

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

**ROOM 304**  
**CITY HALL**

**July 17, 2018**

The meeting convened at 11:00 a.m.

**ATTENDANCE**

Members

Councillor Joan Rymal  
Councillor Linda Stevenson  
Russell Schnurr, DDB  
Jennifer Childs, MHC

Officials

Wendell Graves, City Manager  
Matt Smale, Corporate Administrative Clerk

Guests

David Winterton, ERA Architects Inc.  
Michael Loewith, Patriot Properties  
Jennifer Greenberg, Patriot Properties

Regrets

Beth Burns, DDN  
Tino Clarke, MHC

Councillor Rymal acted as Chair for the meeting.

**Minutes**

Moved by R. Schnurr - J. Childs:

THAT: The minutes of the meeting on June 8th, 2018 be confirmed.

Carried.

**Disclosure of Interest**

Nil.

**Project Applications**

96 Moore Street - Patriot Properties

The City Manager informed the members of the process related to consideration of the application and that due to magnitude of the potential financial incentives, that part of the application would be considered by Council.

The City Manager advised of the process relating to reconsideration of the existing OMB order and that the zoning by-law and official plan amendments necessary for the development were in place contingent upon the lifting of the OMB order.

Mr. Schnurr inquired about the timelines relating to the OMB Order.

The City Manager anticipated that Council would consider whether to submit an application to lift the order by early fall.

Mr. Winterton provided the members with a package containing site plan, elevation and potential building exterior materials.

Mr. Winterton and Mr. Loewith advised of a number of changes from previous plans including the elimination of vehicular access to Wellington Street, separate underground parking facilities for each building, and vehicular and pedestrian traffic flow on site and onto surrounding streets.

Mr. Loewith explained the proposed phased construction of the three buildings and that site access from Moore Street would be gated allowing pedestrian and emergency access only.

The members discussed the building exterior samples suggesting the buff brick colouring.

The members discussed the commemorative tower feature in the centre square and requested further detail on this feature

Mr. Schnurr stated that the commemorative tower should be the most prominent feature on the site with unimpeded sightlines from Forest Avenue, Rosebery Place and Moore Street.

The members inquired about the possible restoration of the amphitheatre.

Mr. Winterton advised that the amphitheatre lay on an environmental sensitive area and that restoration may negatively affect that area.

The City Manager inquired about lighting on the site.

Mr. Loewith advised that part of the plan would be forthcoming.

The members discussed the overall project and the positive impact it could have on the city.

The Acting Chair thanked the Patriots Properties delegation for their presentation after which they departed the meeting.

The members discussed the magnitude of the project, consideration of the application by the Site Plan Committee and the existing OMB order.

The City Manager advised that financial magnitude would be calculated for Council consideration, and that Council would be considering all factors before submitting an application to the OMB to lift the order.

24 Roseberry Place - Rick and Penny West

The City Manager advised that the homeowners were proposing restoration of the balcony and sunroom as well as replacement of the HVAC system. The project was eligible for a residential rehabilitation loan of \$10,000 and subsequent \$8,000 grant.

Moved by Coun. Stevenson - R. Schnurr:

THAT: The CIP residential project at 24 Roseberry Place be approved.

Carried.

**Unfinished Business**

Review of Downtown Planning Implementation Strategy

**Other Business**

The City Manager advised that a public meeting had been held on July 16, 2018 regarding the institution of a Heritage Conservation District.

The City Manager advised that a page on the new City website was dedicated to the Community Improvement Program and its related information.

**Adjournment**

Moved by R. Schurr - Coun. Stevenson:

THAT: We do now adjourn at 12:20 p.m.

Carried.