

**A G E N D A**

**THE FIFTH MEETING OF THE COMMITTEE OF ADJUSTMENT  
OF THE CITY OF ST. THOMAS 2019**

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**COMMITTEE ROOM #415  
CITY HALL**

**10:00 A.M.**

**WEDNESDAY  
MAY 8, 2019**

**DISCLOSURE OF INTEREST**

**HEARING OF APPLICATIONS**

**Amendment to A05/18 – Sifton Funeral Home – 118 Wellington Street Pages 2-12**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**Next Meeting**

**May 23, 2019**

**ADJOURNMENT**

## Knapp, Melanie

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**From:** Craig, Steve  
**Sent:** May 6, 2019 8:50 AM  
**To:** Knapp, Melanie  
**Cc:** Yolkowskie, Jamie  
**Subject:** FW: Sifton Funeral Home Barrier Free Ramp  
**Attachments:** Sifton Ramp\_Revised\_2019.03.27.pdf; Sifton Site Plans\_2018.06.08.pdf

Good morning Mel,

Can you please arrange for the Committee of Adjustment to review and confirm there are no objections to the proposed amendment.

Steve.

**From:** revealdesigns@rogers.com <revealdesigns@rogers.com>  
**Sent:** May 3, 2019 8:34 AM  
**To:** Craig, Steve <scraig@stthomas.ca>; Brent Sifton <lbsifton@sympatico.ca>; Yolkowskie, Jamie <jyolkowskie@stthomas.ca>  
**Subject:** Sifton Funeral Home Barrier Free Ramp

Hi Steve:

Further to our conversation yesterday please see below the detailed revisions to the site layout resulting in the revised front yard setback to face of ramp.

Original Site Plan submitted June 8, 2018 for Site plan consultation and committee review.

The front yard setback was shown on the original plans as 4'-2 3/8" which accommodated the ramp width of 3'-0" between handrails and the minimum dimensions required by Code for the mid landing. At the committee meeting it was discussed that the ramp should be dual purpose so that the caskets would be able to travel the same ramp reducing the liability of persons carrying the casket down steps.

I noted in the meeting that we would verify the dimensions and that any revisions required to transport the caskets would be taken up between the ramp sections with minimal impact to the site dimensions. After the meeting we verified the dimensions and had modified the mid landing in order to provide the turning radius required. This revision is shown on the permit application drawings dated 2018.11.23 as submitted. This revision extended the position of the upper and lower ramps causing the bottom of the ramp to extend beyond the upper landing. The angles were adjusted in order to provide the required landing dimensions at the bottom of the ramp as well as the upper landing was increased slightly by approximately 1" to accommodate the minimum dimension required by code.

The result is that the final dimension from concrete face of ramp to the property line is now measured at 3'-8" or 3'-7 1/4" to the guard rail which is a reduction in setback of 6 3/8".

We did everything possible to keep the impact to the front setback to a minimum but the resultant 6" variance was unavoidable.

Reference the attached original drawings submitted for Site Plan Application 2018.06.08 and the revised drawings most recently issued for building permit revisions dated 2019.03.27 indicating the final proposed layout.

