

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

**ZOOM**

**March 1, 2022**

The meeting convened at 2:00 p.m. with Harrison Cole, Chair, presiding.

**ATTENDANCE**

Members

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

Officials

Crystal Penney, Planning & Building Services Coordinator  
Lou Pompilii, Director of Planning and Building Services

Regrets

Councillor Joan Rymal

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Moved by Russell Schnurr – Councillor Herbert:

THAT: The minutes of the meeting held on November 23, 2021 be confirmed.

Carried.

**UNFINISHED BUSINESS**

**15 Flora Street – Prespa Sales & Rentals Limited**

Appearances

Frank Sherifi, Prespa Sales & Rentals Limited

Mr. Pompilii advised the committee that the subject application qualifies for CIP funding in terms of providing housing in the primary area. He added that the committee is well within their rights to request a change in design and in this case the applicant has made some design changes.

Councillor Herbert enquired about number of units, parking spaces and if the building was to be affordable housing. The committee discussed that the building is for 24-units, each with their own parking space and the building would be affordable as long as the pricing meets the definition for affordable housing.

Mr. Sherifi advised the committee that changes have been made to the design and there are two options to review. The elevation drawing being Option 1, is a new design that does not match the current approved site plan drawing. He noted that the units have been made smaller to break up the front wall, windows added at the side of the building and the roof has a new low pitch.

Mr. Sherifi advised the committee that the rendering, being Option 2, has additional windows on the side, no dormers and some soldier coursing around the windows and to break up the floors.

Councillor Herbert enquired on what the new steps would be if the revisions are approved by the CIP committee but the drawing does not meet what was previously approved. Mr. Pompilii noted that the revisions are minor in that it's a minor alteration to the building footprint, but that staff would review and confirm that everything else still meets zoning, height, parking requirements, etc. Mr. Pompilii added that the applicant would need a minor site plan amendment to deal with the changes.

There was a general discussion around comparing option 1 and option 2 and the committee asked the applicant if he was open to adding soldier coursing around the windows and floor delineation to Option 1. The applicant stated that the soldier coursing design does not fit with the style in Option 1 and he is not interested in adding this to the elevation drawing.

Mr. Cole advised the committee that if the applicant does not think the added soldier coursing fits the new design then it should be left out. Mr. Pompilii confirmed that if the committee approves Option 1 as is, this

will be the design presented to Council as being recommended by the CIP committee.

Mr. Cole asked for a motion to accept the Option 1 elevation drawing.

Moved by Councillor Herbert - Russell Schnurr.

THAT: The Community Improvement Program application for 15 Flora Street be approved.

Carried.

**ADJOURNMENT**

Moved by Russell Schnurr – Councillor Herbert:

THAT: The meeting be adjourned at 2:30 pm

Carried.