RICHMOND HILL

INCORPORATED 1873

Appendix E

Staff Report for City Manager Delegated Authority

Date of Report: July 30, 2019
Report Number: DA.19.009

Department: **Planning and Regulatory Services**
Division: **Policy Planning**

Subject: DA.19.009 - Community Improvement Plan - Building Renovation and Façade, Landscape, and Signage Grant Application – 10156 & 10158 Yonge Street

Purpose:

The purpose of this staff report is to request the City Manager's approval of a Community Improvement Plan Building Renovation grant application submitted by Atoosa Parsi, the owner of 10156 & 10158 Yonge Street.

Recommendation(s):

a) That the City Manager approve a Community Improvement Plan Building Renovation grant application to Atoosa Parsi for improvements to 10156 & 10158 Yonge Street in the amount not to exceed $144,000, as outlined in DA.19.009 and pending the issuance of the necessary permits from the Building Division and applicable Sign Permit.

b) That the Mayor and Clerk be authorized to sign the grant agreement noted in item (a), upon the recommendation of the Commissioner of Planning and Regulatory Services.

c) That the Commissioner of Planning and Regulatory Services be authorized to enter into and execute assumption agreements to transfer the grant if property ownership changes.

d) That the City Manager allow the Director of Financial Services and Treasurer to issue a cheque(s) to disburse the funding to the applicant after it is determined the project has satisfied all requirements.

Contact Person:

Christine Lee, Planning Researcher (Policy) phone number 905-747-6428

Report Approval:

Submitted by:

per:

Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by:

For Italo Britto

Neil Garbe, City Manager

Background:

The Building Renovation and the Façade, Landscape, and Signage grant program was established in 2018 through the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP). It is designed to promote the adaptive re-use of existing structures for office use in the Downtown Local Centre, Oak Ridges Local Centre, Newkirk Business Park and the Beaver Creek Business Park areas. These grant programs have the potential to leverage significant private sector investment in interior building renovations and improvements, and may help address the costs involved with a range of matters, such as retrofitting space for office uses.

The Building Renovation grant is provided on a matching funds basis (up to 50%) to eligible property owners who propose to convert existing commercial and/or industrial and/or residential space into office space, renovate existing or new office space with accessibility improvements in accordance with the Accessibility for Ontarians with Disabilities Act, and/or renovate buildings that are on the Town's Inventory of Architectural and Historical Significance for any non-residential use.

The Façade, Landscape, and Signage grant provides matching grants (up to 50%) to eligible property owners for building façades, front, rear or side lot landscaping (i.e. publicly accessible parts of private properties), exterior signage improvements or any combination of these three categories of property enhancement. The grant amounts range from $1,000 up to $25,000 per property depending on the grant and how many frontages or façades are applicable.

On July 9, 2018, Council approved additional funding for certain CIP grant programs resulting from the Ontario Main Street Revitalization Initiative. The Initiative is to help municipal governments undertake main street revitalization initiatives that support and benefit small businesses. This additional funding is to be combined with the existing CIP funding and therefore the program changed from a matching (50%) funding to a cost-shared (90%) funding for the duration of the enhanced program. This changes the Building Renovation grant maximum to $90,000 per property and a minimum of $20,000 per property. It also changes the Façade, Landscape, and Signage grant to $45,000 per property and a minimum of $2,000 per property. Once the enhanced funding is fully allocated, the grant program will revert back to the previous matching funding model of up to 50% of eligible projects. The enhanced funding program for the Building Renovation grant is available for projects located within the Downtown Local Centre.

To be considered for the program, an owner or applicant authorized by the owner must submit an application form and supporting documents including a detailed description of the proposed improvements, relevant drawings such as floor plans, quotes for the proposed work, and a construction schedule, if known.

This report recommends that Council provide the owner of 10156 & 10158 Yonge Street, Atoosa Parsi, with funding under the Building Renovation and Façade, Landscape, and Signage grant program to assist with the overall cost of these improvements.

Project Details

Atoosa Parsi, owner of 10156 & 10158 Yonge Street made an application for funds under the Building Renovation grant program and the Façade, Landscape, and Signage grant program on April 17, 2019. The structure on the property is currently zoned for General Commercial (GC) and is a vacant single storey structure. This zoning will permit the proposed use as outlined below.

The project is an adaptive reuse of an existing building that proposes complete interior demolition and reconstruction of approximately 2,250 square feet of new dental office at 10156 Yonge Street. As part of the work, the applicant is proposing to make extensive improvements to the façade and to have new signage (see attached Appendix A). Consequently, the applicant is requesting funding from two separate grant categories and three separate types of grants. The requested grants are: façade improvement and signage improvement within the Façade, Landscape, and Signage Grant, as well as the the Building Renovation grant. The new dental office will be a modern, beautiful and attractive family dental practice.

Staff has reviewed the application in relation to the goals, objectives and public benefits as described in the CIP. The review identified that the proposed building renovation will align with the principles identified in the CIP by contributing to:

- the need for new office space within Richmond Hill;

- the development of office and/or employment land intensification through the appropriate adaptive reuse of existing structures for office in the Downtown Local Centre.
- office attraction, retention and development by providing more opportunities for local employment in a manner which supports intensification and a live/work balance in designated Centres and Corridors along Yonge Street including the Downtown Local Centre.

Overall, the proposed work will increase office space within the Downtown and it meets the goals, objectives, and public benefits of the CIP.

Eligible Costs

In accordance with the CIP, two quotes are submitted for each grant type being considered. The applicant submitted two quotes for building renovations amounting to $489,380 and $603,533 (see attached Appendix B). The applicant has submitted two quotes for façade improvements for $108,480 and $131,080 (see attached Appendix B), and two quotes for signage improvements for $22,374 and $28,781 (see attached Appendix B). Please note that the quotes were adjusted to include HST. The improvements identified in this application proposes structural changes to the existing building and require building and sign permits prior to implementation. The applicant has commenced the building permit process (Building Permit file No. BP#2019-46127) and has yet to proceed with the sign permit process. The grant associated with signage is dependent on the applicant successfully acquiring a sign permit and such conditions will be reflected in the grant agreement.

The following list outlines the list of works to be completed that staff have considered to be eligible costs as per the eligible costs outlined in the CIP:

Building Renovation Grant (see attached Appendix C)

- $49,790 for total electrical work
- $18,450 for total HVAC work
- $67,700 for total wall partitioning and ceiling work
- $49,250 for total plumbing work
- $44,780 for total flooring work
- $9,750 for total interior paint work
- $20,060 for total installation of supports work
- $33,310 for total door and window work
- $90,960 for total millwork
- $3,430 for total sound system work
- $6,000 for total service installation work

These eligible costs total $444,632 (HST included)

Consequently, the following were deemed ineligible costs:

- The CIP evaluation committee in accordance with policy 4.4.2.2 has deemed the costs associated with incidentals to the amount of $21,480 ineligible, as they are not fundamentally necessary for the creation of office space.
- Policy 4.4.2.2 Eligible Costs for Building Renovations explicitly states that the expansion/additions for office or retrofitting space for office only applies to the upper and ground floors of the property. The applicant submitted additional building renovation costs as it relates to the basement for $99,299 (HST included). In accordance with policy 4.4.2.2, the basement costs are not covered by the CIP grant.

Façade, Signage, and Landscape Grant (Grant for Façade, See attached Appendix C)

- Removal of existing front façade stucco, window, doors, and removal of floor tiles off of the front steps
- Supply and install framing for window changes
- Supply and install new aluminum full glass 8'9"H. double doors for 10156 Yonge Street as shown Appendix C
- Supply and install new aluminum framed double glass window 7'7"Hx 10'7/8"W for 10156 Yonge Street as shown Appendix C
- Supply and install new aluminum full glass single 7'9"H door with upper window above door for address 10158 Yonge Street
- Supply and install wood cladding
- Supply and install stone texture Stucco as shown on Appendix C
- Supply and install grey zink cladding on front façade and overhang as shown on Appendix C
- Supply and install new non-slip tile on front entrance step and landing

These eligible costs total $108,480 (HST included)

Façade, Signage, and Landscape Grant (Grant for Signage, See attached Appendix C)

- Supply and install steel and wood bracing from existing parapet and wall to support sign backing
- Supply and install individual LED sign lettering and phone number for the dental office at 10156 Yonge Street
- Supply and install individual lettering for the 10158 Yonge Street
- Supply and install wiring from the electrical panel to timer to sign for two locations

These eligible costs total $22,374 (HST included)

Recommended Grant Amount

Based on the review and evaluation of the proposed project including the total eligible costs amount and the quotes, staff are recommending that the applicant receive the maximum matching funds from the building renovation grant ($90,000), the façade improvement grant ($45,000) and for the signage grant for two properties ($9,000). The

sum of all grants equates to a total grant request of $144,000 subject to the terms and conditions in the future grant agreement to be prepared by City staff. The total project value being funded by private investment is $674,478 representing a private to public investment ratio of approximately 4.5:1. If approved, and after it has been determined that the project has been completed and has passed an inspection, the grant funds will be disbursed.

Time Period to Complete Project

The enhanced grant amount commitment will lapse if the project has not been completed by March 31, 2020. As per the CIP, if a building permit is required, the construction will be required to commence within 6 months of an approved building permit and be fully completed within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome.

Financial/Staffing/Other Implications:

There are sufficient funds available in the CIP Grant program to award this grant. There are no other financial or staffing implications.

Relationship to the Strategic Plan:

The Building Renovation grant program implements the direction in the Strategic Plan to achieve better choice in Richmond Hill, specifically by providing better options for working and doing business as it supports and facilitates new office development along Yonge Street and in older employment areas and encourages and attracts more jobs in the employment corridor with new office space.

Conclusion

Staff have reviewed the proposed grant application and recommends that Council approve a grant in the amount of $144,000 for the renovations to 10156 & 10158 Yonge Street.

Attachments:

The following attached documents may include scanned images, with maps and photographs. If you require an alternative format, please call the contact person listed in this document.

- Appendix A – Complete application for 10156 & 10158 Yonge Street by landowner
- Appendix B – Quotes of proposed work
- Appendix C – Drawings and survey

DR. ATOOSA PARSI & DR AMIR ZIBAEI

2591076 ONTARIO INC
17 Hammok Crescent
Thornhill, Ontario
L3T 2X1
Phone: 416-890-9380
Email: amirati2000@yahoo.com

May 5, 2019

CITY OF RICHMOND HILL
225 East Beaver Creek Road,
Ground Floor,
Richmond Hill, ON
L4B 3P4
Attention: Ms. Christine Lee

RE: Community Improvement Grant

Dear Ms. Lee,

We would first of all like to thank the city of Richmond Hill for considering our application for the community improvement grant for our building renovation at 10156 and 10158 Yonge Street, Richmond Hill, Ontario. We have worked in this business corridor on Yonge Street for the past 10 years and wanting to stay and build a business here and be part of the community, have purchased our own building and a home nearby and therefore have a vested interested in helping to make the downtown corridor more attractive and better for all our businesses. We are excited to commence work to improve our building and new dental office an hope you will consider our application favorably.
The building we purchased has been used by different tenants who have not cared for the building leaving many needed repairs and upgrades to bring this older building up to its proper potential. The roof was leaking, the basement is leaking, the electrical has been added, removed and added which now need to be rectified and brought up to proper electrical standards. The outside of the building has not been given the care it should. Our intention is to revitalize our building to a beautiful, attractive building inside and outside making it a building to be proud off.

In applying for the grant we realize that the Community Improvement Project is looking for specific improvements.

1. Our building is within the Community Improvement Plan Area and in the Village of Richmond Hill Business Improvement Area and our application is in conformity with the Richmond Hill's Official Plan.

2. We intend to create a modern, beautiful and attractive family dental practice in our new location which supports office development in the downtown local Centre.

3. We will be taking this older abused building and bring it up to the high standard we expect for our dental office and therefore support adaptive reuse of buildings for offices in the Downtown Local Centre.

4. We will be revitalizing the building with a new beautiful façade with new signage and in doing enhancing the aesthetic appeal of the Downtown Local Centre and supporting the Downtown revitalization through façade, landscaping or signage improvements.

We have budgeted a considerable amount to accomplish our plan as you can see through our, permit application and contracted work for the building and believe that our project directly meets the City of Richmond Hill's Community Improvement Plan and speaks or advances all the goals of the CIP.
We hope that you will please consider our application and help us to improve our building and the Down Town Corridor of Richmond Hill.

Sincerely,
Dr. Atoosa Parsi & Dr. Amir Zibaei

GRANT APPLICATION FORM
Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan

1. Application Background

Please fill out the following information to apply for the tax increment equivalent grant, building renovation grant, and/or façade improvement, landscaping, and signage grant programs (each a "Grant Program"). Please refer to the Community Improvement Plan (the "CIP") and the **CIP Grant Application Guide** for detailed information on each Grant Program and whether the CIP is applicable to your property and the work you are proposing (the "Project'). If you have any questions, contact the Planning and Regulatory Services Department at planning@richmondhill.ca or (905)771-8910.

Submit completed application form along with all supporting documents to planning@richmondhill.ca.

For more information regarding eligibility criteria, submission requirements, application process and terms and conditions of funding, please see the **CIP Grant Application Guide** available at **RichmondHill.ca/CIPgrants.**

Notice of Collection, Use, and Disclosure
Personal information collected on this form is collected under the authority of the *Municipal Act*, 2001, S.O. 2001, C. 25, *Planning Act, R.S.O. 1990, c. P.13* and the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, Chapter M. 45.* The personal information being collected will be used for the purposes of processing grants under the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan. In addition, all personal information will be made available to the public pursuant to the *Planning Act*. Questions about the collection, use and disclosure can be directed to Policy Planner, 225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4 or by telephone at 905-771-8910.

2. Applicant Information

Applicant*	Registered Owner of Project lands ("Subject Property")
Name: Atoosa Parsi	Name: 2591076 Ontario Inc.
Mailing Address: 10156 Yonge St. Richmond Hill, ON L4C 1T6	Mailing Address: 10156-10158 Yonge St. Richmond Hill, ON L4C 1T6
Phone Number: 416-890-9380	Phone Number: 905-780-0083
Email Address**: amirati2000@yahoo.com	Email Address**: amirati2000@yahoo.com

Applicant is:

- [x] Property Owner
- [ ] Tenant*
- [ ] Agent*

*If the applicant is not the registered property owner(s) of the Subject Property, the applicant and property owner must also fill out the Authorization of Registered Owner(s) form (Appendix A).

**By providing your email address, you agree to receive electronic information regarding the Town's programs and services.

Municipal address of Subject Property:
10156-10158 Yonge St. Richmond Hill, ON L4C 1T6

Legal description of Subject Property (if known):
Lot 25, Register Plan 12003 (PIN 3165-0110)

3. Project Information

Applicable Grants
Please fill out the table below regarding the grant program(s) for your project. Applicants may be eligible for funding consideration ("Funding") under more than one program per application request subject to program criteria, limitations and restrictions.

Grant Program	Check off applicable grant ✓	Estimated Total Value of Project	Grant Amount Request for this Application
Tax Increment Equivalent Grant (TIEG)	☐	$	Information not required
Building Renovation Grant	✓	$ 588,678	$ 90,000
Façade Improvement Grant	✓	$ 96,000	$ 45,000
Landscaping Grant	☐	$	$
Signage Grant	✓	$ 19,800	$ 9,900

Will other approvals and/or permits be required to complete the Project?

Zoning By-law amendment	☐ Yes	☐ No
Site Plan or Site Plan amendment	■ Yes	☐ No
Building permit	■ Yes	☐ No
Sign permit	■ Yes	☐ No
Heritage Alteration permit	☐ Yes	☐ No

Note: if you need a Zoning By-law amendment or Site Plan or Site Plan amendment application, a pre-submission meeting will be required. Please contact Planning at planning@richmondhill.ca to request a pre-submission meeting, if applicable.