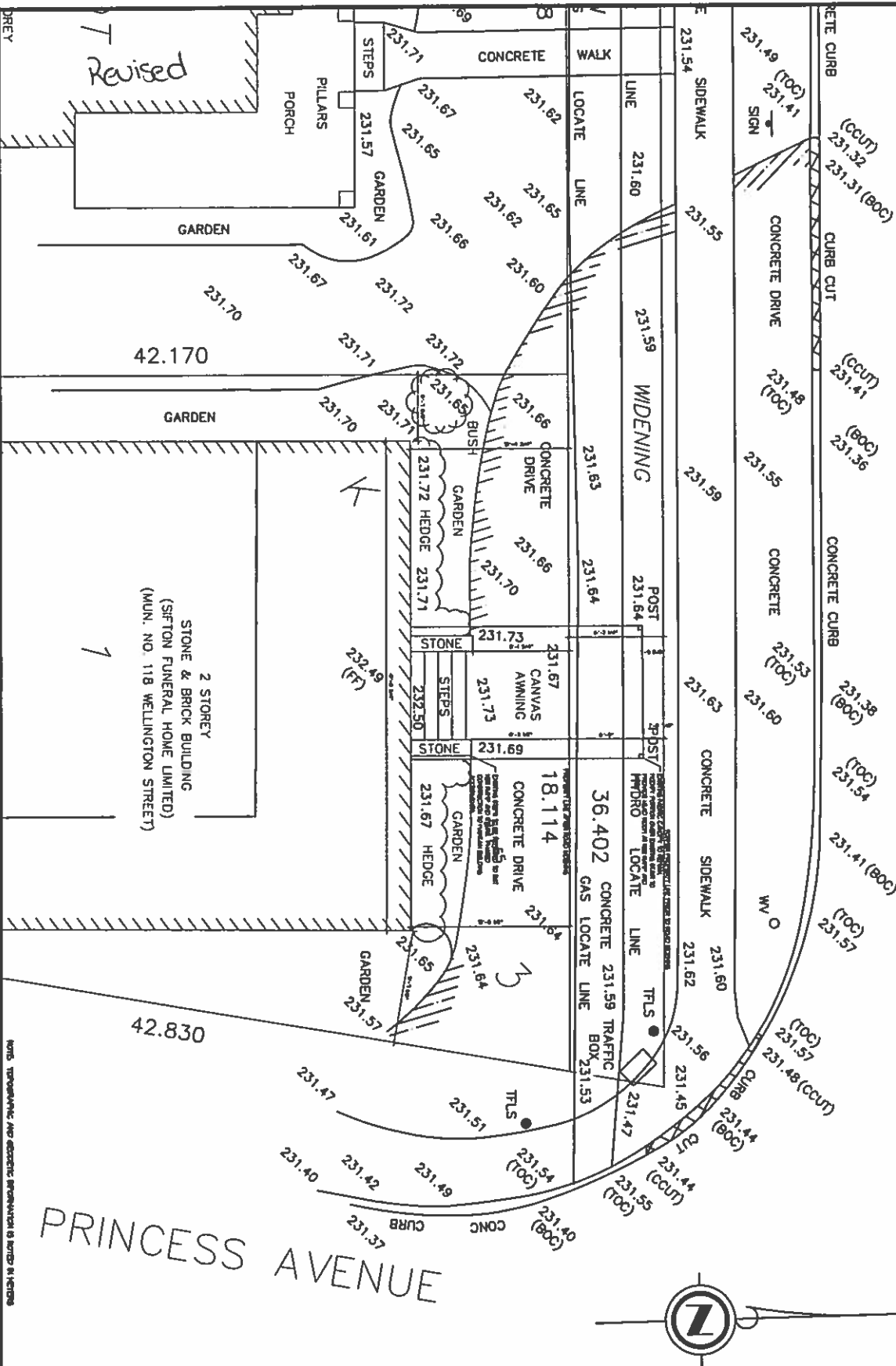
Please let me know if there is additional information you require on this variance.

We look forward to hearing from you with the anticipation of commencing construction immediately.





# WELLINGTON STREET



SURVEY INFORMATION  
 EXTRACTED FROM OFFICIAL  
 SURVEY PREPARED BY  
 HOUGHTON & HOUGHTON  
 LAND SURVEYORS  
 FILE NO. 17-55

PART OF LOTS 1, 2 & 5  
 BLOCK K  
 REGISTERED PLAN 5  
 CITY OF ST. THOMAS

No.	DATE	COMMENTS
1	2016.03.21	ISSUED FOR CITY REVIEW AS REQUESTED

ISSUED / REVISIONS

Project:  
 SIFTON FUNERAL HOME  
 118 WELLINGTON STREET  
 ST. THOMAS

Drawing title:  
 PROPOSED SITE PLAN  
 DEMOLITION EX. SURVEY

Date:  
 2016.03.18

Scale:  
 1/8" = 1'-0"

Project #:  
 1612

Drawing #:  
 D0

NOTES: TOPOGRAPHIC AND GEODETIC INFORMATION IS SHOWN IN PICTURES

EXISTING CONC. PROP CURB  
AT DRIVE LINE

CONCRETE BOLLIVARD

WELLINGTON STREET



EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

-6-

EXISTING CONCRETE SURFACE TO  
REMAIN. REFER TO SITE PLAN.

APPROXIMATE PROPERTY LINE

EXISTING SOIL AND CONCRETE SITE  
NEEDED TO BE REMOVED TO PERMIT  
NEW CONSTRUCTION. REMAIN DISTURBED  
AREAS TO BE RECONSTRUCTED  
CONFORMING AT COMPLETION OF  
PROJECT.

EXISTING STONE FACADE AND CONCRETE  
FOUNDATION TO REMAIN. REST OF  
STONE AND STONE BLOCKING  
BEHIND STONE TO BE REMOVED. NOT  
INDICATED IN ANY PLAN. MAINTAIN  
INTEGRITY OF EXISTING TERRAZZO TILE  
WHERE EXPOSED.

EXISTING HATCH TO REMAIN

FAMILY ROOM

COORDINATE SHUT DOWN OF MAIN  
ENTRANCE DURING RECONSTRUCTION OF  
STAIRS. SCHEDULE WORK FOR MINIMAL  
CLOSURE TIME.



EXISTING DOOR TO REMAIN

EXISTING TWO STOREY  
BUILDING TO REMAIN  
OPERATING AS SECTION  
RENDAI HOME LIMITED  
ZONED R4-5

ENTRANCE

OFFICE

EXISTING FABRIC CANOPY AND SUPPORT POSTS TO  
REMAIN. HOOPS AS REQUIRED TO SLIT HEADROOM  
AT NEW STAIR ENTRANCE.

