



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Development Services, Planning Services

Date of Report: June 11, 2013

Date of Meeting: June 24, 2013

Report Number: PDS-171-2013

File: 60.32.602

Subject: Applications for Community Improvement Plan, Residential Conversion and Intensification and Residential Construction – 3 Race Street; Owners: Gino Gatti and Tony Gatti

Recommendation

That Council approve the Residential Conversion and Intensification Grant Program application for 3 Race Street to a maximum of \$8,000 (\$4,000 for each of 2 residential dwelling units) of which the City's contribution is \$4,000 (\$2,000 for each of 2 residential dwelling units) and the Region's contribution is \$4,000 (\$2,000 for each of 2 residential dwelling units) subject to Regional approval; and

That Council approve the Residential Construction Grant Program application for 3 Race Street to a maximum of \$62,500 (\$12,500 for each of 5 residential dwelling units) of which the City's contribution is \$31,250 (\$6,250 for each of 5 residential dwelling units) and the Region's contribution is \$31,250 (\$6,250 for each of 5 residential dwelling units) subject to Regional approval; and

That the Clerk be directed to make the necessary notifications. FORTHWITH

Summary

Under the Community Improvement Plan (CIP), Planning and Development Services has received applications under the Residential Conversion and Intensification Grant Program and the Residential Construction Grant Program from the Owners of 3 Race Street to make improvements to the property.

These recommendations are in accordance with CIP policies.

Background

The subject property is located on the north side of Race Street between Carlisle and Bond Streets in the Downtown Community Improvement Project Area (see Appendix 1).

Report

The Owners are proposing to expand the existing mixed use building.

To effect these works, the Owners have demolished the existing 2 storey front portion of the building and obtained approval under Site Plan Control (April 22, 2013) for the expansion of an existing mixed use building. This 3 storey addition/expansion will include:

- the main floor commercial component of the property, and
- seven residential apartment units comprised of:
 - grade level – conversion of existing space to 1 residential unit,
 - main level – conversion of existing space to 1 residential unit and 3 new residential units in the building addition,
 - upper level – expansion of the existing residential unit and 2 new residential units in the new addition.

The Owners have obtained a Building Permit to “Construct a 2 Storey Addition and Alter Interior” (see Appendices 2 - 5).

Program Details

The Council request involves two City related programs. They are as follows:

- **Residential Conversion and Intensification Grant Program** Grants will be made available to applicants for the conversion of non-residential space to residential units, and the rehabilitation of residential space to provide additional residential units. Grants will be available equal to 15% of the construction cost to a maximum of \$4,000 per residential dwelling unit.
- **Residential Construction Grant Program** Grants will be made available to applicants for the construction of new residential units. Priority will be given to apartments and townhouse units. Proposed rental projects will be the highest priority.
Grants will be made available equal to 15% of the construction cost to a maximum of \$12,500 per residential dwelling unit for residential developments of five or more residential dwelling units to a maximum of 30% of the annually approved Community Improvement Plan Grant Budget.

Staff is recommending approval of the applications for:

- the Residential Conversion and Intensification Grant Program to a maximum of \$8,000 (\$4,000 for each of 2 residential dwelling units),
- the Residential Construction Grant Program to a maximum of \$62,500 (\$12,500 for each of the 5 residential dwelling units).

Financial Implications

Should Council approve the recommendation in this report, the grants will be funded through the approved 2013 Community Improvement Plan Budget for which:

- \$75,000 has been budgeted for residential conversions and intensifications of which Council has previously approved a maximum contribution of \$6,000 for another project,
- \$100,000 has been budgeted for new residential construction.

