

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

MICROSOFT TEAMS

August 31, 2022

The meeting convened at 10:15 a.m. with Harrison Cole, Chair, presiding.

ATTENDANCE

Members

Harrison Cole, MHC
Councillor Jim Herbert
Councillor Joan Rymal
Susan Boldt, DDB

Officials

Crystal Penney, Planning & Building Services Coordinator

Regrets

Russell Schnurr, DDB
Steven McLarty-Payson, MHC

DISCLOSURES OF INTEREST

Nil.

MINUTES

Moved by Councillor Rymal – Councillor Herbert:

THAT: The minutes of the meeting held on April 26, 2022 be confirmed. Carried.

MEETING – AUGUST 23, 2022

The committee met on August 23, 2022, to review two new applications. Due to unforeseen circumstances, there was no committee quorum. The members in attendance decided to go ahead with the meeting since the applicants were also in attendance and the meeting was recorded. The recording was then sent to the committee members for review prior to reconvening on August 31, 2022. No decisions were made at the August 23rd meeting.

PROJECT APPLICATIONS

244-248 Talbot Street – 2735125 Ontario Inc.

Ms. Penney advised the committee that the property is located within the Primary CIP area and that the owner has been through the heritage committee process as well as site plan approval process. She noted there are 17 units being added and 9 current units being renovated to bring them up to code. The owner is applying under the following programs:

Heritage Design Grant

-grant equal to 50% of the cost for design guides, drawings, etc. to a maximum of \$5,000

Heritage Façade and Building Improvement Program

-applying for both the Grant and Loan

-rebuilding the brick front façade

-a loan equal to 50% of the cost of eligible front façade and storefront improvements to a maximum of \$25,000 (min of \$5,000)

-grant equal to 50% of the cost of eligible front façade and storefront improvement up to a maximum of \$10,000

Residential Program

-applying for both the Grant and Loan

-loan equal to 50% of the cost of renovate existing units and/or constructing new units to a maximum of \$12,500 per unit (total not exceeding \$100,000)

-grant equal to 50% of the cost of renovating existing or constructing new units to a maximum of \$7,500 per unit (total not exceeding \$60,000)

Planning & Building Fees

-grant equal to 100% of the planning application, building permit fees, etc. to a maximum of \$5,000

Heritage Tax Relief Grant

-this building is a designated heritage building

-would be an annual grant equal to 40% reduction in the City portion of the post-restoration property taxes for 5 years

Ms. Penney advised the committee that if the application is approved as submitted, the owner would qualify for a grant of approximately \$80,000 (or \$120,000 if all units are considered affordable) and a loan of approximately \$125,000.

There was a general discussion and committee members agreed that this type of project does fit the requirements of the Community Improvement Program and there were no concerns.

Moved by Councillor Herbert – Councillor Rymal:

THAT: The Community Improvement Program application for 244-248 Talbot Street be approved.

Carried.

53 Malakoff Street – Rachel Ross-Vance and Kari Ross-Vance

Ms. Penney advised the committee that the property is located within the Primary CIP area and that the owner is proposing to convert the home to create two 2-bedroom rental units. She noted that the owner is applying under the Residential Program, Heritage Facade and Building Improvement Program and the Planning and Building Fees Grant Program. Ms. Penney added that the owner will be improving the façade, however, to be eligible for the façade program funding the property would have to be a mixed-use building or have an existing commercial component.

Ms. Penney advised that the owner has obtained a building permit and the renovation work has started. She added that if approved, the owner would qualify for \$7,500 per unit, however, the approval would not be retroactive. She advised that if the application is approved, the residential grant would be for expenses incurred ultimately after Council provides final approval. Ms. Penney added that the owner has applied for both the Residential Loan and Grant, however, since the work has already started the owner would only be eligible for the grant funding, which would be payable upon completion of the project.

There was a general discussion and the committee members agreed that this type of project does fit the requirements of the Community Improvement Program and there were no concerns.

Moved by Councillor Herbert – Harrison Cole:

THAT: The Community Improvement Program application for 53 Malakoff Street be approved.

Carried.

ADJOURNMENT

Moved by Councillor Rymal – Councillor Hebert:

THAT: The meeting be adjourned at 10:45am

Carried.

CONFIRMED _____ CHAIR