

ZOOM WEBINAR

FEBRUARY 12<sup>TH</sup>, 2021

The meeting convened at 9:00 A.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

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

DISCLOSURES OF INTEREST

Nil.

NEW BUSINESS

**SPC 08-18 – 96 Moore Street** – Amendment to site plan application

Appearances

Michael Loewith - Patriot Properties Inc.  
David Winterton - ERA Architects  
Adam Morris- Sierra Construction  
James Garton - Sierra Construction  
Andy Ransom - Agar Architect  
Blain DeDecker - Site Superintendent

Representation

Mr. Pompilii provided a detailed overview on the nature of the site plan amendment. He advised the committee that the original site plan submission was made in 2018 and was approved in February 2020 after an extensive review and engagement process. The requested amendment to the approved site plan that is under consideration are amendments to building elevations and adjustments related to parking arrangements, landscaping and other minor changes. The building elevation changes relate to Buildings 1, 2 and 3 and relate specifically to the size and proportion of window and doorway openings, reduction in overall glazing on the top floor, wrap around concrete patio and divider screens revised to smaller patios with balcony guards and the introduction of a small front way vestibule. Other building changes include provisions for a green roof component and increase in the amount of landscaping and open space around the building. Mr. Pompilii added that most changes are a result of the precast building construction system being utilized, adjustments needed to meet Ontario Building Code requirements and to not compromise the structural integrity of the structure.

Mr. Pompilii noted other site plan amendments under consideration include the addition of one unit being added to Building 1 and parking along Moore and McIntyre Street entrance being revised to parallel parking. He advised that the roadway will be moved south and surface parking redistributed within the phase 1 area. This change maintains the same amount of surface parking and preserves the trees along the northern boundary, replacing the wood privacy fence on north side of property, and removing phase 3 parking garage entrance ramp by replacing it with an underground connection between the phase 2 and 3 garage. The ramp will be replaced with surface parking and an increase in total greenspace throughout the site, curb ramps and painted crosswalks are added in 4 locations.

Mr. Pompilii reminded those in attendance that the site plan and approved form of development are all decided matters, the heritage easement agreement, the arrangement of buildings, the mass and scale, footprint of each building, the arrangement and the design of open space and landscaping and building materials, colours and textures all remain as approved.

Mr. Pompilii advised that a report from the site plan committee will be going to Council for approval.

Mr. Garton provided an overview of the changes to the site plan. He advised that a major change is the ability to connect the parking garage facilities underground for phase 2 and 3. In the original plans there was a separate parking garage and removing that has allowed to shift parking around which will create more greenspace.

Mr. Garton advised the committee that the main change to the elevations are the reduction, movement and size of window openings, particularly on the top level. He noted that when shifting from a conceptual building design to drawings for building permits, there are adjustments involved when looking at efficiency and space for lobbies, hallways, location of things like HVAC systems, which usually involves shifting windows to accommodate.

Mr. Winterton provided an overview of the fenestration and how the placement has evolved. He discussed the colour scheme, which was approved by the CIP committee in 2018 and includes a precast panel system in buff brick and limestone colours. He added that the panels come as is and part of the brick staining process is done in shop and part on site.

Mr. Winterton stressed that the Heritage Easement Agreement has not been affected by the proposed changes and added that the owner can not proceed to any building permit stage without first meeting the obligations of the HEA. He advised that the HEA obligations were met for Phase 1 and include items such as:

-document the removal, protect the granite piers and posts

## 2<sup>nd</sup> Meeting of the 2021 Site Plan Control Committee

- restore the filigreed rod iron work and replace the lost pieces
- enhance the pedestrian aspect of the development and restore the heritage garden
- woonerf – stamped concrete that defines the old footprint
- commemorative spire based on lost tower of alma college
- extensive landscaping on the site -manicured lands and gardens that overlook the heritage garden

Mr. Bokma opened the meeting for questions and comments from members of the committee.

Mr. Graves asked for clarification on the underground connection and the window openings and design changes. The consultant shared their screen with a drawing to better illustrate. Mr. Ransom commented that with the Ontario Building Code there is a limited amount of fenestration a building can have, which is limited to a 40% window opening for the entire surface area of the building under that standard, adding that the previous top floor design would have exceeded this. He noted that it would have been too difficult to do with the number of openings on the top floor using a precast concrete panel structural system and they did not want a mix of building structure types because of budget constraints and buildability.

Mr. Graves advised the committee that when the project was in front of the site plan committee in 2018, one document submitted at that time to support the application was a third-party urban design review from GSP Group. It was a detailed report for overall site and relativity to the neighbourhood, and included in the review, commentary about design elements, rooflines, capping of buildings, ground floor presentation and window arrangements. Mr. Graves asked the committee to consider requesting the owner reach out to GSP to comment on those specific areas.

