

**Council Meeting Number 18-2021
Addendum Number 2
Tuesday, August 10, 2021**

The Committee of the Whole “Closed Meeting”

The consent of Council is requested for the **withdrawal** of Item 1b. of The Committee of the Whole “Closed Meeting”.

1. **That** Council resolve itself into the Committee of the Whole “Closed Session” to consider the following item:
 - b) Personal matters about an identifiable individual, including municipal or local board employees – Commissioner of Transportation & Public Works Recruitment.

Delegations

The consent of Council is requested for the **addition** of Delegation Numbers 2, 3 ,4, 5 and 6.

2. Chrystal Wilson will appear before Council to speak to Clause 5 of Report Number 72: Received from the Chief Administrative Officer (Recommend) with respect to Rapid Housing Initiative – Program Allocation.
3. Patricia Collins, Roger Healey and Jeff Oke will appear before Council to speak to Clause 1 of Report Number 72: Received from the Chief Administrative Officer (Recommend) with respect to School Street and Play Street Road Closure Application.
4. Moved by Councillor M^cLaren

Seconded by Deputy Mayor Hill

That Clauses 12.9 and 12.11 of the City of Kingston Procedural By-Law 2021-41 be waived in order to allow Jeff Willmer to speak to Clause 5 of Report Number 72: Received from the Chief Administrative Officer (Recommend) with respect to Rapid Housing Initiative – Program Allocation.
5. Moved by Councillor Neill

Seconded by Deputy Mayor Hill

That Clauses 12.9 and 12.11 of the City of Kingston Procedural By-Law 2021-41 be waived in order to allow Aba Mortley to speak to New Motion Number 4 with respect to Emancipation Day.

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6. Moved by Councillor Holland

Seconded by Councillor Neill

That Clauses 12.9 and 12.11 of the City of Kingston Procedural By-Law 2021-41 be waived in order to allow Ivan Stoiljkovic to speak to Clause 5 of Report Number 72: Received from the Chief Administrative Officer (Recommend) with respect to Rapid Housing Initiative – Program Allocation.

Motions of Congratulations, Recognition, Sympathy, Condolences and Speedy Recovery

The consent of Council is requested for the **addition** of Motion of Congratulations, Recognition, Sympathy, Condolences and Speedy Recovery Number 3.

3. Moved by Councillor Chapelle

Seconded by Councillor Boehme

That the sincere condolences of Kingston City Council be extended to the family and friends of William Davis, former Premier of Ontario, who passed away on August 8, 2021 at the age of 92. William Davis was first elected to the Legislative Assembly of Ontario in Peel North in 1959, and was later appointed as Minister of Education in 1962 during which time he oversaw the establishment of Trent University and Brock University, as well as the province's community college system. He added Minister of University Affairs to his portfolio in 1964 until being elected to serve as the 18th Premier of Ontario from 1971 to 1985. Mr. Davis is survived by his wife and 5 children. Our thoughts are with the Davis family during this difficult time.

Miscellaneous Business

The consent of Council is requested for the **addition** of Miscellaneous Business Numbers 2 and 3.

2. Moved by Councillor Osanic

Seconded by Councillor Neill

That notwithstanding section 3.1.4, subsection (v), of the First Capital Place Illumination Policy, Council approve the application submitted by Zermaan Khan, Pakistan Canada Association of Kingston, for the illumination of City Hall and Springer Market Square on August 14, 2021 for "Pakistan Independence Day Celebration".

(See Communication 18-816)

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3. Moved by Councillor Neill

Seconded by Councillor Kiley

That notwithstanding subsection 3.1.3 (iii) of the Flag Display Policy, Council approve the application submitted by Zermaan Khan, Pakistan Canada Association of Kingston, for a flag raising on August 14, 2021 to recognize “Pakistan Independence Day.”

(See Communication 18-819)

Communications

The consent of Council is requested for the **addition** of Communication Numbers 18-816, 18-817, 18-818, 18-819, 18-820 and 18-221.

18-816 Illumination Request Application received from Zermaan Khan, Pakistan Canada Association of Kingston, for the illumination of City Hall and Springer Market Square on August 14, 2021 for “Pakistan Independence Day Celebration”.

(Distributed to all members of Council on August 9, 2021)

(Attached to Addendum Number 2 as schedule page 1)

18-817 Correspondence received from Mary Farrar, President, Friends of Kingston Inner Harbour with respect to Comments on Tannery proposal from the Friends of Kingston Inner Harbour, dated August 9, 2021.

(Distributed to all members of Council on August 10, 2021)

(Attached to Addendum Number 2 as schedule pages 2-8)

18-818 Correspondence received from Jeremy Milloy with respect to “River YGK Submission Re: Davis Tannery Remediation Motion August 10, 2021”, dated August 9, 2021.

(Distributed to all members of Council on August 10, 2021)

(Attached to Addendum Number 2 as schedule pages 9-10)

18-819 Flag Raising Application received from Zermaan Khan, Pakistan Canada Association of Kingston, to raise the flag on August 14, 2021 for “Pakistan Independence Day”.

(Distributed to all members of Council on August 10, 2021)

(Attached to Addendum Number 2 as schedule page 11)

**Council Meeting Number 18-2021
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18-820 Correspondence received from Mary Louise Adams with respect to Provincially significant wetlands, dated August 10, 2021.

(Distributed to all members of Council on August 10, 2021)

(Attached to Addendum Number 2 as schedule pages 12-13)

18-821 Documents received from Chrystal Wilson with respect to Microhome Building.

(Distributed to all members of Council on August 10, 2021)

(Attached to Addendum Number 2 as schedule pages 14-23)



Light up City Hall Application

Name	Zermaan Khan
Email	
Address	Street Address: Street Address Line 2: City: Kingston Province: Ontario Postal Code:
Organization Name	Pakistan Canada Association of Kingston
Organization Address	Street Address: City: Kingston Province: Ontario Postal Code:
Website	NA
Is your organization not-for-profit?	Yes
Name of Cause, Activity, or Event	Pakistan Independence Day Celebration
Date Requested	08-14-2021
Explain how your illumination is of interest or benefit to the citizens of Kingston.	This is to join in the the Celebration of Pakistan's Independence day and to further acknowledge the contributions of Pakistanis here in Kingston and throughout Canada, over Canada's History. Together we form and add to the impressive cultural Mosaic of and Diversity of Canada.
Areas to Illuminate	Both
Are there recognizable colours associated with your cause, event or activity?	Yes
Primary Colour	Green
Secondary Colour	Green

**CITY COUNCIL
MEETING OF:**

August 10, 2021

**COMMUNICATION
No: 18-816**

From: mary farrar

Date: August 9, 2021 at 11:16:06 AM EDT

To: "Bolognone,John" <jbolognone@cityofkingston.ca>, "Wicke,Chris" <cwicke@cityofkingston.ca>

Subject: Comments on Tannery proposal from the Friends of Kingston Inner Harbour

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi John and Chris,

I have attached comments from the Friends of Kingston Inner Harbour below.

Please include these as official comments on the Tannery file.

Thanks so very much,

Mary Farrar, President,

Friends of Kingston Inner Harbour

https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.friendsofinnerharbour.com&c=E,1,YmntRM0kDOCRlneFijrFmBFJujkNLSL2HFOk6sqU_MX1Rt8810C85e-B_U-MJUH-NerSsZjsjNKvU7kFCGCd4L_QyMyKKjAosOel5PsP&typo=1

**Comments on Proposed Patry Development at the old Davis Tannery Site,
City of Kingston Planning Meeting, Aug, 5, 2021,
Mary Farrar, President, Friends of Kingston Inner Harbour**

NOTE: These comments are being submitted from the Friends of Kingston Inner Harbour community organization. They represent a compilation of comments sent in by our nearly 1000 members.

1. Climate Change

This project does not address serious problems raised by Climate Change.

