

## APPENDIX I



150 Bunting Road  
St. Catharines, ON L2P 3G5  
905-685-7395  
habitatniagara.ca

We build strength, stability and independence.

February 24, 2025

City of Welland  
Affordable Housing Advisory Committee

Dear Committee Members,

We are writing to request your support in obtaining Lot 172 Lincoln Street for the purpose of creating an affordable single-family home for a local family.

At Habitat for Humanity Niagara our mission is to bring our community together to help families build strength, stability and independence through safe and affordable homeownership. With the continued need for more affordable homes in our region, and with the help of volunteers and generous donors, Habitat's program allows families to purchase a home they can call their own providing stability for families to thrive.

Habitat homes help families avoid making impossible choices between rent and other basic necessities by providing them with a mortgage they can afford. An affordable mortgage allows families to ensure their needs are met - including childcare, transportation, groceries, education, school supplies, medical and dental expenses, clothing, furniture and more.

We are continually working to acquire more land and create more affordable housing options for our community. If the committee was in support of gifting the property to Habitat we can commit to building a single family, 1,000 square foot, 3-bedroom home on the land.

Staff are currently working with the City on a six unit townhouse complex originally scheduled for construction in 2024, that had to be rescheduled due to infrastructure work that the City wanted to have complete before any new construction. This additional lot will help us serve more families in Welland with affordable homeownership.

We thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Carl".

Mark Carl  
CEO

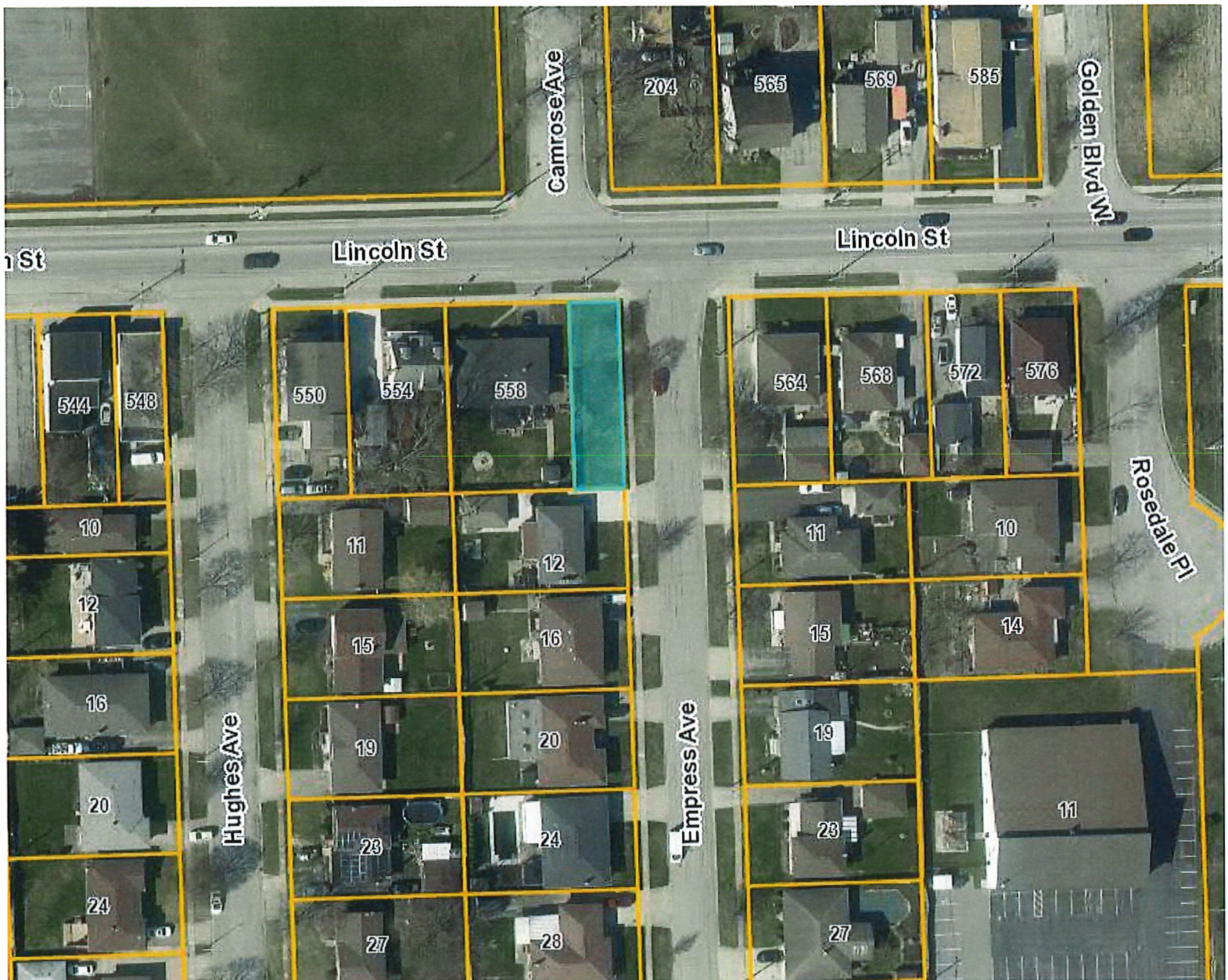


Lot 172, NP951

Southwest corner Empress & Lincoln Street

Lot area: 313.54 square metres

Frontage: 9.14 m (30')





BEING SUBDIVISION OF PART OF LOTS 21 & 22, CON. 6,

THE PROPERTY OF

**WELLAND ESTATES LIMITED**

Scale, 100 feet to 1 inch.

