

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

**COMMITTEE ROOM #304**  
**CITY HALL**

**MAY 29, 2020**

The meeting convened at 9:00 a.m. with Harrison Cole, Chair, presiding.

**ATTENDANCE**

**Members**

Harrison Cole, MHC  
Councillor Jim Herbert  
Councillor Joan Rymal  
Russell Schnurr, DDB  
Susan Boldt, DDB

**Officials**

Wendell Graves, City Manager  
Matt Smale, Corporate Administrative Clerk

**Applicants**

Brian Elliot, Habitat for Humanity  
George De Vlugt, Habitat for Humanity

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Moved by Councillor J. Herbert - J. Rymal:

THAT: The minutes of the meeting held on March 2, 2020 be confirmed.

Carried.

**PROJECT APPLICATIONS**

**Application: 34 Hiawatha - Habitat for Humanity**

The City Manager advised that the applicant had acquired this property from the City previously declared surplus and was proposing to construct a two storey semi-detached home on the site.

The City Manager advised that the project was eligible for a grant of \$5,000 per unit, a development charge rebate and building permit fee rebate.

Councillor Herbert inquired about the construction value of the project.

Mr. Elliot advised that the cost of the land and donations were contributing factors to the lower construction value.

Mr. De Vlugt advised that the building was proposed to be 25% more efficient than the minimum building code requirements and that the home would be designed to accommodate an elevator at a later date.

CONFIRMED \_\_\_\_\_ CHAIR

CIP Evaluation Committee - 2

Moved by Councillor J. Rymal - J. Herbert:

THAT: The Community Improvement Program application for 34 Hiawatha Street be approved.

Carried.

Application: 83 Alexandria Avenue - Prespa Homes

The City Manager advised that the applicant was proposing to remove a garage on the property and construct a 4-plex on the same site.

The City Manager advised that the project was eligible for a grant of \$5,000 per unit, a development charge rebate and a building permit fee rebate.

The members inquired about green space and whether zoning requirements had been met.

The City Manager advised that the project met zoning requirements.

Moved by S. Boldt - Councillor J. Herbert:

THAT: The Community Improvement Program application for 83 Alexandria Avenue be approved.

Carried.

Application: Elm Street/Parkside Drive - Prespa Homes

The City Manager advised that the applicant previously had made a successful application for a project at 63 Elm Street and had since acquired additional adjoining property. The applicant was seeking funding for an additional 5 unit building on the newly acquired lands.

The City Manager advised that the project would be eligible for a grant of \$5,000 per unit and a 50% rebate of development charges.

The members inquired whether this project was eligible given the previous application at 63 Elm Street.

The City Manager advised that at this time it was undetermined if the subject lands would merge with the other lands at 63 Elm Street.

Moved by Councillor J. Rymal - R. Schnurr:

THAT: The Community Improvement Program application for lands adjacent to 63 Elm Street be approved subject to the additional units matching the built form of phase one.

Carried.

**COMMUNITY IMPROVEMENT PROGRAM UPDATE** - Appendix "A"

The City Manager provided a listing of approved Community Improvement Program projects.

The City Manager advised that projects highlighted yellow were considered stale-dated and that projects highlighted in red were considered active files.

The members inquired whether grant funding had been provided to any stale-dated projects.

The City Manager advised that no grant funding had been provided to stale-dated projects and that notice would be sent to those applicants advising that if project completion was not achieved in the near future, any additional funding approved under the Community Improvement Program would be rescinded.

Mr. Schnurr inquired whether further review had been given to the maximum allowable façade grant amount.

The City Manager advised that maximum funding eligibility was still under review.

**UNFINISHED BUSINESS**

277-283 Talbot Street

The City Manager advised that there was no further update relating to this project at this time.

**ADJOURNMENT**

The meeting adjourned at 9:30 a.m.