In light of:

- a) the UN's recent comments about the real emergency we are facing,
- b) the public's increasing awareness of its dire consequences, and
- c) the fact that the City of Kingston has declared a climate emergency,

we need to consider how this project goes against these values in critical ways:

i) Filling in Provincially Significant Wetland goes against both the Provincial Policy Statement 2020 and the City's Official Plan. (As noted in the CRCA

comments, it is currently not known “if the proposed wetland capping option is both feasible and will prove effective in trapping contaminants”) More needs to be known before approval is given.

ii) Putting endangered turtle species at further risk while downplaying their importance as critical helpers in combatting the effects of Climate Change.

What precisely are the plans for dealing with the extensive turtle basking habitat? Focus in the report is on turtle nesting, not basking. Can the current logs used by the turtles remain? It would seem extremely difficult to replicate the extensive turtle basking habitat effectively – despite reassurances from the author of the EIS. Whose issue is this? City? Developer? Transport Canada? Who owns it?

iii) Current shoreline trees and vegetation both prevent erosion and provide habitat. The suggestion put forward by the developer to use rock rifraf along the shoreline is both ineffective against erosion and dangerous for wildlife.

These issues must be addressed.

iv) There is no discussion as to how the proposed development is compatible (or not) with existing biodiversity in neighbouring shorelines and how that biodiversity will be maintained.

v) Cutting down trees (As CRCA states, “removal in order to cap contaminated wetland... is not a sound justification for removal of significant woodlands.”).

Over 1600 trees will be cut down and their value to the environment lost. The developer is being forgiven the normal cost of replacing the trees cut down. How much will this cost the city?

vi) The proposed 0.65m of capping is insufficient for trees. Where did this figure come from. Is it adequate? Will it prevent leaching of contaminants under it? Proof? Research?

vii) Promulgating the outdated notion that rivers are simply for human pleasure.

One of the main values promoted through the Climate Change discussion is respect for Nature and recognition of how we are dependent on Nature for our very survival. Cutting down all the trees and downplaying the importance of habitat seems to us an outdated way of thinking.

viii) No comments are included regarding increasing Natural Hazards such as flooding and extreme weather conditions and how the buildings and shoreline might be protected. Increasing the shoreline height by way of an earth dam with substantial tree and shoreline vegetation might help?

ix) A “Natural” vs. a “Naturalized” shoreline could help with shoreline issues. CRCA suggests further assessment from a coastal engineer. We concur.

x) The 30 metre buffer information is confusing in this plan and appears inconsistent. It should be a real “natural” 30 metre buffer throughout, not inconsistent, not a grassland with a few trees with a trail going through it.

xi) Trees along the shoreline, as indicated in the proposed plan, are not possible. At the Aug 5 Planning Meeting, the consultant said that the 0.65m of capping proposed would not be sufficient for planting trees along the shoreline. He recommended shrubs. Such misleading images should not be allowed.

xii) This stretch of shoreline in its current form is the best in the whole of the city’s 200 kms of shoreline for small craft users to enjoy incredible biodiversity. It is extremely shortsighted to discount the value of this shoreline from the perspective of small craft users. Given COVID and future pandemics, there is greater need for people to get out in Nature. Along with cycle tourism, small craft tourism is definitely both a current and future possibility that the city should be exploring and promoting seriously. Lack of interest in AT Tourism has been a long-standing problem on the part of the city. Research has shown repeatedly that AT tourists spend more money than average tourists and spend more time at chosen destinations.

xiii) The problem of adequate monitoring of leachate. The developer’s consultant’s comments were inconsistent at the Planning meeting as to potential dangers of continuing leachate into the river. He suggested that as there was such **minimal problem that monitoring would not be necessary** after a couple of years and that the developer himself would handle the monitoring adequately. **Clearly this is inadequate – especially in light of the potential \$71 million cost of clean-up advocated by Transport Canada.** If leachate from the site continues, that \$71 million will have to be spent again in future years. Monitoring by experts not involved in the development should be required.

xiv) The 30 Ribbon of Life shoreline (or more) should simply be left natural and designated as a special conservation area with more trees and shoreline vegetation planted. There is no need for the shoreline to be designated as “Park” which necessitates major clean-up required by the Province. The proposed multi-purpose trail should be done outside of the 30 metre Ribbon of Life.

xv) The proposed boathouse is unnecessary and flies in the face of provincial and municipal legislation. Of course rowing is wonderful!- Much better however to expand the existing boathouse. Many citizens would benefit from such expansion especially if it were to include rentals and spaces for boat storage.

xvi) The developer is asking to be forgiven if ALL the contaminants are not removed. This opens the door to short-cutting. Although it is stated that some contaminants would be cleaned up onsite and the cleaned-up earth redistributed, **one worries about how much clean-up would actually occur as opposed to simply moving earth around and grading it.** This developer has been suspected of taking short-cuts in the past.

xvii) Is the 0.65m of capping consisting of earth and topsoil actually sufficient? What research is this figure based on?

xviii) Poor Quality of Current Vegetation and Wildlife? The author of the Environmental Impact Statement states that the quality of the vegetation isn't good and that it is not worth saving. Similarly, he states that there is little wildlife. **Conversely, David Attenborough has recently been promoting the idea that Nature knows better than we do - as attested by the resurgence of life in places like Chernobyl. In addition, Dr. Steve Lougheed of Queen's University has noted and photographed an abundance of wildlife on the property.**

2. Basic Design Flaws

In education there is a term – perseveration which means repeating the same mistakes over and over again to try and solve the same problem. What is needed here is a complete re-design, not manicuring an old design that Council rejected almost 8 years ago. **This car-centric Californian design is out of date and out of keeping with the goals of the King's Town Secondary Plan where the goal is to diminish car use.**

A few considerations:

i) If the developer seems to have no problem creating concrete buildings of 8 storeys, **why not create concrete 12 storey structures along Rideau St.** and leave half of the area green space? This could also be cheaper?

ii) **The demographic of the Inner Harbour consists of a lot of young professionals, many of whom do not own cars – esp if they will potentially be living, working and playing within 15 minutes of their home.**

iii) Looking to the future, the Tannery design should include **a maximum of shared cars, maximum bicycle parking** and city-created increased transit options.

iv) **The design should also include electricity sufficient to charge electric vehicles**
This is evidently problematic in older condos.

v) **It is not clear from the design where customers for the various business allocations will park?** If sufficient visitor parking is not allocated as part of the design, then clearly the design will revert to just residential. Not optimal. Almost looks as if this is the actual long-term plan.

vi) **The boat house flies in the face of current regulations and is inappropriate.**

3. UNESCO World Heritage Status

i) **Given the recent rejection from UNESCO for the City of Liverpool** to renew its UNESCO World Heritage Status because it included too many high rises in its old industrial downtown waterfront, we have to wonder if this development will take us down that same road. **It would be a good idea for Council to contact UNESCO directly before accepting this design** to see how they feel about how it fits in with Kingston's UNESCO World Heritage Designation.

ii) **Kingston is one of a limited number of cities world-wide that is both a UNESCO World Heritage Site and a UNESCO Biosphere.** (Sadly, whereas the geological boundaries of the biosphere are within city limits, for political reasons, the designated boundary coincides with the City boundary. Nonetheless, **Kingston can promote itself as both** -given the geological boundary.)

