

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

**ROOM 204
CITY HALL**

May 30, 2016

The meeting convened at 9:00 a.m.

ATTENDANCE

Members

Councilor Linda Stevenson
Councilor Joan Rymal
Beth Burns, Chair, DDB
Russell Schnurr, Heritage Committee
Frank Lattanzio, Heritage Committee

Officials

Wendell Graves, City Manager
Matt Smale, Corporate Administrative Clerk

Guests

Ron Koudys
Rick Smith
Goodwin Leggo
Cindy Prince

Minutes

The minutes of the meeting on May 6, 2016 were confirmed as circulated.

Disclosures of Interest

Nil

Project Applications

The members were provided with a brief presentation including site layout for the Seasons Retirement development.

Mr. Smith advised that Seasons currently had 4 sites under development including one in London. Mill Street which partially crossed the development site had been acquired.

Ms. Prince stated that the main building facing Ross Street would be five storeys. 9 townhouse units had been confirmed for Moore Street.

The members were informed that two options were under consideration for building exterior materials. One option was to use brick, the other was stucco stamped with a brick pattern. The new Elmdale Medical Centre was offered as an example of another building using the stamped stucco material.

The City Manager inquired if the chimneys on the roofline were decorative or functional.

Mr. Smith advised that the chimneys would be used to disguise utility stacks. He added that HVAC units would not be visible for the street.

Ms. Prince noted that the drop off area on Ross Street had been eliminated but that the main pedestrian visitor entrance would remain on Ross Street.

Mr. Koudys provided an outline of the landscaping plan. He stated that parking for the townhouse units would be provided at the rear of the unit and that 6 barrier free spaces had been provided adjacent to the main building.

The members were informed that a community garden type space was envisioned for Moore street north of the townhouse units. An additional garden and outdoor area to support the dining facilities was also planned.

The Chair inquired of any signage that may be installed on the building exterior.

Mr. Smith advised that some temporary banners may be placed on the building to advertise during the lease period, there would likely be some wayfinding signage on site. In addition, there may be some identifying signage at the feature entrance on Ross Street.

The City Manager inquired about timelines for the project.

Mr. Smith stated that site environmental work would continue for another few weeks. The goal at this point was to have the main building ready for occupancy in September of 2017.

Moved by Councillor Stevenson - Rymal:

THAT: The CIP application for the Seasons Retirement project at the corner of Ross Street and Centre Street be approved.

Carried.

The members inquired if any additional information was available for those interested in the project itself or for leasing inquiries.

Mr. Smith advised that a link would be included on the Seasons website for the St. Thomas development.

The members requested to be informed when a decision was made on whether to proceed with the brick or stucco finish.

The representatives from Seasons Retirement left the meeting at 12:05 p.m.

Unfinished Business

Other Business

Locke Insurance - Mural Restoration

Mr. Lattanzio stated that he had received an inquiry from Locke Insurance as to whether funding was available through the CIP for restoration of a mural on the side of their building.

The City Manager advised that a CIP application could be made as part of a general façade improvement application. Approval of this type of application would still require a portion of the work to be funded by the property owner.

The members discussed the fact that there were a number of murals around the City that had been completed as part of a joint On Track, Downtown Development Board initiative at the time. The warranty period on the murals had lapsed and many of the original artists may be difficult to locate.

The City Manager suggested that a grant application may be made to the Canada 150 fund to assist with restoration. Such an application would not fall under the mandate of the CIP but could include the Heritage Committee, Railway City Tourism, Downtown Development Board, etc.

Expansion of Community Improvement Area

Councillor Stevenson stated that she had received inquiries from properties in other areas of the City such as Ross Street. She inquired if the CIP area could be expanded to encourage investment in other areas of the City.

The City Manager advised that the CIP area could be expanded and that a Planning Department driven study was underway that would make recommendations on that very subject.

The members discussed the fact that increased eligibility could spread available funding thin.

The City Manager advised that the Committee could request increased funding for the program from Council should demand warrant.

The members requested a map of the existing CIP area.

Holy Angels Church

The Chair noted that the pattern on the roof of the Holy Angels Church was the same pattern that had been on the roofline of Mr. Martin's building at 633 Talbot Street.

Adjournment

The meeting adjourned at 12:25 p.m