EXISTING VEHICLE PROP OFF LINE - EXISTING  
CONCRETE SURFACE TO REMAIN.

EXISTING CANOPY TO BE REVISED TO PROVIDE  
SUFFICIENT HEADROOM AT TOP OF RAMP AND STAIRS

EXISTING STEPS TO BE REMOVED.  
EXISTING STONE SIDE WALL TO REMOVED ONLY  
SUFFICIENT TO CONSTRUCT NEW RAMP AND STAIRS  
OVER. SALVAGE STONE FROM HIND WALLS TO UTILIZE  
ON FACE OF NEW RAMP WHERE NOTED.

EXISTING CONCRETE SURFACES TO REMAIN. DIRT  
HERE REQUIRED TO REMOVE NEW WORK. PROTECT  
EXISTING CONCRETE TO REMAIN.

EXISTING DOORS TO REMAIN. COORDINATE NEW  
BARRIER FREE ACTIVATIONS WITH EXISTING DOOR  
STYLE.

EXISTING HATCH TO REMAIN

ISSUED / REVISIONS		
No.	DATE	COMMENTS
1	2016.02.27	ISSUED FOR CITY REVIEW AS REQUESTED

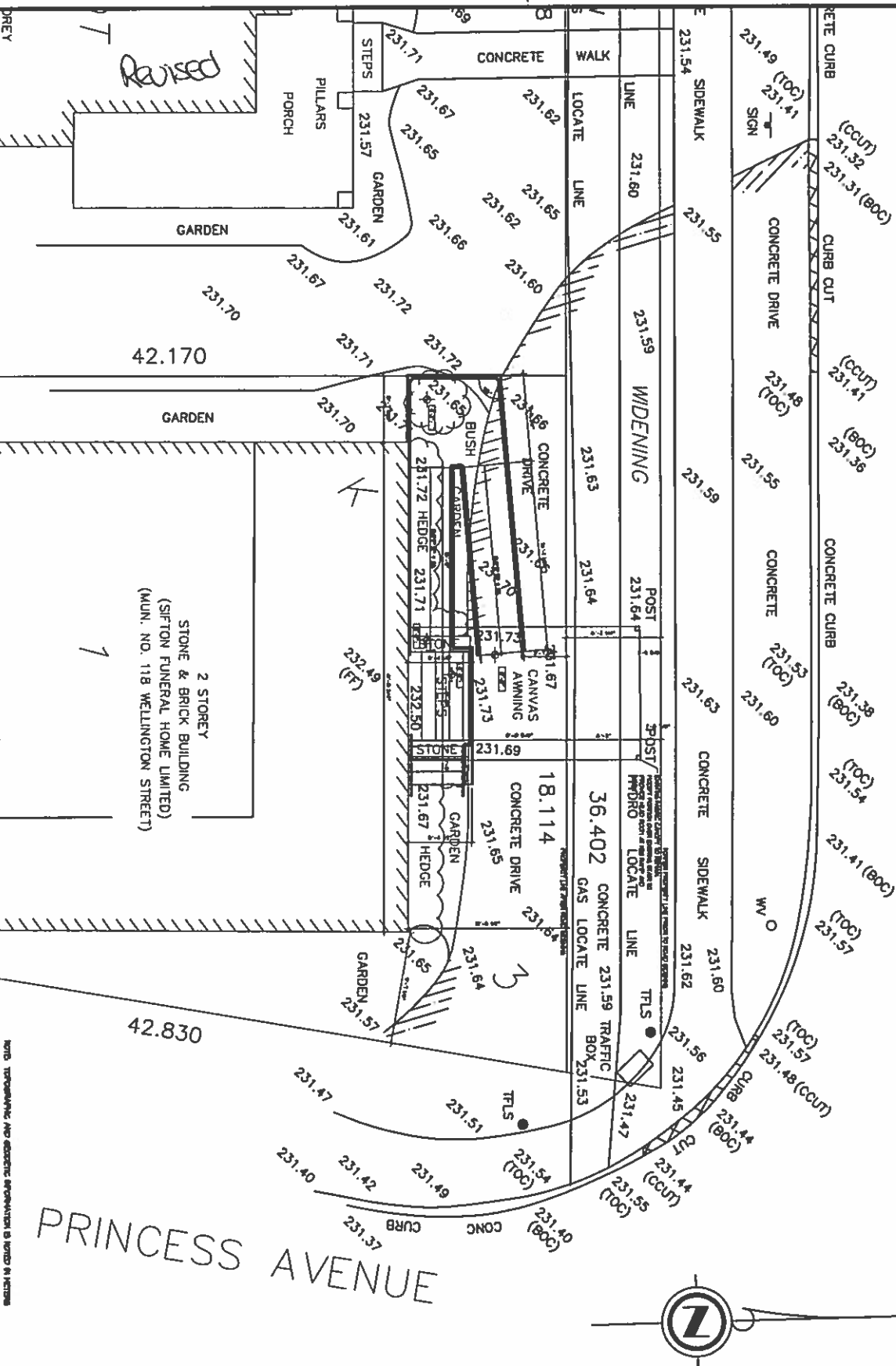
Project:  
SIFTON FAMILIAL HOME  
112 WELLINGTON STREET  
ST. THOMAS