It is extremely shortsighted to destroy this amazingly biodiverse stretch of shoreline for canoers and kayakers.

ii) The lowering of the shoreline building heights to 4 storeys is welcome. However, the **nearby 8 storeys would be very obvious from the water – especially with the total lack of shoreline trees that we now know would be necessitated. With no trees, the development looks massively out of place.**

4. The distinction between “Natural” and “Naturalized” + Creation of a Conservation Area

In this updated version of the design the two terms have been conflated. Now there is no mention of “naturalized”. The developer is masking the difference and making it appear that the shoreline will actually be ‘natural’. A “naturalized” shoreline is what is actually being proposed – basically parkland – grass with a few trees. **There is precedent** on the Otonabee River in Peterborough for retaining a “Natural” shoreline where people can be discouraged from going close to the shoreline through natural barriers such as rocks and trees. In this scenario, the shoreline would not have to be designated as “park” and extensive clean-up might not be necessary? **Again, does this problem belong to the city, the developer or Transport Canada? These issues must be dealt with.**

5. Further Comments on the Boathouse

i) Putting a boathouse in the water lot is in flagrant opposition to the values of Climate Change, and the importance of preserving habitat for at-risk species like turtles.

ii) As noted in the CRCA comments, it is also in conflict with CRCA’s Ontario Regulation 148/06 and is inconsistent with natural hazards policies.

It would be so much better if the one million dollars could be used instead for improvements to the current boathouse – extending it into the park.

iii) Looking beyond the Rowing Club - Given the real community need for more waterfront storage space for canoes, kayaks and stand-up boards by community members this is the ideal opportunity. It could also be an ideal location for canoe and kayak rental.

iv) Kingston's Inner Harbour, bar none, in the whole of Kingston's shoreline, is Kingston's premier canoe and kayak location. The calm waters and the amazing bio-diversity make it a potential major AT tourism destination.

v) The impact of the proposed boathouse on wildlife has not been addressed.

6. The Issue of the Cart Before the Horse

It remains unclear why the developer is asking for changes to city by-laws at this point in the process. Most likely further changes to by-laws will be requested during and/or after the clean-up has been completed. Isn't it simply common sense to wait until after the clean-up to deal with all of those changes at once?

Clearly many issues need to be addressed before Council accepts this project.

Thanks for your attention.

Mary Farrar, President, Friends of Kingston Inner Harbour

www.friendsofinnerharbour.com,

CITY COUNCIL MEETING OF:

August 10, 2021

COMMUNICATION

No: 18-817

From: Jeremy Milloy

Sent: August 9, 2021 8:17 PM

To: Boehme, Ryan N. <rboehme@cityofkingston.ca>; Hutchison, Rob <rhutchison@cityofkingston.ca>; Stroud, Peter <pstroud@cityofkingston.ca>; Neill, Jim <jneill@cityofkingston.ca>; McLaren, Jeff <jmclaren@cityofkingston.ca>; Holland, Mary Rita <mrholland@cityofkingston.ca>; Hill, Wayne <whill@cityofkingston.ca>; Osanic, Lisa <losanic@cityofkingston.ca>; Chapelle, Simon <schapelle@cityofkingston.ca>; Oosterhof, Gary <goosterhof@cityofkingston.ca>; Mayor of Kingston <mayor@cityofkingston.ca>; Kiley, Robert <rkiley@cityofkingston.ca>; Doherty, Bridget <bdoherty@cityofkingston.ca>

Subject: River First YGK Submission Re: Davis Tannery Remediation Motion August 10

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Councillors,

As a group of residents dedicated to ensuring the long-term health of the Cataraqui River during any federal remediation, we have been monitoring the proposal to use city funds to incentivize a private entity to remediate the adjoining brownfields on the former Tannery Lands. The two issues are inextricably linked, as source control of the riverfront needs to be ensured for a successful river remediation.

Tomorrow, there is a motion before council, directing staff to explore how the applicant can be empowered to proceed with working around the Provincially Significant Wetland designation on the property in order to fill in the wetland as part of a remediation plan. After studying the Tannery Lands proposal in its current state, our position is that this motion is premature. The applicant has not yet presented the city and the public with a clear, feasible plan to remediate the site, therefore it is not currently the right time to explore this avenue with the province. We attach here a list of questions that we believe must be answered satisfactorily prior to any such direction to staff.

Instead, we request that council direct staff to 1) prepare a report outlining the current level of coordination between the applicant and Transport Canada regarding their respective remediation processes and 2) work with the applicant to answer the questions listed our attached document.

Provincially Significant Wetlands are so designated for good reason. Elsewhere in the province, we observe that the recent use of Ministerial Zoning Orders to override environmental protection and established planning processes has sparked controversy and conflict. We believe, as we are sure you do also, that it is crucial that the city has all of the necessary information to assess the proposed remediation of the Davis Tannery site, and to make it public

before taking decisions regarding the future of the watershed upon which our community depends.

Sincerely,

Jeremy Milloy
on behalf of River First YGK

**CITY COUNCIL
MEETING OF:**

August 10, 2021

COMMUNICATION No: 18-818



Flag Raising Application

Event Name	Pakistan Independence Day
Event Date	08-14-2021
Organization Name	Pakistan Canada Association of Kingston
Is your organization a non-profit?	Yes
Contact Name	Zermaan Khan
Email	
Phone Number	
Head Office Address	Street Address: City: Kingston Province: Ontario Postal Code:
Is there a separate Kingston Branch?	No
Is there a ceremony planned in conjunction with the raising of the flag?	Yes
Please provide details regarding the date and time of the event	The event will be at 11am on Aug.14th, with the executives and some community members. The Mayor will be invited to read the Proclamation
Explain how raising your flag is of interest and/or benefit to the citizens of Kingston.	In commemoration of the contributions that Pakistani Canadians have made to our Wonderful nation of Canada, it is integral to join in this Celebratory event that they hold so dear. The ability to do so is emblematic of the open, accepting, and truly diverse nature of the country we all call home!

**CITY COUNCIL
MEETING OF:**

August 10, 2021

**COMMUNICATION
No: 18-816**

From: Mary Louise Adams

Sent: August 10, 2021 12:29 PM

To: Osanic,Lisa <losanic@cityofkingston.ca>; Hill,Wayne <whill@cityofkingston.ca>; Hutchison,Rob <rhutchison@cityofkingston.ca>; Holland,Mary Rita <mrholland@cityofkingston.ca>; Stroud,Peter <pstroud@cityofkingston.ca>; Neill,Jim <jneill@cityofkingston.ca>; Chapelle,Simon <schapelle@cityofkingston.ca>; Mayor of Kingston <mayor@cityofkingston.ca>; Oosterhof,Gary <goosterhof@cityofkingston.ca>; Doherty,Bridget <bdoherty@cityofkingston.ca>; Kiley,Robert <rkiley@cityofkingston.ca>; McLaren,Jeff <jmclaren@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>

Cc: City Clerk <CityClerk@cityofkingston.ca>

Subject: Motion related to provincially significant wetlands

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor Patterson and Councillors,

I am writing about an item on the agenda for this evening's Council meeting.

There is a motion for city staff to be asked to report on the "policy challenges" of remediating a provincially significant wetland.

Given the many questions raised by members of Planning Council and by members of the public at last week's Planning Committee meeting, this motion seems very premature. To use a cliché, it is putting the cart well before the horse. It is not yet clear whether safe remediation of this site is even feasible. The policy environment is of no consequence until appropriate experts in various disciplines confirm that the benefits of remediation to the ecosystem are greater than the risks.

The documents in the DASH file make it clear that any effort to mess with provincially significant wetland designation is not supported by the MNRF or by the CRCA, organizations that are required to take a long-term view that considers the health of the eco-system and not just the state of one small site.

I encourage you to move with great care on this file and to keep environmental concerns foremost in your deliberations. Previous decisions by the City are in part responsible for the current contamination of the riverbed and the wetlands.

It was the City, in the 1950s, that decided to permit a municipal landfill to be built over the Great Cataraqui Marsh. It was the City in the early 2000s that was convicted for allowing leachate from the former dump to flow into the river. It was the City that refused to pay the initial fine and, instead of getting to work on cleanup, launched a series of appeals, eventually trying, unsuccessfully, to get the case heard at the Supreme Court of Canada. Legal costs were estimated at \$500,000.