Other approvals or permits required? Please specify: _____

If an application is already in process, please provide the Town file number: BP#2019-46127

General Eligibility Criteria for All Grant Programs

(a) Is the Subject Property located within the boundary of the Richmond Hill Community Improvement Project Area ("CIPA")? (To check, please see the CIPA map on page 3 of the **CIP Grant Application Guide** available at **RichmondHill.ca/CIPgrants**.) ■ Yes ☐ No

(b) Is the Application(s) for CIP program support in conformity with the Town's Official Plan and any relevant Secondary Plan? (Note: if the Project requires an Official Plan Amendment, it is not eligible.) ■ Yes ☐ No

(c) Is the applicant / owner in good standing with regard to:
- (i) by-laws of the Town ■ Yes ☐ No
- (ii) property taxes – **Please provide a copy of your most current tax bill** ■ Yes ☐ No
- (iii) municipal fees ■ Yes ☐ No
- (iv) levies liable on the property ■ Yes ☐ No
- (v) outstanding municipal bills ■ Yes ☐ No
- (vi) ongoing litigation with the Town ■ Yes ☐ No

(Note: Until such matters are remedied and/or cleared and/or resolved, applications for assistance under the CIP will not be approved.)

(d) Is the applicant either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP? ■ Yes ☐ No

4. Applicant Certification *(Please read carefully!)*

All capitalized terms have the meanings set out in Parts 1, 2, and 3 of this Application.

I, Atoosa Parsi ***certify that I:***
print name of individual Applicant or, if Applicant is a corporation authorized, an authorized signing officer

(a) am the Applicant named in Part 2 of the Grant Application Form or, if the Applicant is a corporation, an authorized signing officer of the Applicant;

(b) have reviewed the CIP and all eligibility requirements therein for the purpose of completing this Grant Application Form, and all statements made in and information contained herein in support of my/my company's eligibility as well as in any other supporting document(s) are true to the best of my knowledge and belief

(c) have no, nor will I have any, direct or indirect pecuniary interest in the preparation of Project cost estimates as may be required and provided with this application or throughout the completion of the Project;

(d) have no commenced any work or incurred expenses in connection with the Project;

I further certify that I acknowledge and understand that:

(e) approval of this application is fully at the discretion of the Council of the Town, and the Town may refuse my application for, among other things, if the feasibility of the Project is deemed to be limited;

(f) should any matters which I have declared above be found to be incomplete or untrue, I will no longer be considered eligible to receive Grant(s) and this application will be terminated and no monies will be advanced;

(g) further to the Notice of Collection of Personal Information in Part 1 of this Grant Application Form, my personal information may be required to be disclosed to other person or organizations in connection with the processing of this application and the administering of any Grant(s) for which I may be approved, and I consent to such disclosure and use;

(h) this application and any supporting material, including studies and drawings, filed with this application, upon such filing becomes a record of the Town and further,:

   i. the information contained therein will become part of the public record upon inclusion in a report to the Council of the Town seeking approval of the application; and
   ii. the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 ("MFIPPA"), as amended applies to and governs all records and information related to this application and any approval pursuant to same;

(i) employees, agents or contractors or other approving agencies may enter the Subject Property for the purposes of collecting information for the review and report on the Application and if this Application is approved, for the purpose of monitoring and inspecting the Project on the Subject Property up to and including such time as either all Grant(s) are disbursed to the Applicant or the Town terminates the Grant(s) and I give such permission as owner of the Subject Property or I have obtained the written permission for such entry from the owner in the form attached as **Appendix A;**

(j) the Town reserves the right to conduct credit rating checks as it deems necessary; and

(k) the payment of the Grant(s) will be made only to me/my company as the applicant, except as set out in (j) below, and is subject to:

   (i) approval of my/my company's application by Council of the Town;
   (ii) my/my company's execution of an agreement in the form attached as **Appendix B**;
   (iii) my/my company continuing to be the owner or tenant of the Subject Property, as applicable; and
   (iv) completion of the Project as approved by Council of the Town and in accordance with the agreement referred to above.

(l) if me/my company wish to transfer to another person (a "new recipient") the right to receive a Grant(s) (or any part thereof in the case of a TIEG) that has not already disbursed, approval of such transfer may be given provided that the request is made in writing a minimum of 30 days' prior to any change in my/my company's status as owner or tenant of the Subject Property; and

i. if the request is made prior to me/my company having finalized an agreement for the Grant(s), an agreement is executed by the new recipient in the form attached as **Appendix B** prior to the transfer; or

ii. if the request is made subsequent to me/my company having finalized an agreement for the Grant(s), an agreement is executed by both me/my company and the new recipient whereby we agree that the new recipient will assume all the rights, liabilities and obligations of my/my company in the agreement that has been entered into.

[INSERT FULL LEGAL NAME OF RECIPIENT]

_____ (Signature)

Witness Name: ALI MALEK

_____ (Signature)

Name: Atoosa Parsi

Title Owner

_____ (Signature)

Witness Name : _____

_____ (Signature)

Name: _____

Title: _____

I/We have authority to bind the Recipient

Submission Checklist

Before submitting your application, please ensure you complete and enclose all of the necessary documents. Please email all documents to planning@richmondhill.ca.

- [x] **Item**

- [x] Completed grant application form

- [x] A copy of your most current tax bill

- [x] All supporting documents required for the grant program to which you are applying. For details on what to include in each of the supporting documents listed below, please see the CIP **Grant Application Guide available at RichmondHill.ca/CIPgrants.**

Tax Increment Equivalent Grant (TIEG)
- [ ] Project description
- [ ] Relevant drawings
- [ ] Construction cost summary identifying eligible costs and schedule

Building Renovation Grant
- [x] Project description
- [x] Relevant drawings
- [x] Two quotes identifying eligible costs
- [x] Construction schedule (if known)

Façade Improvement, Landscaping, or Signage Grants
- [x] Project description
- [x] Elevation photos
- [x] Elevation drawings showing proposed improvements
- [x] Two quotes identifying eligible costs
- [x] Construction schedule (if known)
- [x] For Façade grant: product samples and specifications
- [x] For Signage grant: drawings of proposed sign
- [ ] For Landscaping grant: landscape plan

- [x] Signed Applicant Certification (section 4 of the grant application form)

- [ ] Completed Appendix A – Authorization of Registered Owner(s) (if applicable)

NOTE: Do not fill out "Appendix B – Grant Agreement" attached to the application form at this time. It is to be prepared by the Town after Council approval of the grant application.

Appendix A: Authorization of Registered Owner(s)

Please complete this page is if the applicant is not the registered property owner(s) of the Subject Property.

I/We, _____, being the registered owner(s) of the Subject Property referred to in **Part 2 of this Grant Application Form,** hereby authorize;

1. hereby authorize _____, being the Applicant named in **Part 2 of this Grant Application Form**, to prepare and submit this application for approval; and

2. grant permission to Town, other municipal and relevant external agency staff to enter upon the Subject Property during regular business hours over the time that this application is under consideration by the Town and, if the application is approved, for the purpose of monitoring and inspecting the Project on the Subject Property up to and including such time as either all grant funds are disbursed to the Applicant or the Town terminates the grant.

Signature of Registered Owner: _____

Print Name: _____

Date: _____

Signature of Registered Owner: _____

Print Name: _____

Date: _____

Appendix B – GRANT AGREEMENT

(To be prepared by the Town for signature by the Recipient following Council approval of Grant Application)

THIS AGREEMENT dated **insert**, 20**insert**

BETWEEN:

THE CORPORATION OF THE TOWN OF RICHMOND HILL(the "Town")

-and –

[insert full legal name of Recipient**]**(the "Recipient")

BACKGROUND:

1. Pursuant to Part IV of the Planning Act, R.S.O. 1990, c.P.13, on February 26, 2018, Council of the Town adopted a community improvement plan known as "The Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan" (the "CIP").
2. For the purpose of carrying out the CIP, the Town has established grant programs pursuant to which property owners and tenants of lands and buildings within the CIP area may apply for grants to use towards the eligible costs of new development and redevelopment in the CIP area (each a "Grant Program").
3. The Recipient has applied to the Town to receive grant monies pursuant to the Grant Program(s) to assist the Recipient in funding the Project approved by Council of the Town as detailed in the Special Provisions below.
4. The Council of the Town authorized the entry into this agreement to provide the recipient with the Grant(s), subject to the Recipient (a) completing the Project as approved by Council and in accordance with the terms of this Agreement, including the Special Provisions and the Standard Grant Terms and Conditions set out in Schedule "A".

NOW THEREFORE the Parties agree as follows:

SPECIAL PROVISIONS			
Recipient Contact Information	**Name/Title of Recipient's Representative:** ATOOSA PARSI	**Address:** 10156 YONGE ST. RICHMOND HILL, ON	**Telephone No.:** 416-890-1380 **E-mail:** amirati2000@Yahoo.com
Subject Property	**Owner Name:** 2591076 ONTARIO INC.	**Municipal Address:** 10156 YONGE ST. Richmond hill, ON	**Legal Description:** LOT 25, REGISTERED PLAN 12005
Project Description	**See Staff Report attached as Schedule "B", as approved by Council by by-law no. on .**		

(check applicable Special Provisions for approved Grant(s) as described in Schedule A)

☐ **Special Provisions for Tax Increment Equivalent Grant (TIEG):**

- For the purpose of these Special Provisions for the TIEG, **"tax increment"** shall mean the percentage of the municipal portion of the incremental property tax increase payable for the Subject Property that is attributable to an office use, based on the difference between the property tax assessment at the time of approval of the Application for the Project, or such other time as determined by the Town, in its sole discretion, and a re-assessment by MPAC obtained by the Recipient after completion of the Project.
- The maximum amount of the TIEG shall be:
  - o determined by the Town upon receipt of a final property tax re-assessment by the Municipal Property Assessment Corporation ("MPAC"), after all appeals have been filed;
  - o the lesser of the Eligible Costs or a declining percentage of the tax increment, starting with (%) in the first year of the TIEG and declining by ten (10%) percent annually to zero (0%) percent by the (th) year (and every year thereafter);
  - o based only on the Project and not take into consideration any other development; and
  - o subject to the Town's right to reduce the maximum amount of the TIEG should there be any reassessment resulting in a reduction of taxes owing at any time prior to the TIEG being fully disbursed.
- Once the amount of the TIEG has been determined, the Treasurer shall advise the Recipient in writing of the payment schedule.
- Without limiting any other provision in this Agreement, the Town shall have no obligation to pay the TIEG, or any part thereof, unless and until the Recipient has: (a) complied with all the provisions of this Agreement; (b) achieved Final Completion; (c) had the Subject Property assessed by MPAC and the revised assessment added to the tax roll of the Town; (d) demonstrated to the satisfaction of the Town that the development has resulted in a tax increment; and (e) paid all outstanding property taxes levied on the Subject Property for a minimum of one (1) year after the MPAC re-assessment.

☒ **Special Provisions for Building Renovation Grant:**

- The maximum amount of the Grant is $, and shall not exceed (%) of the Eligible Costs.
- The Town shall have no obligation to pay the Grant, or any part thereof, unless the Recipient has complied with all the provisions of this Agreement, commenced the Project within six (6) months of the building permit being issued and achieved Final Completion within eighteen (18) months, except as otherwise set out in the Staff Report attached as Schedule B.

☒ **Special Provisions for Façade Improvement, Landscape & Signage Grant**

- The maximum amount of the Grant is $, and shall not exceed (%) of the Eligible Costs.
- The Town shall have no obligation to pay the Grant, or any part thereof, unless the Recipient has complied with all the provisions of this Agreement, and if a building permit applies to the Project, commenced the Project within six (6) months of the building permit being issued and achieved Final Completion within eighteen (18) months, except as otherwise set out in the Staff Report attached as Schedule B.

SIGNED, SEALED & DELIVERED
in the presence of:

Witness Name: ALI MALEK

Witness Name:

[INSERT FULL LEGAL NAME OF RECIPIENT]

Name: Dr. Atrosa Parsi (D.D.S)
Title: Dentist

Name:
Title:
I/We have authority to bind the Recipient

Recommended for Execution in accordance with By-law No. :

THE CORPORATION OF THE TOWN OF RICHMOND HILL

MAYOR

CLERK
We have authority to bind the Town

Appendix B – GRANT AGREEMENT

SCHEDULE "A" – STANDARD GRANT TERMS AND CONDITIONS

1. DEFINITIONS, INTERPRETATION AND GENERAL PROVISIONS

1.1 **Definitions:** In this Agreement the following terms will have the following meanings:

(a) **"Agreement"** means this agreement, all of the schedules listed in Section 1.5 (Entire Agreement), and any amending agreement entered into pursuant to section 1.4 (Amendments);

(b) **"Authority"** or **"Authorities"** means any government authority, agency, body or department, whether federal, provincial or municipal, having or claiming jurisdiction over the Agreement and/or the Project;

(c) ***"Building Code Act"*** means Ontario Building Code Act, 1992, S.O. 1992, c.23, as amended or superseded;

(d) **"Building Renovation Grant Program"** means the grant program described in Section 4.4 of the CIP and pages 43 to 44 of Appendix A – Schedule of Program Details of the CIP;

(e) **"CBO"** means the individual appointed from time to time as the Chief Building Official for the Town pursuant to Section 3(2) of the *Building Code Act*;

(f) **"CIP"** means the community improvement plan by Council of the Town Pursuant to Part IV of the Planning Act, R.S.O. 1990, c.P.13, on February 26, 2018 known as "The Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan";

(g) **"Eligible Costs"** means, with respect to the Tax Increment Equivalent Grant, the costs described as eligible in Section 4.3.2 of the CIP, with respect to the Building Renovation Grant, the costs described as eligible in Section 4.4.2 of the CIP and with respect to the Façade Improvement, Landscape & Signage Grant, the costs described as eligible in Section 4.5.2 of the CIP;

(h) **"Event of Default"** has the meaning ascribed to in subsection 6.1;

(i) Façade Improvement, Landscape & Signage Grant" means the grant program described in Section 4.5 of the CIP and pages 45 to 47 of Appendix A – Schedule of Program Details of the CIP;

(j) **"Final Completion"** means the completion of the Project in its entirety, including all final payments having been made and holdbacks released;

(k) **"Grant" or "Grant(s)"** means the money the Town has agreed to provide to the Recipient pursuant to the terms of this Agreement to assist in funding the Project;

(l) **"Grant Program"** means a grant program provided for in the CIP, including the Tax Increment Equivalent Grant and the Building Renovation Grant;

(m) **"Parties"** mean all the parties listed in the introductory clause of this Agreement has and **"Party"** has a corresponding meaning and shall refer to any one of the Parties, as the case be;

(n) **"Project"** means the works proposed by the Applicant to be installed on the Subject Property as shown in Schedule "B".

(o) **"Recipient"** means the person that has been approved for a Grant;

(p) **"Requirements of Law"** means all applicable requirements, laws, statutes, codes, acts, ordinances, approvals, orders, decrees, injunctions, by-laws, rules, regulations, official plans, permits, licences, authorizations, directions, and agreements with all Authorities.

(q) **"Special Provisions"** means those additional term applicable to the specific Grant Program under which the Grant has been approved, as set out in the table on the first page of this Agreement;

(r) **"Subject Property"** means the lands described in Schedule "A";

(s) **"Tax Increment Equivalent Grant Program"** means the grant program described in Section 4.3 of the CIP and pages 40 to 42 of Appendix A – Schedule of Program Details of the CIP;

(t) **"Town"** means the Corporation of the Town of Richmond Hill; and

(u) **"Treasurer"** means the individual appointed from time to time as the Treasurer for the Town pursuant to Section 286(1) of the *Municipal Act, 2001*, S.O. 2001, c.25.

1.2 **General Interpretation:** (a) Words in the singular include the plural and vice-versa; words in one gender include all genders; (b) the background and the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement; (c) any reference to dollars or currency will be in Canadian dollars and currency; and (d) every obligation of the Recipient under this Agreement shall be deemed to include "at the expense of the Recipient", unless specifically stated otherwise.

1.3 **Recitals:** The recitals to this Agreement form an integral part of this Agreement.

1.4 **Amendments:** The Agreement may only be amended by a written agreement.

1.5 **Entire Agreement:** This agreement, including: the Special Provisions; Schedule "A" – Project Description; and this Schedule "B" – Standard Grant Terms and Conditions; constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

1.6 **Conflict or Inconsistency.** In the event of a conflict or inconsistency between any of the requirements of the Special Provisions and any requirements of a schedule: (a) Schedule "B" – Project Description will prevail over the Special Provisions and Schedule "A" – Standard Grant Terms and Conditions and (b) the Special Provisions of the Agreement will prevail over Schedule "A" – Standard Grant Terms and Conditions.