Drawing Title:  
DEMOLITION PLAN

Date: 16/12  
Scale: 1/8" = 1'-0"  
Project #: 1612  
Drawing: D1

Revised

# WELLINGTON STREET

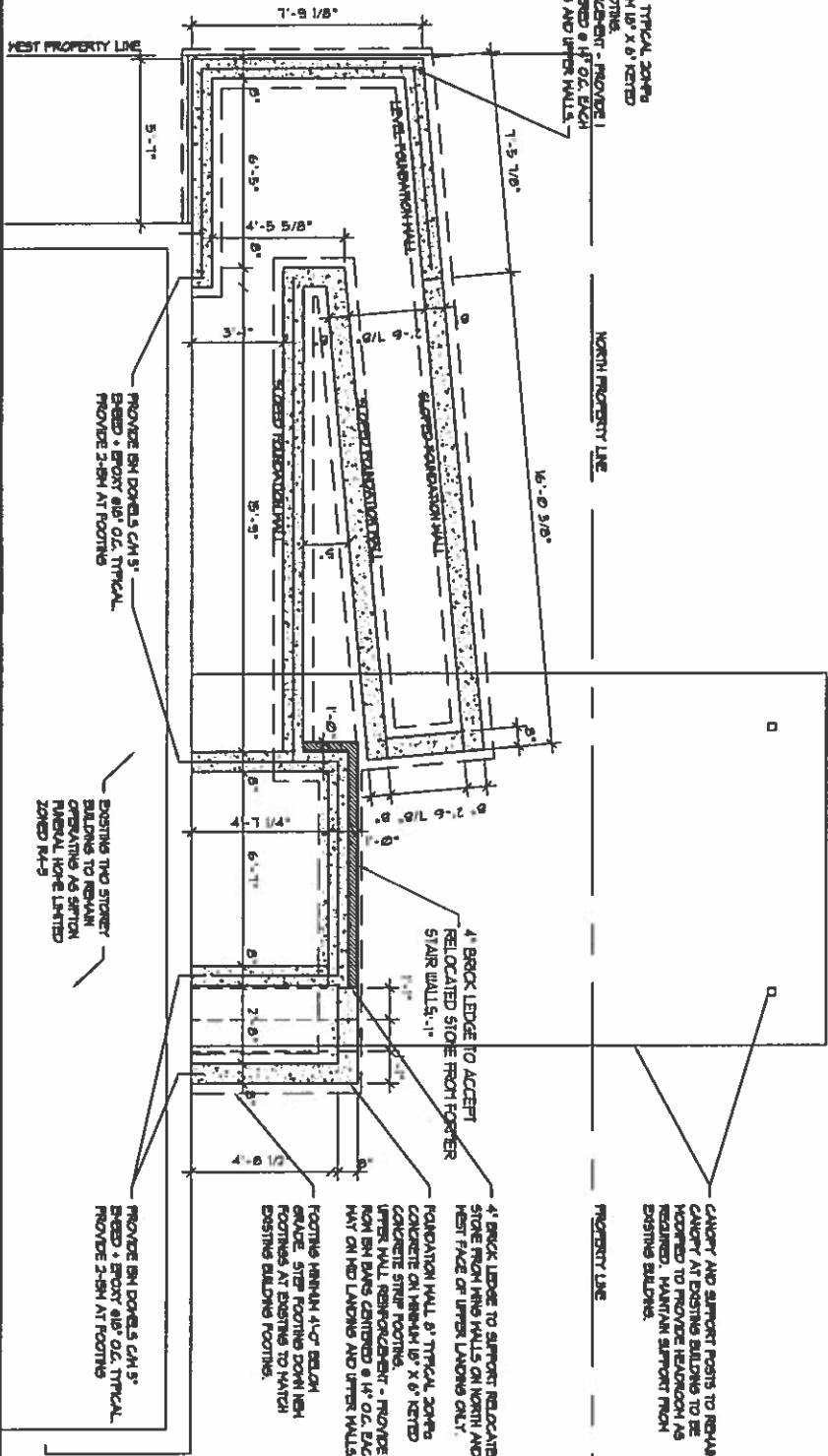


<p>Project: SIFTON FUNERAL HOME 118 WELLINGTON STREET ST. THOMAS</p> <p>Drawing Title: PROPOSED SITE PLAN OVER EXISTING SURVEY</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: 2016.05.12</p> <p>Project #: 1612</p> <p>Drawing #: A0</p>	<p>SURVEY INFORMATION EXTRACTED FROM OFFICIAL SURVEY PREPARED BY HOUGHTON + HOUGHTON LAND SURVEYORS FILE NO. H-25</p> <p>PART OF LOTS 1, 2 &amp; 3 BLOCK K, REGISTERED PLAN 5 CITY OF ST. THOMAS</p>						
<p>ISSUED / REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2016.05.12</td> <td>ISSUED FOR CITY REVIEW AS REQUESTED</td> </tr> </tbody> </table>		No.	DATE	COMMENTS	1	2016.05.12	ISSUED FOR CITY REVIEW AS REQUESTED
No.	DATE	COMMENTS					
1	2016.05.12	ISSUED FOR CITY REVIEW AS REQUESTED					