# Appendix "A"

A	B	C	D	E	F	G	H	I	J	K
1	CIP Applications									
2										
3										
4	Application Number	Applicant	Property Address	Project	Residential Units	Total Project	CIP Grant	CIP Loan	Project Complete	
5										
6										
7	1 2003-001	Jan Van Der Veen	384-390 Talbot St.	Residential		130,000	20,000	40,000	Complete	
8	2 2003-002	914204 Ontario Ltd.	574-584 Talbot St.	Residential	3	100,000	15,868	30,000	Complete	
9				Facade		20,851	10,000	20,000	Complete	
10	3 2003-004	Cosens	445 Talbot	Residential	3	65,000	15,000	20,000		Project not Completed
11				Facade		45,000	10,000	20,000		Project not Completed
12	4 2003-010	1001512 Ontario Ltd.	568 Talbot St.	Facade		19,800	7,500	10,000	Complete	
13	5 2003-011	1001512 Ontario Ltd.	570-572 Talbot St.	Facade		29,056	7,500	10,000	Complete	
14	6 2003-012	Andy Sheridan	527 Talbot St.	Facade		20,049	7,500	10,000	Complete	
15	7 2003-023	Mugford	433-435 Talbot	Residential	2	60,000		20,000		Loan Payments in Progress
16	8 2004-013	YWCA	16 Mary St.	Facade		21,262	10,000		Complete	
17	9 2004-014	Jan Van Der Veen	390 Talbot St.	Facade		16,548	5,000		Complete	
18	10 2004-016-F	Steve Jackson	767 Talbot St.	Facade		40,000	10,000	20,000	Complete	
19	2004-016	Steve Jackson	767 Talbot St.	Residential	3	0	0	30,000	Removed	Project not Completed
20	11 2004-017-F	Steve Jackson	763-765 Talbot St.	Facade		48,300	10,000	20,000	Complete	
21	2004-017	Steve Jackson	763-765 Talbot St.	Residential	2	0	0	20,000	Removed	Project not Completed
22	12 2005-028-F	Holy Angels Church (Rev. David Boulette)	502 Talbot St.	Facade		4,871,341	10,000		Complete	
23	13 2005-030	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	Residential	4	41,681	18,000	18,000	Complete	
24	2005-030-F	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	Facade		26,416	10,000	9,500	Complete	
25	14 2005-031-F	1301314 Ontario Inc. (Al Goulding)	168 Curtis St.	Facade		18,433	7,500	4,250	Complete	
26	15 2005-033-F	Gillian Martin (Ansell's Trophy)	648 Talbot St.	Facade		57,537	7,500	20,000	Complete	
27	16 2005-034-F	Nathan Parly	286 Talbot St.	Facade		23,500	10,000	6,750	Complete	
28	2005-034	Nathan Parly	286 Talbot St.	Residential	11	242,709	40,000	80,000	Complete	
29	17 2005-035-F	James and Jane Damirnof	23 East St.	Facade		79,052	17,680	7,500	Complete	
30	18 2006-041	Toth Jewellers	559 Talbot	Facade		16,682	7,500	8,400	Complete	
31	19 2007-035	Wallis Residential	395-399 Talbot	Residential	6	85,000	40,000	42,500	Complete	
32	20 2007-044	Larry Reiger	370 Talbot	Facade		38,500	10,000	19,500	Complete	
33	21 2006-036	Novl Construction	25 Scott	Residential	23	1,700,000	134,920	Complete	Complete	
34	22 2007-045	Mike Robbins	701-703 Talbot	Residential	2	42,000	10,000	Complete	Complete	
35				Facade		33,000	10,000	Complete	Complete	
36	23 2008-050	Richardsons	679 - 691 Talbot	Facade		54,000	10,000	10,000	Complete	
37	24 2008-049	Klassen	14 - 16 Melcalif	Residential	2	182,464	10,500	10,000	Complete	
38				Facade		21,556	10,000	10,000	Complete	
39	25 2008-051	Canadian Mental Health	659 Talbot	Facade		50,000	7,500	80,000	Complete	Filed closed no grant paid
40	26 2008-040	Jason and Nathan Parly	268 - 274 Talbot	Residential	8	0	0	Complete	Loan paid project not completed	
41	27 2008-053	Dutch Bakery	295 Talbot	Facade		55,000	10,000	20,000	Complete	Feb 20 2018 Paid back
42	28 2008-054	I Deal Toys	260 Talbot	Facade		65,000	10,000	Complete	Feb 20 2018 Paid back	
43	29 2009-055	Trevor Nikville	616 Talbot	Facade		0	30,000	Complete	Complete	
44				Residential	6	0	10,000	Complete	Complete	
45	30 2009-057	JM James	86 Talbot	Facade		23,294	10,000	Complete	Complete	
46	31 2009-058	North American Railway	750 Talbot	Facade		25,000	10,000	Complete	Complete	