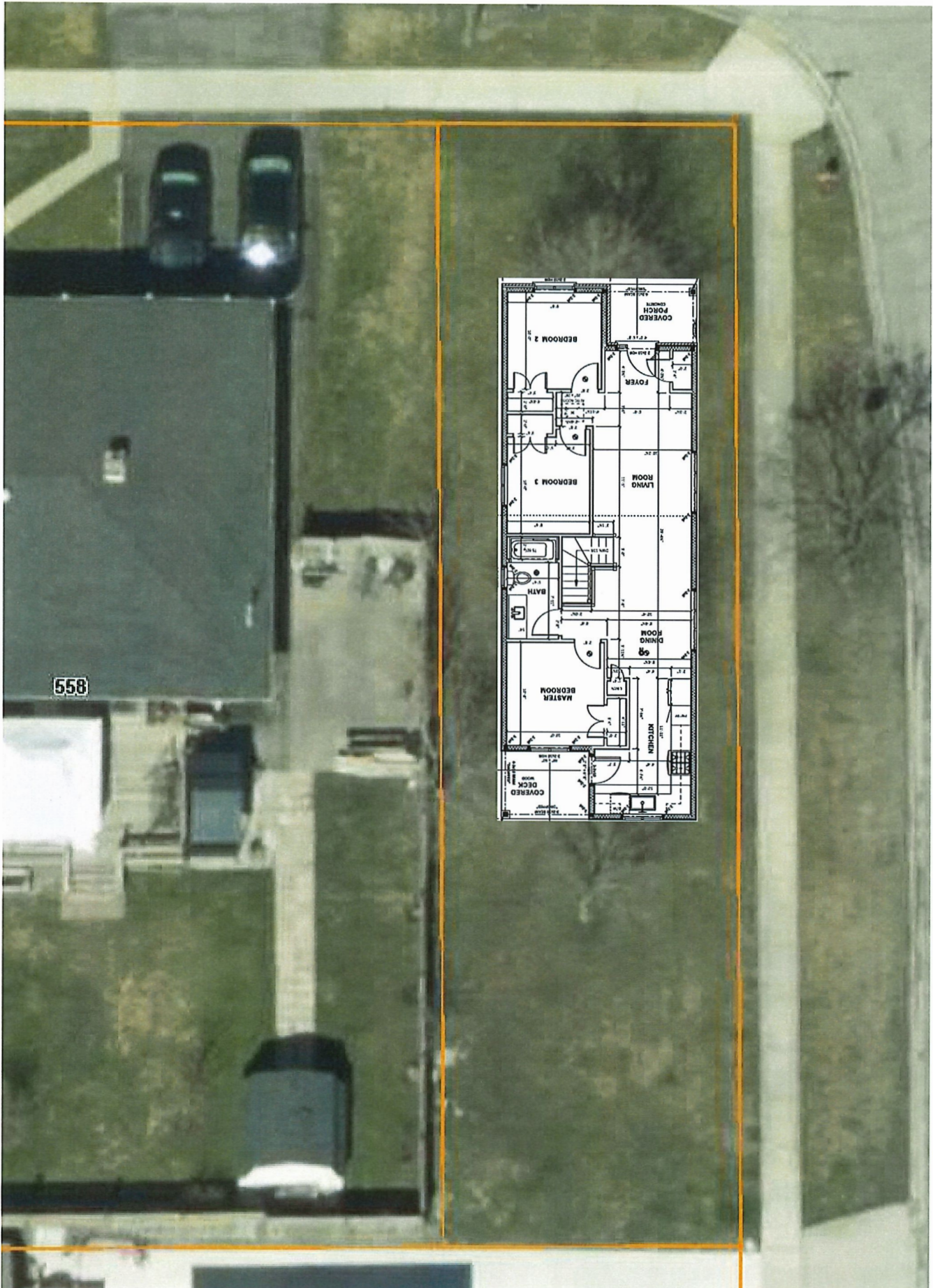
TOWN OF  
WELLAND

[illegible]