NOTE: TOPOGRAPHIC AND EXISTING INFORMATION IS NOTED IN PICTURES

Revised

-8-



EXISTING CONCRETE CURB TO REMAIN  
 EXISTING CONCRETE BOULEVARD  
 EXISTING CONCRETE SIDEWALK

WELLINGTON STREET

STRUCTURAL LOADS:  
 LL = 100 psf  
 DL = 62 psf  
 SOIL BEHAVIOR = 2000 psf

CANOPY AND SUPPORT POSTS TO REMAIN. CANOPY AT EXISTING BUILDING TO BE MOVED TO PROVIDE HEADROOM AS REQUIRED. MAINTAIN SUPPORT FROM EXISTING BUILDING.

4" BRICK LEDGE TO SUPPORT RELOCATED STONE FROM FINISH WALLS ON NORTH AND WEST FACE OF UPPER LANDING ONLY.

FOUNDATION WALL 8" TYPICAL, 20% CONCRETE ON INTERIOR UP' X 6" KENTED CONCRETE STAIR FOOTING. UPPER WALL REINFORCEMENT - PROVIDE 1" NON BN BARS CENTERED @ 14" O.C. EACH WAY ON HD LANDING AND UPPER WALLS.

FOOTING 18" MINIMUM 4" BELOW GRADE. STAIR FOOTING FROM FINISH FOOTINGS AT EXISTING TO MAINTAIN EXISTING BUILDING FOOTING.

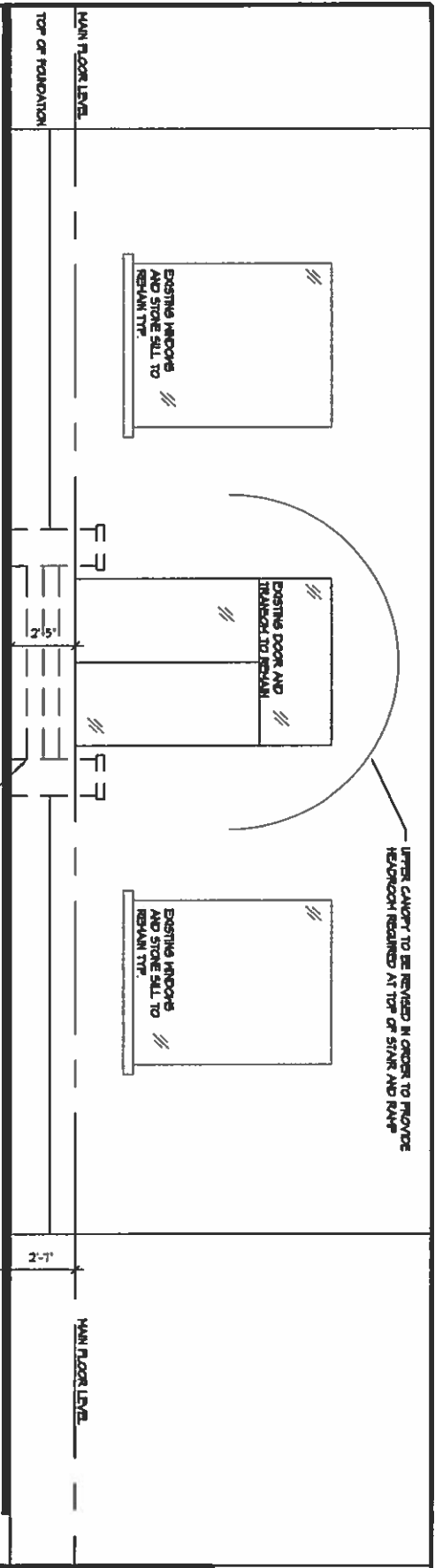
PROVIDE BN BARS 5 CM 5" BARS - EPOXY @ 14" O.C. TYPICAL. PROVIDE 2-#4 AT FOOTING.