Notification

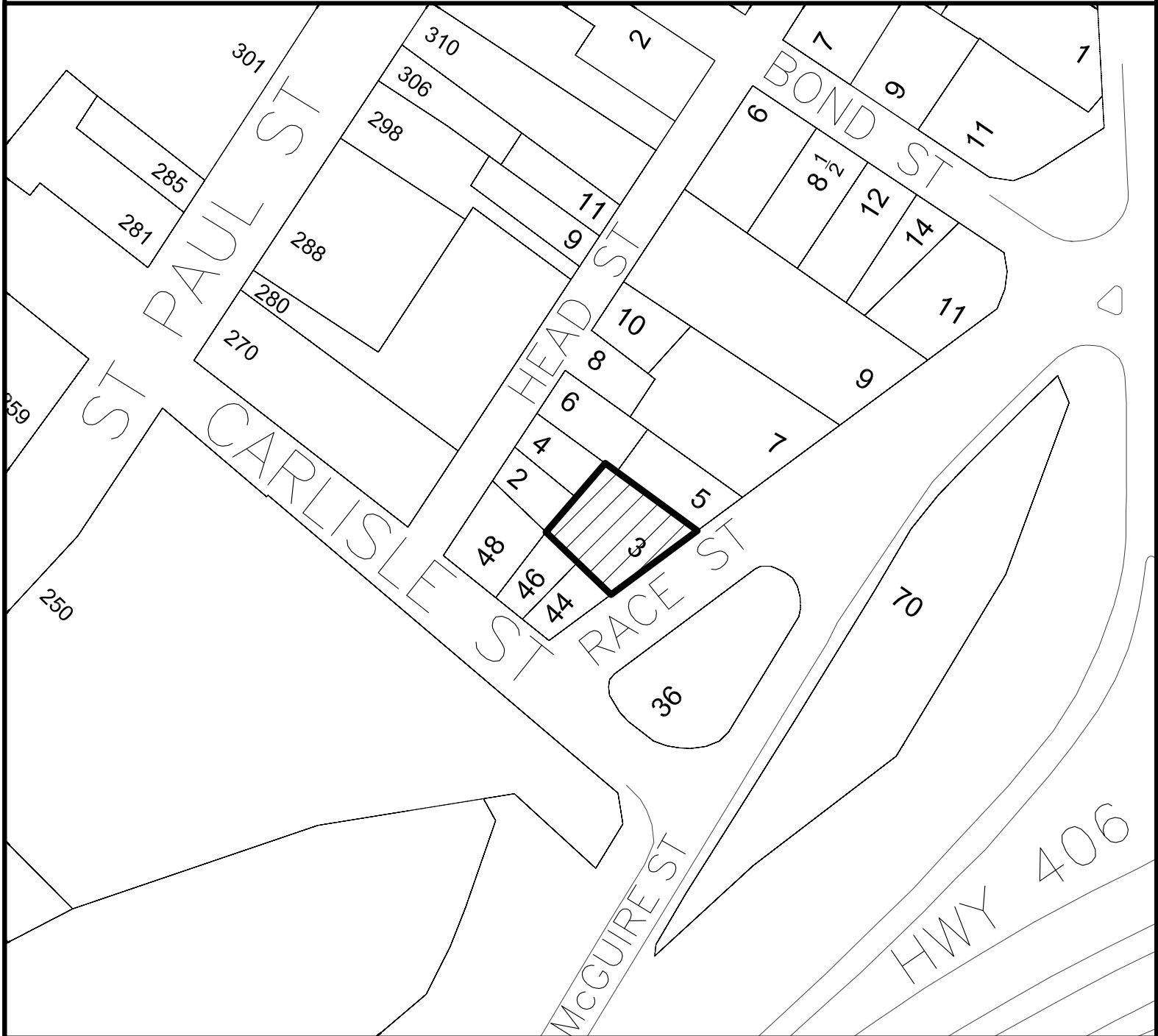
It is in order to notify CDGA, Att'n: Andrew Hellwig, Mr. Gino Gatti and, Ms. Mary Lou Tanner, Associate Director, Regional Policy Planning, Integrated Community Planning, Niagara Region, 2201 St. David's Road, P.O. Box 1042, Thorold, ON L2V 4T7.

