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sent via email

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RE: Application for Site Plan Approval – 1st Submission
1055 Talbot Street – Timken Lands Commercial Development Phase 2
St. Thomas Crossings

Our File: ROD/STH/25-01

On behalf of St. Thomas Crossings, Zelinka Priamo Ltd. is pleased to submit an Application for Site Plan Approval for the second phase of the commercial development on the lands known municipally as 1055 Talbot Street (the ‘subject lands’), also known as the former Timken Lands. The second phase of the commercial development consists of two (2) multi-unit commercial buildings, and two (2) standalone commercial buildings.

SITE DESCRIPTION

The subject lands are located in the centre of the lands that are framed by First Avenue, Redan Street, and Talbot Street (Figure 1).

Figure 1: Subject Lands – 1055 Talbot Street

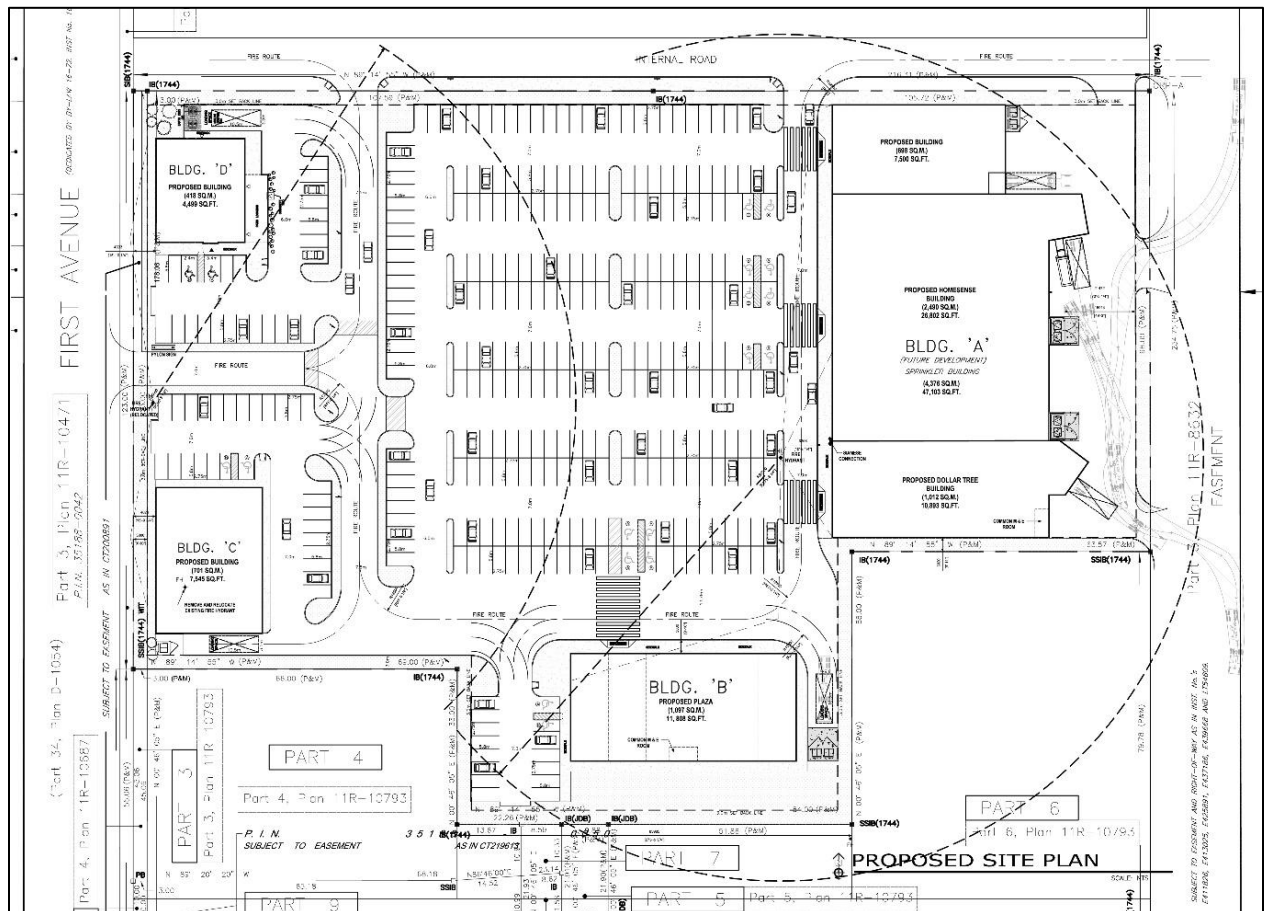


The subject lands have an area of approximately 2.78 ha, with approximately 123m of frontage along First Avenue. The subject lands formerly contained a portion of the Timken Manufacturing Plant, which has been since removed from the site. The lands are vacant in their current form and contain no vegetation.

PROPOSED DEVELOPMENT

The proposed development is to consist of two (2) multi-unit commercial buildings, and two (2) standalone commercial buildings (Figure 2).

Figure 2: Conceptual Development Plan (excerpt)



Below is a breakdown of the four proposed buildings:

- Building 'A' is located at the northeast corner of the subject lands and has a total gross floor area of 4,376m² and contains three (3) units. Similar to the Phase 1 buildings along the access road, Building 'A' provides loading docks at the rear of the building. The north, 698m² section of Building 'A' is intended to be an O'Reilly's Auto Parts Store. The rest of Building 'A' is still to be determined in future phasing.

- Building 'B', programmed with smaller units, is located along the south property line of the subject lands. The building has a total gross floor area of 1,097m² and contains six (6) units.
- Building 'C' is located at the southwest corner of the subject lands. Building 'C' has a total gross floor area of 701m². The intention for Building 'C' is to be a Best Buy Retail Store.
- Building 'D' is located at the northwest corner of the subject lands and a total gross floor area of 418m². Building 'D' is intended to be an East Side Marios dine-in restaurant.