2. REPRESENTATIONS, WARRANTIES, COVENANTS AND ACKNOWLEDGEMENTS

2.1 **General Representations.** The Recipient represents, warrants and covenants that: (a) it is, and will continue to be, a validly existing legal entity with full power to fulfill its obligations under the Agreement; (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project; (c) unless otherwise provided for in the Agreement, any information the Recipient provided to the Town in support of its request for the Grant including, without limitation, information relating to any eligibility requirements and the Project, was true and complete at the time the Recipient provided it and will continue to be true and complete; (d) it is not in default of any term, condition or obligation under any agreement with or order of the Town; and (d) it, the Subject Property and the Project are in compliance with, and will continue to comply with, all Requirements of Law related to any aspect of the Project and the Grant.

2.2 **Execution of Agreement:** The Recipient represents and warrants that it has the full power and authority to enter into the Agreement and taken all necessary actions to authorize the execution of the Agreement.

2.3 **Acknowledgements:** The Recipient acknowledges that: (a) the Grant is to assist the Recipient in carrying out the Project and not to provide goods or services to the Town; (b) the Town is not responsible for carrying out the Project; and (c) the Town is bound by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M56, and any information provided to the Town in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act

3. CARRYING OUT THE PROJECT

3.1 **Requirements Prior to Submission of an Application for a Building Permit:** The Recipient acknowledges that, prior to submitting an application for a building permit for the Project to the CBO it shall have: (i) executed this Agreement; (b) obtained all necessary road occupancy and other permits and approvals required by any Authorities, or made satisfactory arrangements to do so prior to starting construction; (c) submitted the required applications and fees to the Town's Planning and Regulatory Services Department for building permits, inclusive of all information as may be required by the CBO; and; (d) paid to the Town all applicable development and other charges as may be required by the Town or have made an arrangement satisfactory to the Town for payment of same.

Appendix B – GRANT AGREEMENT

SCHEDULE "A" – STANDARD GRANT TERMS AND CONDITIONS

3.2 **Recipient's Responsibility for Project.** The Recipient shall have full responsibility for the Project, including, without limitation: (i) complete, diligent and timely implementation of the Project in accordance with the terms and conditions of the Agreement; (b) the entire cost of the Project, including, without limitation, payment of all Eligible Costs; (c) subsequent operation, maintenance, repair, rehabilitation, demolition or reconstruction, as required and as per appropriate standards; and (d) undertaking, or causing to be undertaken, any engineering and construction work in accordance with industry or applicable Town standards, in conformity with the approved scope and in compliance with the Requirements of Law and of any building permit and the *Building Code Act* and no deviation from or modification of the Project shall be made without the written approval of the Town.

3.3 **Access and Inspection:** Without limiting any of the statutory powers of the CBO or of any inspector appointed for the purpose of enforcing the *Building Code Act*, the Recipient covenants and agrees that the CBO, and any other designated agent(s) of the Town shall have the right, at all times, to inspect the Subject Property and the Project. If in the opinion of the CBO, or other Town designate, the Project is not being carried out in accordance with the *Building Code Act* or other Requirements of Law or of this Agreement, the CBO may, in the event of an urgent or emergency situation, immediately issue a stop work order for all or any part of the construction for any length of time until the Project been placed in satisfactory condition.

3.4 **Road Occupancy Permits and Related Matters:** No construction shall take place on, or cause the obstruction of, any Town lands, including highways, unless the Recipient has obtained the proper road occupancy or other permits and in any event, not prior to sufficient securities having been deposited with the Town. Without limiting the provisions of any road occupancy or other permit, the Recipient shall at all times keep the Subject Property and the Town's lands and highways in reasonable condition and free from public nuisances such as dust, noise, vibration or noxious odours, all hazardous situations and unnecessary debris and refuse and shall properly secure any hazardous or potentially hazardous site situation that may be necessary during the course of construction of the Project. The Recipient shall not obstruct ingress or egress to the Subject Property or interfere with traffic flowing along adjoining highways and shall provide all necessary signs and lighting to provide ample warning to the public and any area that poses actual or potential dangers and/or hazards. The Recipient shall be responsible for the full costs involved in the relocation of any existing service or utility and shall repair or replace any infrastructure, utilities, existing structure or landscaping located within any highway or other Town lands that have been damaged as a result of the Project.

3.5 **Waste:** The Recipient shall ensure that all refuse and debris associated with the Project are disposed of in an orderly, sanitary and expeditious manner in a disposal area provided by the Recipient. The Town will not be responsible for the removal, disposal or acceptance of refuse and debris.

3.6 **Construction Lien Act:** The Recipient covenants and agrees that it will hold back in its payments to any contractor on the Project such amounts as may be required under the provisions of the *Construction Lien Act*. The obligation of the Recipient to indemnify the Town will extend to any matters arising under the *Construction Lien Act*, or any other claim for unpaid accounts. On demand by the Town, the Recipient will take such steps as may be necessary to immediately discharge all liens registered upon the Subject Property.

4. GRANT AND TOWN COSTS

4.1 **Grant provided.** Provided the Recipient is not in default of any of its obligations under this Agreement and subject to the conditions precedent below having been met, the Town will provide the Grant to the Recipient in accordance with the Special Provisions.

4.2 **Conditions Precedent to Payment of Grant(s):** The Town shall have no obligation to pay the Grant(s) until the Recipient has: (a) obtained a final inspection of, and (if applicable) an occupancy permit for, the Project by the Town; (b) provided a written request to the Treasurer for the Grant(s), accompanied by an accounting of all Eligible Costs with supporting invoices; (c) demonstrated to the Town that Final Completion has been reached; (d) satisfied the Town that, in achieving Final Completion for the Project, it has completed the Project in accordance with its Application and in compliance with this Agreement and any other applicable agreements or permits; (e) satisfied the Town that any Eligible Costs or other costs relating to the Project have been paid in full and that there are no claims or litigation in respect of the Project or the Subject Property and (f) satisfied any other additional requirements that may be set out in the Special Provisions.

4.3 **Additional Documentation and Audit.** The Town may request any additional documentation or proof of any work claimed to be complete and may request a third party review or audit of any matter. Any third party audit shall be at the cost of the Recipient. Notwithstanding the performance of an audit or the payment of any Grant(s) pursuant to this agreement, the Town shall not be stopped from having such additional audits conducted as it sees fit, in its sole discretion.

5. INSURANCE AND INDEMNIFICATION

5.1 **Insurance:** Upon execution of this Agreement, the Recipient shall file with the Town evidence of the Recipients General Liability Insurance coverage in the amount of not less than two million dollars ($2,000,000) per occurrence, identifies the Town as an additional insured, and is specifically applicable to the project for which this grant applies. Evidence of Insurance must be provided on a Town Certificate of Insurance form, which is available in PDF fillable format at www.richmondhill.ca/certificatesofinsurance. The insurance coverage shall be primary and shall not call into contribution any insurance coverage of the Town. The Town reserves the right to increase this limit in the event it identifies additional risks that require further coverage. The Recipient shall keep the policy in force until the Project has been completed and approved by the Town, or the Town otherwise advises that the coverage is no longer required.

5.2 **Indemnification.** The Recipient will indemnify, defend and hold harmless the Town, its appointees, employees, agents, contractors and volunteers from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings, by whomever made, sustained, incurred, brought or prosecuted, in any way arising out of or in connection with the Project or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Town.

6. DEFAULT

6.1 **Events of Default.** Each of the following events will constitute an Event of Default: (a) in the opinion of the Town, the Recipient breaches any representation, warranty, covenant or other material term of the Agreement including, without limitation, failing to do any of the following in accordance with the terms and conditions of the Agreement: (i) obtain a building permit (if applicable) and reaching Final Completion within any timeline specified in the Special Provisions; (ii) complete the Project in accordance with the Application; (iii) make payments to service providers or contractors in connection with the Project; (b) the Recipient or the Project no longer meets one or more of the eligibility requirements of the Grant Program; or (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver.

6.2 **Consequences of Default:** If an Event of Default occurs, the Town may, at any time, take one or more of the following actions: (a) initiate any action the Town considers necessary in order to facilitate the

Appendix B – GRANT AGREEMENT

SCHEDULE "A" – STANDARD GRANT TERMS AND CONDITIONS

successful continuation or completion of the Project; (b) provide the Recipient with an opportunity to remedy the Event of Default; (c) suspend the payment of the Grant(s) until such time as the Town determines appropriate; (d) reduce the amount of the Grant(s) and/or cancel further instalments of the Grant(s); (e) demand from the Recipient the payment of any Grant(s) already paid, or an amount equal to any Grant(s) together with interest at a rate to be determined by Council for the Town; (f) add those amounts referred to in (e) to the tax roll to be collected in like manner as municipal taxes; and (g) terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Town upon giving notice to the Recipient of same.

6.3 **Opportunity to Remedy:** If, in accordance with paragraph 6.2, the Town provides the Recipient with an opportunity to remedy the Event of Default, the Town will provide the Recipient with a written notice including the particulars of the Event of Default and the period of time in which to remedy. In the event that the Recipient does not or cannot remedy the Event of Default within the time set out in the notice or is not proceeding to remedy the Event of Default in a manner that is satisfactory to the Town, the Town may extend the period to remedy or may initiate any one or more of the other actions provided for in subsection 6.2.

6.4 **Termination Effective.** Termination under this Section 6 will take effect as provided for in any termination notice.

7. **GENERAL MATTERS**

7.1 **Assignment:** The Recipient may not assign the whole or part of this Agreement or any monies due under the Grant(s) without prior written consent of the Town. Such consent shall be in the sole discretion of the Town and subject to such terms and conditions that may be imposed by the Town. Without limiting the generality of the conditions which the Town may require prior to consenting to an assignment, every assignment must be documented by an agreement between the Recipient, the person to whom the recipient intends to assign (the "Assignee") and the Town whereby the Recipient and Assignee agree that the Assignee will be bound by all the terms and conditions of this Agreement and assume all of rights, liabilities and obligations the Recipient in the Agreement.

7.2 **Notices:** All notices that are required to be given under this Agreement shall be in writing and shall be delivered personally, sent by registered mail, or sent by facsimile or by electronic mail to the parties at their respective addresses as set out as follows: To the Town at: Director of Policy Planning, Town of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4, Fax Number: 905-771-2502, E-mail: [insert] and to the Recipient at the Recipient address, facsimile number and electronic mail address set out in the Special Provisions.

7.3 **Extension of Time:** Time shall always be of the essence in fulfilling the terms of this Agreement. Any time limit specified in this Agreement may be extended with the consent in writing of all the Parties, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

7.4 **Waivers:** Either Party may, by providing notice in accordance with subsection 7.2, as the other Party to waive an obligation under the Agreement. Any waiver granted in response to such request will; be valid only if the Party granting the waiver provides it in writing; and apply only to the specific obligation referred to in the waiver.

7.5 **Invalidity or Unenforceability of Any Provision.** The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement. Any invalid or unenforceable provision will be deemed to be severed.

7.6 **Parties Independent.** The Recipient is not an agent, joint venture, partner or employee of the Town, and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is, or take any actions that could establish or imply such a relationship.

7.7 **Governing Law:** This Agreement shall be interpreted and governed by the laws of the Province of Ontario.

7.8 **Successors and Assigns:** This Agreement shall be binding upon and ensure the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns, as the case may be.

7.9 **Rights and Remedies Cumulative.** The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

7.10 **Survival.** The following Sections, subsections, paragraphs and all applicable cross-referenced Sections, subsections and paragraphs will continue in full force and effect for a period of 7 years from the date of expiry or termination of the Agreement: Section 1 (Definitions, Interpretation and General Provisions), subsection 2.1 (General Representations), subsection 3.2 (Recipient's Responsibility for Project), subsection 3.3 (Access and Inspection) , subsection 4.3 (Additional Documentation and Audit), subsection 5.2 (Indemnification), subsection 6.1 (Events of Default), subsection 7.2 (Notice), and subsection 7.5 (Invalidity or Enforceability of Any Provision), subsection 7.7 (Governing Law) , subsection 7.8 (Successors and Assigns) subsection 7.9 (Rights and Remedies Cumulative), and this subsection 7.9.

Appendix B – GRANT AGREEMENT

SCHEDULE "B" – PROJECT DESCRIPTION

[APPROVED COUNCIL STAFF REPORT TO BE ATTACHED]

PRECISION DENTAL CONSTRUCTION

701638 Ontario Limited
37 BIRD CRESCENT
BELLEVILLE, ONT
K8N 4Z5

Phone: 647-896-7896
Email: pdc2bld@gmail.com

March 14, 2019

Dr. Amir Zibaei & Dr. Atoosa Parsi
2591076 ONTARIO INC
17 Hammok Crescent
Thornhill, Ontario
L3T 2X1

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT
APR 17 2019
RECEIVED
Per:

Dear **Dr. Amir Zibaei & Dr. Atoosa Parsi**

We would like to thank you for the opportunity to be of service to you and to submit the following proposal to you.
This proposal is for the construction of a dental office at. 10156 Yonge Street, Richmond Hill, Ontario. The office is approximately 2250 usable square feet. As you can appreciate all the decorating choices have not been made as of the putting together of this quote and may affect some of the pricing. Choices such as the floor, lighting, millwork etc, are still to be finalized. As well this is an older building with possible unforeseen issues which will arise during construction. An example of this is the small water leakage in the basement that needs repair. Also we need to discuss the work in the basement and also the HVAC system. All these will affect our final pricing. We have quoted the construction of the office using these drawings attached.
Please find attached our written proposal with a cost breakdown of the different trades. If you have any questions or concerns, please feel free to contact me.
Thanks again for the opportunity to be of service to you and hope this quote is what you require.

Sincerely,
David Morris

CONSTRUCTION DESCRIPTION

PERMITS/HEAT LOSS CALCULATIONS & INSURANCE

Precision Dental Construction/701638 Ontario limited, shall create the drawings for the architect to apply for permit. These drawings represent the proposed interior ground and basement Electrical Receptacle Reflective Ceiling, Fire Safety, Plumbing for Sanitary Drains, hot and cold water, vacuum and air lines. These drawings shall be reviewed and approved by an engineer ready for submission for a Building Permit and then sent to the Architect for submission to the city of Richmond Hill for the building permit. The X ray approval drawing have not be produced or submitted at this point and are not included at this point as part of Precision Dental Construction/701638 Ontario limited responsibility. All drawings shall be submitted to Urbanscape Architects to be reviewed and Urbanscape Architects shall apply for the building permit and once obtained shall supply a copy to the Doctor.

The Contractor shall supply to the Dentist and, prior to commencement of construction, a copy of the contractor's company Insurance, WSIB clearance certificate, and Ministry of Labour Notice of Project forms.

Any extra requirements such as engineering drawings, special permits, licenses, minor variance for Parking or any other special requirements to obtain a building permit by the city or any other authority having authority with regards the construction of this office shall be an additional charge.

If the Doctor or his representative requires extra insurance over and above the $2,000,000.00 coverage the contractor already has, the additional cost for the time under construction shall be an additional charge.

REFUSE REMOVAL AND CLEAN-UP

1. All refuse created by any trades.
2. All refuse and unused materials being brought on site by and used by Precision Dental Construction and/or their sub-trades shall be removed and disposed of during construction as required in order for the construction site to be kept in a clean condition as not to create risk to those working on site during construction.
3. All refuse or packing materials of suppliers or employees of Precision Dental Construction shall be responsible to remove and dispose of their own refuse at their own expense. If Precision Dental is required to dispose of these they will do so at an extra cost to the Doctor or to the Suppliers bringing and leaving them on the site.
4. A final cleaning of the office shall be done prior to turning the office over to the Doctor. This shall include:
   1. Sweeping and mopping of all hard floor surfaces and vacuuming all carpets.
   2. Dusting all high surfaces such as window ledges, upper cabinets, shelving etc.
   3. Vacuuming and wiping out all cupboard uppers, shelving, drawers of cabinets, reception desk, private office furniture, kitchen, lab, sterilization and operatory cabinets.
   4. All interior class including the inside only of the office exterior windows and doors shall be cleaned.

DEMOLITION OF MAIN FLOOR

1. Remove and dispose all the existing t-bar ceiling.
2. Remove and dispose of all existing interior walls except for the demising wall between the units and the existing wall enclosing the stairs to the basement.
3. Remove and dispose of the front box raised section in front of the front windows.
4. Remove and dispose of all existing flooring and baseboards.
5. Remove and dispose of the existing drywall ceiling if or where required.
6. Remove and dispose of light fixtures unless usable in the basement.
7. Remove and dispose of any electrical wiring and make safe for construction.

