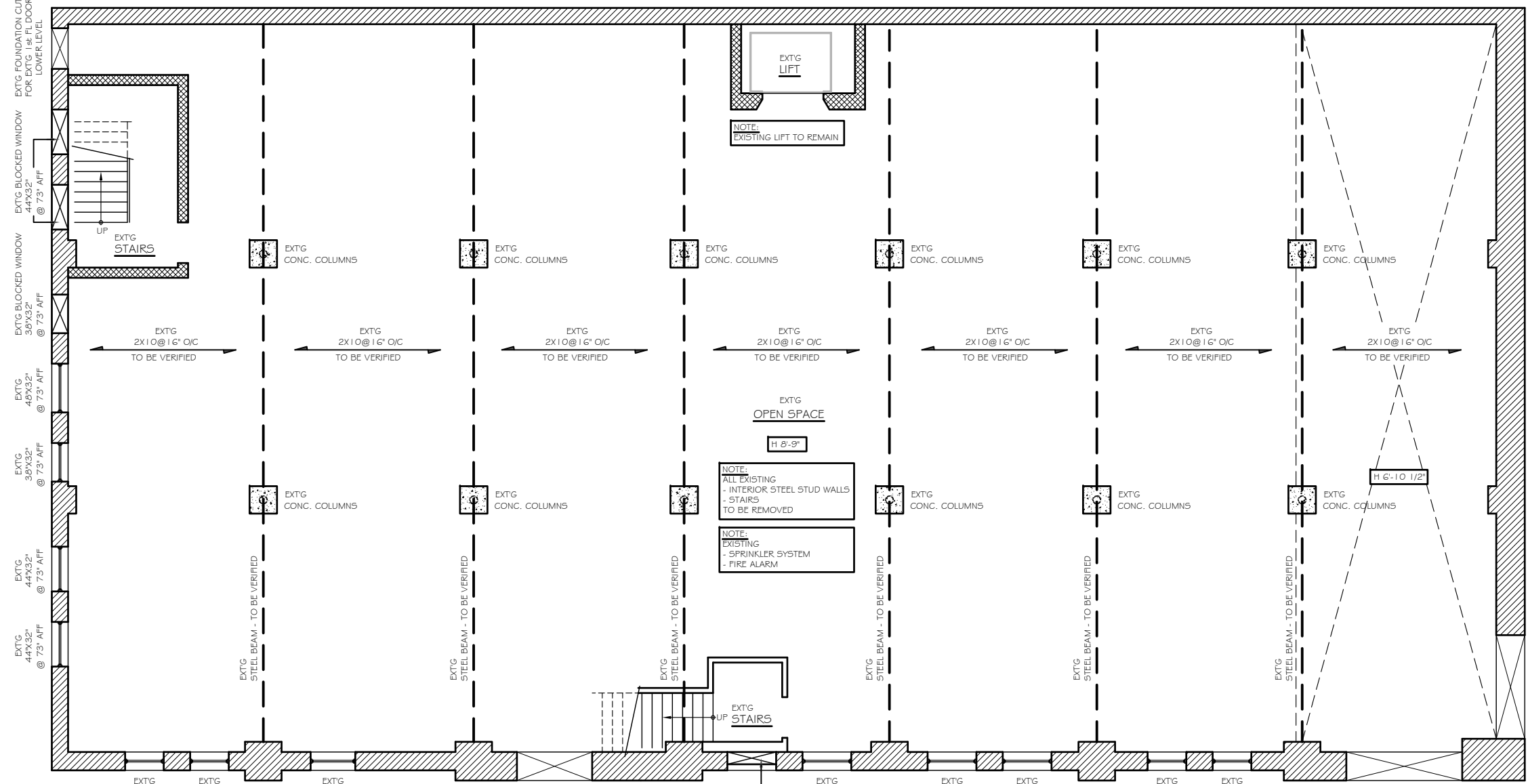


PROPOSED
ALTERATION

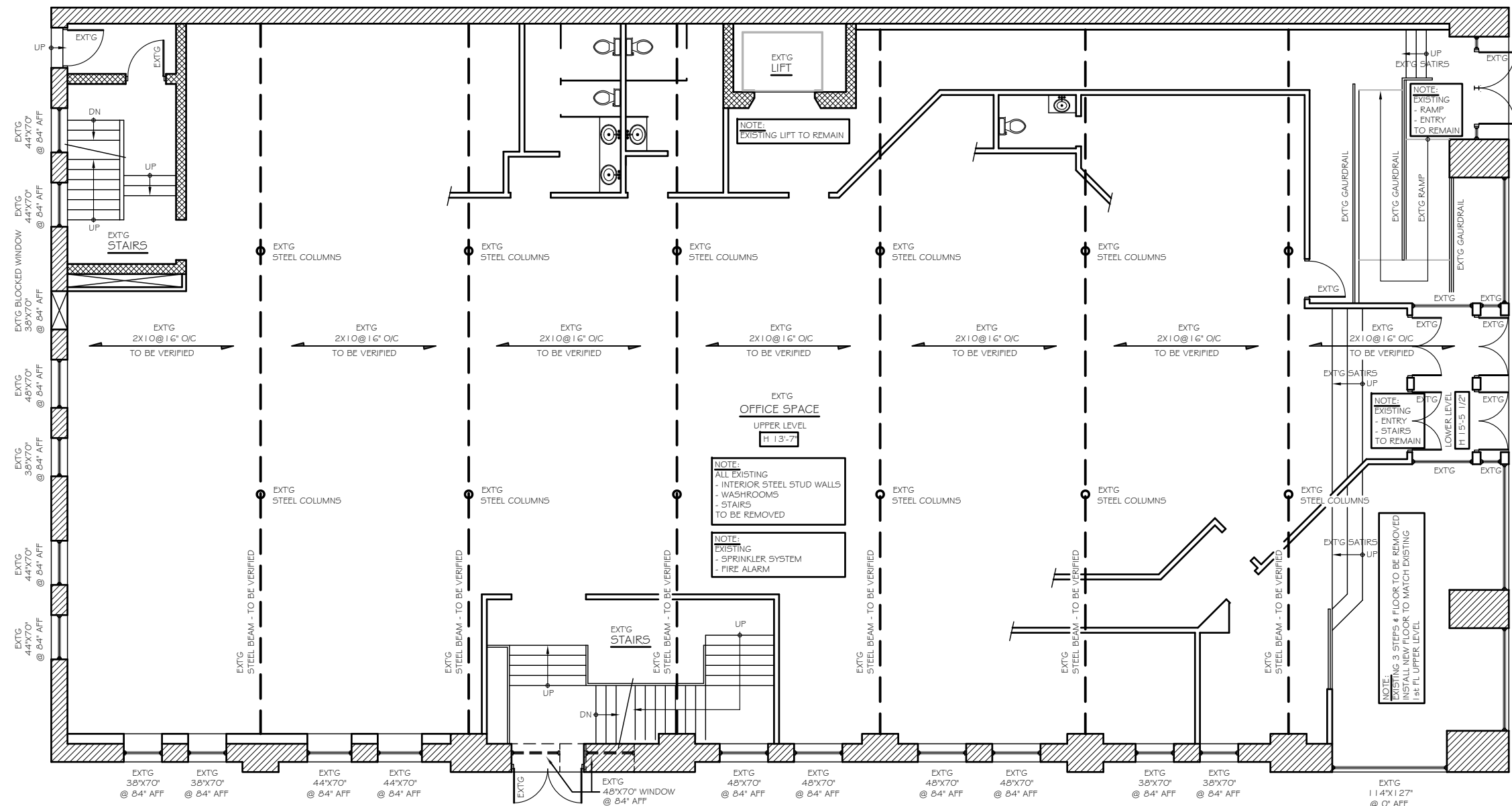
ROOF PLAN



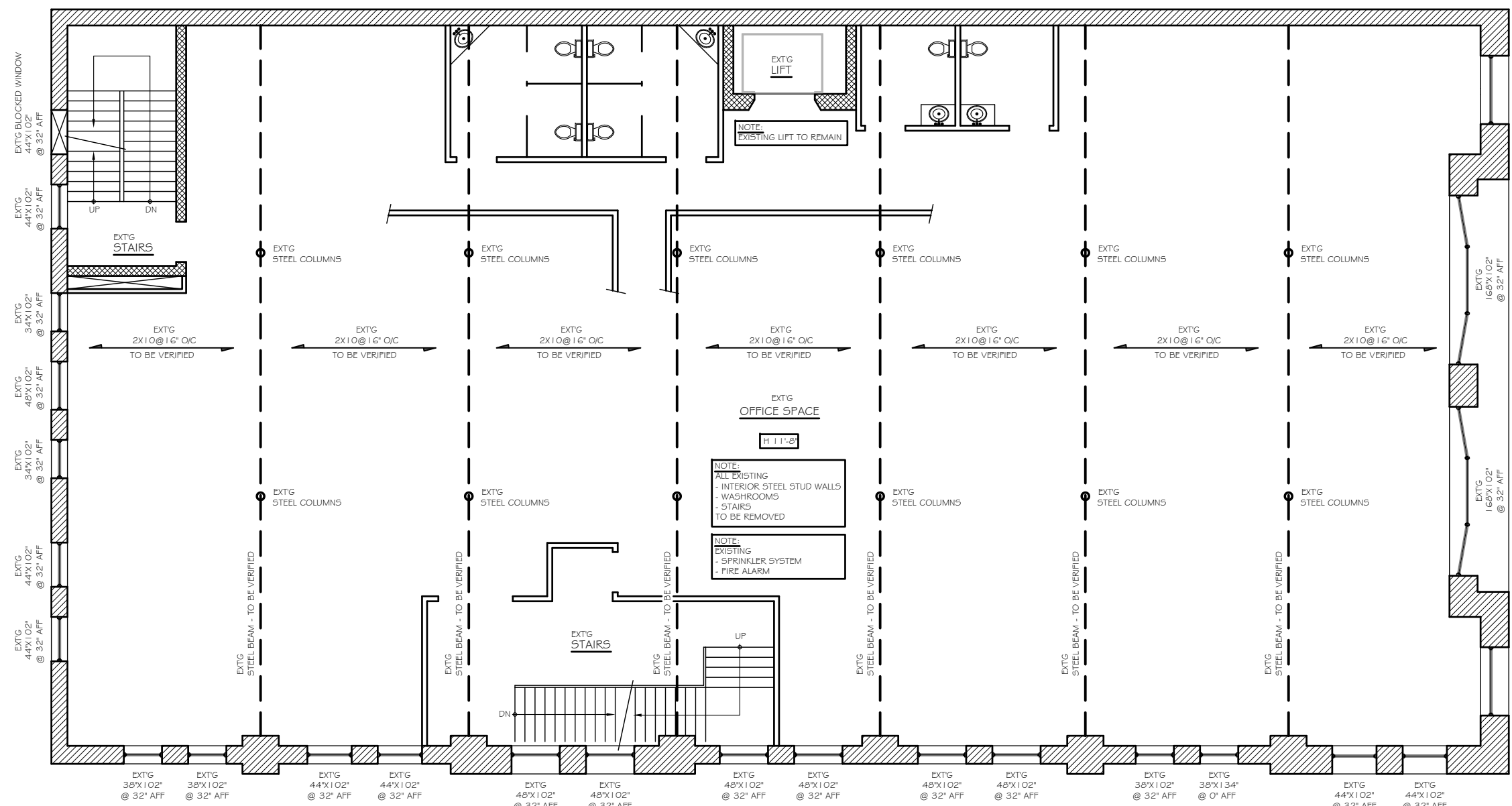
BASSEL AZZAM, Architect
 905-517-2931
 BAArchitect@hotmail.com
 35 Cambridge St, Cambridge, ON N1R 3R8



