



Keeping Track

City of St. Thomas Council Highlights

April 21, 2026 | Issue 40



DECLARATION OF SURPLUS PROPERTY - PORTION OF 105 SCOTT STREET

Council received Report CMO-30-26 and approved declaring a portion of 105 Scott Street as surplus, directing administration to proceed with its disposal. This action supports the City's partnership with YWCA St. Thomas-Elgin to advance a future housing development. The lands include a portion of the existing parking lot, allowing for dedicated on-site parking within the development while reducing long-term municipal maintenance costs. The City will retain the remaining lands, including a portion of the parking area and public trail access, and will maintain necessary servicing and access easements to support ongoing municipal operations.

A LOOK INSIDE THIS ISSUE:

- 1.** Declaration of Surplus Property - Portion of 105 Scott Street
- 2.** Affordable Homeownership Program
- 3.** Recreation Programs Update
- 4.** Building Communities Strong Fund - Expression of Interest
- 5.** Transfer of Highbury Avenue (St. Thomas Portion) to the Province of Ontario



COMMUNITY IMPROVEMENT PROGRAMS

105 METCALFE STREET

Council received Report PD-27-2026 regarding Community Improvement Program (CIP) Grants for 105 Metcalfe Street for information. Council authorized a by-law to enter into a CIP Grant Agreement with Steven Rubacha and Brittany Dunlop for Application 2025-152. Heritage designated property at 105 Metcalfe Street has been renovated with a total investment of approximately \$377,000, qualifying for a \$5,000 Heritage Design Grant and estimated \$15,000 tax relief over period.

THE ELM BY KOKO MOA LIVING INC. - 232 ELM STREET

Council received Report PD-25-2026 regarding a Community Improvement Project by The Elm by Koko Moa Inc. for 232 Elm Street for information. Council approved a Residential Grant, Loan and Planning and Building Fees Grant for Application 2026-158. The project includes adding one residential unit with an estimated value of \$80,000. The project was reviewed and approved by the Community Improvement Program Evaluation Committee. Council directed a by-law for the Residential Loan Agreement; these funds will be released upon the successful completion.



46 PRINCESS AVENUE

Report PD-26-2026 was received by Council regarding a Community Improvement Project by Nathan Nkado and Uche Nkado for 46 Princess Avenue. Council approved a Residential Grant and Loan, Development Charge Grant, Tax Increment Grant, and Planning and Building Fees Grant for Application 2026-159. The project will add one residential unit with an estimated value of \$65,000 and was approved by the CIP Evaluation Committee. Council will prepare a by-law for a Residential Loan Agreement; funds released upon completion of the project.



BUILD COMMUNITIES STRONG FUND - EXPRESSION OF INTEREST

Council received Report CMO-32-26 regarding the Build Communities Strong Fund. Council endorsed a submission of an Expression of Interest under the Direct Delivery Stream for the Dalewood Water Reclamation Facility (DWRF) project.

Announced on April 7, 2026, the \$51-billion federal program supports infrastructure related to housing, transit, climate adaptation, and community development. The Direct Delivery Stream provides \$6 billion over 10 years for shovel-ready, regionally significant projects ready to proceed within 12 months.

Given project readiness, administration recommends immediate submission of the DWRF EOI requesting \$172 million in federal support to advance this critical infrastructure investment and support long-term municipal capacity such as the future recreation facility.