Side Roofw. Jetw. Lots 22 & 23

Limit of Lot, Cor 23, Con. 6

Habitat Niagara's proposed single-family home for Lot 172





APPENDIX II

Lincoln Street

9.14m

34m

34m

313m<sup>2</sup>

9.14m

Hughes Avenue

Empress Avenue

# LOCATION MAP

Lot 172 of Subdivision Plan NP951

N

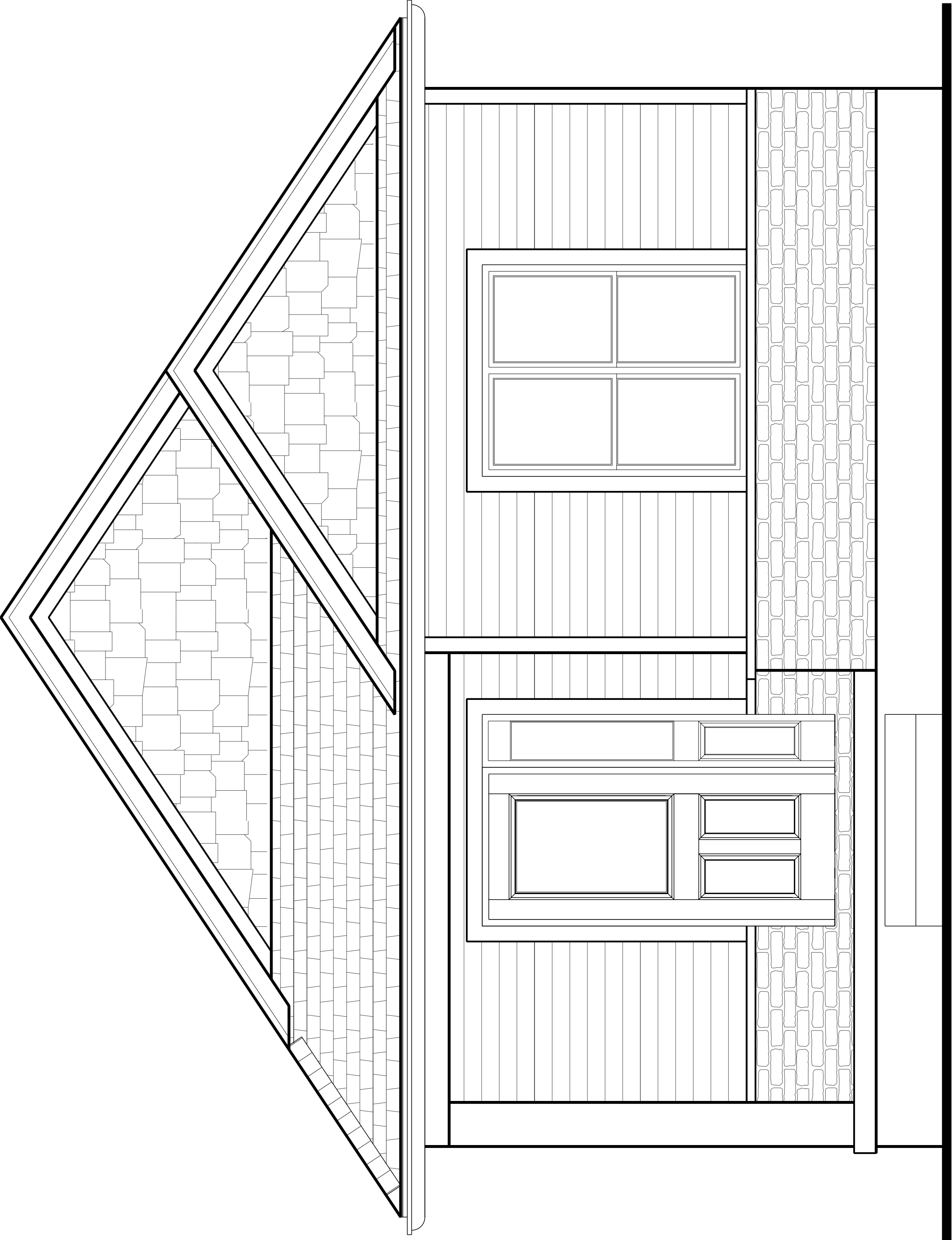


SUBJECT LANDS



CITY OF  
**Welland**





APPENDIX III

254 MITCHELL STREET, GUELPH, ONTARIO N1H 2B1

INFORMATION ONLY

FLOOR AREA = 993 SQ. FT.