EXISTING TWO STOREY BUILDING TO REMAIN OPERATING AS SEPTON ZONED M-5

Project:		SIFTON FLAERIAL HOME 118 WELLINGTON STREET ST. THOMAS	
Drawing title:		FOUNDATION PLAN	
Date:	Scale:		
16/12	1/8" = 1'-0"		
Project #:	Drawing:		
1612	A1		
ISSUED / REVISIONS			
No.	DATE	COMMENTS	
1		SUBMITTED FOR CITY REVIEW AS REQUESTED	

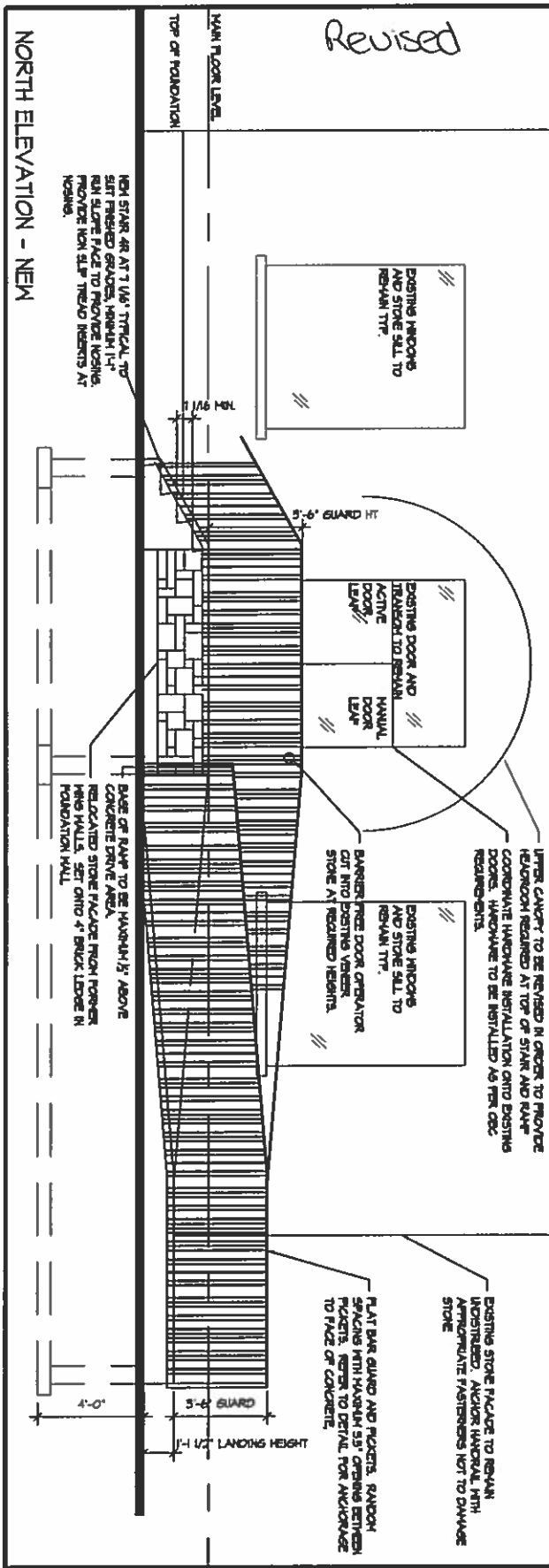






