

Written request for Town Council:

Edward Toews and myself (Avery Gazel) would like to have the opportunity to present our sidewalk renovation request to Town Council. We understand that this is a necessary step so that funding can get disbursed to the correct department. If possible, could we please present on June 27th.

The location of our clinic is:
Water Stone Wellness
48 & 50 Water Street South
St. Marys

Sincerely,

Edward Toews
Avery Gazel

Sidewalk Presentation Material

Commitment to St. Marys:

We chose to invest into St Marys because we live here, and we are very interested in seeing this town expand rather than lose its downtown heart.

Commitment to Health & Wellness:

I have been in the health and wellness business in St. Marys for almost 6 years, and I am excited to continue growing my business, as well as helping the other health practitioners grow their business that are located in our building. I have had a recent demand for tenants who require accessibility and it is stunting my ability to grow our multidisciplinary health team at Water Stone Wellness.

Commitment to accessibility (and what you've done in your building):

At our clinic we have made sure all doors are to code for wheel chair accessibility and we will be installing a wheel chair lift to bypass the stairs that lead into our treatment rooms. We also moved the location of the main building entrance to be able to make a wheel chair accessible door. The original door location was located near a thick brick wall that was unable to be made smaller. We have done our absolute best to maintain the heritage look and feel of the building, including our new roof that we had to replace due to water damage. We used a steel roof that was the same color and the closest to appearance/texture of the old roof.

Investment in St. Marys:

We looked at many options during our process of making an investment in real estate. The edges of town were appealing because of the many options that are available when building a new structure. We were really impressed that the downtown had recent money invested into the streets, sidewalks and bridge, so it was enticing to believe that we could also make more of a positive impact on our beautiful historic downtown. The new sidewalks installed throughout downtown made wheel chairs very welcoming, so adding our clinic to this area seemed achievable.

In the past, why did we not take advantage of the incentive programs that Jason Silcox mentioned to us?:

I unfortunately have missed out on the incentive programs and I am unsure of the reason why. Our time lines were very critical for financing and our planned opening date, as well as I was still trying to run my business during renovations.

Our plan for the sidewalk and boulevard (accessibility for your building):

We would like to raise the side walk to make all 3 doors at the front of the building wheel chair accessible. At the moment we have wood stairs that are being used to enter into the building. The current sidewalk is lower than the boulevard, and lower than the front doors. Raising this sidewalk would make visual sense, and it would help shed the water that pools in several sections in front of our building. Most of the boulevard elevation and grass was destroyed by the companies who came in to

correct the hydro internet and water lines, over the past year. We thought it would be beneficial to correct the side walk before the town uses their money to correct that area.

Future planned projects:

After the sidewalk and accessibility issues are completed, we have no significant additional plans for reconstruction. We want to be diligent with maintenance and will proactively upgrade this build to keep it looking good and active for many years to come.

Financial partnership with the Town to reconstruct the sidewalk:

We expect to use a percentage of our own funds to correct this sidewalk flooding and make it wheelchair friendly.

Estimated the costs for reconstructing the sidewalk:

We have costs estimates for this project, and they total \$8,000 - \$10,000. They will include complete removal of old concrete, and installation of new gravel and concrete. We will also raise the dirt median that joins the road, to make the water shed work effectively, rather than have the large puddles that is happening currently.



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Quotation for 48-50 Water Street South, St Marys

Obtain necessary permits and locates.

Jackhammer and remove 90 feet of existing concrete sidewalk.

Inspect gravel base below concrete, and remove if necessary.

Supply and install spec A gravel to correct elevation levels.

Form, supply and install new concrete sidewalk with normal finish.

Supply and install screened topsoil to finish grade.

Supply and install Sod for entire Boulevard.

Price will vary based on simplicity of permits and subsurface requirements.

Work will be completed as "time and material"

Price range will be between: **\$8,000 - \$14,000**

Steve Toews

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