BEDROOMS = 3

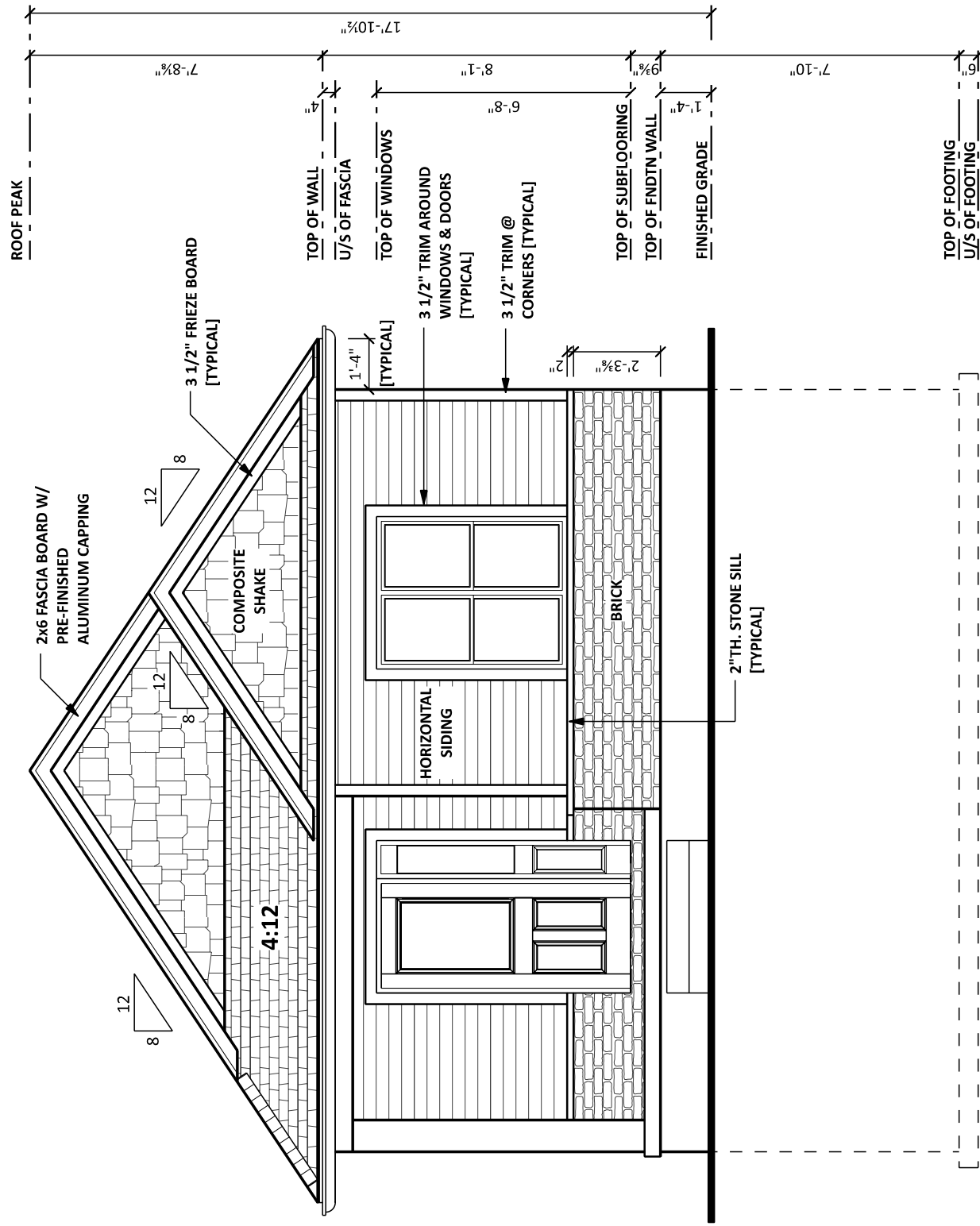
BATHROOMS = 1

| SB-12 PRESCRIPTIVE COMPLIANCE PACKAGE |                |               |       |  |
|---------------------------------------|----------------|---------------|-------|--|
| ZONE 1 - TABLE 3.1.1.2A A1            |                |               |       |  |
| ELEVATION                             | WALL AREA      | WINDOW AREA   | %     |  |
| FRONT                                 | 204.0 SQ. FT.  | 20.0 SQ. FT.  |       |  |
| LEFT                                  | 567.9 SQ. FT.  | 46.4 SQ. FT.  |       |  |
| REAR                                  | 204.0 SQ. FT.  | 33.3 SQ. FT.  |       |  |
| RIGHT                                 | 577.1 SQ. FT.  | 53.0 SQ. FT.  |       |  |
| TOTAL                                 | 1553.0 SQ. FT. | 152.7 SQ. FT. | 9.8 % |  |