WALLS & PARTITIONS

1. Supply and Install approximately 300' of Interior wall partitions , wall to be constructed using 3 5/8" steel stud on 16" centers constructed to a finished height of approximate 10'
2. Supply and Install approximately 1000 sq ft of sound insulation as shown on the drawing
3. Supply and install 36' drywall over lead on existing partition walls in op 3 & 5.
4. Supply and install a bulk head to 8' aff over the reception desk as shown on the drawings
5. Supply and install a bulk head around the duct work which will be below the ceiling.
6. Supply and install 5/8" fire rated drywall at tops of the demising wall to complete fire rating to roof deck.
7. Supply and install 2 ½" stud framing, 2 ½" fiberglass insulation, vapour barrier and drywall exterior walls not connected to adjacent building.
8. Wood support shall be installed, (quoted separately in cost break down.)
9. Lead shielding shall be supplied and installed as per x-ray approval drawings, (quoted separately under the subheading of Lead.) approximately 22 rolls of lead
10. 1/2" drywall will be applied on both sides of steel studs taped, sanded ready for paint.

SUPPORTS & LEAD

1. Supply and install **SIX wall x-ray supports** constructed from two sheets of ¾" plywood fit and secured to studs, to cover an area of approximately 32" wide by 48" high with the center of the support to be approximately 5' from the head wall and 52" off the ground. One support shall be installed in each of the five operatories.
2. Supply and install **ONE wall pan ceph support** constructed from two sheets of ¾" plywood fit and secured to studs, to cover an area of approximately 7' wide by 84" high, with the bottom of the support approximately 12" above the finished floor (aff) and to be situated in the wall as per supplier's instructions.
3. Supply and install **door, window and wall cabinet supports using plywood** and 2"x 3" studs for door and windows and ¾" plywood 1' high at top of upper cabinet area.
4. Supply and install 0.08mm or 2 pound **lead** as per x-ray approval. (for the purpose of this quote we have estimated from experience that 22 rolls of 4' x 10' long lead will be required.

CEILINGS

1. Supply and install approximately 1000 sq. ft. of suspended drywall ceiling.
2. Supply and install approximately 1,1200 sq. ft. of 2' x 2' t bar ceiling. With flat lay in Cortega ceiling tiles.

ELECTRICAL

1. Please note that the electrical quote DOES NOT INCLUDE any work on the electrical service or panels in the basement. This would need to be discussed and a quote provided.
2. This quote does allow for removal of existing electrical on the main floor only, as in demo section
3. Obtain electrical permit, Install all electrical as per code, arrange, complete and pass all electrical inspections. Supply to the dentist final electrical inspection for their file.
4. Supply and install electrical fixtures and wiring as indicated on the drawings as indicated in the attached spread sheet included with the quote.

Regular Duplex Receptical	32
Separate Circuit Regular Receptical	4
Hospital Grade Duplex Receptical	30
Hospital Grade Pan Receptical	1
GFI Receptical	8
Hospital Grade GFI Recepticals	7
220 Volt Receptical	2
X-ray Control Box X-ray Head	6
X-ray Remote Switches	7
Single Pole Switches	21
Dimmer Switches	3
4" LED pot lights	34
2' x 4' LED)	19
2' x 2' LED	3

Ceiling light fixture not included	13
CEILING FIXTURE COST AND BULBS	13
Exhaust Fans wired only	2
Exit light	2
Double Remote Emergency Head	1
Combo Exit/Emergency Pack LED	3
Vacuum control 2-20A 220v	1
Compressor Control 1-20A 220v	1
Water Solinode wire/switch 110v	1
Supply and install timer for sign	0
Supply/ install 3/4" empty conduit	0
Supply/ install 2" empty conduit	6
Wire hot water tank	0

MECHANICAL
HEATING AND AIR CONDITIONING
GROUND FLOOR HVAC

1. Removal of existing supply ducting.
2. Supply and install new Main distribution ducting as per engineer drawings supplied
3. Supply and install 24" x 24" diffusers as shown on drawings
4. Supply and install round diffusers as shown on drawings.
5. Supply and install return air grills as shown on the drawings.
6. Supply and install a new thermostat on the main floor.
7. Supply an air balance report if required.
8. Supply and install two ceiling exhaust fans in the

PLUMBING

PLEASE NOTE:

- WE HAVE **INCLUDED ONLY TWO** BACKFLOW PREVENTOR IN OUR QUOTE. THE BUILDING CODE REQUIRES THAT EACH OPERATORY HAVE A BACK FLOW PREVENTOR TO STOP CROSS CONTAMINATION UNLESS THE DELIVERY SYSTEMS HAVE BOTTLED WATER. SOME MUNICIPALITIES HAVE REQUIRED BACK FLOW PREVENTORS IF WE PUT ANY WATER AT THE UNITLITY BOX FOR THE DENTAL CHAIR. THESE EXTRA BACK FLOW PREVENTORS WOULD BE AT AN ADDITION COST.
- IF THE DELIVERY SYSTEMS DO NOT HAVE BOTTLED WATER A BACKFLOW PREVENTOR MUST BE INSTALLED PRIOR TO OCCUPANCY OR WE NEED **TO INSTALL EXTRA BACKFLOW PREVENTORS FOR EACH OP AT AN ADDITIONAL COST. $1000.00 PER BACK FLOW SUPPLIED AND INSTALLED.**
- PLEASE ALSO NOTE THAT DIFFERENT MUNICIPALITIES ARE REQUIRING THAT A WATER MAIN BACK FLOW PREVENTOR BE INSTALLED ON THE MAIN WATER LINE COMING INTO THE BUILDING. **WE HAVE INCLUDED THIS IN OUR QUOTE.**

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1. All plumbing shall be supplied and installed in accordance with the building code.
2. One **individual water line shall** be installed from each op to the utility room as this allows for isolating each room with a back flow preventer if the dentist or the town requires such now or in the future. (Please see note above)
3. Rough-in, **SIX** dental sinks, finish and install **FOUR** only as shown on drawings, dental sinks shall be installed with hot and cold water, 1 ½" trapped and vented san. drain, a secondary cold water and air lines. All water and air lines will have 3/8" compression valves installed.
4. Rough-in, **five** cavatron air and water lines to the rear cabinet, shall be installed with cold water, and air lines. All water and air lines will have 3/8" compression valves installed.
5. Rough-in as per drawings **SIX** chair delivery systems for the cuspidor chair units. These will contain, cold water, and air lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain and 1 ½" vacuum lines reduced to a ¾" fitting for chair connection
6. Rough-in, finish and install one single kitchen sink with faucet in **STERILIZATION** with hot and cold water, 1 ½" trapped and vented san. drain, secondary cold water, 1 ½"vacuum lines reduced to a ¾" fitting and air. All water and air lines will have 3/8" compression valves installed.
7. Rough-in, finish and install one single kitchen sink for the **EYE WASH STATION** with hot and cold water lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain, **Please note that our quote does not include the eye wash station and mixing valves. We are happy to supply a quote for this and price can vary depending on the type you require**.
8. Rough-in, finish and install one single kitchen sink with faucet in **STAFF KITCHEN** with hot and cold water lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain,
9. Rough-in, finish and install one single kitchen sink with faucet in **LAB** with hot and cold water and air lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain
10. Rough-in, finish and install for one barrier free washroom on the main floor; one single wall hung sink with faucet and one elongated toilet with open seat which meet the OBA standards for a barrier free washroom. hot and cold water lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain,
11. Rough-in, finish and install **TWO STAFF WASHROOMS** on the main floor; one single sink with faucet and one elongated toilet with open seat which meet the OBA standards for each of the one staff washroom. hot and cold water lines terminated with a 3/8" compression fitting, 1 ½" trapped and vented san. drain,
12. Supply and install one floor drain in the compressor vacuum room.

PLUMBING CONTINUED…

13. Supply and install all plumbing required to install only **compressor, vacuum and water** feed, water solenoid and filter. **(All dental Equipment compressor, vacuum, water solenoid, low voltage switches, and amalgam separator, to be supplied by dentist at their expense)**
14. **Install ONLY** one - **water solenoid** and one-filter to be **supplied by the dentist**
15. Use existing hot water tank in the basement.
16. Supply and install one back flow preventer on the water supply to the vacuum. **(please see note above)**
17. Supply and install one back flow preventer on the main water supply entering the unit.
18. Unit has existing ABS piping in the basement and may need to be changed to PVC.
19. NO plumbing or changes have been accounted for in the existing basement washrooms.

DOORS

1. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the vestibule
2. Supply and install 1 – 26" x 84" x 1 3/4", solid core door for the front bathroom
3. Supply and install 1 – 24" x 84" x 1 3/4", hollow core door for the front closet
4. Supply and install 1 – 30" x 84" x 1 3/4", hollow core wood door for the front closet
5. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the consult room.
6. Supply and install 1 – 24" x 84" x 1 3/4", solid core door for the consult room.
7. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the OP# 1
8. Supply and install 1 – 32" x 84" x 1 3/4", solid core door for the lab.
9. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the OP# 6
10. Supply and install 1 – 26" x 84" x 1 3/4", solid core door for the back bathroom
11. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the private office
12. Supply and install 1 – 32" x 84" x 1 3/4", full light wood door for the staff room
13. Supply and install 1 – 30" x 84" x 1 3/4", hollow core wood door for the staff rm closet

GLASS & WINDOWS

(All windows frames will be paint grade wood jams and trim. Trim to be chosen by Dentist. Glass will be ¼" tempered clear glass.)

1. Supply and install small glass window at the top of the sterilization wall Approximately 2'wide by 8' long at 80" aff to the ceiling
2. Supply and install 4 glass walls approximately 9' high x 4'8" wide by ½" thick with a stainless U channel at the ceiling and a 4" stainless or similar looking base.

PAINTING

(as per designers instructions attached)

1. All paints shall be as per designer's specifications. Any specialty painting such as half walls, two tones, or textured painting shall be at an extra charge.
2. One coat of latex primer shall be applied to new drywall and all walls will have two of finish coat applied.
3. Ceilings shall be painted with one coat primer and two coats flat white.
4. All door and frames shall be painted and finished with one coat primer and two coats semi-gloss.

FLOORING
PLEASE NOT THIS IS ONLY AN ESTIMATE AS NO FLOORING HAS BEEN CHOSEN

1. Supply and install a scratch coat and prepare floor for tile install.
2. Supply and install a 18" x 18" porcelain tile throughout the office, laid in a straight, non-staggered pattern.
3. 4" baseboard made from the same porcelain tile as on the floor.

NETWORK SYSTEM, CABLE TV, AND PHONE SYSTEM

We have given an estimated cost to supply and install and terminate all data, and voice wiring and to supply a pix panel for the phone system and a hub for the data for the network.
Supply and install all voice wiring and terminate to a central pix panel
Supply and install all data wiring and terminate to a central hub ready for computer connection.
Supply and install 8 HDM cables for monitors in the six ops and the reception tv areas.
Supply and install coax cabling and connections for Rogers or Bell Connection

INCIDENTALS

(prices not to exceed those quoted in spread sheet)

1. Hooks shall be supplied and installed for the lead apron in the pan area.
2. Supply and install one coat hook in six ops for patients coats
3. Supply and install two hooks below wall x-ray for lead apron in six ops.
4. Supply and Install paper towel holders in all installed sink areas. Price can vary depending on style and type chosen. We have estimated a cost for normal wall hung roll paper towel dispenser from Canadian Tire. A quote will be supplied once a style and type have been chosen.
5. Supply and install one fire extinguishers by the front door and one at the rear exit.
6. Supply and install one mirror, (beveled glass with no frame) approximately 24"w x 36"h for the front and rear staff room washrooms
7. Final cleaning of the office as above under the sub-heading of Demolition and final clean-up.
8. Supply and install new stairs to replace the existing stairs.

SOUND SYSTEM

1. Supply and install 9 – 6" ceiling mounted white speakers as shown on the drawings.
2. Supply and install 7 – in wall sound controls.
3. Supply all labour and plenum rated wiring installed to the location chosen by the doctor for the sound system.

CABINETS/MILLWORK

New Cabinets shall be constructed from high pressure melamine, laminated on all exposed fronts, sides and edges. Where required 180 degree hinges shall be used but no less than 110 degree hinges are to be used. Drawer and door edges are to be square and laminated (not taped). Full extension slides shall be used for drawers. Doors shall be laminated on both sides if the door is over 30" to stop the doors from warping over time.
We have priced the reception desk with granite or quartz transaction top and a Formica table surface.
These cabinets shall be adjusted to meet the design specifications as supplied by the dentist.

Operatory Cabinets – Supply and install dental cabinets for each of the four operatories. The length will be approximately 9' long with upper cabinets. The base cabinets shall consist of one drawer cabinets on the doctors side, consisting of 5 drawers each cabinet. Laminate, center cabinet for the cavatron and storage, a cpu cabinet, and for the assistants side, two drawer cabinets consisting of 5 drawers each cabinet, a sink and garbage cabinet on the doctors side and a garbage cabinet on the assistants side. Laminate and final design to be chosen by the dentist. All cabinets shall have laminated counter tops. A separate quote can be supplied for corian counter tops.

Sterilization Cabinets. – The sterilization will consist of two sections. One will be approximately 13' long. The second side will be referred to as the clean storage side and shall be approximately 13' long. See drawings attached. The price given is with a laminated top
Final quote will be supplied once a final design is supplied to the contractor. The price given is an estimate only at this point. A separate quote can be supplied for corian counter tops.

Staff Cabinets. – Approximately 72" long x 24" deep with uppers. drawings with a laminated counter top. A separate quote can be supplied for corian counter tops.

Lab Cabinets: Will consist of two sections approximately 66" long x 24" deep. The price given is with regular laminated counter tops

Reception Desk Please note that the reception desk has been quoted with a granite or quartz top. A final design shall be approved by the doctor.

BASEMENT WORK DESCRIPTION

DEMOLITION OF BASEMENT

1. Front stairs to be turned around. If they do not meet code these will need to be disposed of and new stairs installed.
2. Remove drywall on stairway wall in order to take the stairs down.
3. Basement ceramic tile to remain at the bottom of the stairs and in hallway to the washrooms.
4. Remove and dispose all the existing interior drywall walls and any drywall with mold.
5. Remove and dispose of non-barring block walls.
6. Remove and dispose of all restaurant machinery left on site.
7. Remove and dispose of electrical room, change room and cooler rooms under the side with the address 10158 Yonge Street.
8. Remove and dispose of the existing restaurant plumbing in the basement and cap off.
9. Drywall with fire rated drywall under 10158 Yonge street

REFUSE REMOVAL AND CLEAN-UP

1. All refuse created by any trades during construction.
2. Sweep clean all floor areas as well as possible

WALLS & PARTITIONS

1. Supply and Install approximately 35' of Interior wall partitions , wall to be constructed using 3 5/8" wood and steel stud on 16" centers constructed to a finished height of approximate 8' to create a stair well for the front stairs to be turned around. Walls will be drywalled with 5/8" drywall, finished ready for painting.
2. Supply and install new walls to create smaller furnace room approximately 35' of inerior wall partitions, wall to be constructed using 3 5/8" wood and steel stud on 16" centers constructed to a finished height of approximate 8'. Drywall both sides with 5/8" fire rated drywall, tape ready for paint.
3. Supply and install new walls to create new electrical room approximately 20' of inerior wall partitions, wall to be constructed using 3 5/8" wood and steel stud on 16" centers constructed to a finished height of approximate 8'. Drywall both sides with 5/8" fire rated drywall, tape ready for paint.
4. Repair walls ready for paint in the two large washrooms. 10156 Yonge st. address.

CEILINGS

1. Supply and drywall, open ceiling areas, with 5/8" fire rated drywall. If the inspector requires 2 sheets of fire rated drywall, this will be at an extra cost.
2. Supply and repair damaged of ceiling areas using 5/8" fire rated drywall.

BASEMENT HVAC

3. Supply and install a new Payne 60000 BTU Natural gass furnace.
4. Supply and install a new Payne Air Conditioner 2 ton 13 seer
5. Supply and install new Main distribution ducting as per engineer drawings supplied.
6. Supply and install fire dampers as shown on the engineer drawings
7. Supply and install return air grills as shown on the drawings.
8. Supply and install a new thermostat on the main floor.
9. Supply an air balance report if required.
10. Supply and install three ceiling exhaust fans in the bathroom in the three main floor washrooms and vacuum and compressor room

ROOFING OR WALL FOR HVAC

1. Supply and install fresh air ducting from basement either through the roof or wall.
2. Supply and install 3" cone in roof or vent through side wall for furnace venting.
3. Supply and install 2" cone in roof or through side wall to condensing unit.
4. Supply and install a roof curb for A/C unit or we can hang it on the wall.

