

**THE CORPORATION OF THE CITY OF ST. THOMAS
URBAN DESIGN COMMITTEE**

ROOM 309
CITY HALL

December 17, 2015

The meeting convened at 2:00 p.m.

ATTENDANCE

Members

Councilor Linda Stevenson
Councilor Joan Rymal
Beth Burns, Chair, DDB
Tino Clarke, Heritage Committee
Russell Schnurr, Heritage Committee

Officials

Wendell Graves, CAO/Clerk
Matt Smale, Corporate Administrative Clerk
Pat Keenan, Director of Planning and
Building Services
Ross Tucker, Director of Parks and
Recreation

Guests

Ron Koudys
Rick Smith
Cindy Prince
Dan Kuzman
Earl Taylor, Downtown Development Board

Minutes

The Chair asked if there were any comments, errors, or omissions regarding the minutes from November 25, 2015.

Mr. Schnurr advised that he had commented that the proposed location of the loading dock was not an appropriate design solution considering the significance of the Ross Street and Centre Street intersection.

Mr. Schnurr further added that following the vote, he had commented that while he supported the development in principle, he could not support it unless specific design changes were made to the plan such as the location of the proposed loading dock and turning the buildings back to face Centre Street.

Moved by Councilor Stevenson – Rymal:

THAT: The minutes of the meeting held on November 25, 2015 be accepted as amended,

Carried.

Disclosures of Interest

Nil

Proposal Update – Ross and Centre Street Development

Mr. Kuzman and Mr. Smith provided a recap of the previous designs as presented to the Committee on November 25, 2015.

Mr. Kuzman stated that he had taken the comments and input from the previous meeting and in conjunction with Mr. Koudys and Mr. Smith revised the plans to better incorporate what the Committee and community were looking for.

A number of key design elements were highlighted including:

- Increased green islands and shrubbery in the parking area.
- Shifting of the bungalows closer to Moore Street with parking at the rear of the units.
- Moving of the loading dock area away from Ross and Centre. It would now be accessed from the interior parking area.
- Moving of the memory care unit to the second floor
- Moving of the dining area to Ross and Centre corner of the building.
- Addition of some covered parking.
- The main entrance would remain facing Ross Street

Mr. Koudys advised that the building had been pushed back from the street at Ross and Centre to create some green space in front of the dining area. He added that there was still significant effort made to connect the development to the adjoining trail system.

Mr. Smith stated that the courtyard area at Ross and Centre may be used for such activities as outdoor dining, gardening, etc. Typically the dining area would see the highest foot traffic.

Mr. Schnurr stated that he was pleased to see the move of the dining area and increased exterior dining/gardening space at Ross and Centre. The amendment would focus more pedestrian activity and provide more connection to the neighbourhood from this intersection.

Councilor Stevenson commented on increased green space and shrubbery and inviting atmosphere this provided, she was pleased to see the attempt to connect the development to the City's surrounding trail/parks network.

The members expressed appreciation to the applicants for considering the Committee's comments and thanked them for the proposed design amendments.

Mr. Smith advised that the meetings were still required to ensure zoning, and site plan approval. Plans would also still need to be vetted internally with operations staff and financially.

Mr. Smith added that an attempt may be made to add a few more townhouse units but that the applicants were pleased with the general site plan and design concepts

Moved by Councilor Rymal – R. Schnurr:

THAT: The Urban Design Committee approve in principle the December 17, 2015 design plans as presented; and further,

THAT: The Committee express its appreciation to the applicants for design work completed and amendments to design plans; and further,

THAT: The Committee look forward to seeing the final plans and the implementation of the project in 2016.

Carried.

Promotion of Program

The members agreed to defer discussion of this item to a January meeting.