Provincially significant wetlands are so designated because of their important functions, including habitat provision, water filtering, and carbon sequestration. Only a quarter of the wetlands present at the time of European settlement remain in southern Ontario, the other 75% having been lost to short-term decision-making about land use. The City should be encouraging a remediation effort that prioritizes the health of the wetland. Given the state of the current proposal from the developer, we do not yet know what are the

possibilities for doing so.

The City needs to get answers about the remediation plan before proceeding to policy considerations.

Thank you for your attention.

Mary Louise Adams

**CITY COUNCIL
MEETING OF:**

August 10, 2021

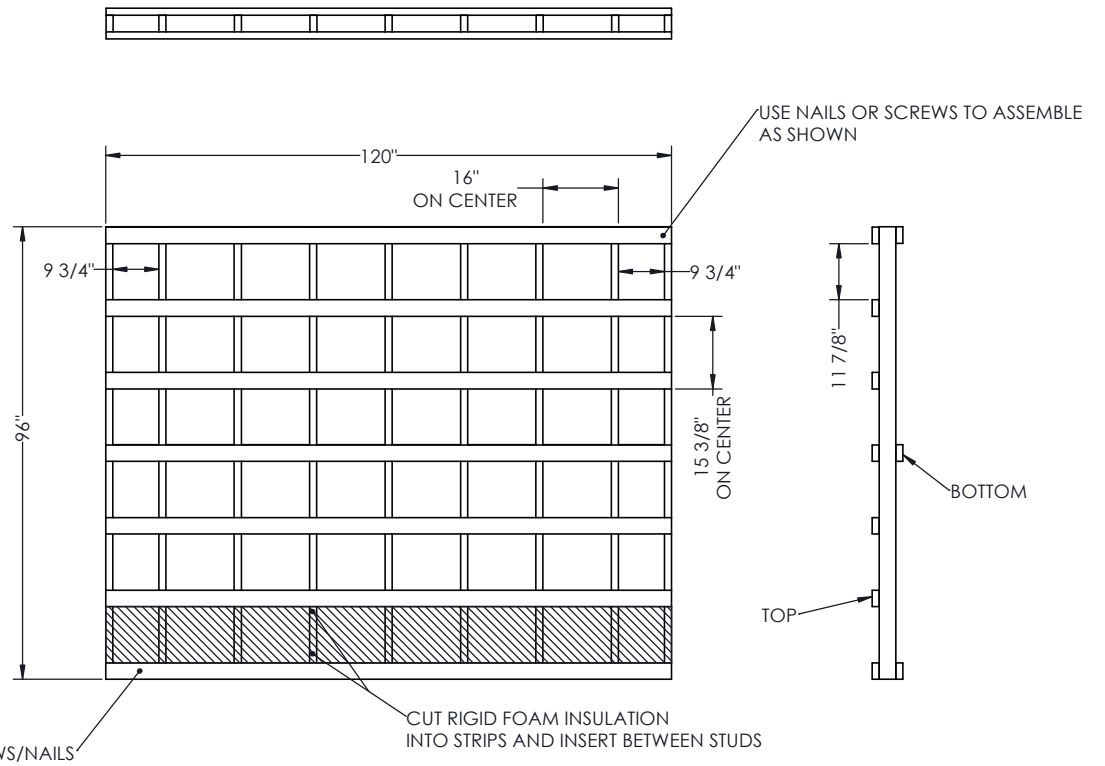
COMMUNICATION

No: 18-820

MICROHOME BUILDING STEP 1: BASE FRAME

THE BASE FRAME IS MADE IN SUCH A WAY IT CAN BE LIFTED WITH A FORK TRUCK AND THE MICROHOME CAN BE MOVED EASILY

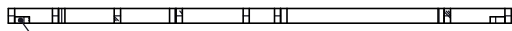
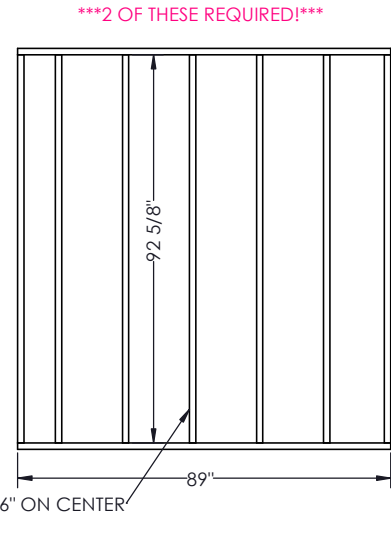
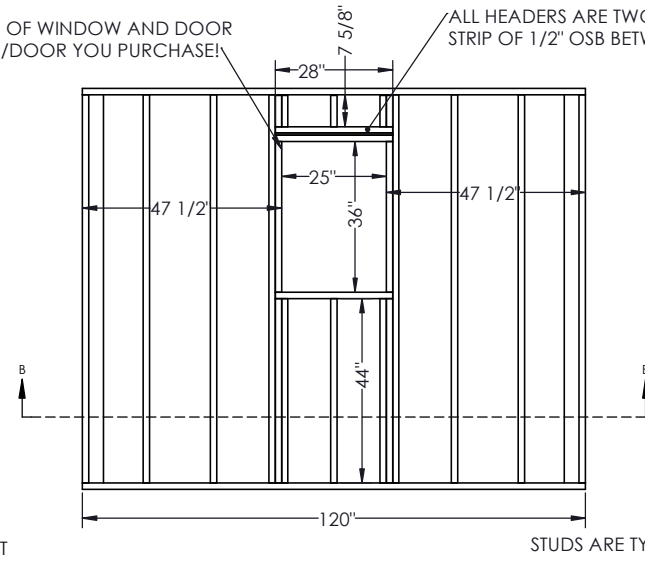
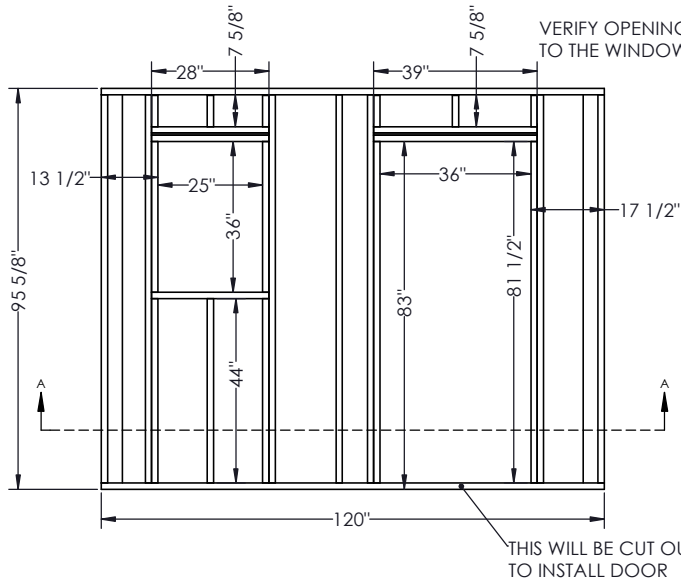
PART	DIMENSIONS	QUANTITY
2X4	96"	9
2X4	120"	10
WOOD SCREWS OR NAILS	3"	200
RIGID FOAM INSULATION	1.5" THICK 48" X 96" SHEET	2 SHEETS
OSB OR PLYWOOD	48" X 96" SHEET	3 SHEETS
WOOD SCREWS OR NAILS	1.5"	100



UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES.		STEP BY STEP TO BUILD MICROHOME	
CUTTING SIZE # 1/4"		DWG. NO. MH0001	
HOLE DIA. # 3/16"		SCALE: NTS	
CTR. TO CTR. DISTANCE OF HOLES # 1/4"		DRAWN J.KOBUS 06/21/2021	
ANGLE # 90°		DATE FILE NAME MICROHOME HOW TO GUIDE.SLDPRPT	
HOLE LOCATION # 1/4"		SHEET 1 OF 8	
FORMED DIM. # 1/32"		REV X	