ELECTRICAL

1. Please note that the electrical quote DOES NOT INCLUDE any work on the electrical service or panels in the basement. This would need to be discussed and a quote provided.
2. This quote **does not** allow for removal of existing electrical in the basement.
3. Obtain electrical permit, Install all electrical as per code, arrange, complete and pass all electrical inspections. Supply to the dentist final electrical inspection for their file.
4. Supply and install electrical fixtures and wiring as indicated on the drawings as indicated in the attached spread sheet included with the quote.

Regular Duplex Receptical	0
Separate Circuit Regular Receptical FURNACE	1
Single Pole light Switches	1
3 WAY Light Switches	6
1.' x 4' LED)	0
2' x 4' LED	0

Ceiling light fixture not included	0
CEILING FIXTURE COST AND BULBS	0
Exhaust Fans wired only	2
Exit light	3
Double Remote Emergency Head	2
Combo Exit/Emergency Pack LED	3

DOORS

1. Supply and install 1 – 32" x 84" x 1 3/4", metal fire rated door for new stair well.

PAINTING

1. Spray paint the ceilings and walls with primer where required.
2. Spray paint ceiling and walls with white paint, two coats.
3. Please not we have not included painting of the floor in this quote.
4. Paint two existing washrooms including the metal divider between stalls. This will include all walls and ceilings with one coat primer and two coats finish.

FLOORING

1. No flooring has been quoted on for open basement area
2. Remove and re tile the hallway to the two large washrooms at the bottom of the stairs To the basement. This is only to replace the existing red tile areas.

PLUMBING

1. Supply and install 6 new toilets replacing existing toilets in two large washrooms.
2. Supply and install 4 new basin sinks and taps to replace existing in two large washrms.
3. Supply and install 2 new Urinals in men's washroom.
4. Supply and install 2 new washroom counters to replace existing.

INCIDENTALS

1. Supply and install 4 new fire extiguishers
2. Final basement cleanup after construction.

10156 YONGE STREET, RICHMOND HILL

MAIN FLOOR DEMO	1	
MAIN FLOOR ELECTRICAL DEMO	1	
TOTAL DEMLOITION		**15000**
CONSTRUCTION CLEAN UP AND DISPOSAL	**1**	**3120**
ELECTRICAL		
Regular Duplex Receptical	32	
Separate Circuit Regular Receptical	4	
Hospital Grade Duplex Receptical	30	
Hospital Grade Pan Receptical	1	
GFI Receptical	8	
Hospital Grade GFI Recepticals	7	
220 Volt Receptical	2	
X-ray Control Box X-ray Head	3	
X-ray Remote Switches	4	
Single Pole Switches	21	
Dimmer Switches	3	
4" LED pot lights	34	
2' x 4' LED)	19	
2' x 2' LED	3	
Ceiling light fixture not included	13	
CEILING FIXTURE COST AND BULBS	13	
Exhaust Fans wired only	2	
Exit light	2	
Double Remote Emergency Head	1	
Combo Exit/Emergency Pack LED	3	
Vacuum control 2-20A 220v	1	
Compressor Control 1-20A 220v	1	
Water Solinode wire/switch 110v	1	
Supply and install timer for sign	0	
Supply/ install 3/4" empty conduit	0	
Supply/ install 2" empty conduit	6	
Wire hot water tank	0	
ELECTRICAL SERVICE WORK ESTIMATE	1	
TOTAL ELECTRICAL		**49790**
HVAC	**1**	**18450**

WALL PARTITIONS/CEILINGS		
10' high Partitions 3 5/8" studs	330	
sound insulation	1000	
laminate over lead to 10' with 1/2" drywall	36	
Drywall Ceilings	1000	
Supply install T-bar Ceiling	1200	
Bulkhead over reception desk	1	
Bulkhead FOR HVAC DUCTING	1	
DEMISING WALLS complete fire rating	1	
INSULATE, VAPOUR BARRIER EXTERIOR WALL	1	
TOTAL WALL PARTITIONS/CEILINGS		**67700**
PLUMBING		
Rough-In		
Chair Delivery	6	
OP. Sink	6	
OP REAR AIR AND WATER FOR CAVATRON	5	
Sterilization Room Sink	1	
Lab Room Sink	1	
Staff room sink	1	
Toilet rough in	2	
Washroom basin	2	
Vacuum	1	
Compressor	1	
Water Solinoid rough in only	1	
Floor Drain	0	
Clean out	0	
Eye wash station ROUGH IN ONLY	1	
PLUMBING Finishing		
Operatory Sink	4	
Sterilization/Lab/Staff Room Sinks	3	
Toilet supply and install	2	
Washroom basin	2	
Back Flow Preventor	1	
Back Flow Preventor	1	
TOTAL PLUMBING		**49250**
FLOORING		
Floor peperation for tile	2400	
Porclain 18 x 18" tile price of tile not to exeed 4.50	2400	
Ceramic Tile base	890	
TOTAL FLOORING		44780

PAINT AND DECORATING		
PAINT MAIN FLOOR	1	9750
TOTAL PAINT		
SUPPORTS/ LEAD		
Wall x-ray units	6	
Computer monitor supports	7	
Post light supports	6	
Pan -ceph support	1	
Lead rolls	25	
cabinet/washroom supports	12	
TOTAL SUPPORTS		20060
DOORS/WINDOWS		
1 3/4"x 38 x 84" -wood full light vestibule	1	
1 3/4"x 26 x 84" -wood SOLID CORE WSHRM	1	
1 3/4"x 26 x 84" -wood SOLID CORE CLOSET	1	
1 3/4"x 26 x 84" -wood SOLID CORE CLOSET	1	
1 3/4"x 38 x 84" -wood full light OP# 1	1	
1 3/8"x 38x 84" - wood full light CONSULT	1	
1 3/4"x 26 x 84" -wood SOLID CORE CONSULT	1	
1 3/8"x 34 x 84" - wood SOLID CORE LAB	1	
1 3/4"x 38 x 84" -wood full light OP# 6	1	
1 3/4"x 26 x 84" -wood SOLID CORE WSHRM	1	
1 3/4"x 38 x 84" -wood full light PRIVATE OFFICE	1	
1 3/8"x 38x 84" - wood full light STAFF RM	1	
1 3/4"x 38 x 84" -wood solid STAFF CLOSET	1	
GLASS WALLS FOR OPS 9' H X 4'8"	4	
Glass for op # 1	1	
TOTAL DOORS & WINDOWS		33310
INCIDENTALS		
Regular mirror	2	
5 Pound Fire Extinquisers	4	
Toilet paper dispenser	2	
Paper towel holder	8	
Coat hooks	18	
Coat hooks for staff room	1	
Final cleaning of office	1	
STAIR REVERSAL	1	
TOTAL INCIDENTALS		21480

MILLWORK	lin.ft.	
OP REAR CABINET OP# 1	1	
OP SINK CABINET OP# 1	1	
OP REAR CABINET OP# 2 - 6	4	
STERILIZATION SIDE	13	
STERILIZATION CLEAN STORAGE SIDE	13	
LAB CABINETS	11	
Reception front desk	26	
Recption granite top	26	
Staff room 6 feet long	6	
TOTAL CABINETS AND MILLWORK		90960
SOUND SYSTEM		
Ceiling speaker	9	
Sound control	9	
Wire	6	
Labour (Per hour)	9	
TOTAL SOUND SYSTEM		3430
PHONE/NETWORK CABLE/CABLE TV		
supplied and installed by dr's i.t. person		6000
TOTAL		**433080**
HST		56300.4
TOTAL WITH HST		489380.4

10156 YONGE STREET, RICHMOND HILL

BASEMENT DEMO	1	
BASEMENT ELECTRICAL DEMO	1	
TOTAL DEMLOITION		**14660**
CONSTRUCTION CLEAN UP AND DISPOSAL	**1**	**1275**
ELECTRICAL		
Regular Duplex Receptical	0	
Separate Circuit Regular Receptical FURNACE	1	
Single Pole light Switches	1	
3 WAY Light Switches	6	
1.' x 4' LED)	0	
2' x 4' LED	6	
Exhaust Fans wired only	2	
Exit light	3	
Double Remote Emergency Head	2	
Combo Exit/Emergency Pack LED	3	
TOTAL ELECTRICAL		**5317**
HVAC		
Furance and air conditioning system	1	
ducting and fire dampers	1	
Bathroom fans and ducting	2	
HVAC		15938
WALL PARTITIONS/CEILINGS		
8' high Partitions 3 5/8" studs FIRE RATED	75	
Drywall Ceilings FIRE RATE CEILING	2000	
TOTAL WALL PARTITIONS/CEILINGS		**22630**
PLUMBING		
EXISTING PLUMBING REMOVAL	1	
Washroom basin	4	
NEW Toilets	6	
New Urinals	2	
New Washroom Counters	2	
TOTAL PLUMBING		12115

FLOORING		
Remove and replace existing ceramic tile		
in hallway to washrooms	200	3190
PAINT AND DECORATING		
PAINT WALLS,DOORS,CEILINIG	2	
PAINT TWO BATHROOMS	2	
TOTAL PAINT		9690
DOORS/WINDOWS		
1 3/4"x 32 x 84" -fire rated door base of staris	1	
TOTAL DOORS & WINDOWS		**1910**
INCIDENTALS		
5 Pound Fire Extinquisers	4	
Final cleaning of office	1	
TOTAL INCIDENTALS		1150
TOTAL		87875
HST		11,423.75
TOTAL WITH HST		99298.75

ESTIMATE FORM

MODERN CONCEPT
From Concept to Reality

OWNER INFORMATION

Name	Dr. Amir
Address	10156 Yonge St.
City, Province P.C.	Richmond Hill
Phone	
Email	
Project name	Dr. Amir

CONTRACTOR INFORMATION

Company	MC Design Build
Name	Andrew Jedrusiak
Address	2601 Matheson Bld. East Unit 25
City, Province P.C.	Mississauga, Ontario L4W 0A5
Phone	1-877-447-5006
Email	andrew@mcdentalconstruction.ca
Completion date	In 12-14 weeks from starting date on s

SCOPE OF WORK

The construction of Dr. Amir office as per drawings recived from
* Floor work as per spec
* Drywall as per drawing
* Plumbing work as per drawing
* Electrical work as per drawing
*Paint work as per specification

NOT INCLUDED

*
*
*

We, **MC Design Build** propose the above scope of work, to be completed in 12-14 weeks from the date of starting work on site , for the amount of **$534,100.00**Plus HST

- **Payment terms: 30%** deposit, **60%** progress payment and **10%** after completion
- Quotation is valid only for 30 days.

April 29,2019

Submitted by (Company Representative) **Date**

OWNER ACCEPTANCE

[redacted]

Submitted by (home owner or authorized representative) **Date**

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1	1. DRYWALL WORK		
1		* Install10' high walls 3 5/8 metal studs c/w 1/2" drywall both sides -350 LFT.	
1		* Install 10' high wall c/w 3 5/8" metal studs ,sound insulation,1/2" drywall both sides	
1		* To install1000 sqft. Suspended drywall ceiling	
1		* To install 1200 sqft. Of 2x2 T-bar c/w Dune ceiling tiles	
1		* To install wood backing as per drawing	
1		* To install 25 rolls of lead	
1		* To install 13 welded metal door frames	
1		* Install glass partition for 2-5 ops and glass side panel for op 1	
1		* Supply and install 13 solid core door 84" high	
1		* Install 2000 sq/ft 5/8" two layers fire rated drywall ceiling	
1		* Install support for track light and TV	
1		*	
1		*	
1		*	
1		* Supply and install rack shelving for mechanical room	
1		* Supply and install fire extinguishers 5 ponds-5	
1		* Supply and install new wooden staircase	
1		*	
1		*	
1		*	
			200,800.00
	DEMOLITION/CLEANING		
1		* Refuse removal and clean up	
1		* Removing and disposal ground floor walls,ceiling,floor	
1		* Removing and disposal all basement partitions and ceiling	
1		* Electrical demo for basement and ground floor	
1			$35,700.00
1	PLUMBING WORK	Rough-in & Install -	
1		* 6 chairs	
1		* 1 sink steri bay,	
1		* 6op sinks	
1		* 2 washroom sink	
1		* 2 toilet	
1		* 1 staff kitchen sink	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		*	
1		* 1 eyewash station	
1		* 1 floor drain	
1		* Vacuum ,air, water as per spec and drawing	
1		*	
1		* Compressor	
1		* Vacuum motor	
1		* Drain for Vacuum	
1		*	
1		* 1 backflow preventer for 5 chairs water lines	
1		* 1 solenoid valve (install)	
1		* 1 compressor (install)	
1		* 1 amalgam separator (install)	
1		* 1 premises isolation BFP supply and install	
1		* 1 1/2 BFP for vacuum	
1		* Scanning and concrete coring	
1		*	$63,300.00
		Quotation include supplying sink and faucet budget for sink and faucet $350.00per set	
1	**SPRINKLER WORK**	N/A	
1		*	
1	**PAINT WORK**		
1		* To paint walls, doors and ceiling	
1		*	11,800.00
1	**FLOOR WORK**		
1		* Supply and install approx. 2400 sq./ft. porcelain tiles (material budgeted $4.50/sqft	
1		* Supply and install approx. 950 lft porcelain baseboard c/w aluminum trim	
1		* Install new sub floor approx.2200 sq/ft	
1		* Install scratch coat approx. 2200sq/ft	
1		*	
1		*	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		*	
			$47,900.00
1	ELECTRICAL WORK		
		* Install 110v 15 amp dedicated HG circuit -8	
1		* Install 110v general purpose receptacle 32	
1		* Install 110v general purpose H.G. receptical-29	
1		* Install 110v general purpose H.G.G.F.I receptacle-5	
1		* Install 220v HG pan room receptical-1	
1		* Install dental equipment (vac,com,water solinoid,M.C.)	
1		* XRH -4	
1		* XRC-4	
1		* Emergency light as per drawing	
1		* Supply and install 2x2 led troffers-3	
1		* Supply and install 2x4 led troffers-19	
1		* Supply and install 3/4 conduit for HXRC switches -4	
1		* Supply and install 29 -6" led pot lights,25-2x2 led fixtures per attached specification	
1		* Supply and install dimer switches -25	
1		* Service work	
1		*	
1		*	
1		*	
			$54,900.00
1	HVAC WORK		
1		* HVAC work as per mechanical drawings	
1		* Balancing report	
1		*	
			$21,900.00
1	MILLWORK		
1		* Supply and install steri center cabinets 28lft	
1		* Supply and install lab cabinets 11	
1		* Supply and install reception front desk c/w with quartz top countertop	
1		* Supply and install kitchenette cabinets for staff room	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		* Supply and install rear cabinets for op 1-6	
1		* Supply and install sink cabinet for op -1	
1		*	
1		*	
			$97,800.00
1	GAS WORK		
1		* N/A	
1		*	
1		*	
1		*	
	SIGN		
1		* N/A	
1	SITE WORK		
1		* Site supervision	
1		* Site coordination with trades	
1		* Site post construction cleaning	
		* Miscellanies	
	ME DRAWING		
		* Architectural and engineer drawings	
		* Harp drawings and permit	
		* Design drawings (allowance 3,000,00)	
		* Building application (fee in city not included)	
		* Arranging for required inspections	

Subtotal	$534,100.00
Tax rate	13.00%
Tax	**$69,433.00**
Grand total	**$603,533.00**

PRECISION DENTAL CONSTRUCTION

701638 Ontario Limited
37 BIRD CRESCENT
BELLEVILLE, ONT
K8N 4Z5

Phone: 647-896-7896
Email: pdc2bld@gmail.com

April 15, 2019

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT
APR 17 2019
RECEIVED
Per:

Dr. Amir Zibaei & Dr. Atoosa Parsi
2591076 ONTARIO INC
17 Hammok Crescent
Thornhill, Ontario
L3T 2X1

Estimated cost for the front Façade for 10156 and 10158 Yonge Street, Richmond Hill, Ontario

SCOPE OF WORK

1. Supply to the property owner and city of Richmond Hill, our insurance and WSIB clearance certificates prior to starting construction.
2. Obtain proper approvals and permits from the city of Richmond Hill for the work to be done over public access walkway and side walk prior to construction
3. Supply and install scaffold and public and traffic protection over the side walk and facing the road during construction as required by the city and all bylaws having jurisdiction over this work.
4. Remove existing front façade stucco, window, doors and remove the floor tile off of the front steps.
5. Supply and install framing for changes to window openings and doors openings to accommodate the new windows and doors as directed by the architect.
6. Supply and install supports and framing for overhang as shown on the drawings.
7. Supply and install new aluminium full glass 8' 9" H. double doors as shown on the diagram for address 10156 Yonge Street, R.H. ground floor entrance with closers and stainless steel U handles and locks
8. Supply and install new aluminium full glass 8' 9" H single door as shown on the diagram for address 10156 Yonge Street, R.H. basement entrance with closers and stainless steel U handles and locks
9. Supply and install new aluminium framed double glass window for address 10156 Yonge St. as shown on drawings 7'5" H x 10' 7/8"W

10. Supply and install new aluminium full glass single 7'9" H door with upper 1'9"H window above door as shown on the diagram for address 10158 Yonge Street, R.H. with closers and stainless steel U handles and locks
11. Supply and install new anodized aluminium framed double glass window for address 10158 Yonge St. as shown on drawings 7'5" H x 10' 7/8"W
12. Supply and install wood cladding as shown on the drawings on front facade.
13. Supply and install stone texture Stucco as shown on drawings on the front façade
14. Supply and install stone textured stucco on north wall for approximately 10' as viewed from Yonge Street.
15. Supply and install Grey Zink Cladding as shown on drawings on front façade and overhang.
16. Supply and install new non-slip tile on front entrance steps and landing
17. Clean up construction site on a daily basis and as required for the safety of workers and public.
18. Remove upon completion the scaffolding and safety plywood from sidewalk areas
19. Final cleaning of side walk and front of the store fronts affected by construction.