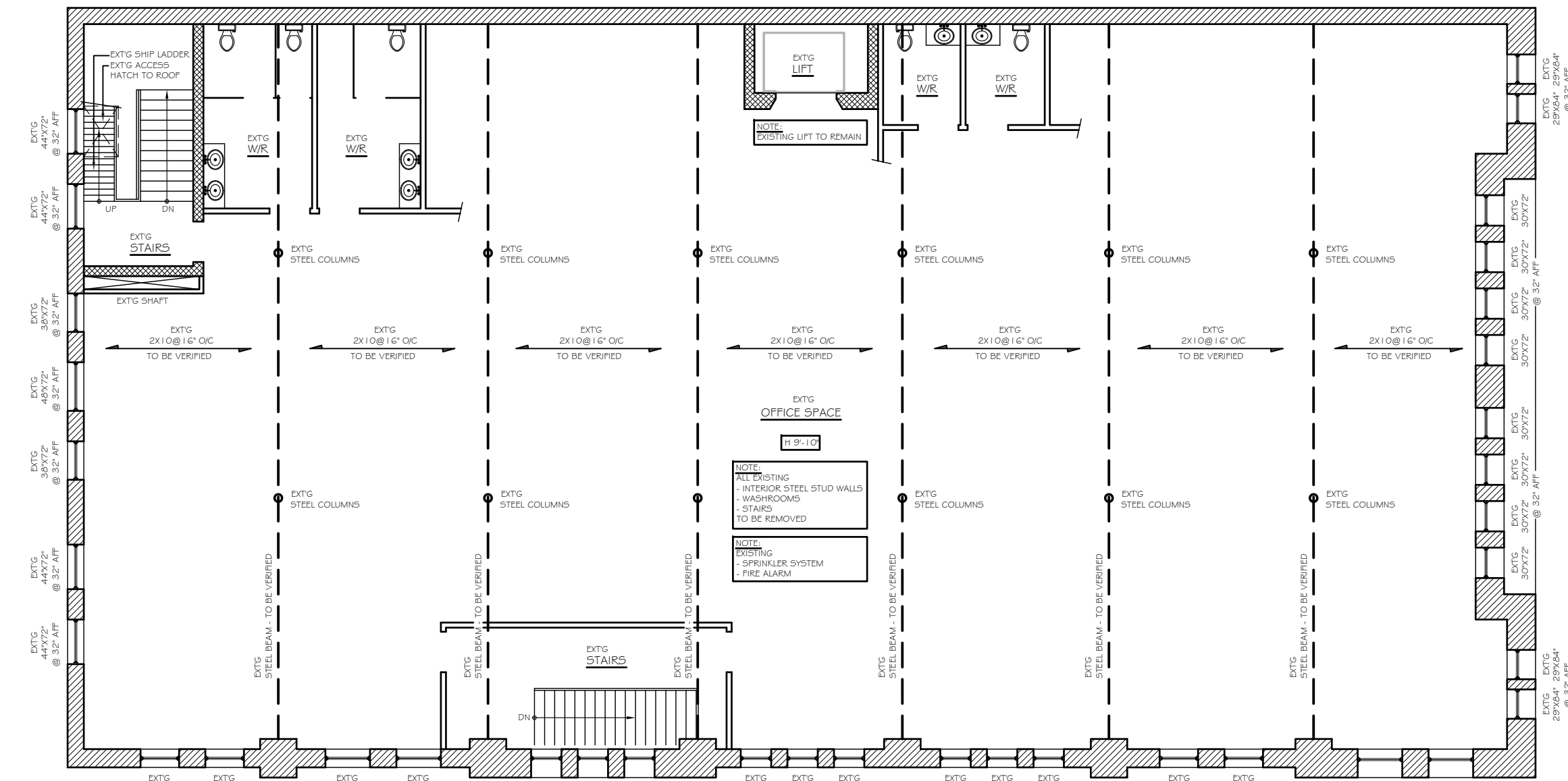
1 BASEMENT FLOOR - EXISTING
SCALE 3/32"=1'-0"



2 FIRST FLOOR - EXISTING
SCALE 3/32"=1'-0"



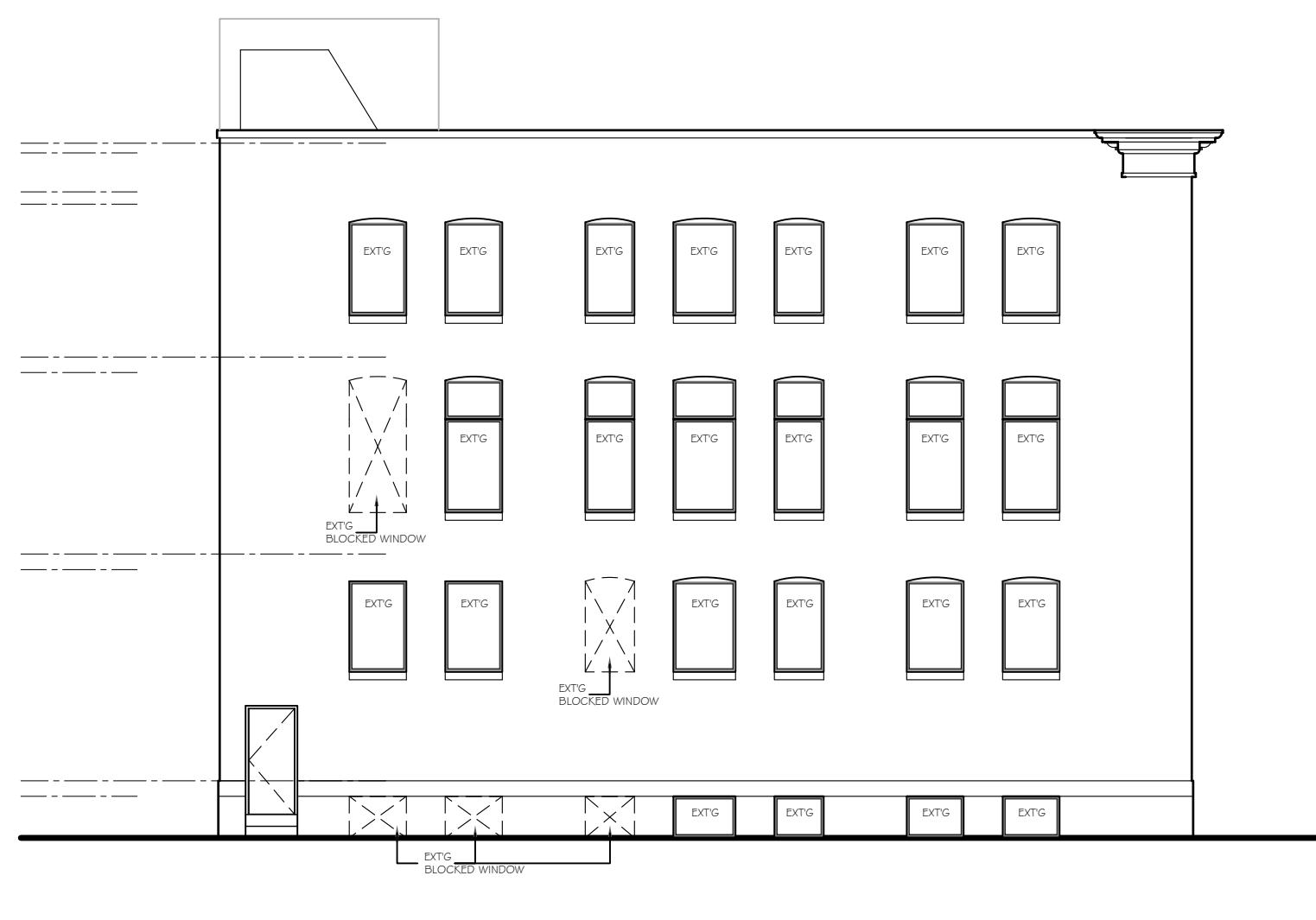
3 SECOND FLOOR - EXISTING
SCALE 3/32"=1'-0"