MICROHOME BUILDING STEP 2: WALLS

THE WALLS ARE 2X4 CONSTRUCTION



NOTE LOCATION OF THESE STUDS ON INSIDE OF WALL SECTION A-A

PART	DIMENSIONS	QUANTITY
2X4	92 5/8"	9
2X4	120"	2
2X4	28"	3
2X4	44"	3
2X4	36"	2
2X4	7 5/8"	6
2X4	39"	2
2X4	81 1/2"	2
WOOD SCREWS OR NAILS	3"	150



NOTE LOCATION OF THESE STUDS ON INSIDE OF WALL SECTION B-B

PART	DIMENSIONS	QUANTITY
2X4	92 5/8"	10
2X4	120"	2
2X4	28"	3
2X4	44"	5
2X4	7 5/8"	3
WOOD SCREWS OR NAILS	3"	100

PART	DIMENSIONS	QUANTITY
2X4	92 5/8"	14
2X4	120"	4
WOOD SCREWS OR NAILS	3"	30

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES.
 CUTTING SIZE # 164
 HOLE DIM. # 164
 CLR. TO CLR. DISTANCE OF HOLES # 164
 ANGLES # 9
 HOLE LOCATION # 164
 FORMED DIM. # 152

STEP BY STEP TO BUILD MICROHOME

SCALE: NTS

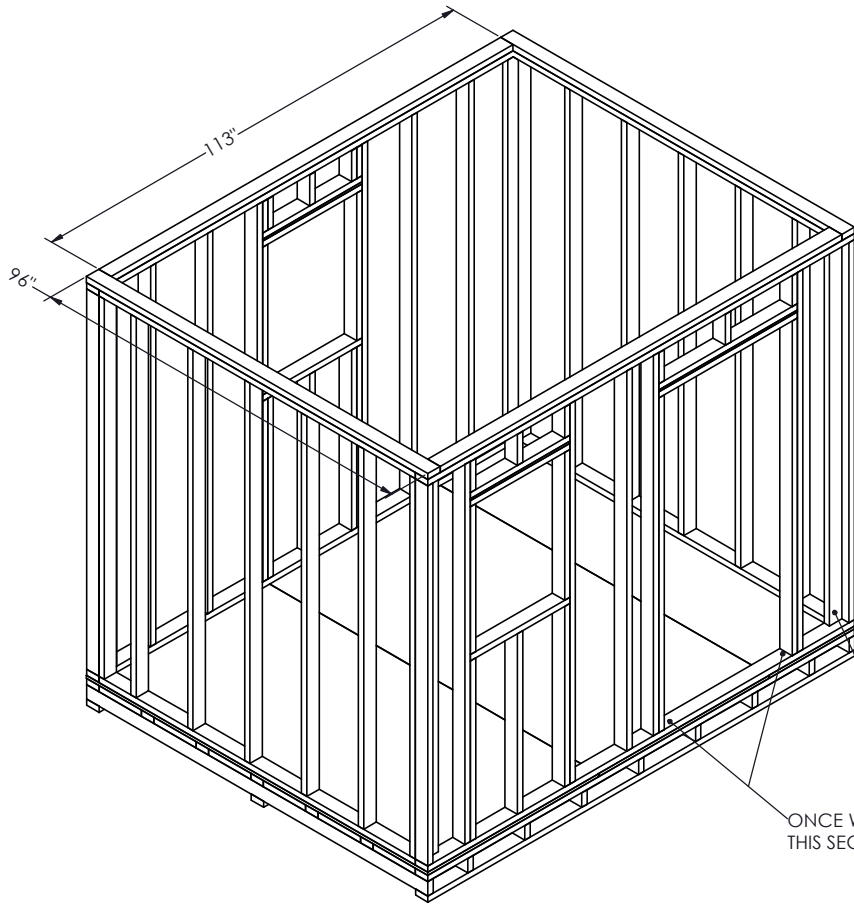
DRAWN: J.KOBUS 06/21/2021

DWG. NO. MH0001

REV X

PROJECT NAME: MICROHOME HOW TO GUIDE.SLDPRT SHEET 2 OF 8

MICROHOME BUILDING STEP 3: MOUNT WALLS



- MOUNT WALLS PLUMB AND SQUARE TO THE BASE
- SCREW/NAIL THE WALL FRAMES TO THE FLOOR AND EACH OTHER
- ATTACH JOINER RAILS ACROSS TOP OF WALL FRAMES TO SECURE THEM TOGETHER

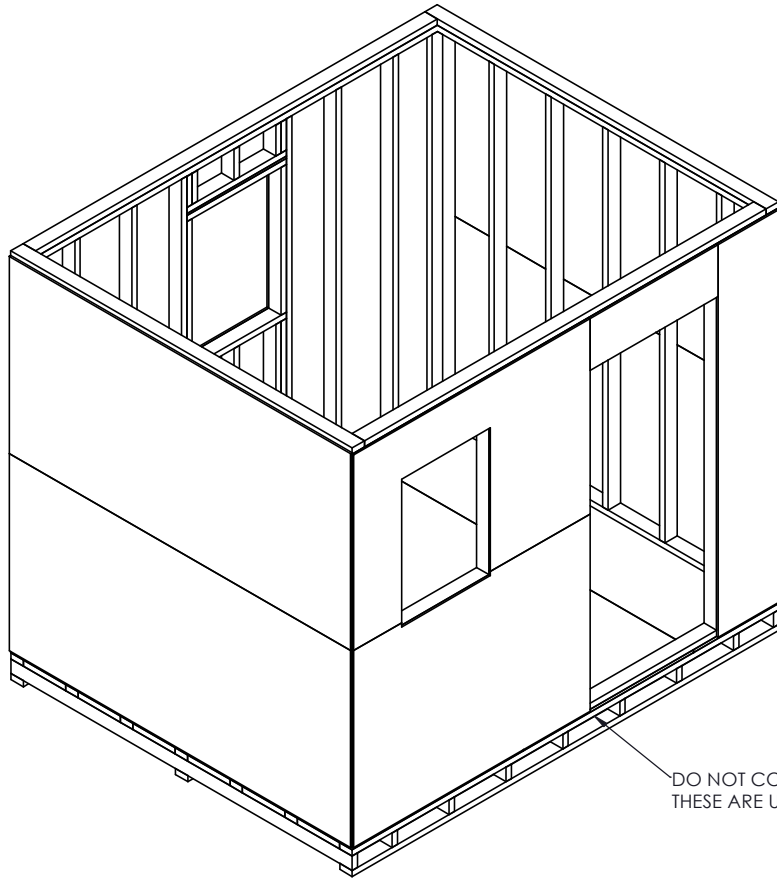
PART	DIMENSIONS	QUANTITY
2X4	96"	2
2X4	113"	2
WALL WITH DOOR	-	1
WALL WITH WINDOW	-	1
SIDE WALL	-	2
WOOD SCREWS OR NAILS	3"	100

FLAT STUDS SHOULD BE ON INSIDE OF HOME TO PROVIDE SURFACE FOR DRYWALL TO SCREW TO

ONCE WALLS ARE MOUNTED THIS SECTION BETWEEN DOOR STUDS CAN BE REMOVED

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. CUTTING SIZE # 1/4 HOLE DIA. # 3/16 CTR. TO CTR. DISTANCE OF HOLES # 1/4 ANGLES # 90 FORMED DIM. # 1/32		STEP BY STEP TO BUILD MICROHOME	
SIZE	DWG. NO.	MH0001	REV
C			X
DRAWN J.KOBUS	06/21/2021	SCALE: NTS	PROJECT NAME MICROHOME HOW TO GUIDE.SLDPRT
			SHEET 3 OF 8