NORTH ELEVATION - DEMO

1/0



NORTH ELEVATION - NEW

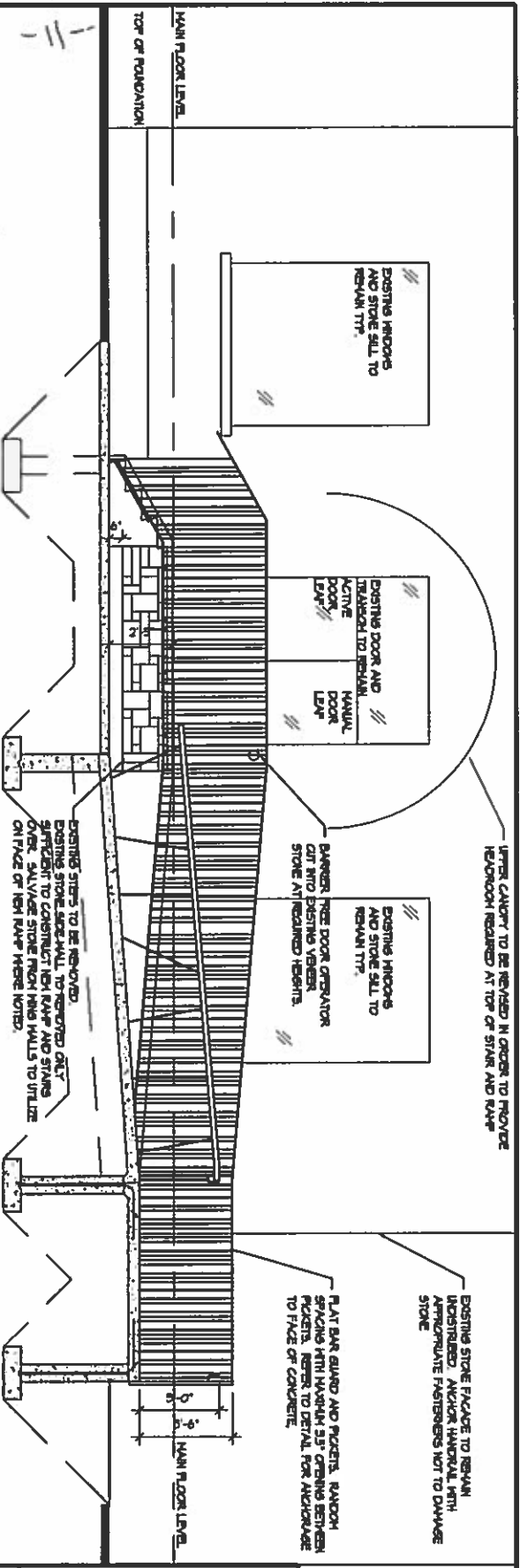
Revised

No.	DATE	COMMENTS
1	2018.07	ISSUED FOR CITY REVIEW AS REQUESTED

Project: SIFTON FAERALL HOME  
118 WELLINGTON STREET  
ST. THOMAS

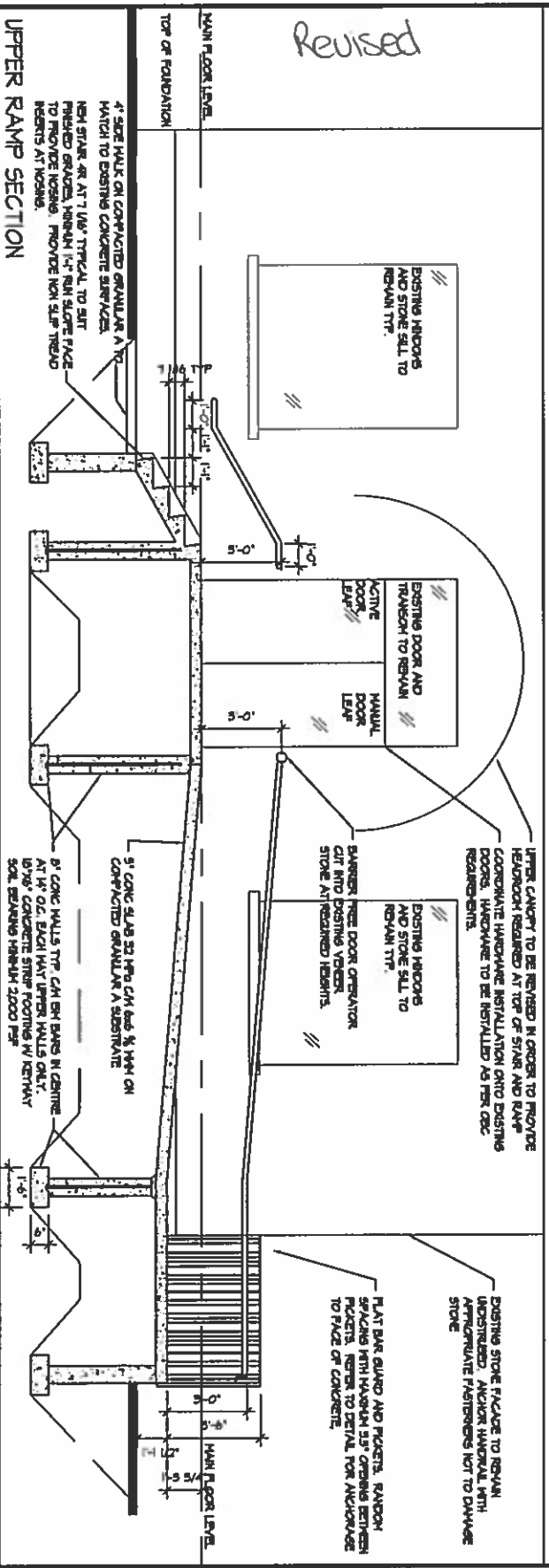
Drawing Title: NORTH ELEVATION DEMO  
NORTH ELEVATION NEW