4 THIRD FLOOR - EXISTING
SCALE 3/32"=1'-0"



5 WEST ELEVATION - EXISTING
SCALE 3/32"=1'-0"



6 NORTH ELEVATION - EXISTING
SCALE 3/32"=1'-0"



7 SOUTH ELEVATION - EXISTING
SCALE 3/32"=1'-0"

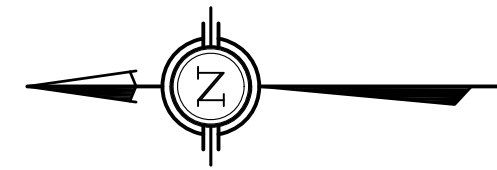
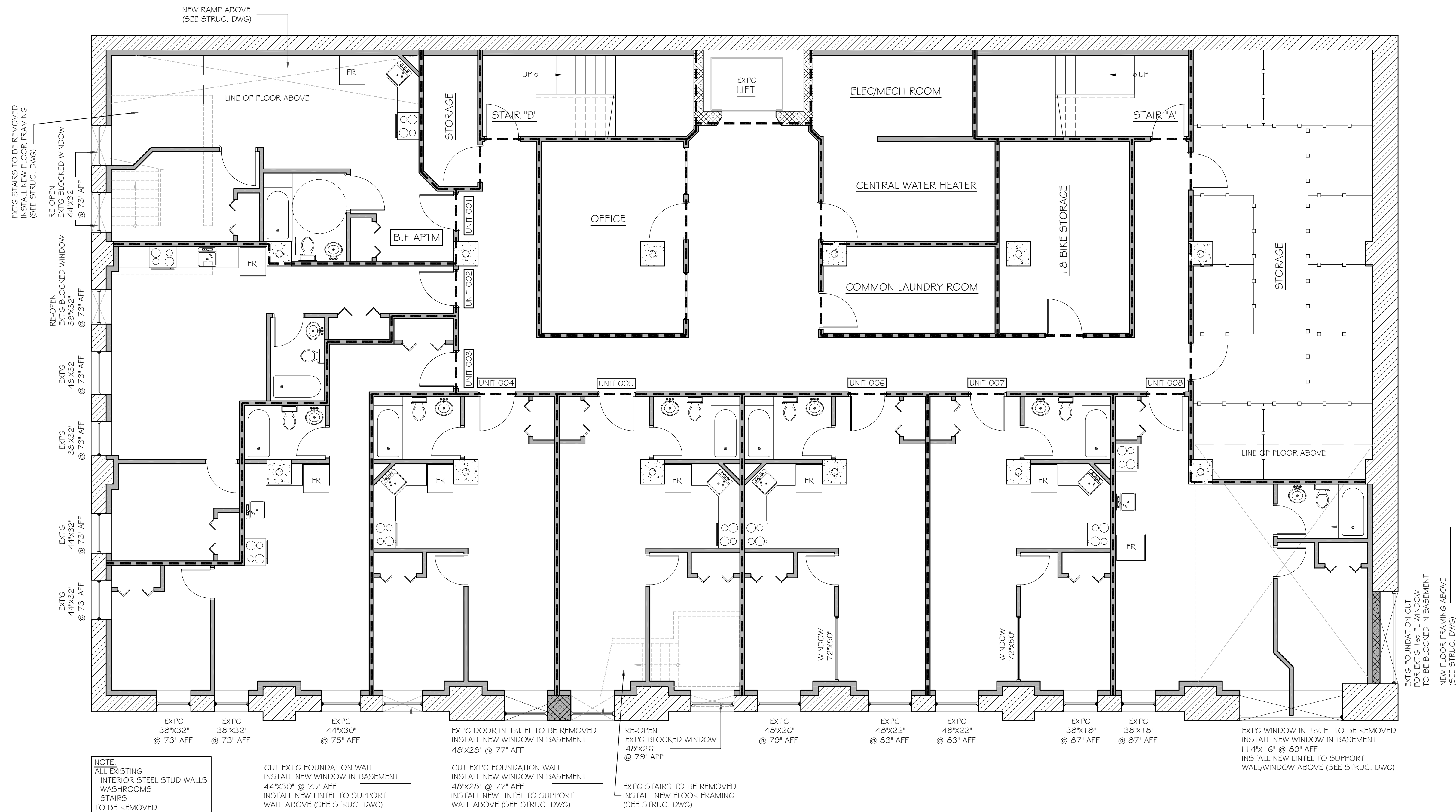
DATE	REVISION
25/11/2025	FOR PRE-CONSULTATION

CLIENT INFO:
OMAR HASAN AL ZAHD
PROJECT:
423 TALBOT ST
ST. THOMAS, ON

SHEET TITLE:
FLOOR PLANS & ELEVATIONS
EXISTING CONDITION
PROJECT:
CHANGE OF MAJOR OCCUPANCY
CONVERT EXISTING OFFICE TO RESIDENTIAL APTM.

DATE
NOVEMBER 2025
SCALE
3/32" = 1'-0"
PROJECT No.
25 11 23
DRAWING No.

A1/6

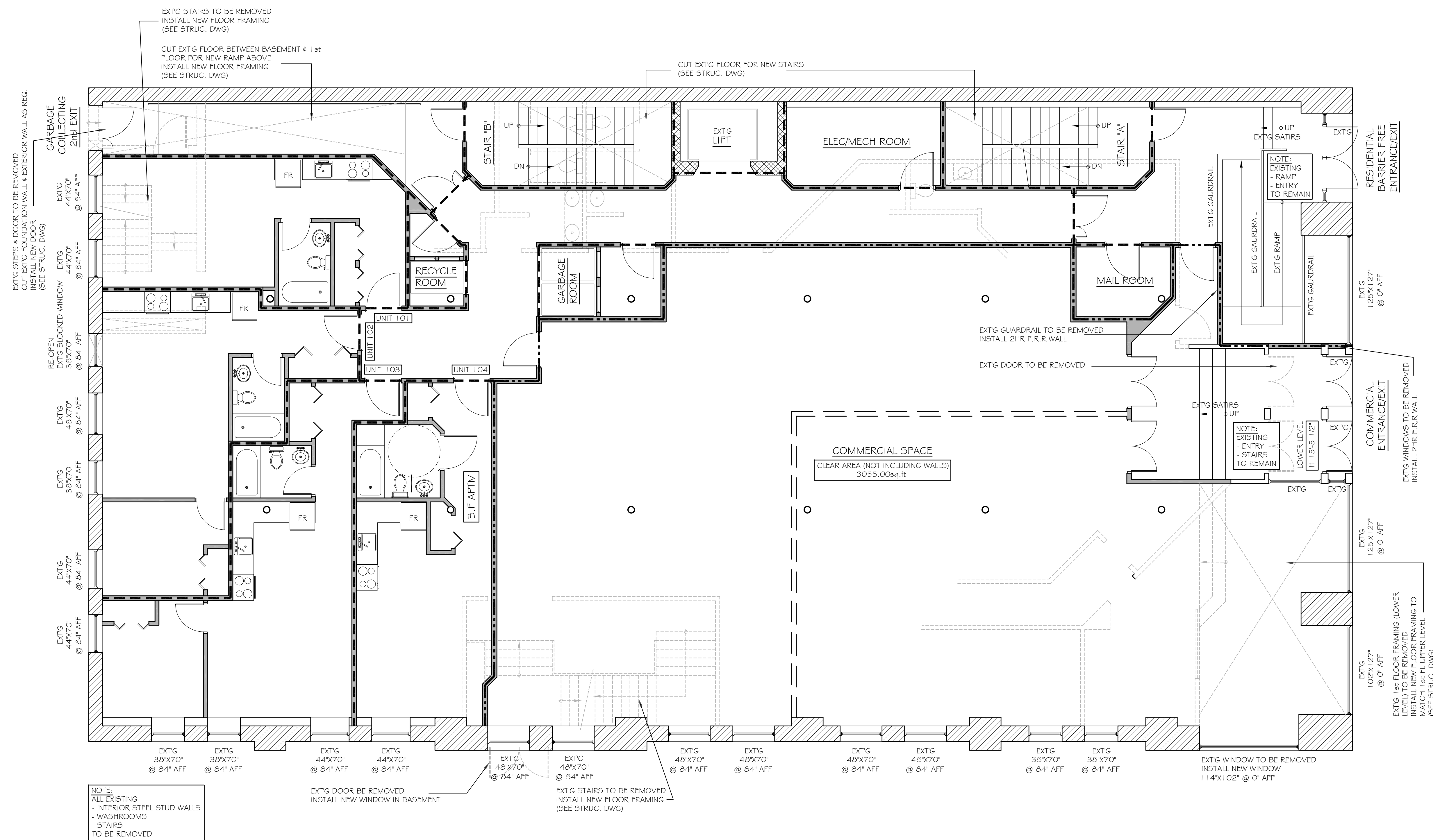


	17/12/2025	REV. CONSULTATION MEETING COMMENTS DEC 16-2025
	25/11/2025	FOR PRE-CONSULTATION
	DATE	REVISION

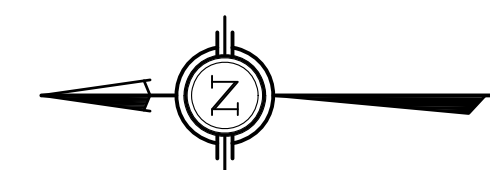
SHEET TITLE: FIRST FLOOR PLAN — PROPOSED	CLIENT INFO:	
	OMAR HASAN AL ZAHID	lawzahid@gmail.com 947-702-9953
PROJECT: CHANGE OF MAJOR OCCUPANCY CONVERT EXISTING OFFICE TO RESIDENTIAL APTM.	423 TALBOT ST ST. THOMAS, ON	

DATE
NOVEMBER 2025
SCALE
 $3/16" = 1'-0"$
PROJECT No.
25 11 23
DRAWING No.