MICROHOME BUILDING STEP 4: "SHEET" THE WALLS



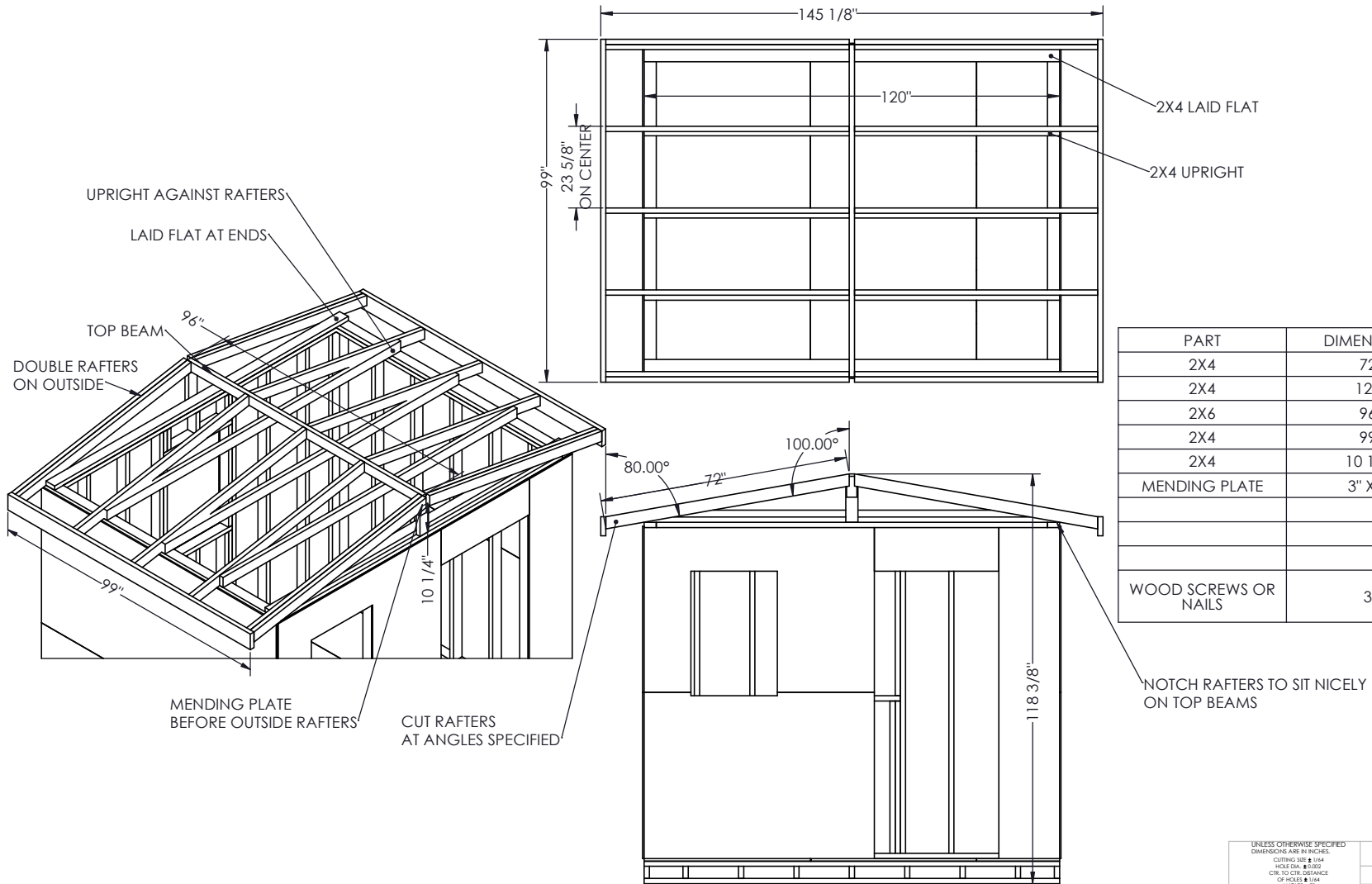
- COVER ALL OUTSIDES OF WALLS USING 1/2" OSB OR PLYWOOD
- CUT OUT OPENINGS FOR DOOR AND WINDOWS

PART	DIMENSIONS	QUANTITY
1/2" OSB/PLYWOOD	48" X 96" SHEET	10
WOOD SCREWS OR NAILS	1 1/2"	500

DO NOT COVER OPENING IN BASE
THESE ARE USED FOR LIFTING

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. CUTTING SIZE # 1/64 HOLE DIA. # 3/32 CTR. TO CTR. DISTANCE OF HOLES # 1/64 ANGLES # 90 HOLE LOCATION # 1/64 FORMED DIM. # 1/32		STEP BY STEP TO BUILD MICROHOME	
SIZE	DWG. NO.	MH0001	REV
J.KOBUS	06/21/2021	SCALE: NTS	X
DRAWN		SHEET 4 OF 8	

MICROHOME BUILDING STEP 5: CEILING AND RAFTERS



PART	DIMENSIONS	QUANTITY
2X4	72"	14
2X4	120"	5
2X6	96"	2
2X4	99"	1
2X4	10 1/4"	2
MENDING PLATE	3" X 6"	2
WOOD SCREWS OR NAILS	3"	100

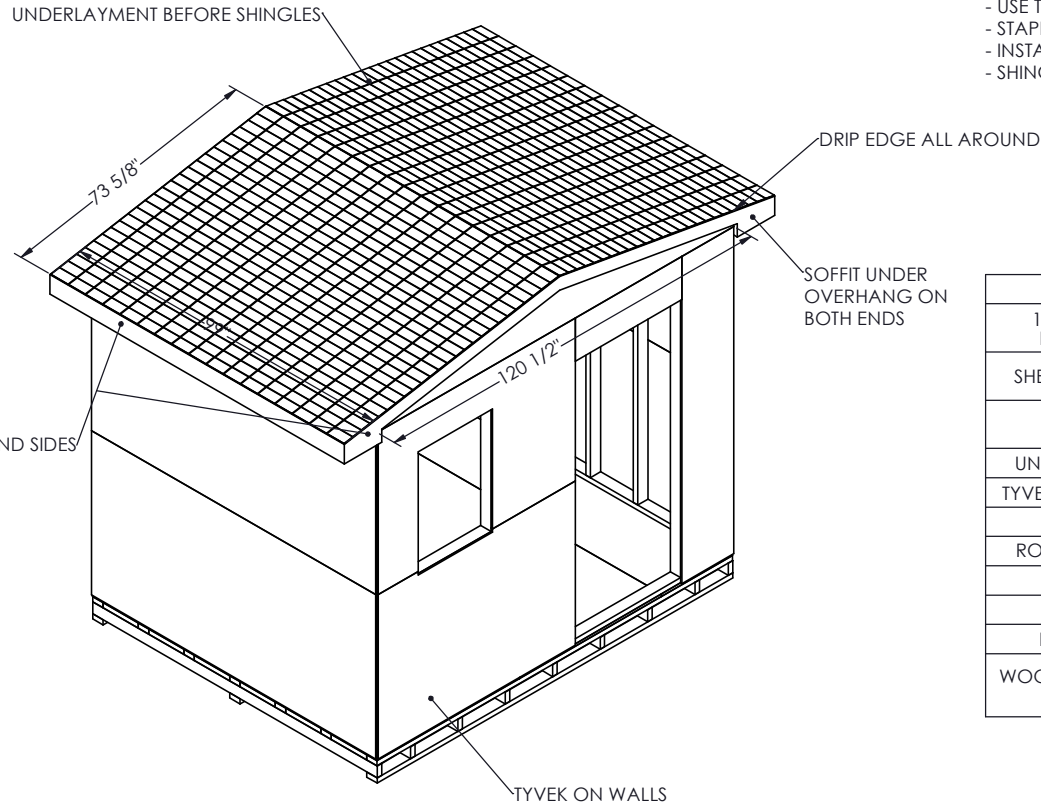
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES.
 CUTTING SIZE # 1664
 HOLE DIA. # 8000
 CTR. TO CTR. DISTANCE OF HOLES # 1064
 ANGLES # 07
 HOLE LOCATION # 1664
 FORMED DIM. # 1192