A	B	C	D	E	F	G	H	I	J	K
47	32 2009-059	State Farm Insurance	729 Talbot	Facade		4,100	2,050		Complete	
48	33 2009-061	Stitch and Sew	783 Talbot	Facade		22,000	7,500		Complete	
49	34 2010-062	Paul Thomas	341 Talbot	Facade		40,000	10,000	20,000		
50				Residential		150,000	20,000	40,000		Project not moving forward
51	35 2010-063	David Jones	10 -12 Mordamin	Facade			10,000			
52	36 2010-064	Farm Gate Market	19 Elgin	Facade		34,963	10,000	17,500	Complete	
53	37 2010-065	Julie Carr / Todd Hatch	114 Centre	Facade		28,027	10,000	14,000	Complete	
54	38 2011-066	Canadian Mental Health	655 Talbot	Residential		50,000	5,000	0	Complete	
55	39 2011-065	Antoine's Furniture	560 Talbot	Facade		0	0	0	Removed	Project not Completed
56	2011-066	Adelee and Erik Neilson	45 White	Residential		26,300	5,000	10,000	Removed	Grant / loan repaid
57	40 2012-0	Prespa Homes	15 - 19 Flora	Facade		0	0	0	Removed	Project not started
58	41 2012-067	Mateja Tesla	471 Talbot	Facade		18,300	9,150	9,000	Complete	
59		Mateja Tesla	471 Talbot	Residential		40,000	5,000	8,000	Complete	
60	42 2012-068	Novi Construction	26 Elysian	Residential		2,400,000	67,500		Complete	
61	43 2012-069	Maestro Music	323 Talbot	Facade		0	0			Funds returned property sold
62	44 2012-070	Princess Barquet Hall	18 Princess	Facade			3,525		Complete	
63	45 2012-071	RAM-LP (Bob McCalg)	181 Talbot	Facade		460,000	2,064	5,400	Complete	
64	46 2012-072	Justin Southern	75 Wellington	Residential		11,800	5,000		Complete	
65	47 2012-073	R. J. Kim-Kay (Terry Heisler)	377 Talbot	Facade		4,000	7,500	13,250	Complete	
66	48 2012-074	K&K Locksmith	632-634 Talbot	Facade		27,500	7,500	20,000	Complete	
67	49 2013-075	Robert Harris	561-567 Talbot	Facade		120,000	7,500		Complete	
68	50 2013-076	Ramdat Ramnaresh	595 Talbot	Facade			23,248		Complete	Project not moving forward
69	51 2014-077	Prespa Homes	900 Talbot	DC		300,000	0	20,000	Complete	Application cancelled / replaced
70	52 2014-078	Antone's Furniture	560 Talbot	Residential		0	5,000		Complete	
71	53 2014-079	Dale and Christie Brown	364 Talbot	Residential		26,000	7,500		Complete	
72	54 2015-080	Renee Carpenter - Jennings Furniture	442 Talbot	Facade		25,000	10,000	20,000	Complete	
73	55 2015-081	Gjalt Mulder	244 /12 - 248 Talbot	Facade		100,000	10,000	20,000	Complete	
74	56 2015-082	Vernon Martin	633 Talbot	Facade		180,000	15,000	30,000	Complete	
75				Residential			10,000		Complete	
76	57 2015-083	Hamilton Ward Cathers	581 Talbot	Facade		73,000	10,000		Complete	
77	58 2015-084	Seasons				35,000,000	307,162		Removed	Plus tax rebate
78	59 2015-085	Trads				0	0		Removed	Project not moving forward
79										
80	60 2016-086	Mugford Shoes	429 - 431 Talbot	Facade		46,300	7,500			
81	61 2016-087	Dean Lewis	488 Talbot	Residential		100,000	5,000	10,000		
82	62 2017-088	12247171 Ont Ltd	561 Talbot	Residential		400,000	35,000	70,000		
83	63 2017-089	Habitat for Humanity	40 Alma Street	Residential		360,000	35,000			Complete
84	64 2017-090	KRQ Enterprise	277 283 Talbot	Residential		286,500	68,984			Complete
85	65 2017-090	KRQ Enterprise	277 283 Talbot	Facade						Complete
86	66 2017-091	2530951 Ont Ltd	37 St. Catharne	Residential		200,000	40,000	8,500		Complete
87	67 2017-092	2326810 Ont Inc (State Farm)	555 Talbot Street	Facade		17,000	7,500	30,000		Complete
88	68 2017-093	Kevin Miller	16 Pearl Street	Residential		80,000	18,319			Complete
89										
90	69 2018-094	Jeff Grove	379 Talbot	Residential		43,400	10,000	20,000		
91	70 2018-095	Vernon Martin	87 St. Catherine	Residential		120,000	40,000	60,000		
92	71 2018-096	Rick and Penny West	24 Rosebery	Residential		20,000	8,000	10,000		