A3/6



1 FIRST FLOOR - PROPOSED
A2 SCALE 3/16"=1'-0"



NOTE:
ALL EXISTING
- INTERIOR STEEL STUD WALLS
- WASHROOMS
- STAIRS
TO BE REMOVED

1 SECOND FLOOR - PROPOSED
A4 SCALE 3/16"=1'-0"

[illegible]

CLIENT INFO:

OMAR HASAN AL ZAHID

lawzahid@gmail.com
647-702-3593

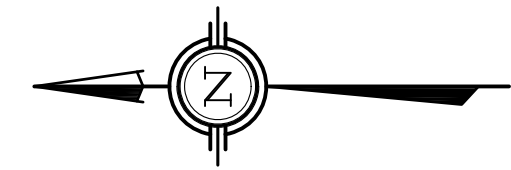
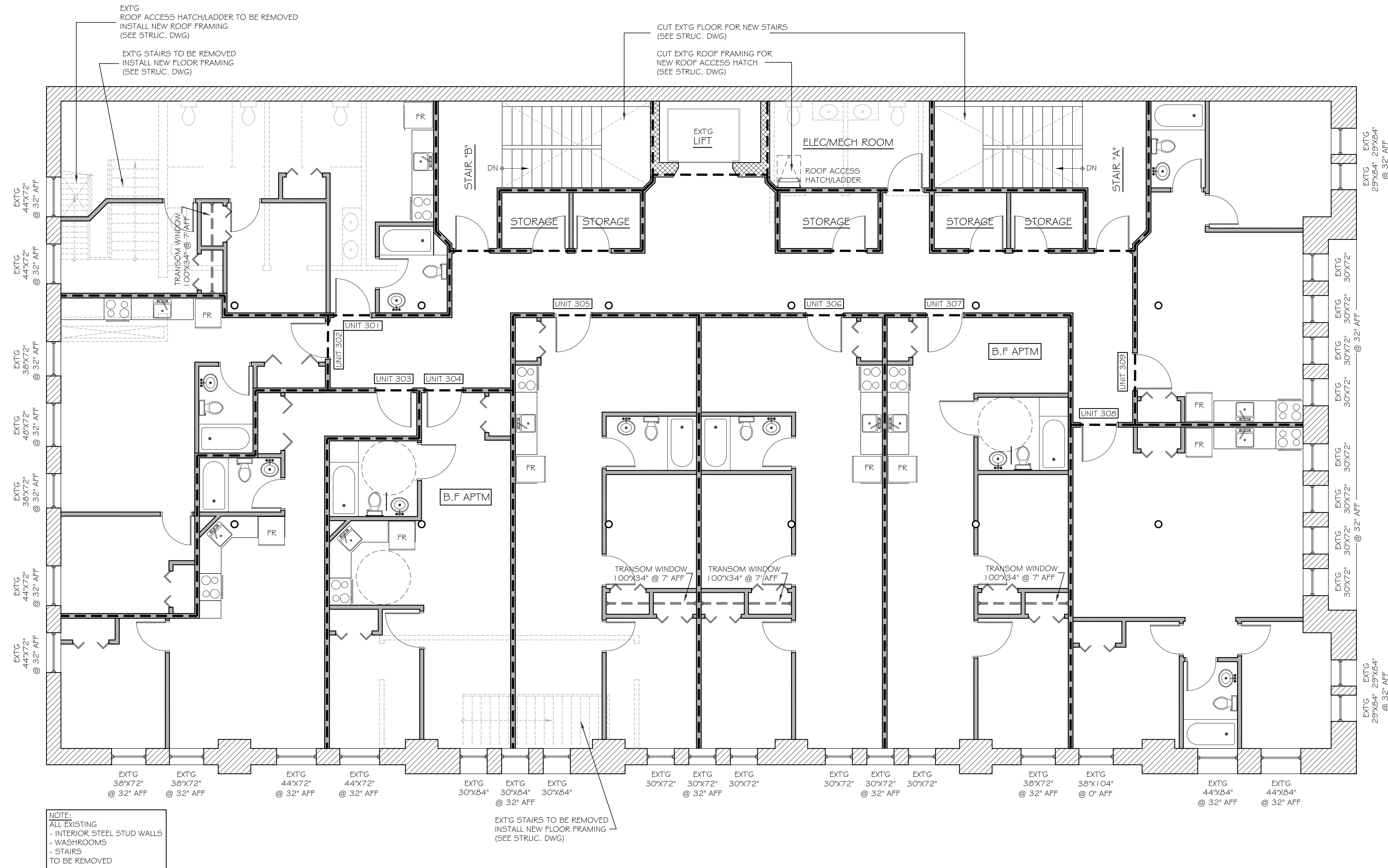
423 TALBOT ST
ST. THOMAS, ON

SHEET TITLE:
SECOND FLOOR PLAN – PROPOSED

PROJECT:
CHANGE OF MAJOR OCCUPANCY
CONVERT EXISTING OFFICE TO RESIDENTIAL APTM.

DATE
NOVEMBER 2025
SCALE
 $3/16" = 1'-0"$
PROJECT No.
25 11 23
DRAWING No.

A4/6



NOTE:
ALL EXISTING
- INTERIOR STEEL STUD WALLS
- WASHROOMS
- STAIRS
TO BE REMOVED

1
A5 THIRD FLOOR - PROPOSED
SCALE 3/16" = 1'-0"



BASSEL AZZAM, Architect

905-517-2931
BAArchitect@hotmail.com
35 Cambridge St. Cambridge, ON N1R 3R8

DATE	REVISION
25/11/2025	FOR PRE-CONSULTATION

CLIENT INFO:

OMAR HASAN AL ZAHID

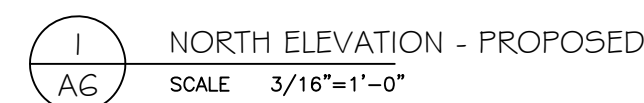
lowzaid@gmail.com
647-702-3593

423 TALBOT ST
ST. THOMAS, ON

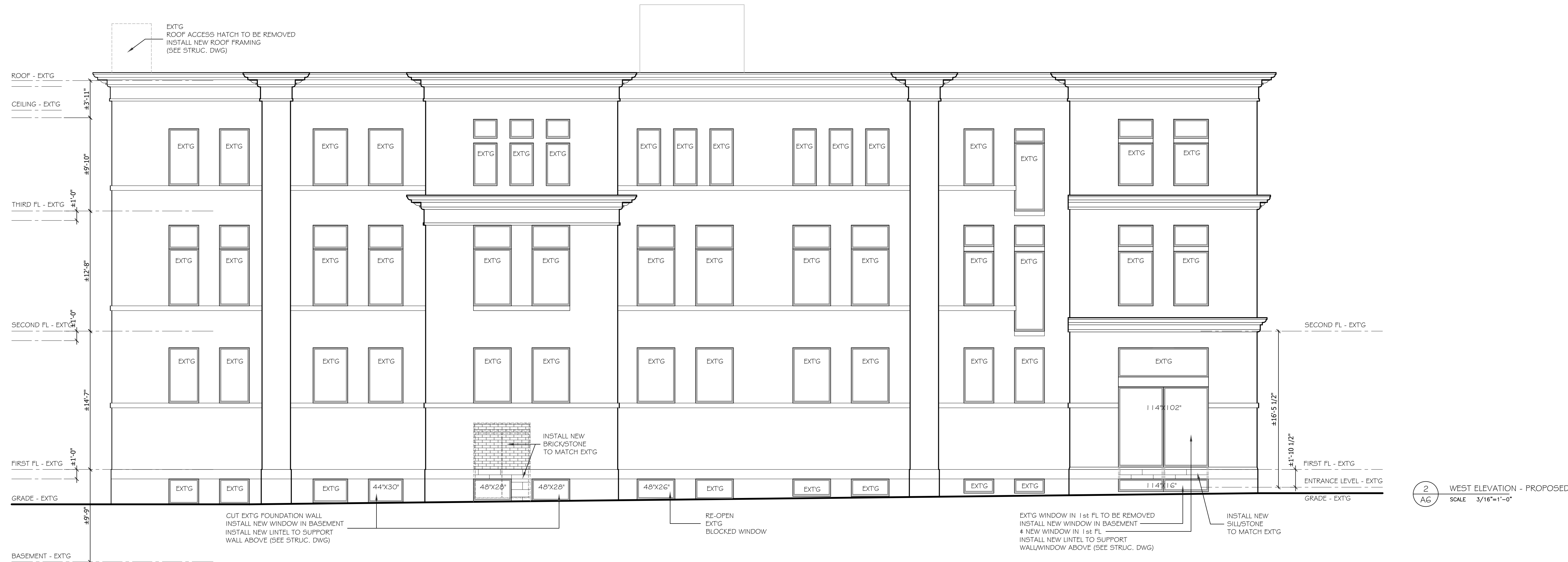
SHEET TITLE: THIRD FLOOR PLAN - PROPOSED
PROJECT: CHANGE OF MAJOR OCCUPANCY
CONVERT EXISTING OFFICE TO RESIDENTIAL APTM.

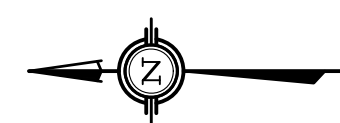
DATE
NOVEMBER 2025
SCALE
3/16" = 1'-0"
PROJECT No.
25 11 23
DRAWING No.

A5/6



Item	Ontario Building Code Data Matrix						OBC Reference		
1	Proposed Description - PROPOSED						☐ New ☐ Addition ☐ Alteration	Part 3	Part 9
RESIDENTIAL & MERCANTILE									
Change of Use									
2	Major Occupancy(s) GROUP "C" & "F"								
3	Building Area (m ²) Existing		\$704.70		New ---	Total	\$704.70		
4	Gross Area (m ²) Existing		\$2047.70		New ---	Total	\$2047.70		
5	Number of Storeys Above grade		3		Below grade	1			
6	Height of Building (m)		\$13.75						
7	Number of Streets / Access Routes		TWO						
8	Building Classification		3,2,2,55 & 3,2,2,64						
9	Sprinkler system Proposed		☒ Entire building ☐ Basement only in lieu of roof rating ☐ Not required						
10	Standpipes required		☐ Yes ☒ No						
11	Fire alarm required		☐ Yes ☒ No						
12	Water Service/Supply is Adequate		☒ Yes ☐ No						
13	High Raising		☐ Yes ☒ No						
14	Permitted Construction		☐ Combustible ☒ Non-combustible		Sd1				
15	Actual Construction		☐ Combustible ☒ Non-combustible		Both				
16	Mezzanine(s) Area m ²		---						
17	Occupant Load based on _____ sq. m./persons		load design of building						
18	Basement occupancy load		16		persons		RESIDENTIAL 3.1.7.1.(c), (b)		
19	1st Floor occupancy load		8-72		persons		MECCANTILE 3.1.7.1.(c), (c)		
20	2nd Floor occupancy load		26		persons				
21	3rd Floor occupancy load		26		persons				
22	Banner-free Design (Explain)		☐ Yes ☒ No						
23	Hazardous Substances		☐ Yes ☒ No						
24	Required Fire Resistance Rating (FRR)		Horizontal Assemblies FRR (Hours) Floors 3/4 Hours Mezzanine 3/4 Hours FRR of Supporting Members 3/4 Hours Floors 3/4 Hours Roof 0 Hours Mezzanine 3/4 Hours		Assigned Design No. or Description (SG-2) FIRE RESISTANCE (SG-2) N/A IF CO-BUSTIBLE Assigned Design No. or Description (SG-2)				
25	Special Separation - Corridor enclosure		N/A IF CO-BUSTIBLE						
26	Area of EBF (m ²)	L/R or Wt. %	Permitted Max. % Openings	Proposed % of Openings	FRR (hours)	Description or Design	Comb. Constr.	Comb. Cladding	Non-comb. Const. Clad.
27	North Slope East								
EXISTING									