Prepared and Submitted by:

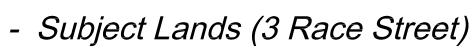
Bryan Morris
Community Renewal Co-ordinator

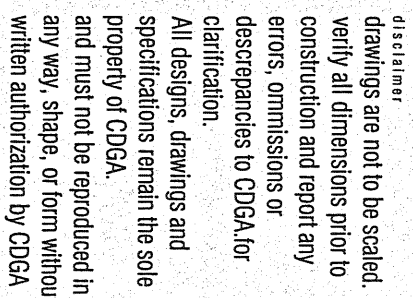
Approved by:

James N. Riddell, MPI, MCIP, RPP
Director, Planning and Development Services



LOCATION PLAN





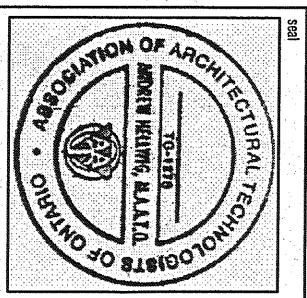
1/4" = 1'-0"

ORIGINALS

[illegible]

no

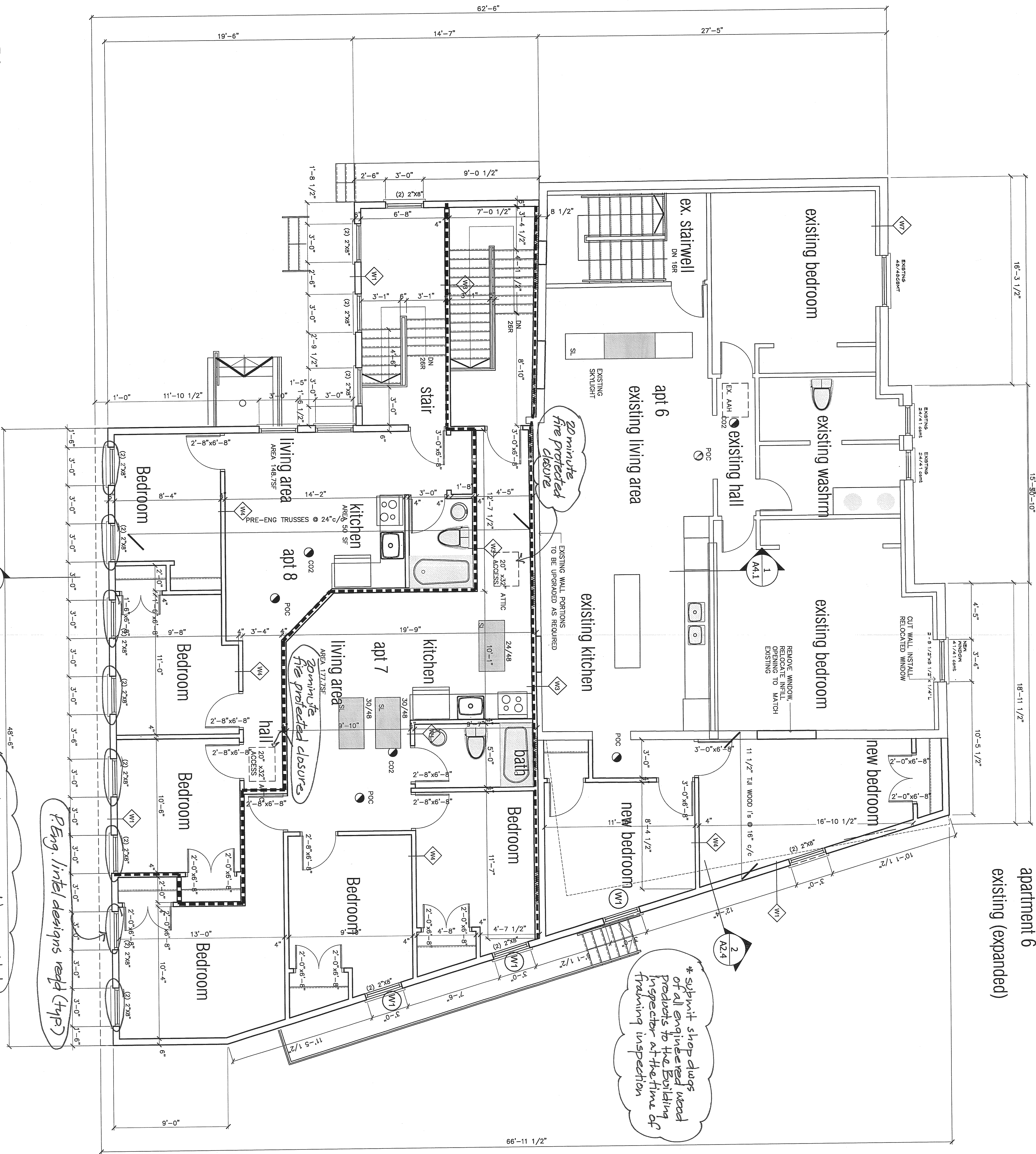
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apartment 6
existing (expanded)