Our estimated cost to complete the work as described here in will be $96,000.00 plus HST

Thanks you for this opportunity to be of service to you and to submit the attached quote.
If you have any questions, please feel free to contact me at any time.

Sincerely,
David Morris

ESTIMATE FORM

MODERN CONCEPT
From Concept to Reality

OWNER INFORMATION

Name	Dr. Amir Zibaei & Dr. Atoosa Parsi
Address	10156 Yonge St
City, Province P.C.	Richmond Hill
Phone	
Email	
Project name	Façade work

CONTRACTOR INFORMATION

Company	MC DESIGN BUILD
Name	Andrew Jedrusiak
Address	2601 Matheson Bld. East Unit 25
City, Province P.C.	Mississauga, Ontario L4W 0A5
Phone	1-877-447-5006
Email	andrew@mcdesignbuild.ca
Completion date	4-6 weeks

SCOPE OF WORK

To construct new façade as per Urbanscape Architects renderings

NOT INCLUDED

* Sign and logos
*
*

We, **MC DESSIGN BUILD** propose the above scope of work, to be completed in 4-6 weeks from the date of starting work on site , for the amount of **$116,000**Plus HST

- **Payment terms: 30%** deposit, **60%** progress payment and **10%** after completion
- Quotation is valid only for 30 days.

April 29,2019

Submitted by (Company Representative) **Date**

OWNER ACCEPTANCE

[redacted]

Submitted by (home owner or authorized representative) **Date**

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1	1. DRYWALL WORK		
1		* Reframing for new glassing as per rendering	
1		* Installing plywood and insulation for new stucco façade	
1		* Install new stucco as per rendering	
1		* Supply and install grey zinc cladding as per rendering	
1		* Supply and install wood cladding as per rendering approx. 3' x40'	
1		* Supply and install wood cladding for front pillar wall	
1		* Supply and install front bulkhead black aluminum cladding approx. 18' long	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
			78,200.00
	DEMOLITION/CLEANING		
1		* Removing and disposal existing front façade including doors,stocco,floor tiles from step	
1		* Scaffolding	
1		*	
1		*	
1			$4,900.00
1	PLUMBING WORK	N/A	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
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1		*	
1		*	
1		*	
1		*	
1		*	
1		*	
1	SPRINKLER WORK	N/A	
1		*	
1	PAINT WORK	N/A	
1		*	
1		*	
1	Doors	N/A	
1		*	
1		*	
1		*	
1		*	
1		*	
1		*	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		*	
1	ELECTRICAL WORK	N/A	
		*	
1		*	
1		*	
1		*	
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1		*	
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1		*	
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1		*	
1		*	
1		*	
1	GLASS WORTK		
1		* Supply and install front glazing with 4 doors ,black powdercoted finis on aluminum frames	
1		* approx. 8' high 35' total length for building 10156,10158	
1		*	
			$32,900.00
1	MILLWORK		
1		*	
1		*	
1		*	
1		*	
1		*	

COST SUMMARY

MODERN CONCEPT
From Concept to Reality

LIST OF MATERIALS AND COSTS

Qty.	Description	Cost	Total
1		*	
1		*	
1		*	
1	**GAS WORK**		
1		* N/A	
1		*	
1		*	
1		*	
	SIGN		
1		* N/A	
1	**SITE WORK**		
1		* Site supervision	
1		* Site coordination with trades	
1		* Site post construction cleaning	
		* Miscellanies	
	ME DRAWING		
		*	
		*	
		*	
		*	
		*	

Subtotal	$116,000.00
Tax rate	13.00%
Tax	**$15,080.00**
Grand total	**$131,080.00**

PRECISION DENTAL CONSTRUCTION

701638 Ontario Limited
37 BIRD CRESCENT
BELLEVILLE, ONT
K8N 4Z5

Phone: 647-896-7896
Email: pdc2bld@gmail.com

April 15, 2019

Dr. Amir Zibaei & Dr. Atoosa Parsi
2591076 ONTARIO INC
17 Hammok Crescent
Thornhill, Ontario
L3T 2X1

ESTIMATE FOR SIGNS FOR 10156 & 10158

1. Supply and install steel and wood bracing from existing parapet and wall to support sign backing
2. Supply and install individual LED sign lettering and phone number for the dental office at 10156 Yonge Street, Richmond Hill, Ontario
3. Supply and install individual LED sign lettering for the 10158 Yonge Street, Richmond Hill, Ontario
4. Supply and install wiring from the electrical panel to timer to sign for two locations.

Estimated cost for the signage as discussed for the front of 10156 and 10158 Yonge Street, Richmond Hill will be approximately $19,800.00 plus HST, depending on the size and number of individual letters to be used. Once a final design has been approved a final quote shall be provided for your review.

We thank you for the opportunity to be of service to you and look forward to speaking to you soon.

Sincerely,
David Morris

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT
APR 17 2019
RECEIVED
Per:

2359255 ONTARIO INC. O/A MCDESIGNBUILD

Estimate No: 48
Date: 2019-05-01
For: David Morris
pdc2bld@yahoo.ca

Estimate

25-26001 Matheson Blv E
andrew@mcdesignbuild.ca
Tel. 1-877-447-5006
Cel. 647-898-7763
Fax. 905-769-1514

Description	Quantity	Rate	Amount
Supply and install front sings for location 10156,10158 Yonge St. Led backlit letters	1	$23,700.00	$23,700.00

Subtotal	$23,700.00
HST 13%	$3,081.00
Total	$26,781.00

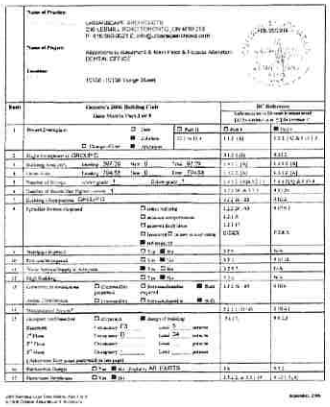
Total **$26,781.00**

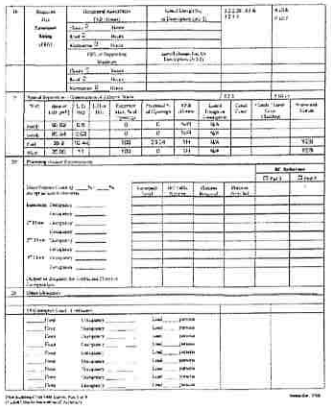
DA.19.009 - Appendix C

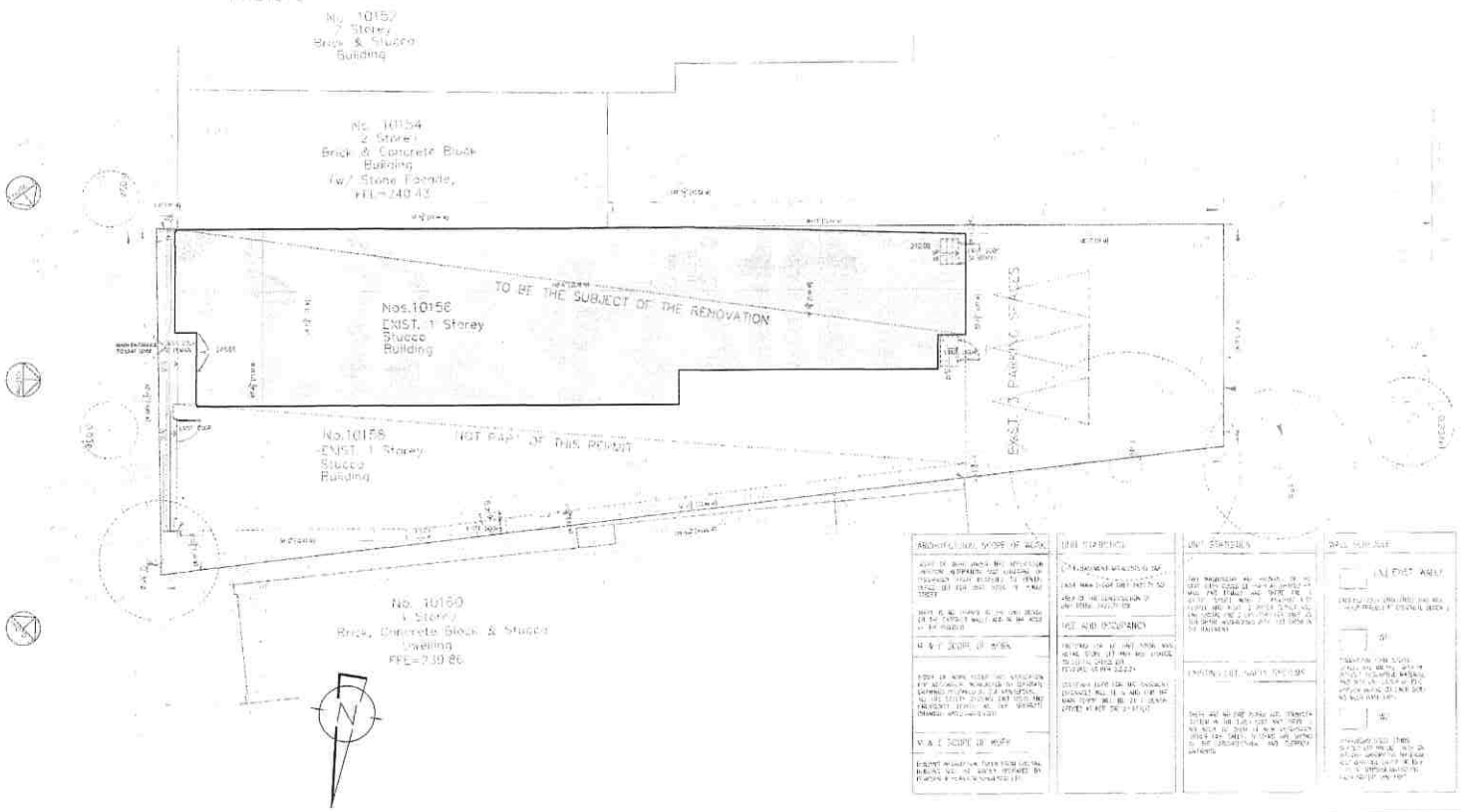
PHOTO 1

PHOTO 2

PHOTO 3







No.	Date	Description	By
1	2019-03-15	ISSUED FOR PERMIT	DTY
2	2019-03-29	REVISED AS PER COMMENT	DTY
3	2019-05-24	ISSUED FOR CONTRACTOR	
4	2019-06-14	ISSUED FOR CITY GRANT PROGRAM	

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
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DETAILS, PROCEDURES AND DESIGNS OF THE ST. APPROVED REVISIONS TO THE DRAWING.

ONTARIO ASSOCIATION OF ARCHITECTS

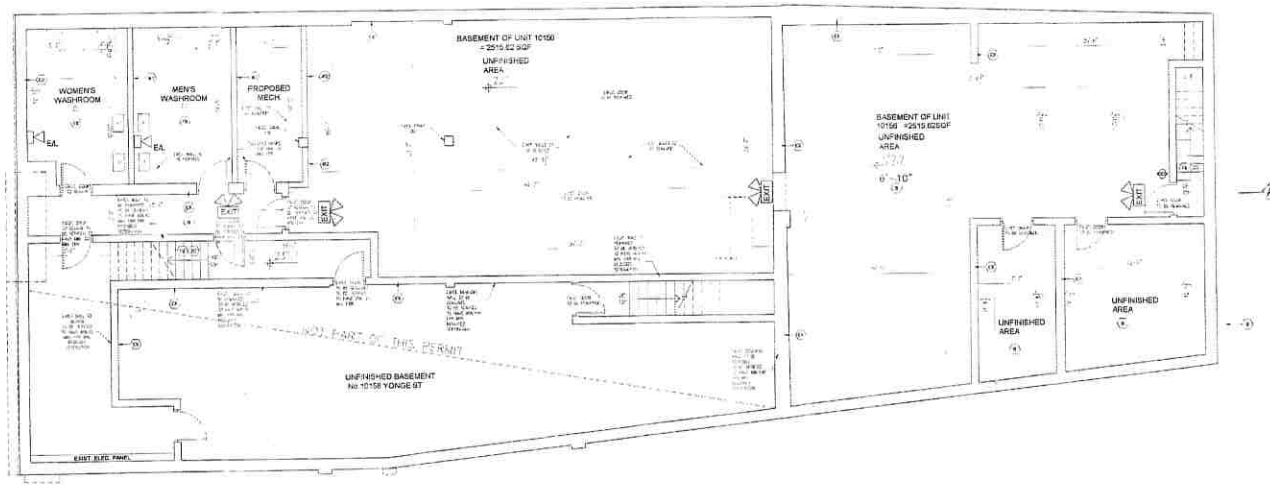
NORTH

URBANSCAPE ARCHITECTS
10024 Yonge Road Toronto, ON M5M 3Z1
phone: 416 850 3521
info@urbanscapegroup.com | www.urbanscapegroup.com

SITE PLAN
SCALE: 1/8"=1'-0"
USG 222 17
10156-10158 YONGE STREET
10156-10158 YONGE ST., RICHMOND HILL, ON
A0

Plotted on April 16, 2019

EXIST. BASEMENT PLAN



PROPOSED BASEMENT PLAN

LEGEND
FIRE SAFETY

- EMERGENCY LIGHTING
- E.L. SINGLE HEAD EMERGENCY LIGHT (remote)
- EXIT EXIT LIGHT (with direction arrow as req'd)
- EXIT E.L. EMERGENCY LIGHT & LIGHT COMBINATION UNIT
- PORTABLE FIRE EXTINGUISHER
- MANUAL PULL STATION
- EXISTING FIRE BELL (with directional arrow, as required)
- SMOKE DETECTOR

EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH ARTICLE 3.2.7.3 OF DIVISION B OF THE 2012 ONTARIO BUILDING CODE

ULC LISTED FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT THE SUITE IN ACCORDANCE WITH THE SUBSECTION 6.2.6 OF THE ONTARIO FIRE CODE

EXT. FINISH WALL

W1

W2

18. Mechanical Ventilation

A mechanical ventilation system is required with a total capacity at least equal to the sum of:
21.2 cfm each for basement and master bedroom
10.6 cfm for each other room

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such

Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity.

A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed.

Supply air intakes shall be located so as to avoid contamination from exhaust outlets.

