

THE CORPORATION OF THE CITY OF ST. THOMAS
CIP EVALUATION COMMITTEE

ZOOM

November 23, 2021

The meeting convened at 9:00 a.m. with Joan Rymal, designate Chair, presiding.

ATTENDANCE

Members

Councillor Joan Rymal
Councillor Jim Herbert
Russell Schnurr, DDB
Susan Boldt, DDB
Steven McLarty-Payson, MHC

Officials

Crystal Penney, Planning & Building Services Coordinator
Lou Pompilii, Director of Planning and Building Services

Regrets

Harrison Cole, MHC

DISCLOSURES OF INTEREST

Nil.

MINUTES

Moved by Steven McLarty-Payson - Russell Schnurr:

THAT: The minutes of the meeting held on November 2, 2021 be confirmed.

Carried.

NEW PROJECT APPLICATION

571 Talbot Street – Harrison Cole

Ms. Penney advised the committee that the property is located within the Downtown and the Primary CIPA. She added that the owner is applying for the grant under the Residential Program as well as the Planning and Building Fees Grant. She noted that the owner is proposing a conversion of the second-floor office space at the rear of the building to a new residential unit and a full cosmetic gut and renovation of an existing second floor residential unit. Ms. Penney advised that upon approval of the application the owner would qualify for \$7,500 per unit and up to \$5,000 under the Planning and Building Fees Grant.

There were no questions or comments from the committee and the members agreed that this type of project fits within the requirements of the Community Improvement Program.

Moved by Councillor Herbert - Councillor Rymal:

THAT: The Community Improvement Program application for 571 Talbot Street be approved.

Carried.

UNFINISHED BUSINESS

15 Flora Street – Prespa Sales & Rentals Limited

Appearances

Frank Sherifi, Prespa Sales & Rentals Limited

Councillor Rymal reminded the committee that there were concerns raised at the last meeting around the façade of the building and asked if the owner had a chance to review the committee's comments.

Mr. Sherifi advised the committee that as the building currently sits, it is right at the property line and what is being presented is the best design that his team could come up with. He commented on the windows and that by adding more could exceed the building code, but the designs are not 100% finalized so if he is able to put more glass, he will. He added that the balconies do not extend from the building as they cannot exceed the lot.

Mr. Pompilii advised the committee that the final site plan has been approved and the agreement has been

registered. He added that the next step is for the builder to apply for the building permit, but instead the owner has come in for CIP and if the elevation and footprints to the building are modified, the site plan agreement would need amended and drawings updated.

Mr. Schnurr advised the committee that there are very few parkettes in the downtown and the building being proposed does not encourage or reflect a sense of space on Talbot Street that has been created through the Heritage Conservation District. He added that CIP is about improving the area, and this building meets some criteria, but not all.

Councillor Herbert noted there are conflicting opinions regarding the site and the purpose of the CIP committee is to ensure Talbot Street is consistent and the façade blends well with downtown Talbot Street.

Mr. Pompili noted that the property is not on Talbot Street, it is adjacent, but agrees that because the parkette is open to Talbot Street it is an important building. He asked the committee to explain what changes they would like to see to help provide clarification for the owner.

The committee decided that the changes they would like to see for a redesign is to focus on the south westerly corner, if there is a way to create more of a visual appeal using different or a variation of materiality and adding windows and openings.

The owner asked the committee to come up with a redesign and committee agreed to have Mr. Schnurr look at a redesign. Ms. Penney will then circulate the proposed changes to the developer for review.

The committee passed a motion to defer any decision until Mr. Schnurr can look at a redesign and the owner can review.

ADJOURNMENT

Moved by Steven McLarty-Payson – Russell Schnurr:

THAT: The meeting be adjourned at 9:50 am

Carried.