Internal and external pedestrian connections are provided via sidewalks throughout the site. Painted pedestrian crossing lines on the pavement provide connections between surface parking areas, internal walkways, and building entrances. The internal walkways extend to the existing sidewalks along First Avenue, providing convenient pedestrian linkages to the surrounding commercial plazas, and residential areas. The sidewalk along the north side of the subject lands provides connection to the existing bus stop located adjacent to the east of the subject lands.

A total of 357 parking spaces are provided, including 18 barrier-free parking spaces, whereas 353 parking spaces are required for this development. Landscaped traffic islands with tree plantings are proposed throughout the parking area and along the perimeter of the subject lands, providing a buffer and opportunities for screening between the street, pedestrian walkways, and the surface parking lot.

Vehicular access to the subject lands is provided by three (3) driveways; a right-in/right-out (RIRO) access from First Avenue located in the middle of the west property line of the site, and two (2) full-turn access points from the private road located to the north of the subject lands. An access point at the far northeast corner of the site, as well as two (2) additional access points along the east property line provide truck access to the three (3) loading bays for Building 'A'.

The drive aisles on the subject lands abut the pedestrian areas in front of Buildings 'A' and 'B' allowing for convenient pick-up and drop-off. The drive aisles also connect to the main parking areas for Buildings 'C' and 'D'. Drive aisles are sufficient to accommodate larger vehicles, including emergency vehicles, delivery trucks, and garbage trucks.

Overall, the layout is in essence an extension of the built form and site layout of the Phase 1 lands to the north.

SUBMISSION MATERIALS

Please find included in this Site Plan Approval application package the following materials:

- The completed Site Plan Approval application form, including authorizations;
- Site Plan;
- Landscape Plan;
- Photometrics Plan;
- Building Elevations;
- Servicing and Grading Plans;
- Topographical Survey;
- Functional Servicing Report;
- Stormwater Management Report;
- Traffic Impact Study; and,
- Urban Design Brief.

A cheque in the amount of \$2,000.00 for the Site Plan Approval application fee will be provided separately.

We trust that the enclosed information is satisfactory and complete, and we look forward to working with Staff on this application. Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.



Caden McAllister
Planner