STEP BY STEP TO BUILD MICROHOME

SIZE DWG. NO. **MH0001** REV **X**

DRAWN **J.KOBUS** 06/21/2021 SCALE: NTS CAD FILE NAME: MICROHOME HOW TO GUIDE.SLDPRT SHEET 5 OF 8

MICROHOME BUILDING STEP 6: ROOF



- USING 1/2" PLYWOOD OR OSB, COVER THE TOP OF THE ROOF
- USING 1/2" PLYWOOD OR OSB, COVER THE ENDS OF THE GABLES
- USE TYVEK HOMEWRAP TO COVER ENTIRE OUTSIDE WALLS. USE STAPLES TO MOUNT
- STAPLE UNDERLAYMENT TO ENTIRE ROOF
- INSTALL FASCIA, DRIP EDGE, AND SOFFIT
- SHINGLE ROOF AND RIDGELINE USING ROOFING NAILS

PART	DIMENSIONS	QUANTITY
1/2" OSB OR PLYWOOD	48" X 96" SHEET	4 SHEETS
SHEATHING CLIP	1/2"	1 BOX
SHINGLES	33.3 SQ FT PER BUNDLE	4 BUNDLES
UNDERLAYMENT	432 SQ FT ROLL	1 ROLL
TYVEK HOMEWRAP	3 FT X 100 FT ROLL	2 ROLLS
STAPLES	3/8" - T50	BOX OF 1250
ROOFING NAILS	1"	2 BOXES OF 1.5kg
FASCIA	6" X 1" X 10FT	6 PCS
SOFFIT	16" PERFORATED	2 PCS
DRIP EDGE	10 FT	5 PCS
WOOD SCREWS OR NAILS	1 1/2"	150

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES.
CUTTING SIZE # 1044
HOLE DIA. # 1032
CTR. TO CTR. DISTANCE
OF HOLES # 1044
ANGLES # 90°
FORMED DIM. # 1032

STEP BY STEP TO BUILD MICROHOME

DWG. NO. **MH0001** REV **X**

SCALE: NTS

DATE: 06/21/2021

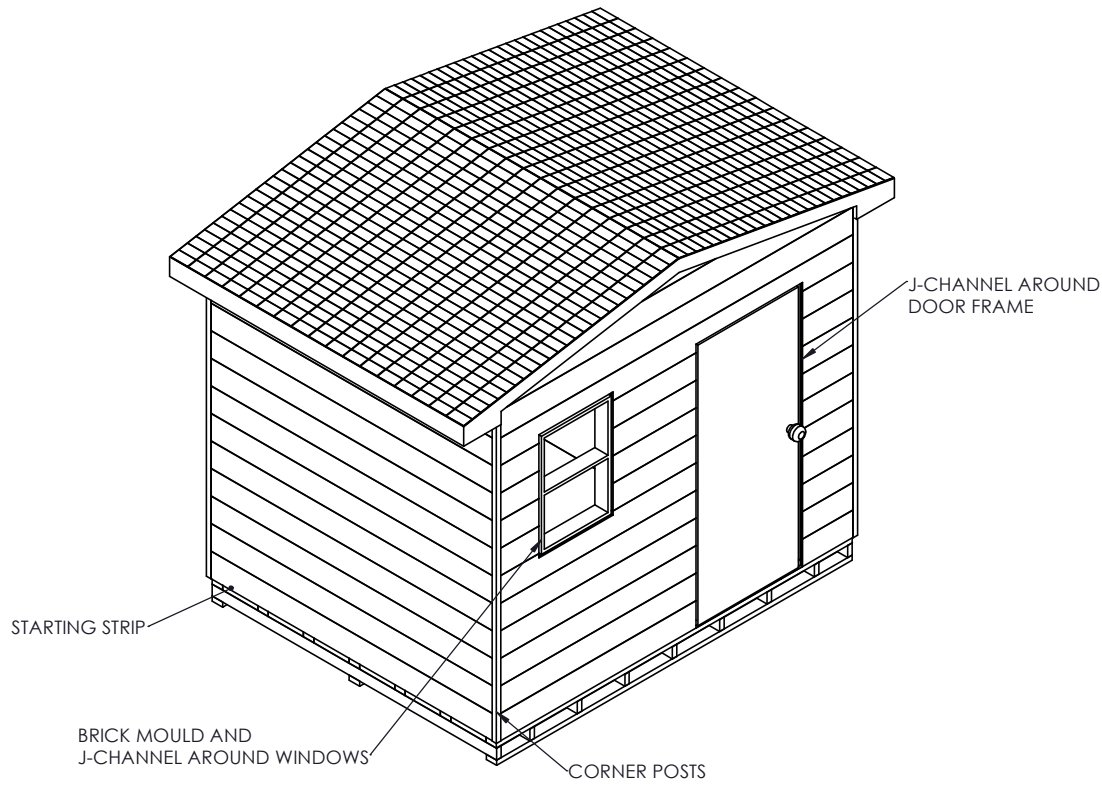
DRAWN BY: J.KOBUS

PROJECT NAME: MICROHOME HOW TO GUIDE.SLDPRT

SHEET 6 OF 8

MICROHOME BUILDING STEP 7: DOOR, WINDOWS, AND SIDING

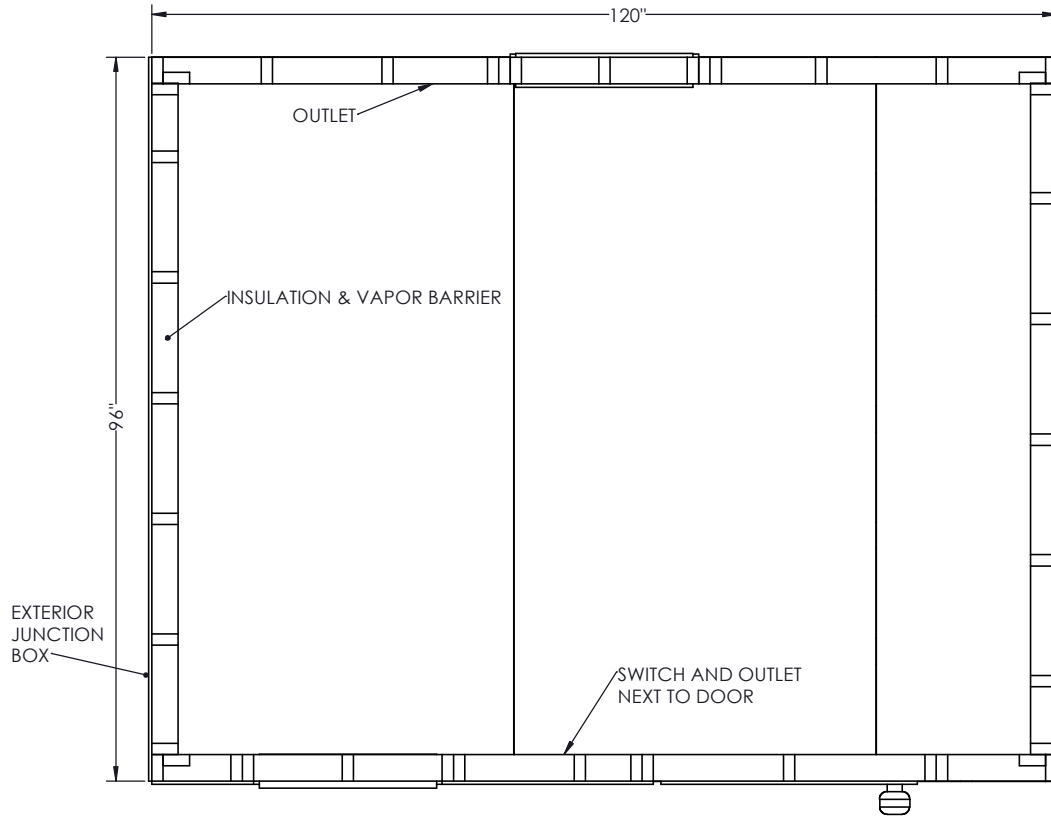
- INSTALL WINDOWS AND DOOR
- USE SHIMS AND NAILS TO MOUNT IN PLACE
- ENSURE DOOR AND WINDOWS ARE SQUARE
- USE SPRAY FOAM TO FILL GAP BETWEEN FRAME
- USING BELOW MATERIALS INSTALL VINYL SIDING