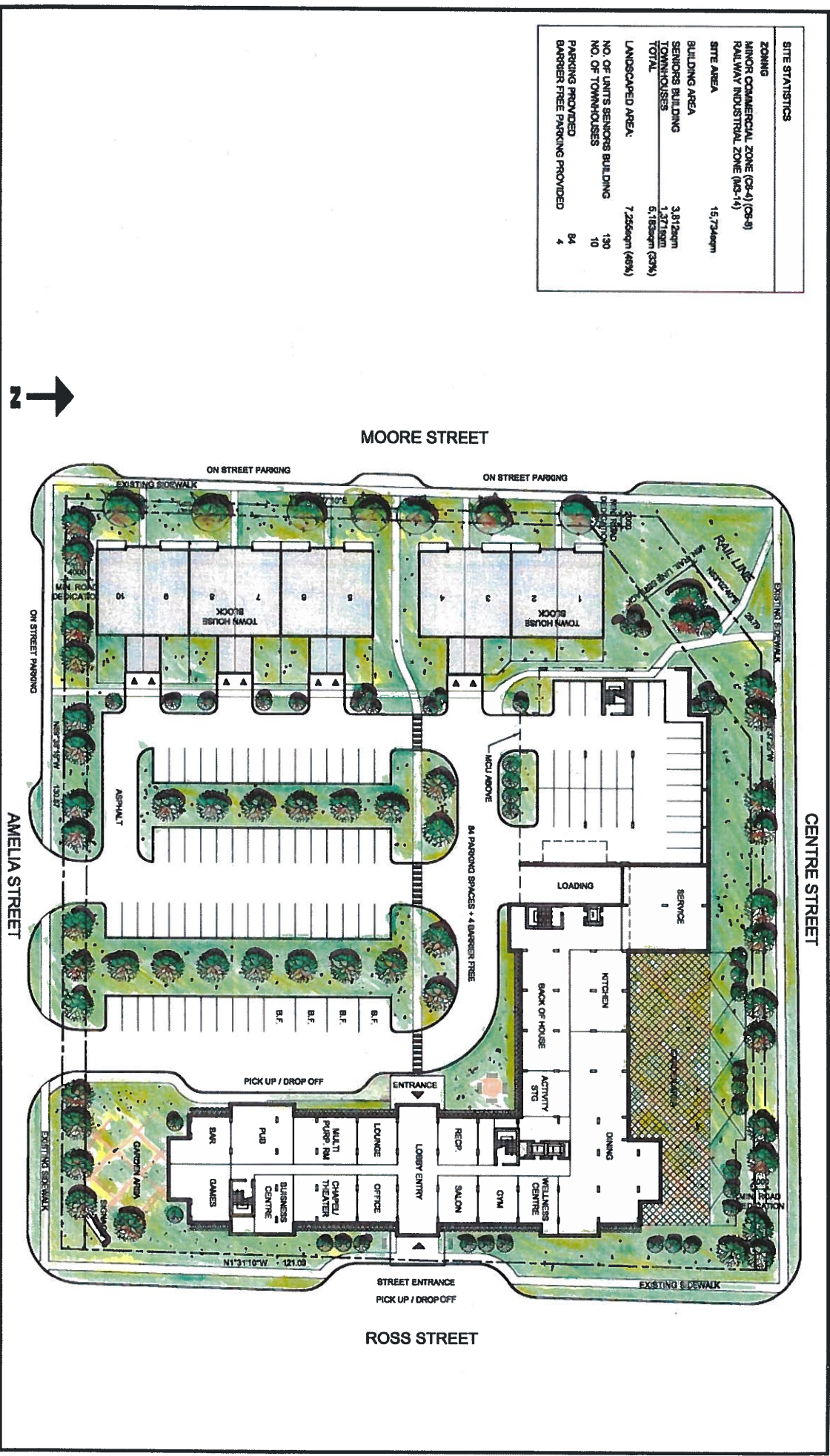
Next Meeting

The next meeting is scheduled for January 21, 2016 at 3:00 p.m.

Adjournment

The meeting adjourned at 3:30 p.m.