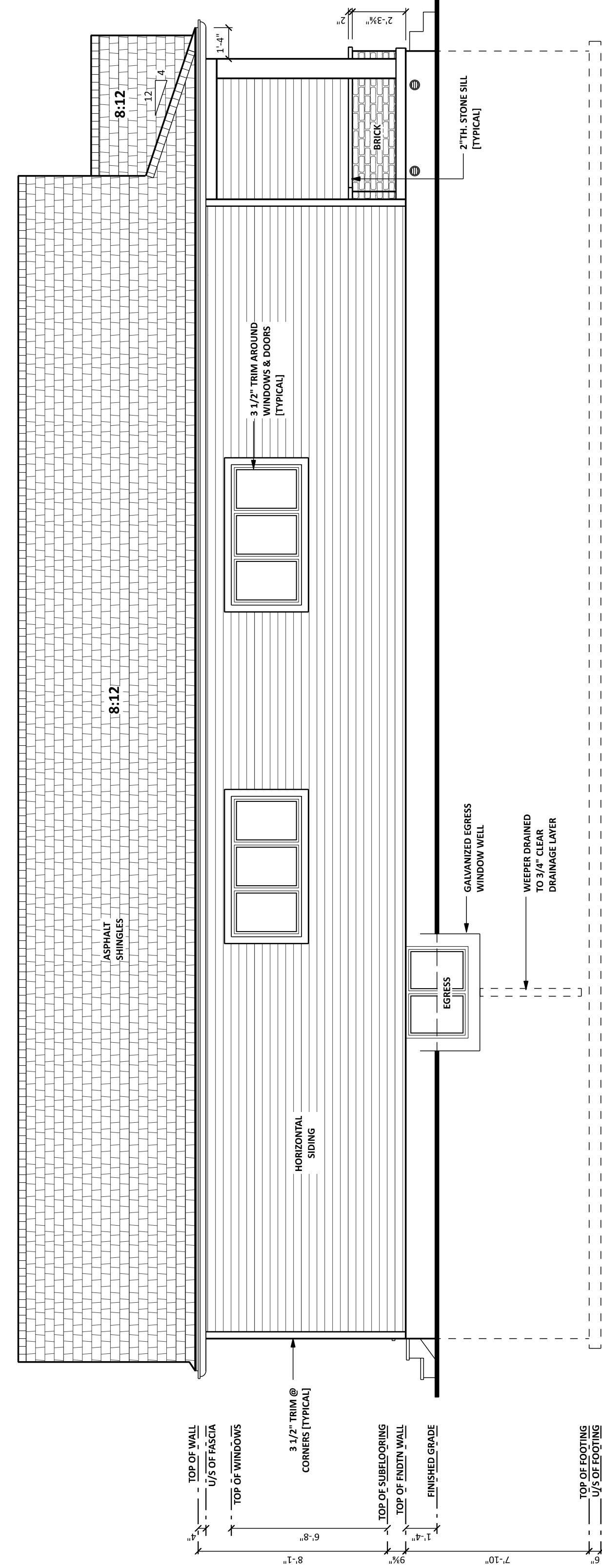
| LIMITING DISTANCE CALCULATIONS |               |              |        |            |
|--------------------------------|---------------|--------------|--------|------------|
| ELEVATION                      | WALL AREA     | WINDOW AREA  | MAX. % | PROPOSED % |
| LEFT                           | 510.1 SQ. FT. | 31.7 SQ. FT. | 7 %    | 6.2 %      |
| RIGHT                          | 489.8 SQ. FT. | 28.5 SQ. FT. | 7 %    | 5.8 %      |

|                                                                                                                |  |           |            |                                                                     |  |           |          |
|----------------------------------------------------------------------------------------------------------------|--|-----------|------------|---------------------------------------------------------------------|--|-----------|----------|
| <div>VDS</div> <div>ARCHITECTURAL DESIGN</div> <div>www.vantwel.designstudio.com</div> <div>905.246.2707</div> |  | SCALE:    | N.T.S.     | LICENSED WITH THE ONTARIO MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING |  | PROJECT # | 2022-010 |
|                                                                                                                |  | DRAWN BY: | D.V.       | NAME:                                                               |  | PAGE      |          |
|                                                                                                                |  | REVISION: | PERMIT     | BCIN:                                                               |  | 1         | 6        |
|                                                                                                                |  | DATE:     | 2023-05-15 | FIRM BCIN:                                                          |  |           |          |
|                                                                                                                |  |           |            | SIGNATURE:                                                          |  |           |          |