PART	DIMENSIONS	QUANTITY
WINDOW	24" X 36"	2
PRE-HUNG DOOR	32" X 80"	1
DOOR KNOB	LOCKABLE	1
WOOD SHIMS	8"	6 BUNDLES
FINISHING NAILS	2 1/2" HDG	1 BOX
SPRAY FOAM	16 OZ CAN	3 CANS
VINYL SIDING	8" X 12.5 FT	48 PCS
SIDING NAILS	1"	3 BOXES
VINYL OUTSIDE CORNER POST	1/2"	4 PCS
VINYL STARTER STRIP	10 FT	4
BRICK MOULD	96"	4 PCS
J-CHANNEL	5/8" X 150"	7 PCS

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. CUTTING SIZE # 1844 HOLE DIM. # 2022 CTR. TO CTR. DISTANCE OF HOLES # 1844 ANGLES # 27 HOLE LOCATION # 1844 FORMED DIM. # 1321		STEP BY STEP TO BUILD MICROHOME	
SIZE	DWG. NO.	MH0001	REV
C			X
DRAWN J.KOBUS	06/21/2021	SCALE: NTS	DATE FILE NAME MICROHOME HOW TO GUIDE.SLDPRT
			SHEET 7 OF 8

MICROHOME BUILDING STEP 8: ELECTRICAL, INSULATION, DRYWALL, FLOORING, TRIM



- INSTALL ELECTRICAL
 - SWITCH AND OUTLET JUST INSIDE DOOR
 - LIGHT CENTERED IN ROOM IN CEILING
 - OUTLET ON FAR WALL (NOT UNDER WINDOW)
 - OUTDOOR JUNCTION BOX ON END OF HOME
- INSULATE WALLS, AND CLOSE OFF USING VAPOR BARRIER
- INSTALL DRYWALL ON WALLS AND CEILING
- MUD THE SCREW HOLES, BUT TO PREVENT CRACKING WHEN MOVING HOME, USE STRIPS OF 1/8" MDF TO COVER SEAMS
- SILICONE ALL EDGES OF MDF STRIPS
- PAINT ROOM
- INSTALL FLOORING, FOLLOWING INSTRUCTIONS WITH FLOOR
- INSTALL TRIM AROUND WINDOWS, DOOR, AND FLOOR
- SILICONE ALL EDGES OF TRIM
- MOUNT SMOKE ALARM

PART	DIMENSIONS	QUANTITY
DEVICE BOX	2" X 4"	3
CEILING BOX	4" OCTAGON	1
PVC J-BOX	OUTDOOR 4"X4"	1
RECEPTABLE	120V	2
TOGGLE SWITCH	120V	1
WALL PLATE	DUPLEX	2
WALL PLATE	SWITCH	1
LAMP HOLDER	MEDIUM BASE	1
LED BULB	100W, 120V	1
ELECTRICAL WIRE	14/2	1 ROLL
INSULATION	R-12 15" X 47"	6 BAGS
INSULATION	R-12 23" X 47"	1 BAG
VAPOR BARRIER	10FT X 100FT	1 ROLL
STAPLES	3/8" - T50	FROM PREVIOUS
TUCK TAPE	2.4" X 208FT	1 ROLL
DRYWALL	1/2" X 48" X 96"	12 SHEETS
DRYWALL COMPOUND	4.5L PAIL	1 PAIL
DRYWALL SCREWS	1 1/4"	1 BOX (1000 PCS)
SANDING SPONGE	120 GRIT	1
BRAD NAILS	1 1/2"	1 BOX
MDF	1/8" X 24" X 48"	6 SHEETS
PAINT	WHITE	1 GALLON
VINYL FLOORING	3.4MM, 6" X 36"	4 CASES
BASEBOARD MOULDING	3-1/4" X 96"	20 PCS
SILICONE	300 mL	4 TUBES
SMOKE ALARM & CO2	BATTERY	1

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES.

CUTTING SIZE # 1044
HOLE DIA. # 1032
CTR. TO CTR. DISTANCE
OF HOLES # 1044
ANGLES # 9°
HOLE LOCATION # 1044
FORMED DIM. # 1032

STEP BY STEP TO BUILD MICROHOME

SIZE DWG. NO. **MH0001** REV **X**

DRAWN BY **J.KOBUS** 06/21/2021 SCALE: NTS CAD FILE NAME: MICROHOME HOW TO GUIDE.SLDPRT SHEET 8 OF 8

Microhome Parts List

Material	Dimensions	Quantity
2x4	96" length	35
2x4	92-5/8" length	33
2x4	120" length	21
2x6	120"	2
Wood Screw	3"	680
Wood Screw	1.5"	250
Rigid Insulation, 1.5" thick	48 x 96 sheet	2
3/4" plywood	48" x 96" sheet	3
7/16" OSB	48" x 96" sheet	14
Mending Plate	3" x 6"	2
Sheathing Clip	7/16"	1 box
Shingles	33.33 sq.ft per bundle	4
Underlayment	423 sq.ft roll	1
Tyvek Homewrap	3ft x 100ft roll	2
Staples	T50 by 3/8"	1 box
Roofing Nails	box of 1.5kg	2
Fascia	1" x 6" by 10ft	6
Soffit	16" perforated	2
Drip Edge	10ft long	5
Window	24" x 36"	2
Pre-hung Door	32" x 80"	1
Door Knob	Lockable	1
Wood Shims	8", in bundles	6
Finishing Nails	2.5" hdg, box	1
Spray Foam	16oz Can	3
Vinyl Siding	8" x 12.5ft	48
Siding Nails	1", in boxes	3
Vinyl Outside Corner Post	1/2"	4
Vinyl Starter Strip	10ft long	4
Brick Mould	96" long	4
J-Channel	5/8" x 150"	7
Device Box	2" x 4"	3
CEILING BOX	4" OCTAGON	1
PVC J-BOX	OUTDOOR 4"X4"	1
RECEPTABLE	120V	2
TOGGLE SWITCH	120V	1
WALL PLATE	DUPLEX	2
WALL PLATE	SWITCH	1
LAMP HOLDER	MEDIUM BASE	1
LED BULB	100W, 120V	1
ELECTRICAL WIRE	14/2, in roll	1
INSULATION	R-12 15" X 47", bag	6
INSULATION	R-12 23" X 47", bag	1
VAPOR BARRIER	10FT X 100FT	1
TUCK TAPE	2.4" X 208FT	1
DRYWALL	1/2" X 48" X 96"	12
DRYWALL COMPOUND	4.5L PAIL	1
DRYWALL SCREWS	1 1/4", box	1
SANDING SPONGE	120 GRIT	1
BRAD NAILS	1 1/2", box	1
MDF	1/8" X 24" X 48"	6
PAINT	WHITE, gallon	1
VINYL FLOORING	3.4MM, 6" X 36", by the case	4
BASEBOARD		
MOULDING	3-1/4" X 96"	20
SILICONE	300 mL tube	4
SMOKE ALARM & CO2	BATTERY	1

**CITY COUNCIL
MEETING OF:**

August 10, 2021

COMMUNICATION
No: 18-821