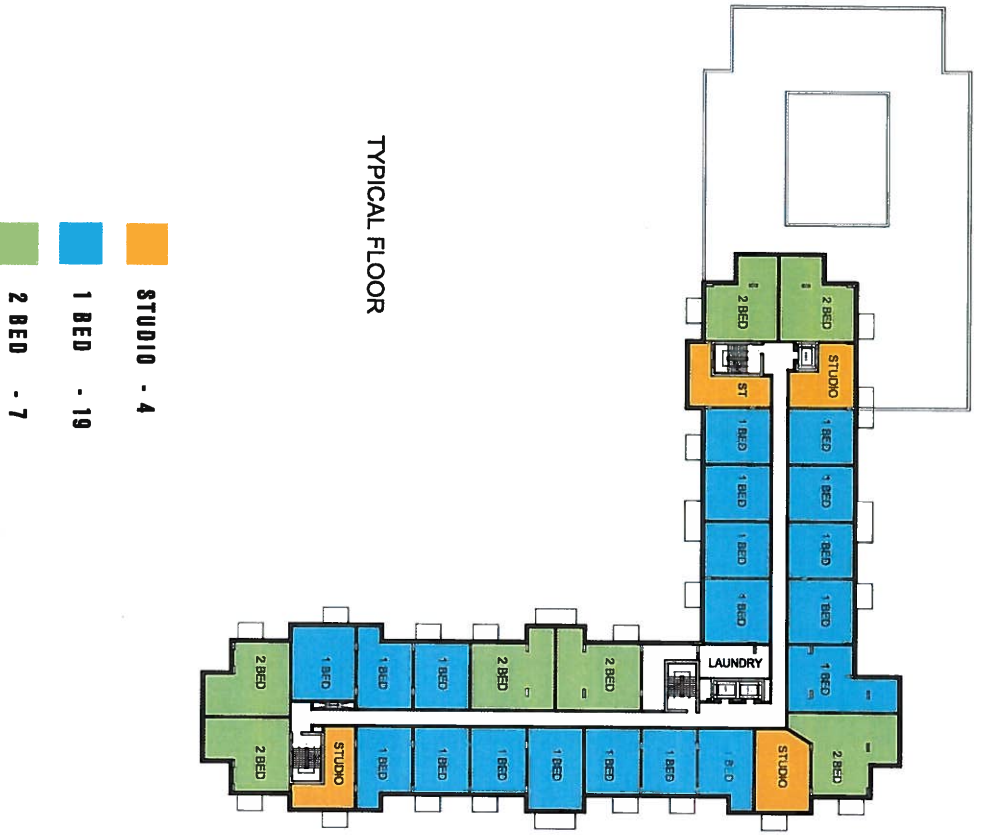
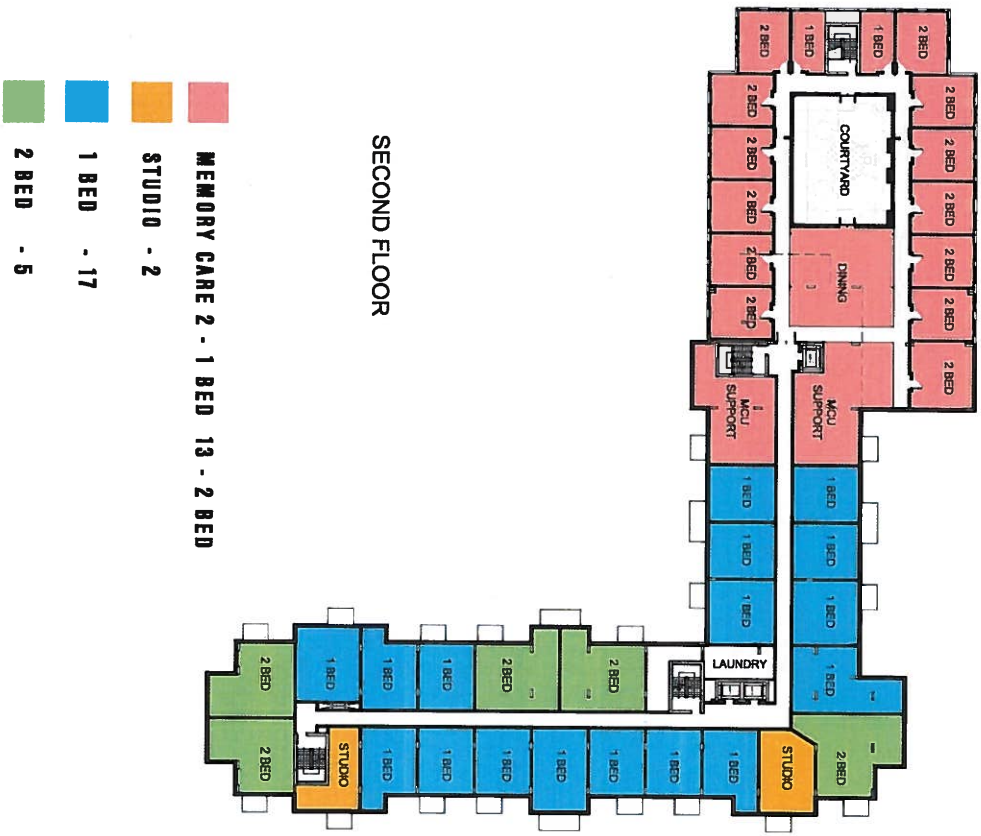
SITE STATISTICS	
ZONING	MINOR COMMERCIAL ZONE (C2-1) (C2-2)
	RAILWAY INDUSTRIAL ZONE (M2-1)
SITE AREA	15,724sqm
BUILDING AREA	3,812sqm
SENIORS BUILDING	1,317sqm
TOWNHOUSES	6,183sqm (39%)
TOTAL	7,255sqm (46%)
LANDSCAPED AREA:	
NO. OF UNITS SENIORS BUILDING	130
NO. OF TOWNHOUSES	10
PARKING PROVIDED	84
BARBER FREE PARKING PROVIDED	4



