

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

**MICROSOFT TEAMS**

**May 11, 2023**

The meeting convened at 10:00 a.m. with Harrison Cole, Chair, presiding.

**ATTENDANCE**

Members

Harrison Cole, MHC  
Councillor Jim Herbert  
Councillor Tara McCaulley

Officials

Crystal Penney, Planning and Building Services Coordinator

Regrets

Russell Schnurr, DDB  
Susan Boldt, DDB

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Moved by Councillor McCaulley – Councillor Herbert:

THAT: The minutes of the meeting held on March 9, 2023 be confirmed. Carried.

**PROJECT APPLICATIONS**

**118 Centre Street – Fresh Start Support Services**

Ms. Penney advised the committee that the property is located within the Downtown and Primary CIPA. She noted that the previous building was demolished and the applicant is proposing a new building with 12 affordable units. She added that the applicant has applied for the loan and grant under the Heritage Façade and Building Improvement Program and Residential Program, as well as the Tax Increment Program, Planning and Building Fees Program and the Environmental Site Assessment Grant Program.

There was a discussion about the Heritage Façade and Building Improvement Program and whether this type of project fits under the requirements of the program. The committee decided that because this project is a new construction project it would not qualify for funding under this program.

Mr. Cole enquired about the Development Charge Grant Program and if the applicant should have applied for this program. The applicant, Suzanne Flier, noted that the units will meet the definition of affordable under the Development Charges Act and therefore be exempt from development charges.

There was a general discussion and committee members agreed that this type of project does fit the requirements of the Community Improvement Program.

Moved by Harrison Cole – Councillor McCaulley:

THAT: The Community Improvement Program application for 118 Centre Street be approved.

Carried.

**4 Scott Street – Kuipers Residential Home**

The applicant, Tessa Kuipers, advised the committee that the building is a supportive care home that can house 10 people and provides full care facilities such as, laundry, meals, medication and 24-hour staffing. She noted that a grant was issued a few years ago and is now looking to add 2 additional affordable units.

Councillor Herbert enquired if they could apply for another grant and Mr. Cole noted they could as long as its not under the same program. Councillor Herbert asked if the project meets the standards for the programs applied for and Ms. Penney advised that it did.

Councillor McCaulley asked if it was necessary to apply for the Planning and Building Fees Grant since the implementation of Bill 23. Ms. Penney noted that if approved, the applicants for both applications would qualify to have the building permit fees waved under this specific program.

Councillor McCaulley asked what happens during construction with the existing residents and the applicant advised that they would work around the existing residents the best they could during construction.

Mr. Cole asked if this project was similar to the previous one on the agenda and would also be exempt from paying development charges due to the affordability and Ms. Penney advised yes.

There was a general discussion and the committee members agreed that this type of project does fit the requirements of the Community Improvement Program and there were no concerns.

Moved by Councillor Herbert - Councillor McCaulley:

THAT: The Community Improvement Program application for 4 Scott Street be approved.

Carried.

### **ADJOURNMENT**

The meeting was adjourned at 10:25am.