

ZOOM WEBINAR

MARCH 23, 2021

The meeting convened at 2:00 P.M.

ATTENDANCE

Mr. W. Graves, City Manager
Mr. L. Pompilii, Director, Planning & Building Services
Mr. N. Bokma, Manager of Development and Compliance
Mr. C. Peck, Chief Building Official
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present: Ross Tucker, Director of Parks, Recreation, and Property Management
 Justin Lawrence, Director of Environmental Services

Mr. Bokma called the third meeting of the 2021 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Graves – Mr. Pompilii

THAT: The minutes of the meeting held on February 11, 2021, as amended, be confirmed.

Carried.

Motion by Mr. Graves – Mr. Pompilii

THAT: The minutes of the meeting held on February 12, 2021, as amended, be confirmed.

Carried.

NEW BUSINESS

SPC 06-21 – 201 Chestnut Street- Proposed building addition to incorporate a vertical lift for an elevator

Appearances

Kevin McMurphy, Thames Valley District School Board
Michelle Lester, Marklevitz Architects Inc.

Representation

Ms. Lester advised the committee that the proposed addition is to incorporate an elevator at Central Elgin Collegiate School, making the school accessible. She added that the second floor and basement will be accessible and barrier free universal washroom will be included as part the project.

Mr. Pompilii asked if parking will be affected as a result of the addition and Ms. Lester replied there will be no changes to parking.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: SPC 06-21 submitted with respect to the proposed additional to incorporate a vertical lift for an elevator, on lands known as 201 Chestnut Street, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. The final set of approved plans be placed in the site plan file.

Carried.

NEW BUSINESS

SPC 04-21 – 50 Scott Street- Proposal for a 4-storey, 24-unit residential development

Appearances

Brad Beausoleil, 2537606 Ontario Inc.
Derek Hoevenaars, Development Engineering
Myk Wasylo, Wasylo Architect Inc.

Representation

Mr. Wasylo advised the committee this is the old scott street school site, with parking to the east and west of the site. The proposal if to convert the old playground on the east side fronting on Curtis Street to a 4 storey, 24-unit residential development, with a partial basement and elevator. He added there will be a joint waste management station for the existing building and proposed, as well as shared parking between the two buildings.

3rd Meeting of the 2021 Site Plan Control Committee

Mr. Graves asked if a shadow study was complete given the proximity to residential homes. Mr. Pompilii commented that the study is not required by the Official Plan, but the committee and consultant agreed that this should be prepared and reviewed by staff.

Mr. Pompilii advised the committee that the zoning permits the proposed residential use and meets the parking requirements. He added that the required number of parking spaces is 56 and 57 are being provided.

There was a discussion around ownership of the property and surrounding parcels, Mr. Pompilii noted the parking lot to the west is still showing as being owned by the school board. Mr. Beausoleil confirmed there are three separate parcels, but all have merged and are owned by the same corporation. The committee requested documents to show that the parcels have merged under ownership.

Mr. Peck advised the consultant that when submitting the building permit, to ensure the permissible amount of glazing is being used and there is enough spatial separation.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant. Mr. Hoevenaars asked about fire flow demands and Mr. Bokma commented he will send information the City has from 2015.

Mr. Tucker advised the committee that there is a private tree by-law and a permit will be required for tree removal on the site.

Mr. Pompilii requested that the main entrance off Curtis Street be centralized and made a more defined and prominent entry space.

Ms. Penney advised the committee that comments were received from the Municipal Accessibility Advisory Committee, who are requesting the accessible space in front of the transformer be moved west of the existing building at 50 Scott Street, and be sized for a van space.

Mr. Bokma opened the meeting for questions and comments from the public.

Mr. Russell Schnurr commented on the front entrance and it needing to be a more defined space and asked the consultants to explain the design of the building and how it fits in with the existing streetscape. Mr. Wasylo responded that the goal was to fit 24 units, and while the site itself is quite narrow they were able to keep the 2 metre side yard setbacks. He added that the exterior treatment is still being reviewed with the client.

The committee passed a motion to defer any decision until revisions are made to the drawings, a shadow impact assessment is completed, and more details are provided for the front entrance to ensure it is a more prominent feature.

NEW BUSINESS

SPC 05-21 – 350 Highbury Avenue – Proposal for a self-storage facility consisting of 248 storage units

Appearances

Amandeep Grewal, 2806027 Ontario Inc.

Harpreet Sidhu, 2806027 Ontario Inc.

Ryan Morrison, MC Engineering

Representation

Mr. Grewal advised the committee that the proposal is for a self-storage facility consisting of 5 buildings, with indoor climate control, drive up units and outdoor buildings. He added there are two easements on the property: a storm and hydro easement.