Date: 16/12  
Scale: 1/4" = 1'-0"  
Drawing: A3



LOWER RAMP SECTION

Revised



UPPER RAMP SECTION

Project: SIFTON FURNACE HOME 118 WELLINGTON STREET ST. THOMAS		Issued for City Review as Requested 2014.02.21 DATE		COMMENTS	
Project: SIFTON FURNACE HOME 118 WELLINGTON STREET ST. THOMAS		Issued for City Review as Requested 2014.02.21 DATE		COMMENTS	
Project: SIFTON FURNACE HOME 118 WELLINGTON STREET ST. THOMAS		Issued for City Review as Requested 2014.02.21 DATE		COMMENTS	
Project: SIFTON FURNACE HOME 118 WELLINGTON STREET ST. THOMAS		Issued for City Review as Requested 2014.02.21 DATE		COMMENTS	

ISSUED / REVISIONS

Project:  
 SIFTON FURNACE HOME  
 118 WELLINGTON STREET  
 ST. THOMAS

Drawing title:  
 TYPICAL SECTION  
 PROPOSED RAMP

Date:  
 1/4/11

Scale:  
 1/4" = 1'-0"

Project #:  
 1612

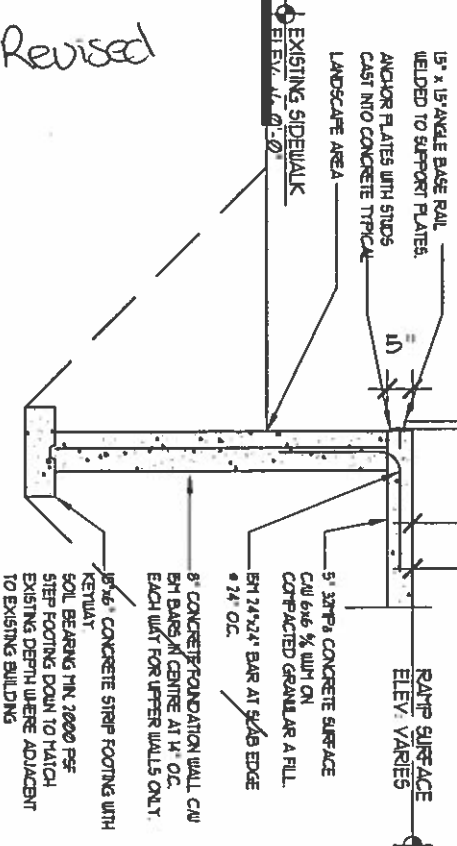
Drawing:  
 A4

GUARD AND PICKETS TO BE PRIMED AND PAINTED BLACK HANDRAIL TO BE STAINLESS STEEL.

1 1/2" DIA STEEL TUBE HANDRAIL (38mm OUTSIDE MAX) WELDED TO HANDRAIL ANCHOR TYP.

1 1/2" X 1/2" CONT. TOP PLATE TYP.

1 1/2" X 1/4" PLATE PICKETS WELDED TO TOP AND BOTTOM PLATE C/W HANDRAIL ANCHOR PIECE AT EVERY 2'-0" O.C. TYP.



TYPICAL SECTION DETAIL

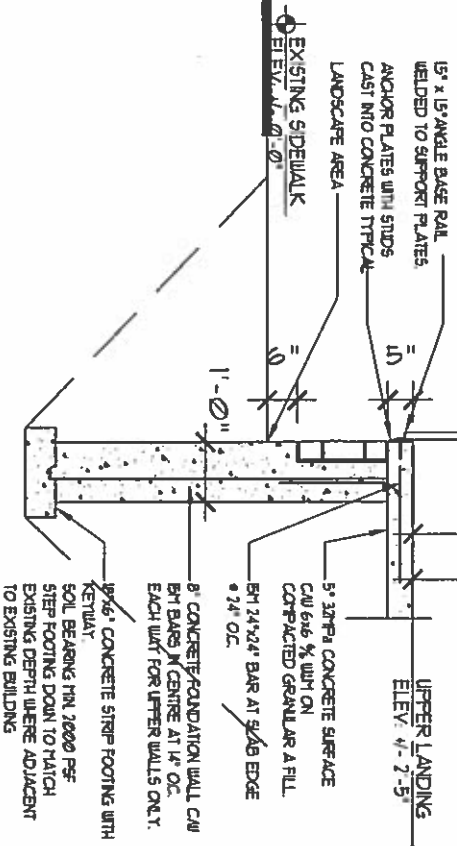
Revised

GUARD AND PICKETS TO BE PRIMED AND PAINTED BLACK HANDRAIL TO BE STAINLESS STEEL.

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1 1/2" X 1/4" PLATE PICKETS WELDED TO TOP AND BOTTOM PLATE C/W HANDRAIL ANCHOR PIECE AT EVERY 2'-0" O.C. TYP.



SECTION AT BRICK LEDGE

No	DATE	COMMENTS
1	20M08.21	ISSUED FOR CITY REVIEW AS REQUESTED

Project: SIFTON MINERAL HOME 112 WELLINGTON STREET ST. THOMAS

Ordering Site:

SECTION DETAILS

Scale: AS NOTED

Project: 1612

Drawings: A5