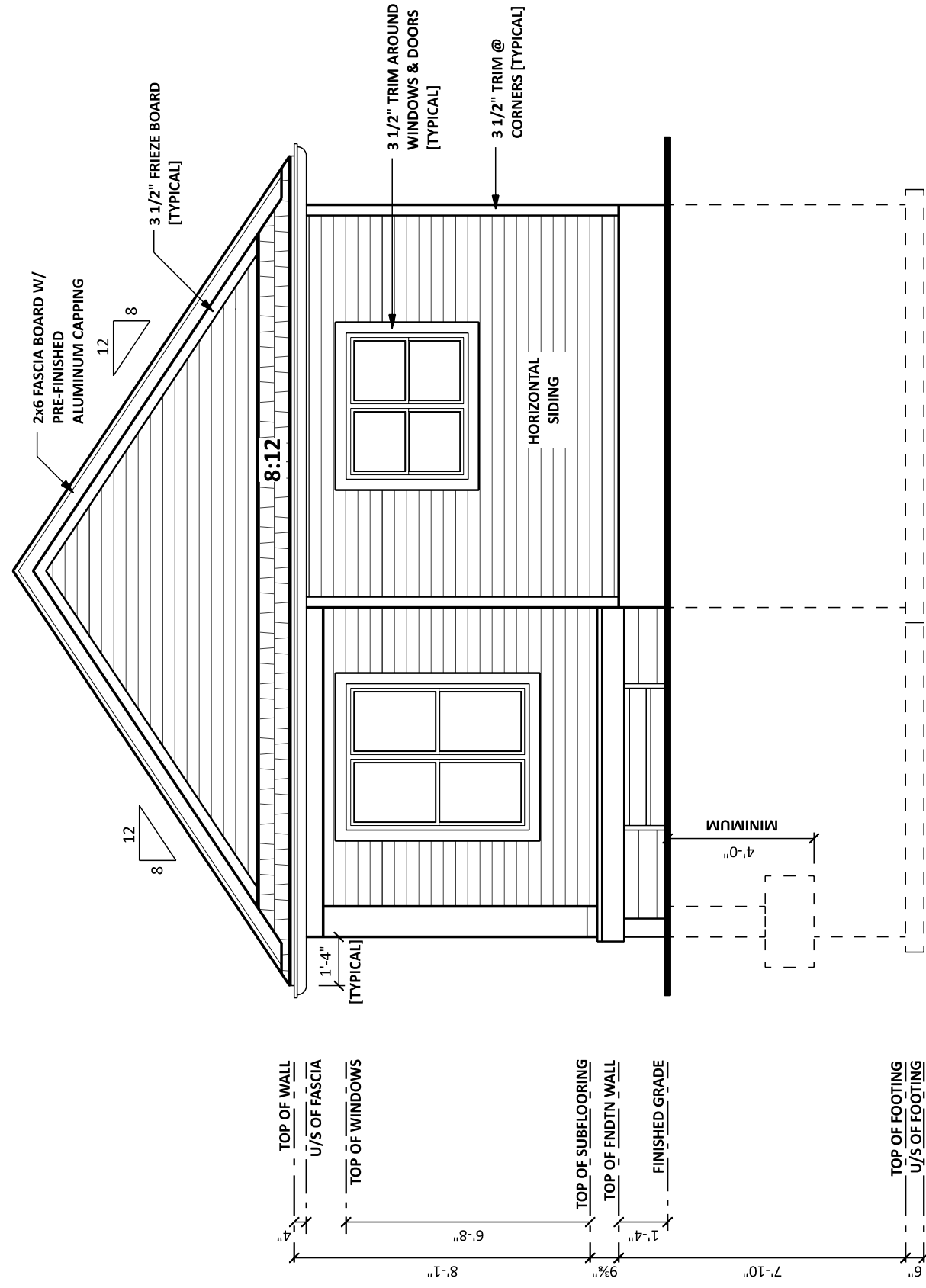




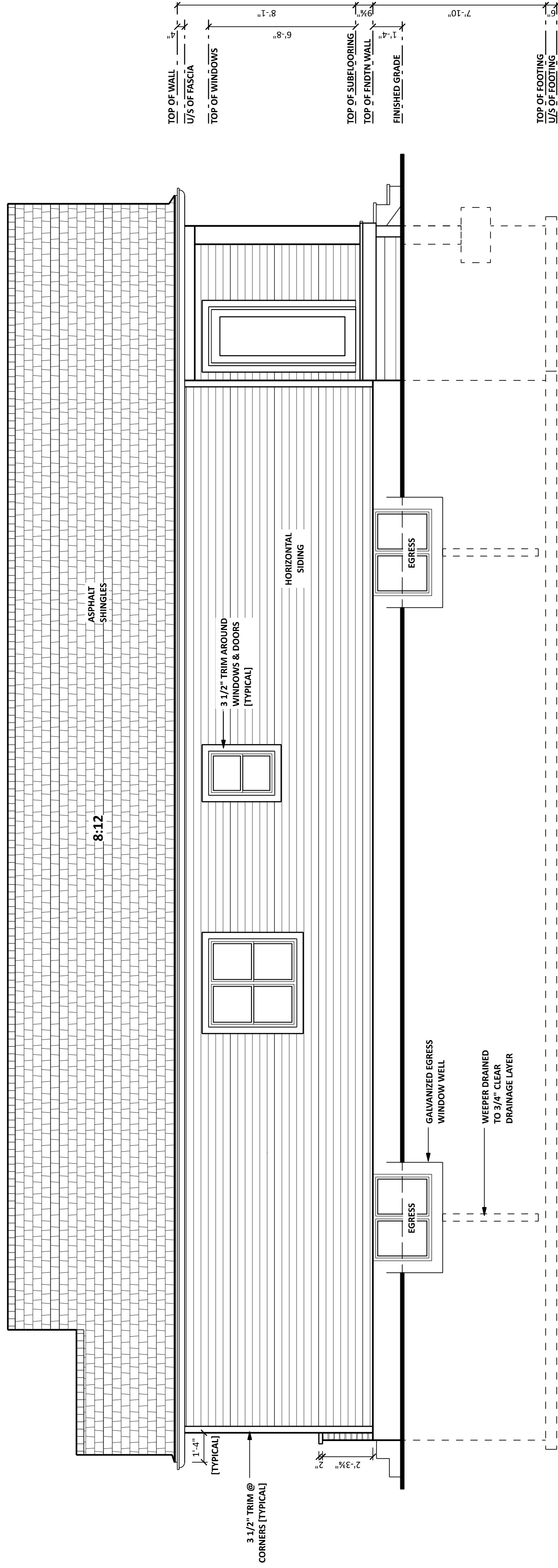
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

