

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

**ROOM 204  
CITY HALL**

**May 19, 2016**

The meeting convened at 8:30 a.m.

**ATTENDANCE**

Members

Councillor Linda Stevenson  
Councillor Joan Rymal  
Beth Burns, Chair, DDB  
Russell Schnurr, MHC  
Frank Lattanzio, MHC

Officials

Wendell Graves, City Manager  
Matt Smale, Corporate Administrative Clerk

Guests

Brian Elliott, Habitat for Humanity  
Rob Walpole, Habitat for Humanity  
George Qubty, 277-283 Talbot Street

**Minutes**

Motion by F. Lattanzio - Councillor Rymal:

THAT: The minutes of the meeting on January 20, 2017 be confirmed.

Carried.

**Disclosures of Interest**

Nil.

**Project Applications**

Habitat for Humanity - 40 Alma Street

The City Manager stated that Habitat for Humanity was proposing a two storey, two unit home on the corner lot. The project was eligible for a \$10,000 residential grant and development charge and building permit fee rebates.

The members were informed that the home would be grey and white with frontage on Alma Street. Parking would be at the rear of the property accessed from Kains Street.

The members inquired about the ownership of the property if the recipient family sold or vacated the home in future.

Mr. Elliott advised that default of Habitat homes were rare but that the organization held right of first refusal on the repurchase in such cases.

Moved by Councillor Stevenson - Rymal:

THAT: The CIP Evaluation Committee recommend approval of the application for 40 Alma Street.

Carried.

Mr. Lattanzio inquired if a plaque could be installed at the new build commemorating the designation of the former church on the site.

Mr. Elliot stated that Habitat for Humanity would be amenable to placing such a plaque.

George Qubty - 277-283 Talbot Street

The City Manager stated that Mr. Qubty was proposing to complete façade work and residential rehabilitation on the top two floors. The applicant was eligible for a \$40,000 residential grant for 8 units and a façade grant of up to \$10,000.

Mr. Qubty advised that the brick was covered with an epoxy based paint. To remove that paint would damage the brick. He assured that the façade would not be stucco treated.

The members reviewed the proposed façade rendering noting the stone veneer and transom windows on the lower level.

The members stressed the importance of the final design and work adhering to what was shown in the rendering.

Councillor Stevenson stated that she would like to see the residential unit drawings once prepared.

Mr. Qubty agreed to provide the Committee with these drawings.

The City Manager noted that household appliances were not eligible for funding

Mr. Qubty advised that pending approval, he would like to start work as soon as possible.

Moved by Councillor Stevenson - F. Lattanzio:

THAT: The CIP Evaluation Committee recommend approval of the residential rehabilitation application for 277-283 Talbot Street.

Carried.

Moved by F. Lattanzio - R. Schnurr:

THAT: The CIP Evaluation Committee recommend in principle approval of the façade improvement application for 277-283 Talbot Street pending receipt of satisfactory final designs.

Carried.

Grant McDonald - 37 St. Catharine Street

The City Manager advised that the existing residence at 37 St. Catharine Street contained 4 units. The applicant was proposing to renovate those units and add 2 more. The project was potentially eligible for \$30,000 in residential grants as well as partial development charge and building permit fee rebates.

The City Manager added that some work had been done by the previous owner of the property and that the applicant had been informed that this work was not eligible under the program.

The members requested additional information including design drawings and cost breakdowns prior to consideration of the application.

This item is deferred pending receipt of the requested additional information.

Update - Trads Furniture

The City Manager advised that the Committee had previously approved \$40,000 in funding for a residential project at 552-560 Talbot Street. That project would not proceed and as a result, the funding would now be available for reallocation to other projects.

Update - Prespa Homes - Flora Street

The City Manager advised that in 2012, the Committee had approved an application for \$40,000 in funding for a proposed office development on Flora Street north of Talbot Street. The applicant was Prespa Homes.

The City Manager suggested that notice be provided to the applicant that the project must commence within 6 months to maintain funding eligibility.

Moved by Councillor Stevenson - Rymal:

THAT: Correspondence be provided to Prespa Homes notifying of a 6 month commencement date for the project at 15-19 Flora Street to maintain CIP funding eligibility.

Carried.

New Business

### Talbot Street Connections

Mr. Schnurr stated that creating connections to Talbot Street and increased walkability in the downtown area should be encouraged. He showed a concept plan created by a Fanshawe College student connecting the CASO Station to Talbot Street via a treed corridor.

The members discussed the proposed development at the corner of Ross Street and Talbot Street. The proposal would see the development of the site in two phases with a residential development at the rear of the property initially and potential development of a mixed residential-commercial building on Talbot Street in future.

The proposed development would be considered by the Site Plan Committee on May 25th at 11:00 a.m.

### Former Sutherland Press Building Update

The City Manager advised that the next court date was scheduled in St. Thomas on May 24, 2017.

### **Adjournment**

Motion by F. Lattanzio - Councillor Rymal:

THAT: This meeting be adjourned (9:49 a.m.)

Carried.