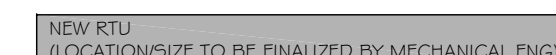
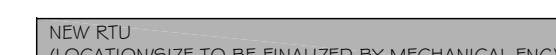
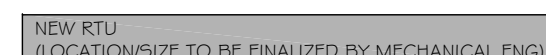
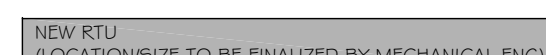
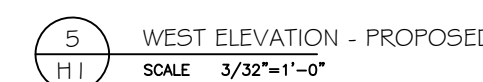
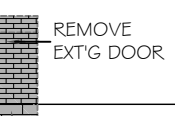
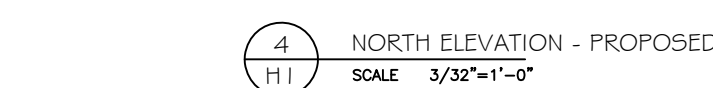
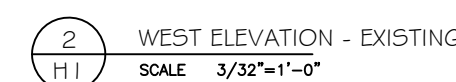
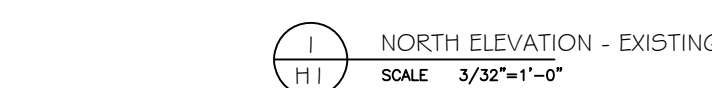


LEGEND

AREA OF WORK/ALTERATION

EXT'G EXISTING

RTU HVAC ROOF TOP UNIT



SITE ANALYSIS

ZONE	C2 - TALBOT CENTRAL COMMERCIAL	
LOT AREA	±728.46sq.m (BASED ON CITY ZONING MAP)	
BUILDING AREA - EXISTING	±704.70sq.m	
BUILDING HEIGHT - EXISTING	3 STOREY + BASEMENT	
EXISTING USE	COMMERCIAL	
PROPOSED USE	RESIDENTIAL	
	<u>PROPOSED</u>	<u>PERMITTED/REQUIRED</u>
DENSITY	±412 UNITS / ha	N/A - EXISTING BUILDING
NUMBER OF UNITS	30 UNITS (8+4+9+9)	---
B.F UNITS	6 UNITS	5 UNITS
RES. @ 1st FL FROM TALBOT ST	25.00m	25.00m
UNIT AREA	SEE TABLE 1	SEE NOTE 1
BASEMENT	1 B.F (ONE BEDROOM) + 7 (ONE BEDROOM)	
FIRST FLOOR	1 B.F (BACHELOR) + 2 (ONE BEDROOM) + 1 (BACHELOR)	
SECOND FLOOR	1 B.F (ONE BEDROOM) + 3 (ONE BEDROOM)	
	1 B.F (TWO BEDROOM) + 4 (TWO BEDROOM)	
THIRD FLOOR	1 B.F (ONE BEDROOM) + 3 (ONE BEDROOM)	
	1 B.F (TWO BEDROOM) + 4 (TWO BEDROOM)	
LANDSCAPE	0.00%	0.00%
CAR PARKING	16 SPACES @ 11 MARY ST. # 82 CURTIS ST. (SEE LETTER FROM OWNER)	0
BIKE PARKING	18 SPACES (IN BASEMENT)	0

TABLE 1 - UNIT # / UNIT TYPE / UNIT AREA **			
BASEMENT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
001 / ONE BED / 50.7sq.m B.F	101 / BACHELOR / 36.0sq.m	201 / TWO BED / 61.6sq.m	301 / TWO BED / 61.6sq.m
002 / ONE BED / 49.3sq.m	102 / ONE BED / 44.9sq.m	202 / ONE BED / 45.5sq.m	302 / ONE BED / 45.5sq.m
003 / ONE BED / 49.2sq.m	103 / ONE BED / 47.0sq.m	203 / ONE BED / 51.1sq.m	3203 / ONE BED / 51.1sq.m
004 / ONE BED / 43.2sq.m	104 / BACHELOR / 38.0sq.m B.F	204 / ONE BED / 48.7sq.m B.F	304 / ONE BED / 48.7sq.m B.F
005 / ONE BED / 43.2sq.m		205 / TWO BED / 63.2sq.m	305 / TWO BED / 63.2sq.m
006 / ONE BED / 43.2sq.m		206 / TWO BED / 63.2sq.m	306 / TWO BED / 63.2sq.m
007 / ONE BED / 43.2sq.m		207 / TWO BED / 63.2sq.m B.F	307 / TWO BED / 63.2sq.m B.F
008 / ONE BED / 47.0sq.m		208 / TWO BED / 61.6sq.m	308 / TWO BED / 61.6sq.m
		209 / ONE BED / 43.9sq.m	309 / ONE BED / 43.9sq.m

** EXTERIOR WALLS ARE NOT INCLUDED IN THE DWELLING UNITS AREA NOTED ABOVE

NOTE 1:

MIN. UNIT AREA REQUIRED	
BACHELOR	28.00sq.m
ONE BEDROOM	42.00sq.m
TWO BEDROOM	56.00sq.m

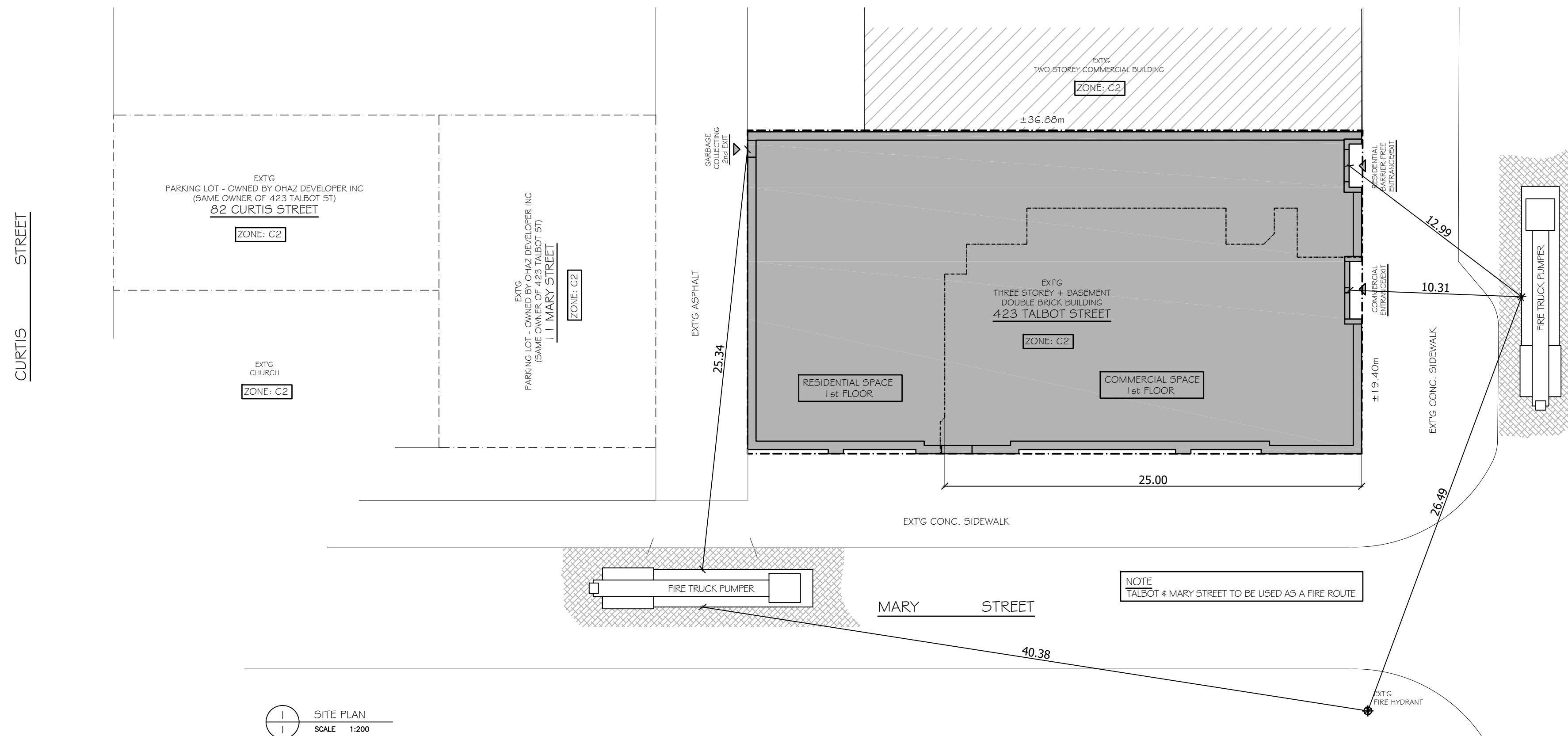
BARRIER-FREE ACCESS:

BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP RESISTANT SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 1.10m, A GRADIENT NOT EXCEEDING 1 in 20, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, & HAVE A 1.67m X 1.67m LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

SIGNAGE:

DESIGN & LOCATION OF BUILDING SIGNAGE TO BE DETERMINED AND THEN APPROVED BY CITY OF ST. THOMAS PRIOR TO INSTALLATION

OBC DATA: PROPOSED USE (RESIDENTIAL & MERCANTILE)
BUILDING CLASSIFIED AS GROUP "C" & "E" CONFORMING TO SECTION 3.2.2.55 & 3.2.2.69
3 STOREY
FACING TWO STREET
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
SPRINKLERED

