



**THE CORPORATION OF THE CITY OF ST. THOMAS**

**COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE**

**August 24, 2021      2:00 P.M.      ZOOM MEETING**

1. Disclosure of Interest
2. Confirmation of Minutes: July 27, 2021
3. Project Applications
  - a) 145 Ross Street
4. Adjournment

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

**ZOOM**

**JULY 27, 2021**

The meeting convened at 3:30 p.m. with Harrison Cole, Chair, presiding.

**ATTENDANCE**

**Members**

Harrison Cole, MHC  
Councillor Jim Herbert  
Councillor Joan Rymal  
Russell Schnurr, DDB  
Susan Boldt, DDB  
Steven McLarty-Payson, MHC

**Officials**

Crystal Penney, Planning & Building Services Coordinator

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Mr. McLarty-Payson noted an error in the spelling of his name, which will be updated in the minutes.

Moved by Steven McLarty-Payson – Russell Schnurr:

THAT: The minutes of the meeting held on June 22, 2021 be confirmed. Carried.

**PROJECT APPLICATIONS**

**625 Talbot Street – 10008281 Canada Inc.**

Ms. Penney advised the committee that the owner is not proposing to add new units, but under the new program it is within the Primary CIPA and would fall under existing residential units in mixed use buildings that are being renovated to bring the units into compliance with Building Code, Property Standards and Fire Code. She added that previous renovations were made to the third floor of the building, and the subject application is to renovate the remaining two units along with common areas, bringing them up to code. Ms. Penney noted that the owner is applying for the Residential Loan, Residential Grant and the Planning and Building Fees Grant.

Mr. Cole asked for clarification on the funding amount since the proposal is not for new units. Ms. Penney advised that since the proposal is for a renovation, the eligible grant and loan amounts would be equal to 50% of the cost of renovating existing residential units. She added that the estimated total for this project is \$38,018.

Committee members agreed that this type of project does fit the requirements of the Community Improvement Program and there were no concerns.

Moved by Russell Schnurr – Susan Boldt:

THAT: The Community Improvement Program application for 625 Talbot Street be approved.

Carried.

**145 Ross Street – 519 Developments Ltd.**

Ms. Penney advised the committee that the proposal is to convert the existing 4 unit building into 6 units. She added that the interior of the building will be completely renovated to incorporate and new floor plan and construction will include upgraded electrical, plumbing and HVAC and new on-site amenities. Ms. Penney noted that the owner is applying for the Residential Grant and Loan, Development Charge Grant, Tax Increment Grant and the Planning and Building Fees Grant.

Mr. Schnurr had concerns with the façade and recommended it be revised and materials be added to break up the look of the current building. One example was to add a canopy above the main doors. Mr. Schnurr added that the drawing notes that the existing masonry is to remain, however, the building is sided. The committee would like to see clarification on the building materials

The committee agreed that this type of proposal does fit within the scope of the Community Improvement Program, however, passed a motion to defer any decision until revisions are made to the elevation drawings to improve the façade and there is clarification on the proposed building materials.

**ADJOURNMENT**

Moved by Councillor Rymal - Russell Schnurr:

THAT: The meeting be adjourned at 4:00 pm

Carried.

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



**Current Street View**



**Proposed Rendering**



**Updated Elevation  
Drawing**



NEW WHITE BOARD & BATTEN SIDING

NEW DECORATIVE BAND

NEW ARRISCRAFT THIN STONE VENEER  
- STACK SERIES - BLACKCOMB -



**APARTMENT BLDG. RENOVATION**

SCALE: AREA: NEW FRONT FACADE