19. Stairs interior/exterior

Maximum rise	= 7 7/8"
Minimum rise	= 4 7/8"
Minimum run	= 8 1/4"
Maximum run	= 14"
Minimum tread	= 9 1/4"
Maximum tread	= 14"
Maximum nosing	= 1"
Minimum width	= 2'-10"
Minimum headroom	= 6'-5"

Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"

Winders which converge to a point in stairs must turn through an angle of no more than 90c ,with no less than 30o or more than 45o per tread. Sets of winders must be separated by 3' 11" along the run of the stair.

A landing is required at the top of any stair leading to the principal entrance to a dwelling and other exterior entrances with more than 3 risers.

Exterior concrete stairs with more than 2 risers require foundations.

20. Guards

Interior landings	= 2'-11"
Exterior balcony	= 3'-6"
Interior stairs	= 2'-11"
Exterior stairs	= 2'-11"
Max. between pickets	= 4"
Guard height if deck to grade is:	
Greater than 5'-11"	= 3'-6"
5'-11" or less	= 2'-11"

No.	Date	Revision Description	Initials
1	2019-03-20	ISSUED FOR PERMIT	GZY
2	2019-03-26	REVISED AS PER COMMENTS	GZY
3	2019-04-24	ISSUED FOR CONSTRUCTION	
4	2019-04-16	ISSUED FOR DRAFT PROGRAM	

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT
APR 17 2019
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DO NOT PROCEED WITH WORK WHICH IS INTERCONNECTED TO THE DRAWING

STAMP
ONTARIO ASSOCIATION OF ARCHITECTS
NORTH
N
24" x 36" SHEET SIZE

URBANSCAPE ARCHITECTS
1100A Avenue Road Toronto, ON M5N 0E1
phone 416 481 0022
PROJECT NO. USG-222.17

EXISTING & PROPOSED BASEMENT PLAN
SCALE 3/16"=1'-0"
USG-222.17
PROJECT
10156-10158 YONGE STREET
10156-10158 YONGE ST. RICHMOND HILL, ON
A1
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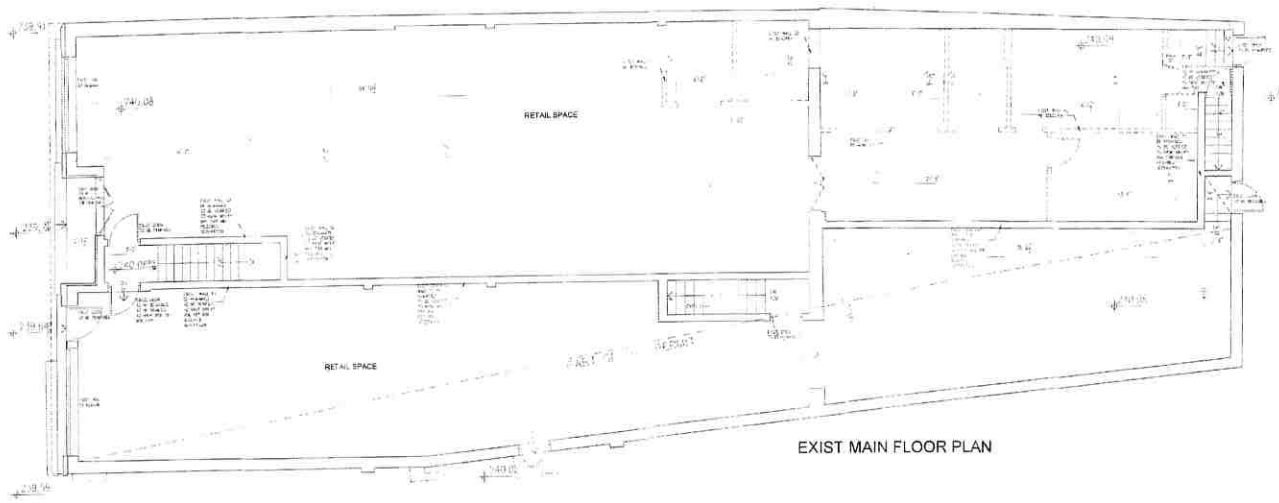
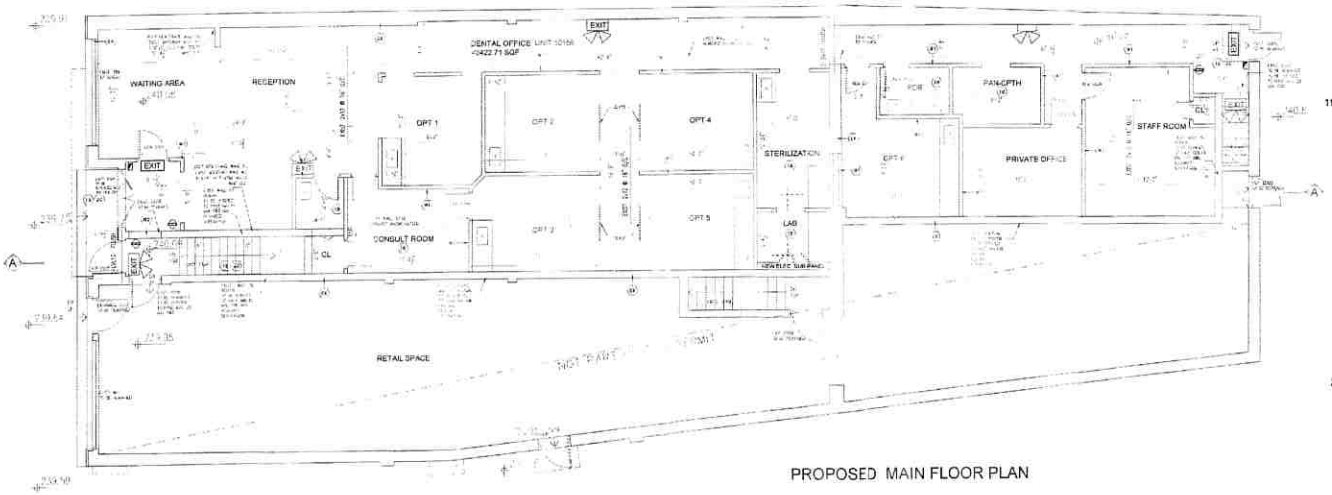
Printed on April 16, 2019



EXIST MAIN FLOOR PLAN



PROPOSED MAIN FLOOR PLAN

LEGEND
FIRE SAFETY

- EMERGENCY LIGHTING
- EA. SINGLE HEAD EMERGENCY LIGHT (remote)
- EXIT EXIT LIGHT (with direction arrow as needed)
- EXIT EA. EMERGENCY LIGHT & LIGHT COMBINATION UNIT (with directional arrow, as required)
- FORTABLE FIRE EXTINGUISHER
- MANUAL PULL STATION
- EXISTING FIRE BELL
- SMOKE DETECTOR

EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH ARTICLE 3.2.7.1 OF DIVISION B OF THE 2012 ONTARIO BUILDING CODE

ULC LISTED FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT THE SUITE IN ACCORDANCE WITH THE SUBSECTION 6.2.8 OF THE ONTARIO FIRE CODE

EXIST WALL

NEW

18. Mechanical Ventilation

A mechanical ventilation system is required with a total capacity at least equal to the sum of:
21.2 cfm each for basement and master bedroom
10.6 cfm for each other room

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Supply air intakes shall be located so as to avoid contamination from exhaust outlets.

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Exterior concrete stairs with more than 2 risers require foundations.

20. Guards

Interior landings	= 2'-11"
Exterior balcony	= 3'-6"
Interior stairs	= 2'-11"
Exterior stairs	= 2'-11"
Max. between pickets	= 4"
Guard height if deck to grade is:	
Greater than 5'-11"	= 3'-6"
5'-11" or less	= 2'-11"

REV	DATE	DESCRIPTION	BY
1	2018-02-02	ISSUED FOR PERMIT	DFP
2	2018-02-28	REVISED AS PER TOWN REQT	TDA
3	2018-03-20	ISSUED FOR CONTRACTORS	
4	2018-04-10	ISSUED FOR CITP 04-17 PLANNING	

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT
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NORTH

N

URBANSCAPE ARCHITECTS
1000A Avenue Road Toronto, ON M5H 3Z1
phone: 416 850 2021
info@urbanscapegroup.com | www.urbanscapegroup.com

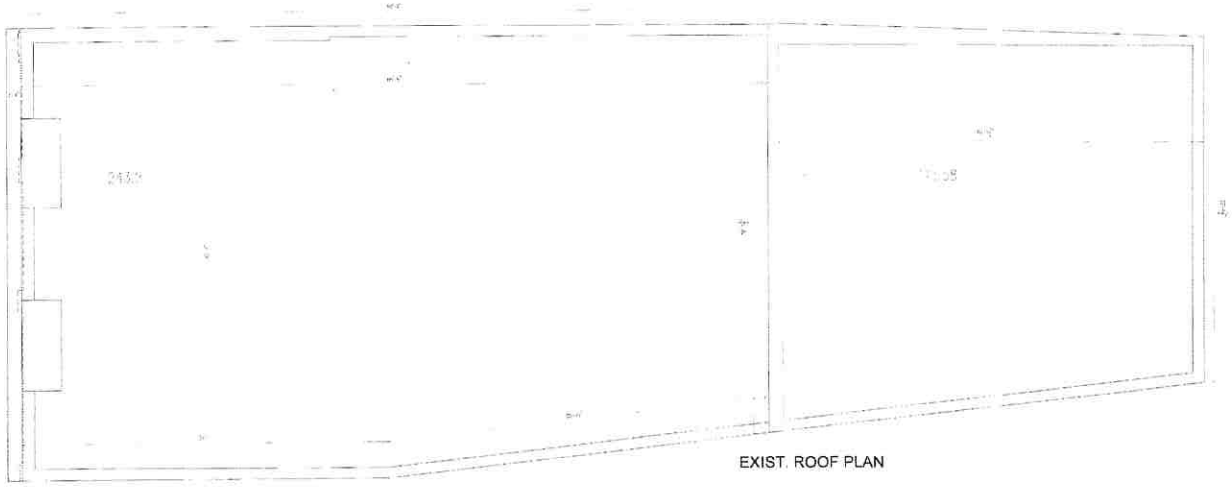
EXISTING & PROPOSED MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

USG-222.17

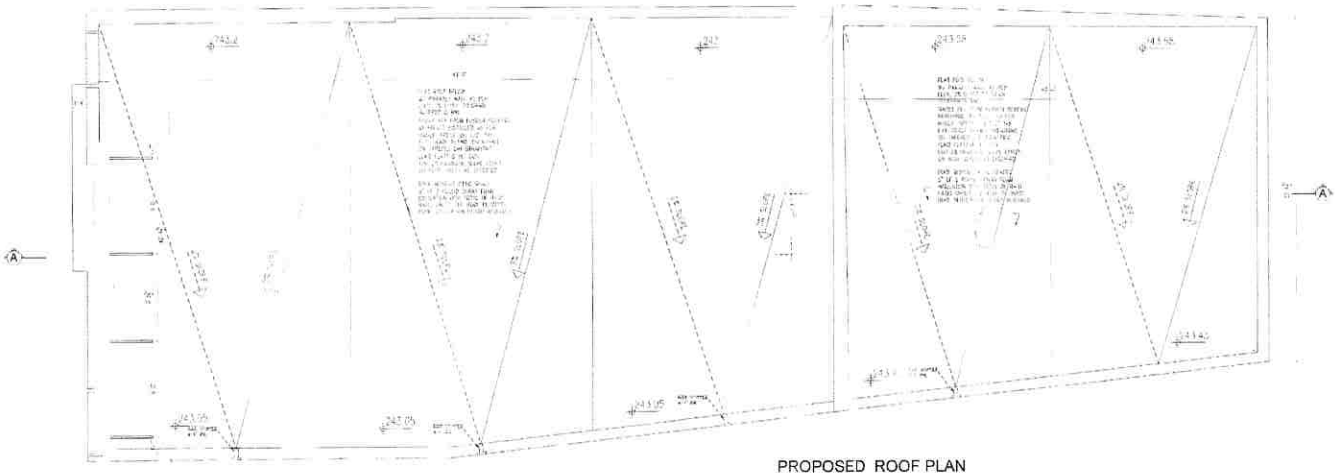
10156-10158 YONGE STREET
10156-10160 YONGE ST., RICHMOND HILL, ON

A2

Plotted on April 16, 2019



EXIST. ROOF PLAN



PROPOSED ROOF PLAN

1	2019-04-08	ISSUED FOR PERMIT
2	2019-02-26	REVISED AS PER COMMENTS
3	2019-01-25	ISSUED FOR CONSTRUCTION
4	2018-04-12	ISSUED FOR OWNER REVIEW

TOWN OF RICHMOND HILL
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SERVICES DEPARTMENT
APR 17 2019
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NOTES:
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DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

NORTH

N

URBANSCAPE ARCHITECTS

1600A Avenue Road Toronto, ON M5M 3Z1
phone: 416 932 0621
info@urbanscapearchitects.com | www.urbanscapearchitects.com

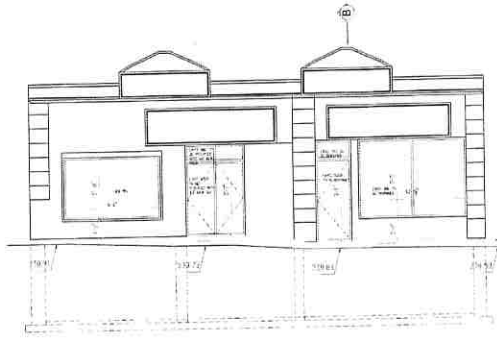
PROJECT:
EXISTING & PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

USID-222.17

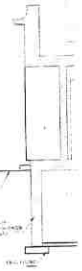
PROJECT:
10158-10158 YONGE STREET
10156-10156 YONGE ST. RICHMOND HILL, ON

DRAWING:
A3

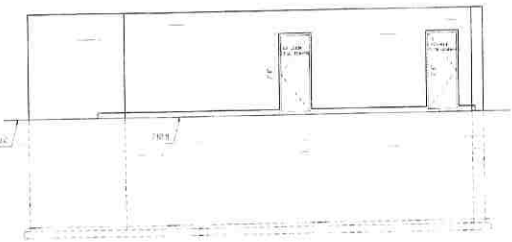
Revised on April 16, 2019



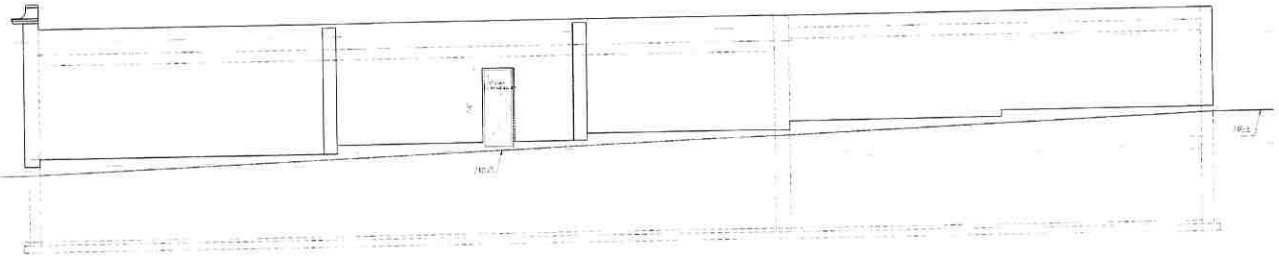
EXISTING MAIN(EAST)
ELEVATION



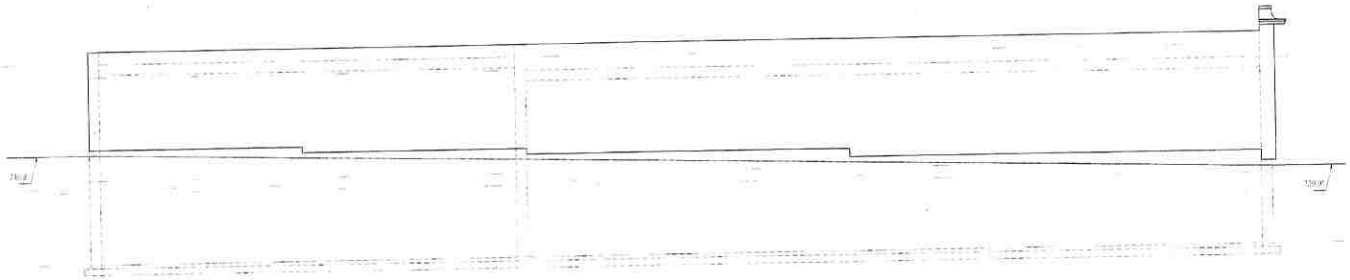
SECTION B-B



EXISTING REAR(WEST)
ELEVATION



EXISTING SIDE(NORTH)
ELEVATION



EXISTING SIDE(SOUTH)
ELEVATION

No.	DATE	PROJECT STATUS	INIT.
1	2018-12-05	ISSUED FOR REVIEW	
2	2019-03-04	REVISED PER COMMENT	
3	2019-03-22	ISSUED FOR CONTRACTOR	
4	2019-04-12	ISSUED FOR SITE PLAN APPROVAL PROCESS	

TOWN OF RICHMOND HILL
PLANNING AND BUILDING
SERVICES DEPARTMENT
APR 17 2019
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STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

NORTH

SHEET NO.