Wall Schedule - New Construction

- (W1) TYPICAL EXTERIOR INSULATED (GLUED) ~~5/8" Type X GYP-B~~ 5/8" TYPE X GYP-B 2x4 STUDS @ 16" C/C No. 1 OR 2 GRS S.P.F. R22 BATT INSULATION EXTERIOR FINISH STUCCO SYSTEM OVER
- (W2) TYPICAL EXTERIOR MASONRY 9/8" TYPE X GMB GAIL POLY VB 16" c/c No. 1 OR 2 GRS S.P.F. R22 BATT INSULATION EXTERIOR FINISH STUCCO SYSTEM OVER MASONRY VENEER
- (W3) INTERIOR NON-LOAD BEARING PARTITION 60 MIN F.R.R. STC 51 Supplementary Standard SP-3 Well Type : W40 2x4x4" WOOD STUDS @ 16" C/C 3 1/2" THK ABSORPTIVE MATERIAL RESILIENT METAL CHANNELS ON ONE SIDE 2 LAYERS OF OPSUM 5/8" TYPE-X ON RESILIENT METAL CHANNEL, SIDE 1 LAYER OF 5/8" TYPE-X ON THE OTHER SIDE
- (W4) INTERIOR NON-LOAD BEARING PARTITION 1/2" G.W.B. 3 1/2" WOOD STUDS @ 16" c/c No. 1 OR 2 GRS. 1/2" G.W.B.
- (W5) BELOW GRADE FOUNDATION WALL 10" CONCRETE FOUNDATION WALL 2x8x8 HEAVY BIR PAMPHOSING (EXTERIOR) + approved drainage layer @ East Elevation

Wall Schedule - Existing

- (W6) BELOW GRADE EXISTING WALL 1/2" GYP-BRD 6mil POLY VB 2x4x4" WOOD STUDS @ 16" c/c R12 BATT INSULATION AIR SPACE ADJUSTED DARNER TO GFD. 8" CONG. BLOCK FDN WALL
- (W8) EXISTING BASEMENT BLOCK WALL 1/2" GYP-BRD 8" CONG. BLOCK FDN WALL
- (W7) EXISTING EXTERIOR BLOCK INSULATED WALL 1/2" GYP-BRD 6mil POLY VB 2x4x4" STUDS @ 24" c/c R22 BATT INSULATION 8" PLANI/ OR ARCH SPILT FACE BLOCK

WINDOW/DOOR PROTECTION

- (D1) PROTECT METAL DOOR AND FRAME AGAIN F.R.R. SELF CLOSING / WEATHERSTRIPPING
- (W1) GLAZING 1/4" PONE IN FIXED STEEL FRAMES

CDGA ASSOCIATES

NAME: ANDREW HELLING
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 27026
FIRM NAME: CDGA ASSOCIATES

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Upper Floor Level
Apartment plan
existing Apartment expansion

A2-3

Upper Floor Plan

SCALE 1/4" = 1'-0"

2012-70

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