

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

MICROSOFT TEAMS

March 9, 2023

The meeting convened at 9:10 a.m. with Harrison Cole, Chair, presiding.

ATTENDANCE

Members

Harrison Cole, MHC
Councillor Jim Herbert
Councillor Tara McCaulley

Officials

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

Regrets

Russell Schnurr, DDB
Susan Boldt, DDB

DISCLOSURES OF INTEREST

Harrison Cole declared a pecuniary interest with regard to the Community Improvement Program Application – 2023-124 – 571-573 Talbot Street, as he is the owner of the property.

SELECTION OF CHAIR

Moved by Councillor Herbert – Councillor McCaulley

THAT: Harrison Cole be nominated as Chairman of the Community Improvement Program Evaluation Committee. Carried.

MINUTES

Moved by Councillor McCaulley – Councillor Herbert:

THAT: The minutes of the meeting held on August 31, 2022 be confirmed. Carried.

PROJECT APPLICATIONS

50 Manitoba Street – Alexander Kirschner

Ms. Penney advised the committee that the property is located within the Primary CIPA and that the owner is proposing to add one residential unit and renovate two existing units. She noted that the applicant has applied under the Heritage Façade Program and Residential Program. The owner did mention making façade improvements, however, to be eligible for the façade program funding, the property would need to be an existing commercial or mixed-use building.

Ms. Penney advised that the applicant 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 (3 units = \$22,500), 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 committee members agreed that this type of project does fit the requirements of the Community Improvement Program but restated that the approval would not be retroactive.

Moved by Councillor Herbert – Councillor McCaulley:

THAT: The Community Improvement Program application for 50 Manitoba Street be approved.

Carried.

21 Kains Street – The Young Women’s Christian Association of St. Thomas

Ms. Penney advised the committee that the site is home to the future Tiny Hope project and is located within the Primary CIPA. She noted that the applicant is applying under the Residential Program and Planning and Building Fees Program. She added that the Development Charge Grant Program is checked off in the application form,

however, after submitting the application staff discovered that non-profit development could be exempt from development charges if the owner meets a certain definition under the Development Charges Act. Staff confirmed that the YWCA does fall within this definition.

Ms. Penney advised the committee that there are 40 residential units being proposed, and if approved, the applicant would qualify for the following:

Residential Grant Program

-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)

-for units that are “affordable”, the 50% grant can be increased to a maximum grant of \$12,500 per unit (total maximum grant of \$100,000 per property/project)

Planning & Building Fees Program

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

There was a general discussion among committee members, and all were very excited about the project.

Councillor McCaulley advised that she fully supports this project but asked if there were any rules around seeking additional funding since Council has already allocated other monies to this project. Mr. Pompili advised that he did not see any conflict since the CIP is a standalone program and other requests made would be treated separately.

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 McCaulley – Councillor Herbert:

THAT: The Community Improvement Program application for 21 Kains Street be approved.

Carried.

408 Talbot Street – 2310685 Ontario Inc.

Ms. Penney advised the committee that the property is located within the Primary and the Downtown CIP areas. She noted that the applicant is applying under the Heritage Design Grant Program, Heritage Façade and Building Program, Residential Program, Development Charge Program, Tax Increment Grant Program and the Planning and Building Fees Grant Program.

Ms. Penney advised the committee that the applicant is proposing to convert the second floor of the building into 5 apartments and the main floor would be dedicated for commercial use. She added that if approved, the applicant would qualify for approximately \$87,000 in loans and approximately \$65,000 in grants (not including the development charge or tax increment grant). If approved, the applicant would qualify for the following:

Heritage Design Grant Program

-A grant equal to 50% of the cost of preparing urban design studies, design drawing or impact assessments to a maximum grant of 5,000 per property

Heritage Façade and Building Improvement Program

-Grant – property is over 25 feet frontage so would qualify for a grant equal to \$400 per linear foot frontage to a max grant of \$20,000 (assessment says 44 feet – so would qualify for grant of \$17,600)

-Loan – 50% of works up to a maximum loan of \$25,000 – repayable in equal monthly payments over a 5-year period

Residential Program

-Grant – equal to 50% of cost of renovating existing residential units or constructing new units to a maximum grant of 7,500 per unit - $7500 \times 5 = 37,500$

-Loan – equal to 50% of the cost of renovating existing units or constructing new residential units to a max loan of 12,500 per unit - $12500 \times 5 = 62,500$

Development Charge Program

A grant equal to – up to 100% of the City Development Charge paid on an eligible project

Tax Increment Grant Program

-An annual tax increment grant equal to 100% of the increase in the municipal portion of property taxes up to 5 years

Planning and Building Fees Grant Program

-A grant equal to 100% of the building permit fee up to a maximum of 5,000

Councillor Herbert inquired as to how the funds would be issued. Ms. Penney advised that the loans would be payable upon Council approval and the grants would be a lump sum upon completion of the project.

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 McCaulley:

THAT: The Community Improvement Program application for 408 Talbot Street be approved.

Carried.

571-573 Talbot Street – 1711664 Ontario Inc.

Ms. Penney advised the committee that the property is located within the Primary and the Downtown CIP areas and the applicant has applied for loan and grant funding under the Heritage Façade and Building Improvement Program. She noted that the applicant has received a heritage alteration permit and has gone through the heritage committee process for the proposed façade changes.

Ms. Penney noted that if approved the applicant would qualify for the following:

Heritage Façade and Building Improvement Program

-Grant- for buildings with 25 feet or less of frontage, which this would be the case for this property – a grant equal to 50% of works up to a max grant of 10,000

-At the discretion of Council, a separate Grant equal to 50% of cost of eligible side and/or rear façade improvement and restoration works up to a maximum grant per property/project of \$5,000 only where said rear and/or side facades are highly visible from a public road, public parking area or public open space.

-Loan – 50% of works up to a maximum loan of \$25,000 – repayable in equal monthly payments over a 5-year period

Mr. Harrison advised the committee that the main scope of this project is brick work, paint and bringing back the heritage character of this building.

Mr. Pompili noted that this is the main reason for the Committee Improvement Program, encouraging rehabilitation and the clean up and works along Talbot Street.

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 McCaulley – Councillor Herbert:

THAT: The Community Improvement Program application for 571-573 Talbot Street be approved.

Carried.

364 Talbot Street – Crock a Doodle

There was a general discussion on this property, unrelated to the Community Improvement Program, where members discussed signage. Mr. Pompili advised the committee that there is nothing preventing the owner of the property from going back to the heritage committee or to council if there is an issue with a decision that was made. The committee agreed that it would be best to set up a meeting with the applicant and the heritage committee.

ADJOURNMENT

Moved by Councillor McCaulley – Councillor Hebert:

THAT: The meeting be adjourned at 9:45am

Carried.