AFFORDABLE HOMEOWNERSHIP PROGRAM

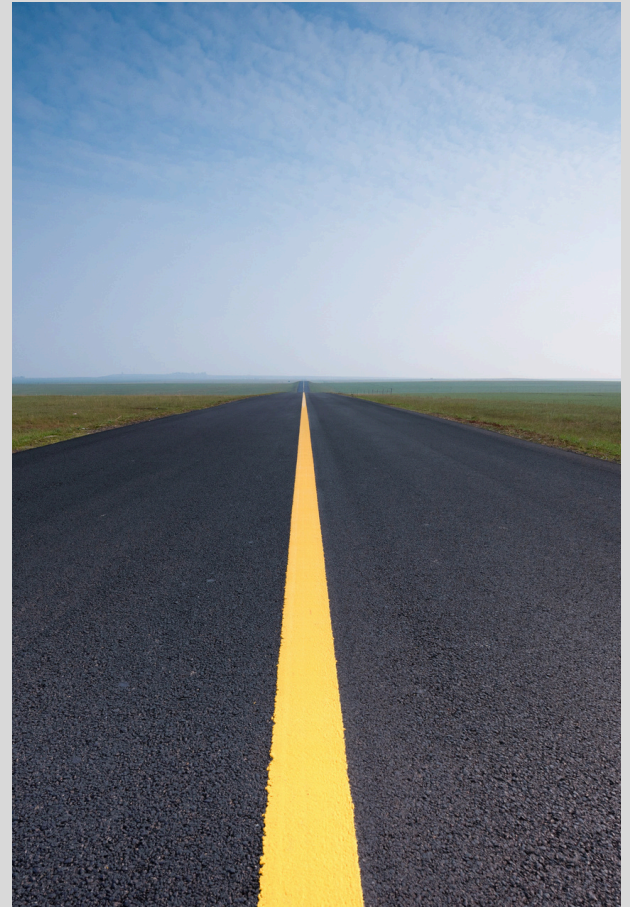
The Report SESS-07-26 was received by Council. The St. Thomas-Elgin Affordable Homeownership Program (AHP) helps low- to moderate-income households achieve homeownership through down payment assistance. Originally launched in 2007, the program supported 46 households before being suspended in 2020 due to rising housing costs. With updated guidelines, a relaunch will take place in May 2026. Eligible households may receive up to 5% of the purchase price, to a maximum of \$25,000. Eligibility includes income and asset limits and a \$500,000 home price cap. Applications will be accepted via expression of interest May 1-31, 2026, on a first-come, first-served basis. Applications can be found on the website.





TRANSFER OF Highbury Avenue (St. Thomas Portion) to the Province of Ontario

Council received Report CMO-29-26 has endorsed the transfer of responsibility for the City's 2.5 km portion of Highbury Avenue between Highway 3 and Ron McNeil Line to the Province of Ontario. The resolution will be forwarded to the Ministry of Transportation, with copies to the City of London and the County of Elgin. Highbury Avenue was constructed as Provincial Highway 126 in the 1960s and municipal ownership started in 1991. The City of St. Thomas has invested in upgrades to Highbury Avenue as part of efforts to attract major industry in the area. Elgin County has identified that the two lane highway will need to expand to four lanes between 2035 and 2040. The cost has been estimated at \$150 million. A few positives with transferring Highbury Avenue to the Province are support Ontario's significant investment in advanced manufacturing, enhance emergency response capabilities and reduce unsustainable financial pressure on municipal taxpayers and development charges.



SUMMERFEST - TEMPORARY EXTENSION OF LIQUOR LICENCE - REQUEST FOR LETTER OF NO OBJECTION



The Columbus Club of St. Thomas is celebrating their 22nd Summerfest on Friday June 19th and Saturday June 20th. The St. Thomas Elgin Food Bank will be this year's recipients of their fund raising efforts. The Liquor License from AGCO permits the event but must obtain a "Letter of Non-Objection" from the City of St. Thomas. Council will provide this letter for this event to proceed. The Columbus Club has secured a tent and will work with City Engineer to have a successful permit process. The Club has donated over \$80,000 to local community groups.



RECREATION PROGRAMS UPDATE

Council reviewed Report PR-11-26 regarding Recreation Programs Update. Based on 2025 trends, the recreation department will focus on strategic expansion in 2026. All recreation programs have seen an increase in participants and continue to grow year after year. Summer Day Camp has expanded capacity to 1500 total spots and added a June PA Day Camp. Adult and Senior programs have expanded to add card games, yoga in the park, adult learn to skate and walking soccer. Children's sports programming for ages 4-5 have seen significant increases. Many of these projects have been identified in the updated Parks and Recreation Master Plan.



UPCOMING FLAG RAISINGS & PROCLAMATIONS



27
APR

Beta Sigma Phi Week
⌚ 11:00AM 📍 CITY HALL



FUTURE MEETINGS

- Monday, May 4, 2026 at 5 p.m.
- Monday, May 11, 2026 at 5 p.m.
- Tuesday, May 19, 2026 at 5 p.m.

To view the council meetings live, visit:
www.stthomas.ca/watch

PAST MEETINGS

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