URBANSCAPE ARCHITECTS
160A Avenue Road, Toronto, ON M5H 3Z1
phone: 416.850.0021
info@urbanscapearchitects.com | www.urbanscapearchitects.com

TITLE:
EXISTING ELEVATIONS

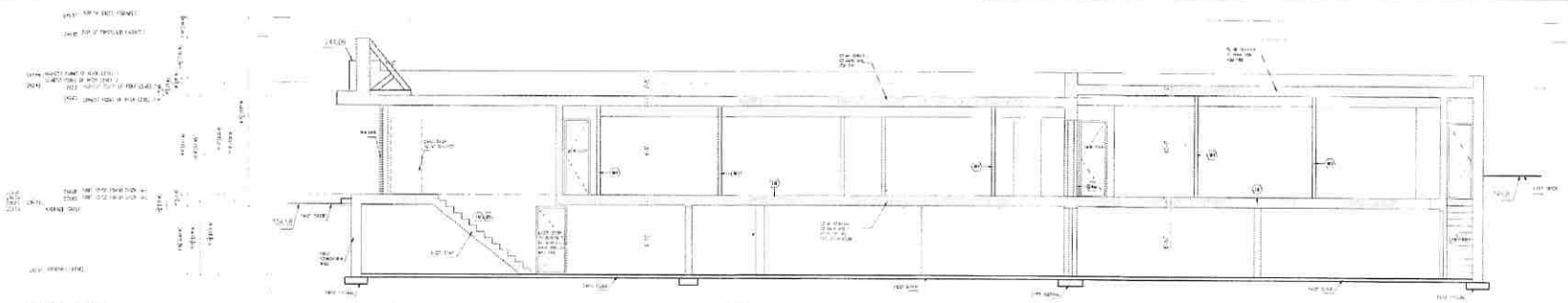
PROJECT NO.
USG-222.17

SCALE: 3/16"=1'-0"

PROJECT:
10156-10158 YONGE STREET
10156-10158 YONGE ST., RICHMOND HILL, ON

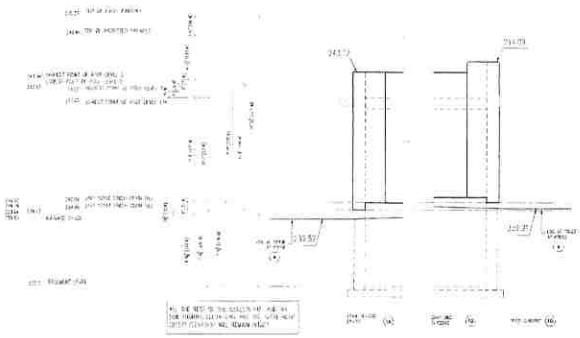
SHEET NO.
A4

Printed on April 16, 2019



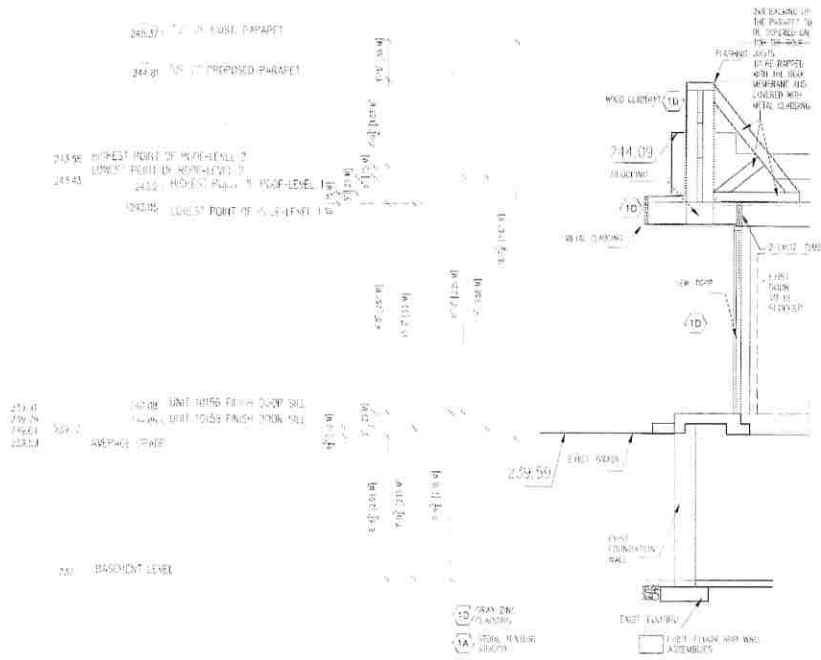
SECTION A
SCALE: 3/16"=1'-0"

PROPOSED **MAIN (EAST)** ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED CHANGE TO **SIDE (NORTH)** ELEVATION
SCALE: 3/16"=1'-0"

PROPOSED CHANGE TO **SIDE (SOUTH)** ELEVATION
SCALE: 3/16"=1'-0"



SECTION C
SCALE: 3/8"=1'-0"

No.	Date	Revision Description	Initials
1	2019-02-01	SUBMISSION PERMIT	DTP
2	2019-03-01	REVISED AS PER COMMENT	DTP
3	2019-03-28	ISSUED FOR DEVELOPMENT	
4	2019-04-16	ISSUED FOR ZONING PROGRAM	

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PLANNING AND REGULATORY SERVICES DEPARTMENT
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IT IS NECESSARY AND REQUIRED AND THE CONTRACTOR MUST FOLLOW THE
CHANGES IN THE DRAWINGS
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STAMP: ONTARIO ASSOCIATION OF ARCHITECTS

NORTH: N

DRAWING SHEET SIZE

URBANSCAPE ARCHITECTS
16306 Avenue Road Toronto ON M5R 3T1
phone 416.850.0321
info@urbanscapegroup.com | www.urbanscapegroup.com

SECTIONS & PROPOSED ELEVATION
SCALE: AS MENTIONED

PROJECT NO. USG-222.17

PROJECT: 10156-10158 YONGE STREET
10156-10158 YONGE ST ,RICHMOND HILL ON

DRAWING: A5

ATTENTION 2:38 PM

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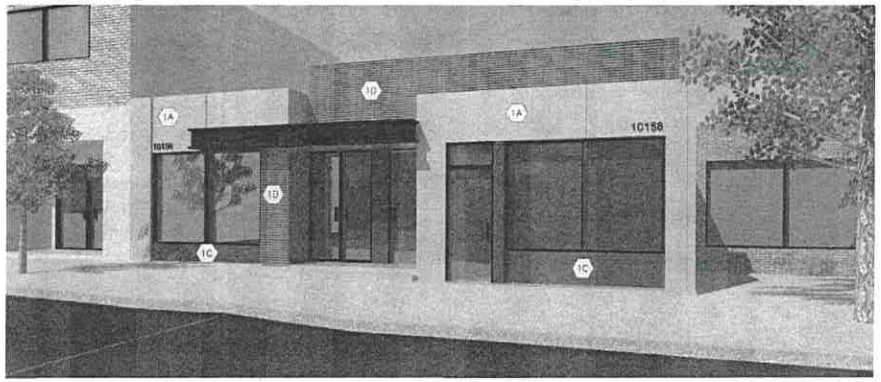
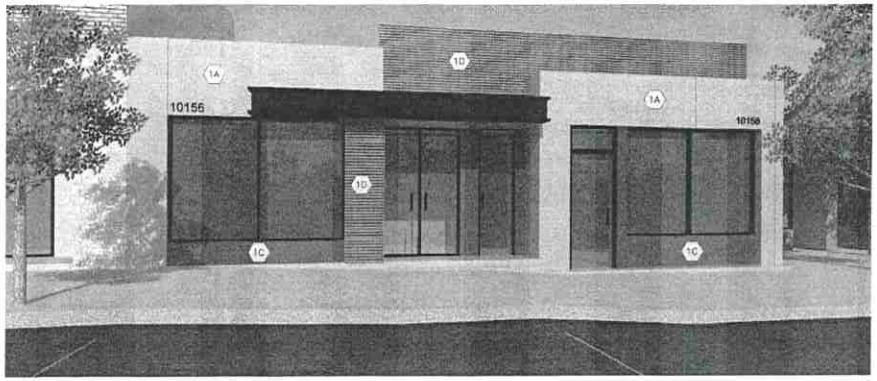
EXISTING MAIN ELEVATION PHOTO



PROPOSED MAIN ELEVATION RENDER 1

EXISTING MAIN ELEVATION PHOTO



PROPOSED MAIN ELEVATION RENDER 2

1A STONE FEATURE STUCCO 1C GRAY ACRYLIC CLADDING 1D WOOD CLADDING

1	2019-03-01	ISSUED FOR PERMIT
2	2019-05-28	RE-ISSUED AS PER COMMENT
3	2019-06-28	ISSUED FOR CONTRACTOR
4	2019-07-16	ISSUED FOR CofA SHARE PATIO/NAIL

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SERVICES DEPARTMENT
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STAMP NORTH

ONTARIO ASSOCIATION OF ARCHITECTS

N

URBANSCAPE ARCHITECTS
1600A Avenue Road Toronto, ON M5M 3Z1
phone: 416 901 0321
info@urbanscapegroup.com | www.urbanscapegroup.com

PROJECT: PROPOSED MAIN ELEVATION RENDER
DATE: MAY 2017
SCALE: USG 222.17
PROJECT: 10156-10158 YONGE STREET
10156-10158 YONGE ST., RICHMOND HILL, ON
DRAWING: A6

Printed on April 16, 2019

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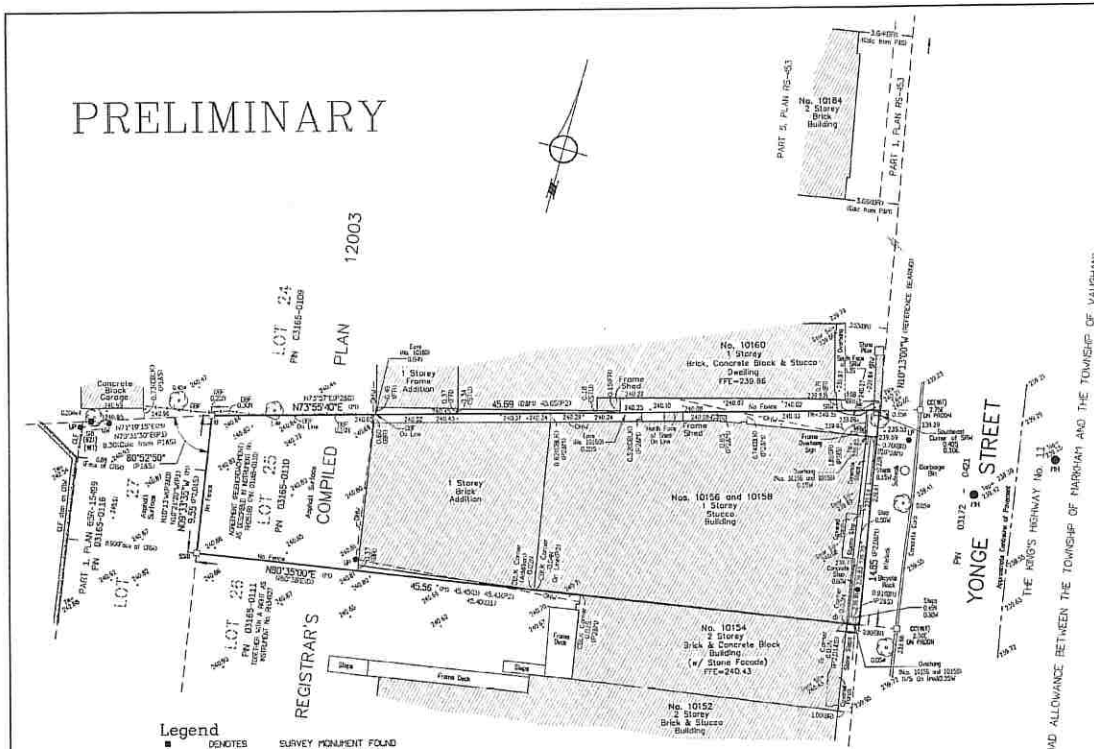

SURVEYOR'S REAL PROPERTY REPORT–PART 1

PLAN OF
LOT 25
REGISTRAR'S COMPILED PLAN 12003
PART OF LOT 47
CONCESSION 1, WEST OF YONGE STREET
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

0 5 10 20 Metres

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PEARSON & PEARSON SURVEYING LTD. 2017

Ontario Land Surveyors

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVDING BY 0.3048

Part 2

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES WAS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.

2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.

3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

4. AS WE ARE UNAWARE AT THIS TIME OF THE OWNERSHIP OR AGE OF FENCES, WE ARE UNABLE TO COMMENT AS TO ANY ENCROACHMENTS THEREBY CREATED BY THE LOCATION OF THE FENCES WITH RESPECT TO PROPERTY LINES. THE PRESENT POSITION OF THE FENCES WITH RESPECT TO THE PROPERTY LINES ARE SHOWN ON THE SURVEY PLAN.

5. Nos. 10156 AND 10158 YONGE STREET – NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

6. AGREEMENT (ENCROACHMENT) AS DESCRIBED IN INSTRUMENT No. RH25189 (PIN 03165-0110)

SURVEY PREPARED FOR:

Bearing Note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF YONGE STREET AS DESCRIBED IN INSTRUMENT No. RH28075 (PIN 03165-0110) AS HAVING A BEARING OF N10°13'00"W.

Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF RICHMOND HILL ELEVATION DATUM.
BENCHMARK : 91012 ELEVATION = 237.510m

Note

SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE GROUND AT TIME OF SURVEY.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES)
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
PRODN	DENOTES	PRODUCTION
S	DENOTES	SET
M	DENOTES	MEASURED
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
P	DENOTES	PLAN 65-453
P1	DENOTES	PLAN 65R-15499
P2	DENOTES	PLAN BY YATES & YATES, O.L.S., DATED JULY 21, 1959.
921	DENOTES	P.SALMA COMPANY LTD., O.L.S.
CALC	DENOTES	CALCULATED
D	DENOTES	INSTRUMENT No. RH28075(PIN 03165-0110)
D1	DENOTES	INSTRUMENT No. RH34927(PIN 03165-0111)
TW	DENOTES	TOP OF WALL ELEVATION
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOODEN RETAINING WALL
CRW	DENOTES	CONCRETE RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
DBF	DENOTES	DOUBLE BOARD FENCE
LP	DENOTES	LAMP POST
UP	DENOTES	UTILITY POLE
CBLK	DENOTES	TIES TO CONCRETE BLOCK
STU	DENOTES	TIES TO STUCCO
BR	DENOTES	TIES TO BRICK
FR	DENOTES	TIES TO FRAME
OHW	DENOTES	OVERHEAD WIRES
GW	DENOTES	GUY WIRE
MH	DENOTES	MANHOLE
ø	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
(3)	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2038368

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Surveyor's Certificate

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF DECEMBER, 2017.

PRELIMINARY

December 22, 2017
Date

Jason Chun-Ho Ho
Ontario Land Surveyor

30833 JANE STREET, SECOND FLOOR, MAPLE
ONTARIO, L6A 1S1
O. : (416) 907-7327
E. : info@pearson@pearsonandpearsonlus
PEARSON + PEARSON SURVEYING LTD.

DRAWING : 1443-YongeStreet10156and10158-SRPR.DWG | PROJECT : 1443
CALC. BY JPI | DRAWN BY JPI | CHECKED BY HP/JPI

10156-10158 YONGE ST. OPTION 01

URBANSCAPE ARCHITECTS

10156-10158 YONGE ST, OPTION 02