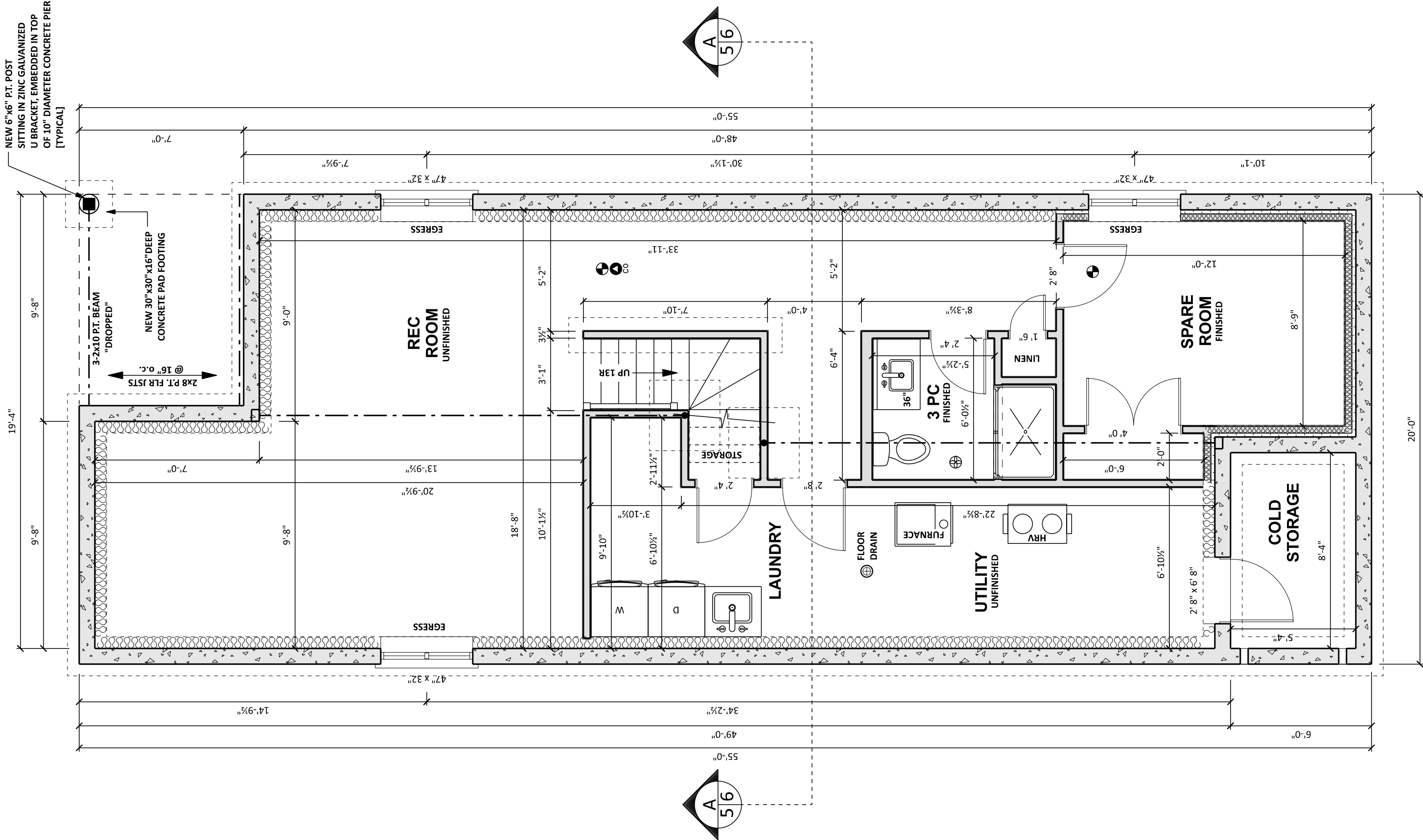


RIGHT ELEVATION



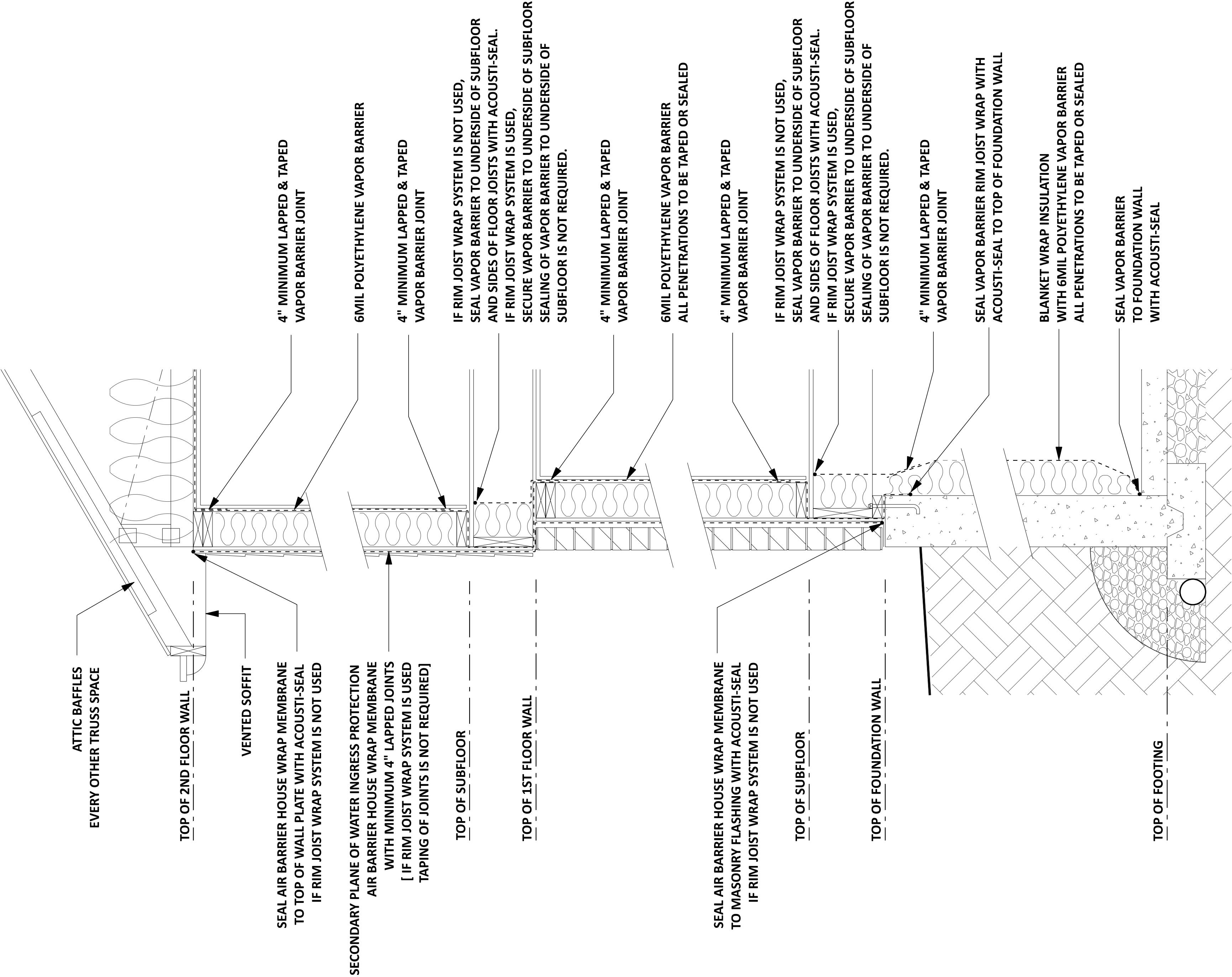






**BASEMENT PLAN**  
FINISHED FLOOR AREA = 165 SQ. FT.

- SMOKE ALARM
- CARBON MONOXIDE ALARM
- EXHAUST FAN
- CONCRETE FOUNDATION WALL
- PVC DRAINAGE LAYER
- BUTYL RUBBER DAMPPROOFING
- CONCRETE FOUNDATION WALL
- 2x4 STUDS @ 16" o.c.
- R12 BATT INSULATION
- 6MIL VAPOR BARRIER
- 1/2" DRYWALL
- CONCRETE FOUNDATION WALL
- PVC DRAINAGE LAYER
- BUTYL RUBBER DAMPPROOFING
- CONCRETE FOUNDATION WALL
- 2x4 STUDS @ 16" o.c.
- R20 BLANKET WRAP INSUL.
- CONCRETE FOUNDATION WALL
- PVC DRAINAGE LAYER
- BUTYL RUBBER DAMPPROOFING
- CONCRETE FOUNDATION WALL
- 2x4 STUDS @ 16" o.c.
- 2x4 BEARING WALL
- 2x4 STUDS @ 16" o.c.
- 20" CONCRETE FOOTING
- 2x4 PARTITION WALL
- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL



**INTERIOR AIR BARRIER / VAPOR BARRIER DETAIL**  
NOT TO SCALE