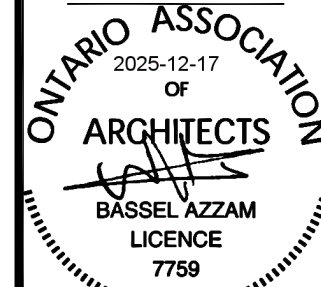


SITE PLAN
SCALE 1:200



BASSEL AZZAM, Architect

905-517-2931
BAArchitect@hotmail.com
35 Cambridge St. Cambridge, ON N1R 3R8



17/12/2025	REV.	CONSULTATION MEETING COMMENTS DEC. 16 - 2025
25/11/2025	DATE	FOR PRE-CONSULTATION
	REVISION	

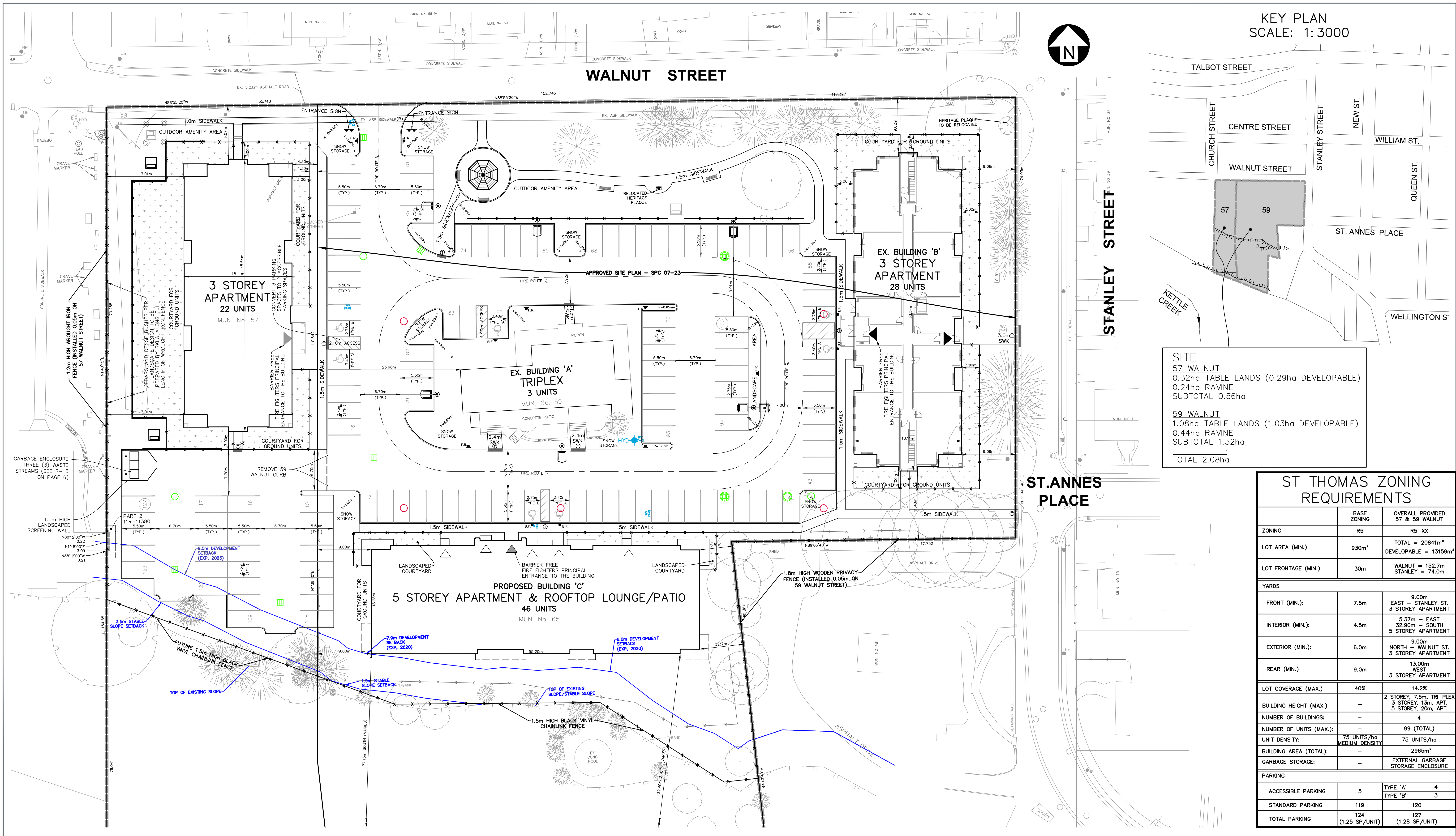
CLIENT INFO:
OMAR HASAN AL ZAHID
lawzahid@gmail.com
647-702-3593

423 TALBOT ST
ST. THOMAS, ON

SHEET TITLE:
SITE PLAN
SITE ANALYSIS
PROJECT:
CHANGE OF MAJOR OCCUPANCY
CONVERT EXISTING OFFICE TO RESIDENTIAL APTM.

DATE
NOVEMBER 2025
SCALE
1:200
PROJECT No.
25 11 23
DRAWING No.

1/1



KEY PLAN
SCALE: 1:3000



SITE
57 WALNUT
0.32ha TABLE LANDS (0.29ha DEVELOPABLE)
0.24ha RAVINE
SUBTOTAL 0.56ha

59 WALNUT
1.08ha TABLE LANDS (1.03ha DEVELOPABLE)
0.44ha RAVINE
SUBTOTAL 1.52ha

TOTAL 2.08ha

ST THOMAS ZONING REQUIREMENTS		
	BASE ZONING	OVERALL PROVIDED 57 & 59 WALNUT
ZONING	R5	R5-XX
LOT AREA (MIN.)	930m ²	TOTAL = 20841m ² DEVELOPABLE = 13159m ²
LOT FRONTAGE (MIN.)	30m	WALNUT = 152.7m STANLEY = 74.0m
YARDS		
FRONT (MIN.):	7.5m	9.00m EAST - STANLEY ST. 3 STOREY APARTMENT
INTERIOR (MIN.):	4.5m	5.37m - EAST 32.90m - SOUTH 5 STOREY APARTMENT
EXTERIOR (MIN.):	6.0m	9.00m NORTH - WALNUT ST. 3 STOREY APARTMENT
REAR (MIN.):	9.0m	13.00m WEST 3 STOREY APARTMENT
LOT COVERAGE (MAX.):	40%	14.2%
BUILDING HEIGHT (MAX.):	-	2 STOREY, 7.5m, TRI-PLEX 3 STOREY, 13m, APT. 5 STOREY, 20m, APT.
NUMBER OF BUILDINGS:	-	4
NUMBER OF UNITS (MAX.):	-	99 (TOTAL)
UNIT DENSITY:	75 UNITS/ha MEDIUM DENSITY	75 UNITS/ha
BUILDING AREA (TOTAL):	-	2965m ²
GARBAGE STORAGE:	-	EXTERNAL GARBAGE STORAGE ENCLOSURE
PARKING		
ACCESSIBLE PARKING	5	TYPE 'A' 4 TYPE 'B' 3
STANDARD PARKING	119	120
TOTAL PARKING	124 (1.25 SP/UNIT)	127 (1.28 SP/UNIT)

LEGEND

- PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER

FUTURE SANITARY SEWER

PROPOSED STORM SEWER

EXISTING STORM SEWER

FUTURE STORM SEWER

PROPOSED WATERMAIN

EXISTING WATERMAIN

FUTURE WATERMAIN

PROJECT LIMITS

PROPOSED FENCE

MH

CB

WV

WCS

HYD

MAINTENANCE HOLE

CATCH BASIN

WATER VALVE

WATER SERVICE CURB STOP

HYDRANT

B.F.

F.R.

C.O.

PROPOSED CURB CUT

PROPOSED STREET LIGHT

BARRIER FREE PARKING SIGN

FIRE ROUTE SIGN

CLEAN OUT

PROPOSED CURB CUT

PROPOSED STREET LIGHT

CONSULTANT:

CJDL
Consulting Engineers

ST THOMAS
THE RAILWAY CITY

Civil J. Demeyere Limited
P.O. Box 450, 261 Broadway
Toronto, Ontario, M4G 4R8
Tel: 519-488-1000
866-302-8888
Fax: 519-482-2235
cjd@cjdleng.com

STAMP:

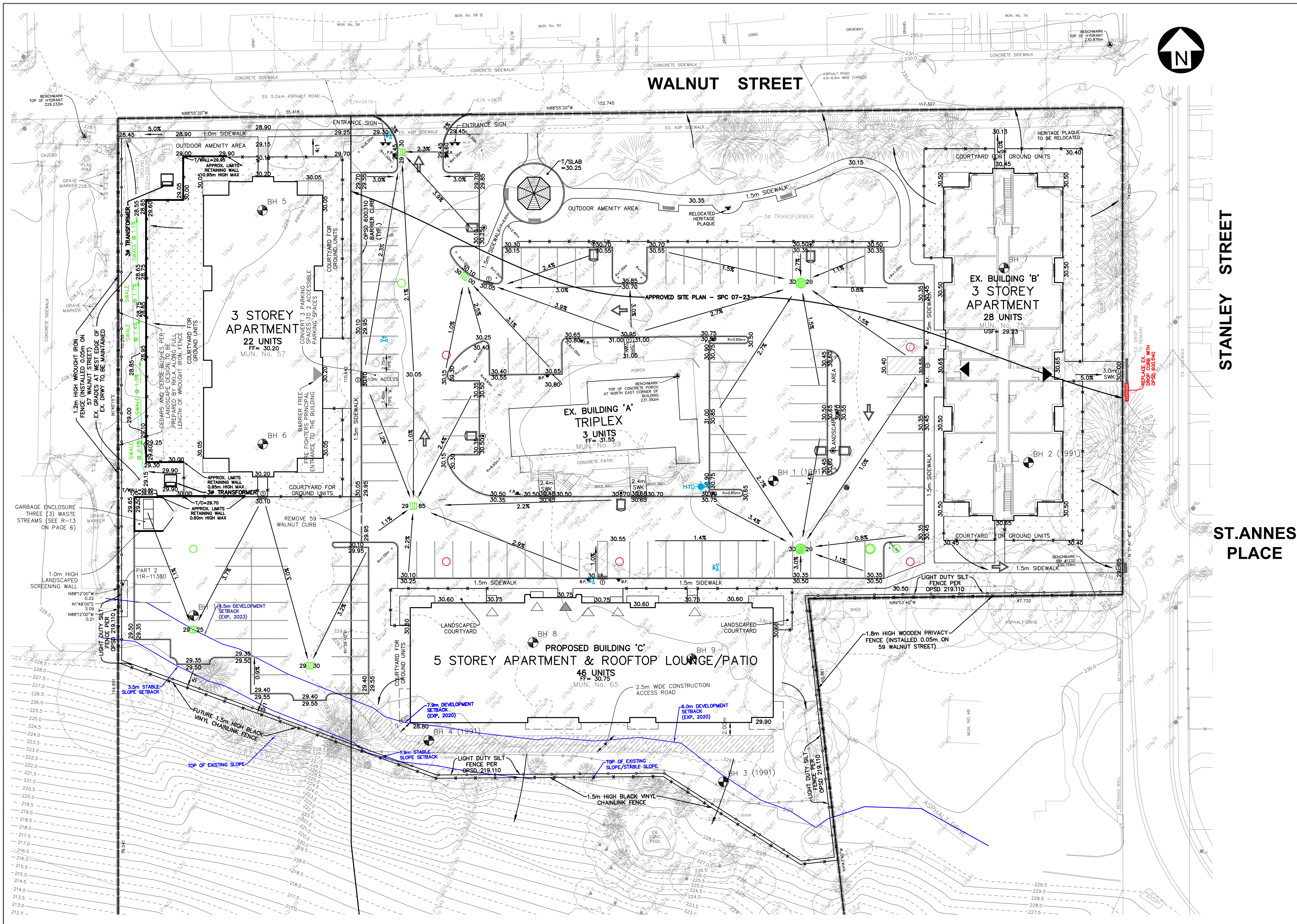


REVISION

#	DESCRIPTION	DATE	BY
1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	07 NOV 2025	DJL

SITE PLAN

CONTRACT #: 22004
PROJECT NAME: 57, 59, 65 & 75 WALNUT STREET WALNUT PARK INC.
SCALE: 1:300
DRAWING #: 1



SEDIMENT CONTROL NOTES

- CONTROL SEDIMENT IN SWALES AND TO STORM WATER AREA WITH SILT FENCES & STRAW BALES UNTIL GROWTH IS ESTABLISHED, ALL IN ACCORDANCE WITH "THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES", BY MNR.
- PROTECT AND MAINTAIN 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.
- PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXILE (TERRAFIX 270 R).
- CLEAN ALL PUMPS/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.
- PLEASE CONTACT DOMUS DEVELOPMENTS (LONDON) INC. (519-439-3881) IF THERE ARE ANY QUESTIONS OR CONCERNS WITH ON-SITE SEDIMENT CONTROL MEASURES.

NOTES

DATUM IS GEODETIC RELATED TO CITY OF ST. THOMAS GEODETIC MONUMENT No. 2000-91 LOCATED AT THE SOUTH EAST CORNER OF WELLINGTON STREET AND STANLEY STREET, ELEV = 229.775m.

OTHER BENCHMARKS SHOWN ON DRAWING ARE NOT GUARANTEED BY THE CITY OF ST. THOMAS OR BY CYRIL J. DEMEYERE LIMITED.

ADD 200.00 TO ELEVATIONS ON THIS PLAN TO GET GEODETIC METRIC DATUM.

- REAR YARD SWALES SHALL BE 1.5% 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 AND/OR CURB.
- CONTROL SEDIMENT WITH SILT FENCES AND STRAW BALES UNTIL GROWTH IS ESTABLISHED.
- INDIVIDUAL SITE PLANS MUST BE SUBMITTED FOR THE APPROVAL OF THE CONSULTING ENGINEER.
- PROPOSED TREES ARE PER TYPICAL TREE LOCATION DETAIL THIS DWG. SPECIES SELECTION AS SHOWN. INSTALLATION IN ACCORDANCE WITH LATEST "TREE PLANTING STANDARDS" BY CITY OF ST. THOMAS, 4.5m FROM TRANSFORMERS, UTILITY POLES, STREET LIGHTS & FIRE HYDRANTS.
- 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.

LEGEND

- 42.90
42.92
(43.30)
<43.45>
6
[42.15]
D.B., W.O.

PROPOSED FINISHED ELEVATIONS
INTERIM FINISHED ELEVATIONS
FINISHED GROUND ELEVATIONS
AT FRONT OF BUILDING
PROPOSED TOP OF FOUNDATION
LOT NUMBER
MINIMUM FINISHED GROUND
ELEVATIONS AT REAR
DAYLIGHT BASEMENT, WALKOUT
- PROPOSED SURFACE
DRAINAGE, EXISTING
DITCH/SWALE
FENCE
MAJOR FLOW
SIGN
UTILITY PEDESTAL
- MH
CB
CD
WV
CS
LHD
B.O., B.W.S.S.
- MAINTENANCE HOLE
CLEAN OUT
CATCH BASIN
WATER VALVE
WATER SERVICE CURB STOP
HYDRANT
BLOW OFF
WATER SAMPLING STATION
- ORIGINAL ELEVATIONS
(MAY NOT BE VALID NOW)
ELEVATIONS AFTER TOPSOIL STRIPPING
APPROXIMATE LIMIT OF ENG. FILL
TOP OF ENGINEERED FILL
UNDERSIDE OF ENGINEERED FILL
NO PARKING ZONE
- TACTILE WALKING SURFACE
INDICATORS (OPSD 31433)
CONIFEROUS, DECIDUOUS TREE
SHRUB
EDGE OF BUSH/DRIP LINE
GEOTECHNICAL BORE HOLE

CONSULTANT:



STAMP:



REVISION

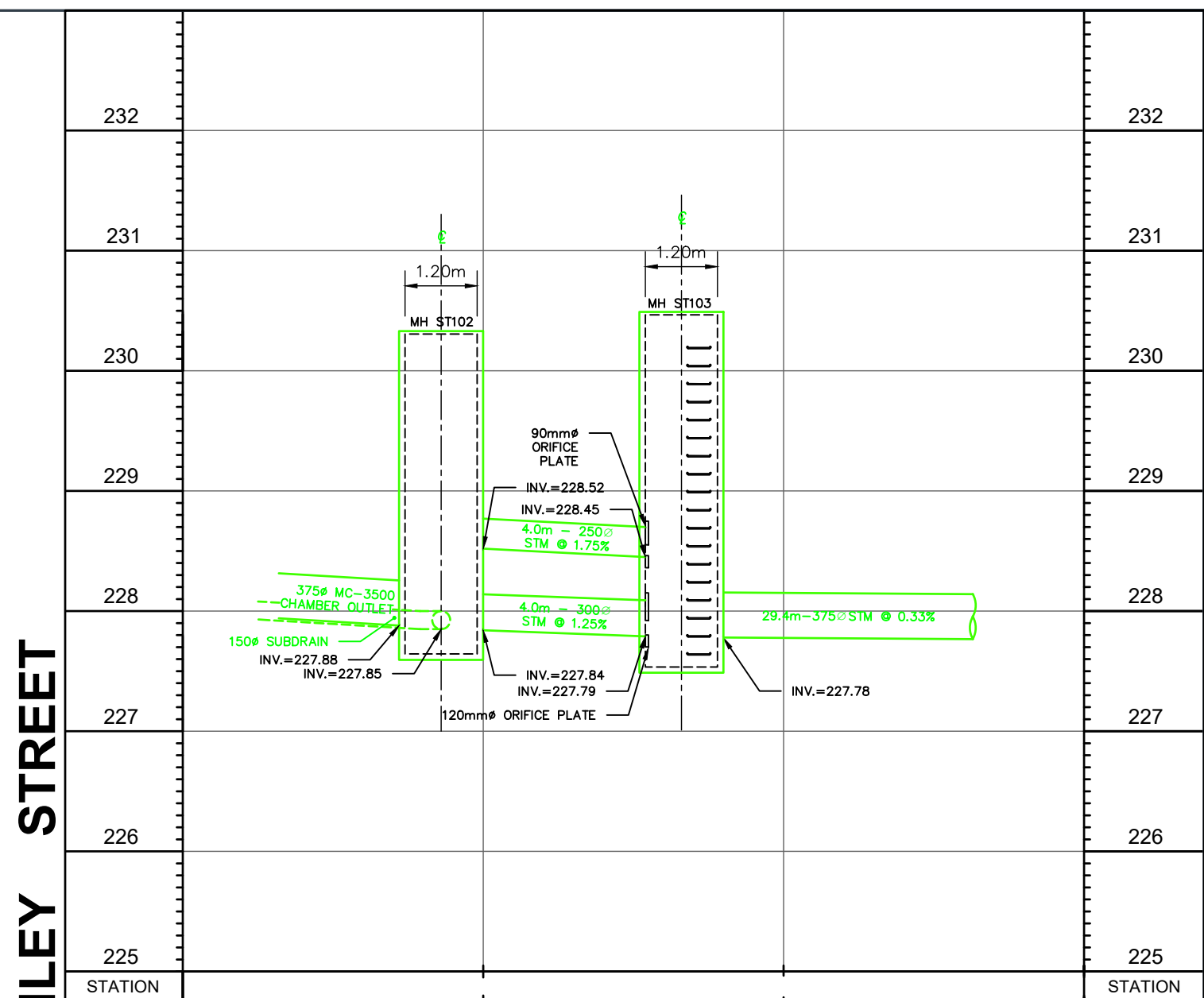
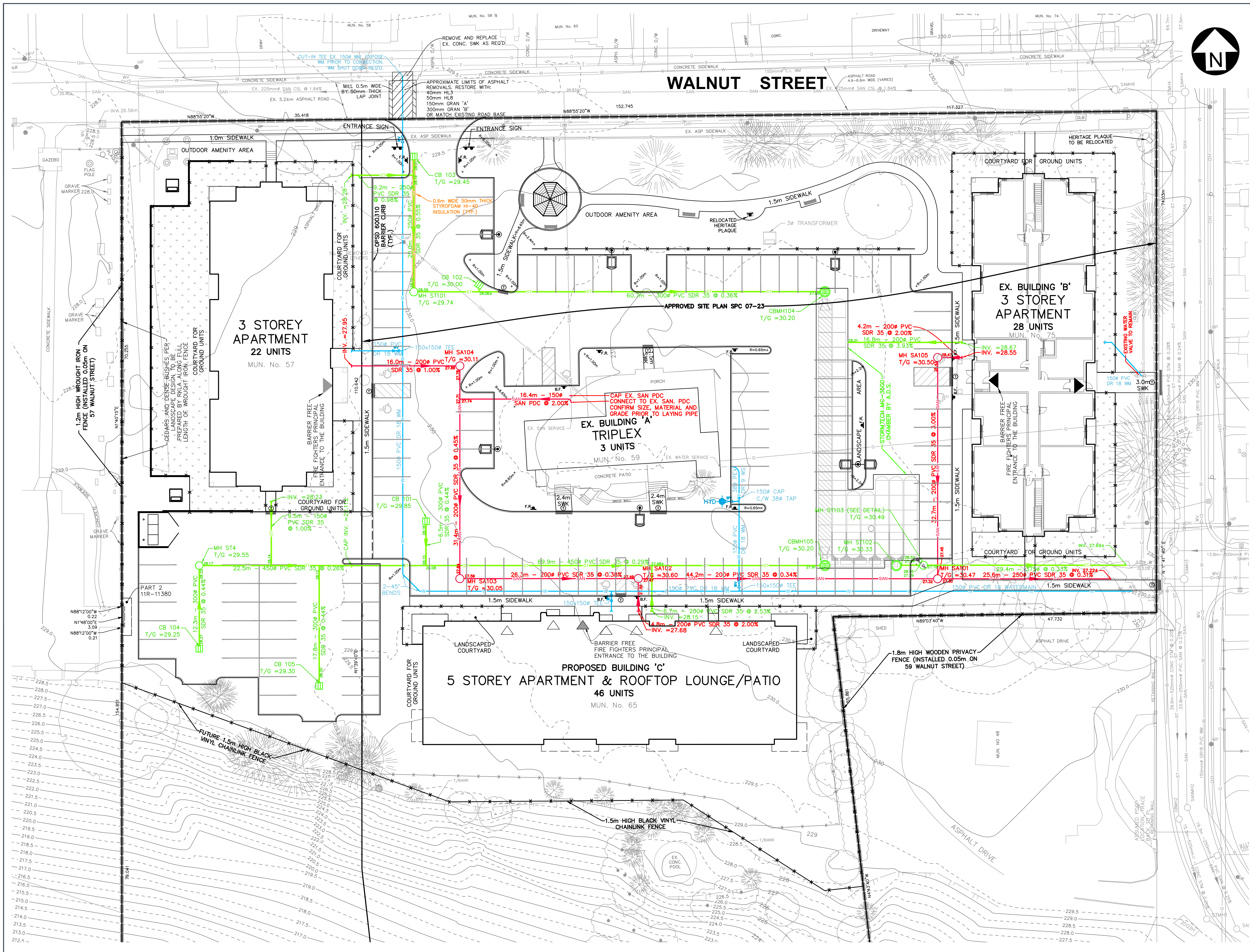
#	DESCRIPTION	DATE	BY
1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	07 NOV 2025	DJL