Mr. Pompilii confirmed the lands are designated and zoned for highway commercial use and added that the building footprints meet the requirements of the zoning by-law. He noted that the parking stalls do meet the minimum width of the zone but are not showing a depth and asked that the drawings be revised to show this. With respect to parking, Mr. Pompilii noted that 15 spaces are being shown on the drawing, however, the requirement of the zone is 200 spaces. He asked the drawings be reflected to demonstrate that the site has the capacity to accommodate 200 spaces.

There was a general discussion around the woodlot and vegetation. The committee agreed that the details need to be reviewed by a biologist to show that there are no negative impacts to the vegetation on the site. The committee requested that additional landscaping be added along Highbury. Mr. Graves added he would like to see some stylization on the front facing Highbury as this is a major entrance to the City.

Mr. Peck asked how the buildings would be founded and Mr. Grewal responded they would be slab on grade concrete foundations and the buildings will be metal framed.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant and confirmed that an oil and grit separator is required for quality control.

Mr. Tucker advised the committee that he would like to see more landscaping and noted the City needs to explore some type of easement on the north west corner of the property. He added this is a major connecting link in the City's Trail and Park Master Plan.

The committee passed a motion to defer any decision until the drawings are revised, updates are made to improve the façade fronting on Highbury, additional and improved landscaping, parking spaces added and the details of the woodlot and vegetation are reviewed by a biologist.

NEW BUSINESS

SPC 03-21 – 1025 Talbot Street – Proposal for 6 single and multi-unit commercial buildings

Appearances

Diana House, FFV Capital Inc.

Jeff House, FFV Capital Inc.

Lee Greenwood, Canadian Commercial Acquisitions

Matt Campbell, Zelinka Priamo Ltd.

Catia da Silva, Baird AE

Representation

Mr. Greenwood advised the committee that the proposal is for phase 1 development and will consist of 6 single and multi-unit commercial buildings featuring patios.

Mr. Campbell noted how the plan conforms to the official plan and the effort made to frame the streetscape, the renderings reflecting some of the industrial history on the site as well as making the site pedestrian friendly.

Ms. da Silva advised the committee the buildings have been broken up to give a more pedestrian scale, breaking up the parking and making it easy to cross and access vehicles. She added that the store fronts face the south side and the back of the site is predominantly for servicing, parking for staff and garbage pickup and loading. Ms. da Silva noted they wanted to capture the essence of St. Thomas with the forms and design, the brick speaks to the industrial and railway history and corrugated metal siding and awnings will be used. She added there is an opportunity for local artists to create murals on the side of the buildings as well.

Mr. Pompili advised the committee that the proposal conforms with the Official Plan and Zoning By-law and 136 parking spaces are required, with 151 being provided. He noted there are a couple building under the minimum 280 sq footage for retail use, which just means these building cannot be used for retail.

Mr. Graves asked if the project was being phased and what the construction time is once approvals are in place. Ms. House responded that all commercial will begin at the same time and the goal is dependent on a future application for a potential severance, which will be brought forward in the very near future.

Mr. Peck asked for clarification on the hydrant or sprinkler system, which it was confirmed there is one private hydrant being provided and one municipal hydrant on site and the buildings will be non-sprinkler.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant and advised that there have been discussions with Smart Centres about traffic and the internal access route and will need further discussion to coordinate. He added that comments were received from the Municipal Accessibility Advisory Committee and these will be forwarded to the applicant.

Mr. Bokma opened the meeting for questions and comments from the public.

Mr. Russell Schnurr commented that he does not agree with the patios in their proposed locations, there is too much concrete and traffic, the proposal is not pedestrian focused, and the plan had little sustainability. He asked for clarification on the design guidelines and if there was a document prepared for the entire site. Mr. Campbell confirmed there was an Urban Design Brief prepared and registered on title for the overall Timken site which was completed as part of the consent application process and approved by Council specifically for the site. Mr. Campbell added that the Urban Design Brief prepared for this application was based off the one registered on title.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: SPC 03-21 submitted with respect to the proposal for 6 single and multi-unit commercial buildings, on lands known municipality as 1025 Talbot Street, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property,
3. The plans be amended, as directed by the Committee, and the revised plans submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement.

Carried.

UNFINISHED BUSINESS

SPC 17-19 – 25 St. Catharine Street – Proposed child care centre

Mr. Graves advised the committee there were outstanding items including finalizing drawings, a traffic impact letter and a heritage impact statement, which have now all been completed. He added that he will be bringing a report to Council in April.

Mr. Pompili noted that the property is not within the Heritage Conservation District, but it is close in proximity. The committee agreed to submit the document the heritage committee for their information.

ADJOURNMENT

Motion by Mr. Graves – Mr. Pompili

THAT: The meeting be adjourned (3:30 p.m.)

Carried.