ST. THOMAS ON
 PRELIMINARY CONCEPT DESIGN
 SITE PLAN - SK-5

SCALE: 1:800
 DECEMBER 15, 2015

CUSIMANO ARCHITECT
 140 BRIDGELAND AVENUE, SUITE 107, TORONTO, ONTARIO M6A 1T7
 T (416)778-5183 F (416)778-3100



ST. THOMAS, ON
 PRELIMINARY CONCEPT DESIGN
 FLOOR PLANS - (SITE SK-5)

SCALE: 1:800

DECEMBER 15, 2015

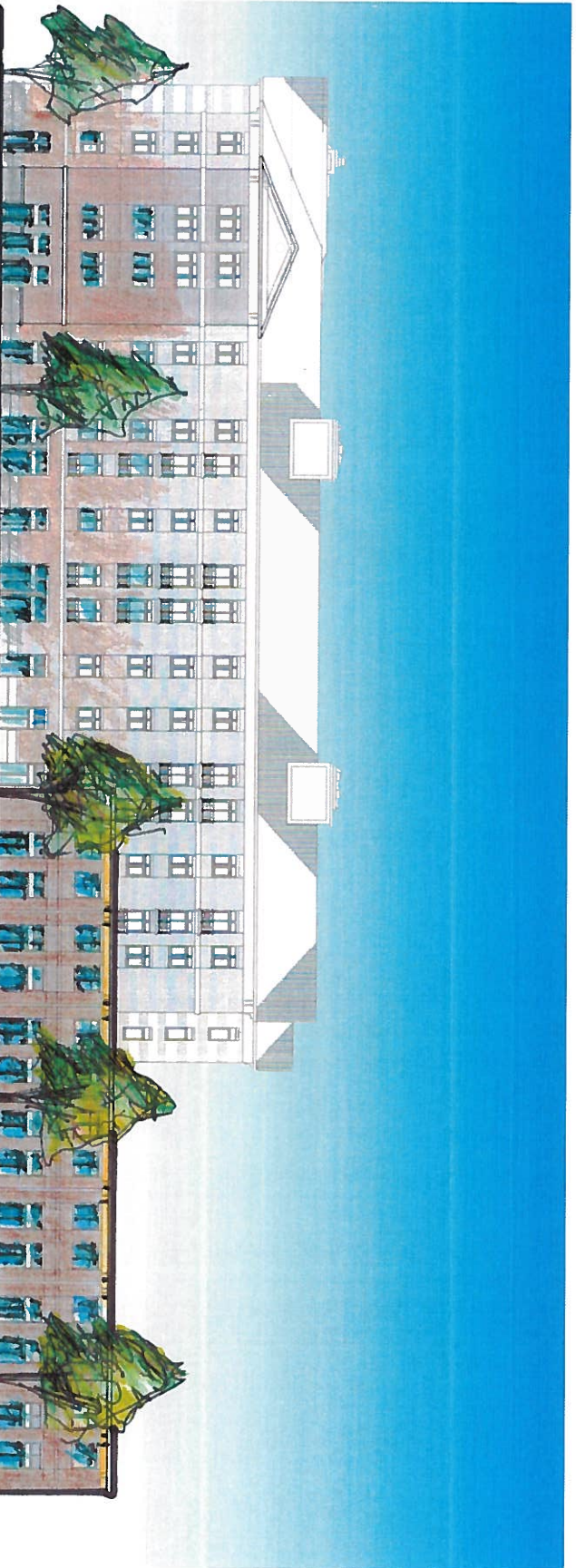
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ROSS STREET ELEVATION

ST. THOMAS, ON
PRELIMINARY CONCEPT DESIGN
2015-12-15





CENTRE STREET ELEVATION

ST. THOMAS, ON
PRELIMINARY CONCEPT DESIGN
2015-12-15