GRADING PLAN
& EROSION CONTROL PLAN

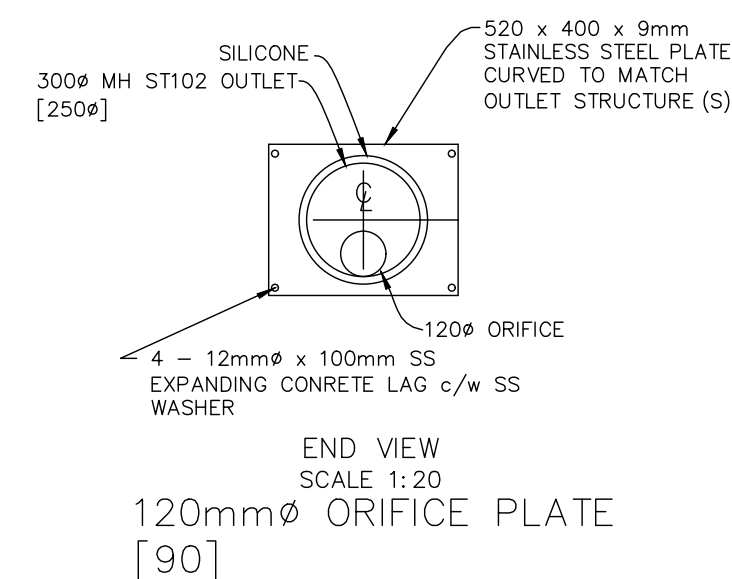
CONTRACT #: 22004 SCALE: 1:300

PROJECT NAME: 57, 59, 65 & 75 WALNUT STREET
WALNUT PARK INC.

DRAWING #: 3



MC-3500 CHAMBER OUTLET DETAIL
METRIC H. SCALE 1:100 V. SCALE 1:50



LEGEND			
	PROPOSED SANITARY SEWER		PROPOSED WATERMAIN
	EXISTING SANITARY SEWER		EXISTING WATERMAIN
	FUTURE SANITARY SEWER		FUTURE WATERMAIN
	PROPOSED STORM SEWER		PROJECT LIMITS
	EXISTING STORM SEWER		PROPOSED FENCE
	FUTURE STORM SEWER		
	MAINTENANCE HOLE		BARRIER FREE PARKING SIGN
	CATCH BASIN		FIRE ROUTE SIGN
	WATER VALVE		CLEAN OUT
	WATER SERVICE CURB STOP		PROPOSED CURB CUT
	HYDRANT		PROPOSED STREET LIGHT

CONSULTANT:
CJDL
Consulting Engineers

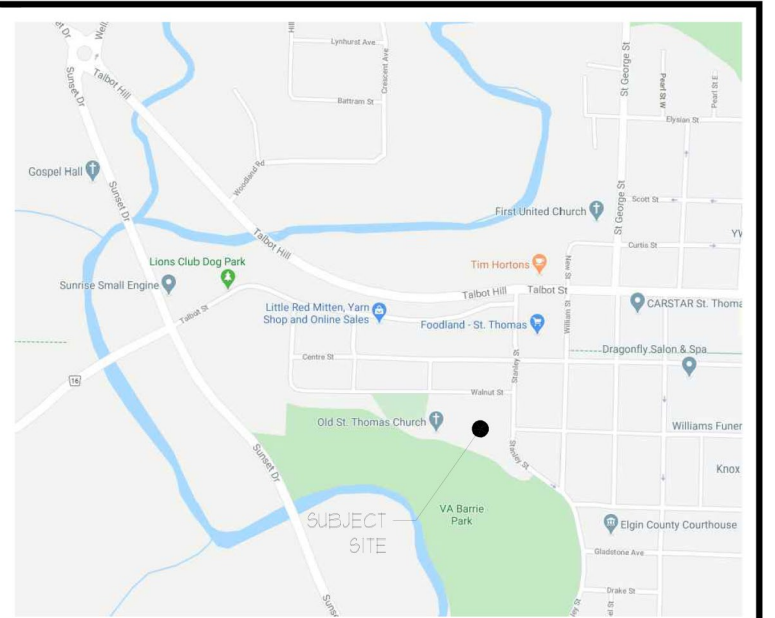
ST. THOMAS
THE RAILWAY CITY

STAMP:
PROFESSIONAL ENGINEER
D.J. LYLE
100174772
07 NOV 2025
PROVINCE OF ONTARIO

REVISION		
1	ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION	07 NOV 2025 DJL
#	DESCRIPTION	DD/MM/YYYY BY

SERVICING PLAN

CONTRACT #:	22004	SCALE:	1:300
PROJECT NAME:	57, 59, 65 & 75 WALNUT STREET WALNUT PARK INC.		
DRAWING #:	4		



KEY MAP



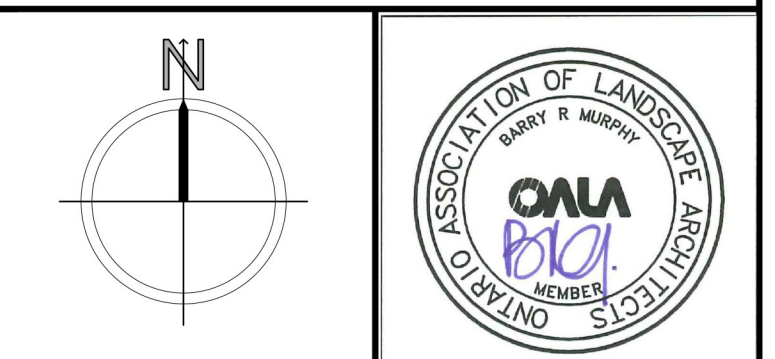
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR
TENDER PURPOSES UNLESS SIGNED AND DATED BY
BARRY R. MURPHY, OALA, CSLA, LANDSCAPE ARCHITECT,
LONDON, ONTARIO (519) 667-3322.

Barry R. Murphy, O.A.L.A. C.S.L.A. _____ DATE _____

JUL 07 75	PRESENTATION	3
JUN 16 75	ISSUED FOR ZBA	2
OCT 07 73	ISSUED FOR REVIEW	1
DATE	DESCRIPTION	No.

PLOTTING INFORMATION:
PLOTTED DATE = JUL 02 25
PLOTTED SCALE = 1:1



PROJECT TITLE:

PROPOSED 3 STOREY
APARTMENT

57 WALNUT ST
ST. THOMAS, ONTARIO

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: SEPTEMBER 2023	SCALE: AS NOTED	DRAWING No. L-1
DRAWN: RKL4 Inc.	CHECKED BY: B.R.M.	
PROJECT No. 20-181Lo ZBA		