Mr. Graves asked for clarification on tree planting and if there will be any planted outside of the development area that would not be impacted by the construction activity. Mr. Loewith responded that the plan is to plant trees as soon as possible but this was postponed due to the discovery of a gas line running along Moore Street which was not documented. He added that this discovery led into the reconfiguration of parking for phase 3. Mr. Loewith advised that landscaping for Phase 1 will occur this fall and by spring 2022 phase 1 building will be fully landscaped and irrigated grounds.

Mr. Bokma advised the committee that all construction traffic will be through Ross Street and there will be absolutely no construction access permitted on Moore and McIntyre. He added that granular surface is not permitted within the City, it must be recycled asphalt and dust free so this will need to be amended.

Mr. Bokma asked for clarification on the timing of building 2 and the tunnel. Mr. Loewith responded that the tunnel will be during phase 2 and the construction of building 2 will not commence until building 1 is full. He added that the response from people interested in units has been overwhelming and is hoping by February 2022 building 1 will be full and the construction for building 2 should be able to start next spring.

Mr. Pompili asked if the changes being proposed on the ground floor will affect the pedestrian oriented ground level which was the objective with the original plan. Mr. Loewith responded that all sidewalks are still in place and the pedestrian access has not changed at all with revised plan.

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

Councillor Clarke commented that neighbors were concerned with the colour of the concrete panels going up and asked for clarification. Mr. Loewith advised the committee that the buff brick is a staining application they do on site and other than the balconies, all panels are coming in raw concrete form.

Councilor Baldwin-Sands asked about the maturity of trees that are going to be planted along McIntyre and if they will be mature enough to provide buffering and privacy. Mr. Loewith responded that his intent is to get them as big as he can and that this development is not something that is going to be sold, and he has a commitment to his tenants and to the neighbourhood to provide beautiful grounds.

Councillor Baldwin-Sands asked if there would be electric vehicle charging stations, which Mr. Loewith responded that the building has 6 rough ins with the capacity to fit the entire parking structure for electrical vehicle charging.

Ms. Doty advised the committee that she is disappointed in the proposed changes and with no floor to ceiling windows or large balconies, the building looks very institutional. She asked if the units will be for sale, which it was confirmed they would not be. Ms. Doty referenced a document submitted as part of the amendment which states, 'underground connection reduces the excavation limits for phase 3 building' and asked if this will also affect the elevation of building 3, which it was confirmed will not. She also asked where the surface garbage collection pad was to be relocated, which Mr. Loewith responded it use to be located near a house on McIntyre but has since been relocated to the west part of the site, away from all houses on Moore and McIntyre Street.

Mr. Vandermaarel advised the committee that the new proposal looks institutional, and he does not agree with the limit of glazing, wanting more as shown on the original site plan drawings. He added he is concerned the owner will continue to come in with more amendments in the future and asked if the HEA can be amended just like the site plan agreement. Mr. Winterton responded that like any legal document there could be renegotiations, however, this is not the intention of the owner, who wants to see the HEA realized.

Councillor Peters asked if the City was satisfied with the garbage locations and snow storage on the site. With respect to garbage, Mr. Loewith advised that there are two locations, and they will have a tractor and trailer on site that will move the garbage from underground to aboveground for collection. Mr. Bokma responded to snow storage that there is a location on site, but if there is excess it will need removed from the property.

## 2<sup>nd</sup> Meeting of the 2021 Site Plan Control Committee

Councillor Peters expressed a concern with traffic on Moore and McIntyre that this type of development will generate and asked if traffic flow should be looked into, stop signs, etc. Mr. Bokma responded that the City is adding the intersection as an all way stop in the traffic by-law to allow for orderly access to the site. He also asked about hoarding and when this would occur, which Mr. Loewith advised can go up immediately across McIntyre. Mr. Bokma asked for a written commitment to this affect.

Ms. Fortin-Smith asked about the amphitheater and timing of restoration. Mr. Winterton responded that he will look at the HEA and the timing, but that it will happen when its safe to do so. Following the meeting, staff did receive confirmation that as part of the phase 3 building permit, it will include the amphitheater work and occupancy will be given when the work is confirmed to be done.

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

THAT: the Site Plan Control Committee recommends that Council provide final approval to the amended plans for SPC 08-18, submitted with respect to the adjustments to the building exterior, improvements to parking and driveway facilities and improved landscaped areas, on lands known as 96 Moore Street, City of St. Thomas, subject to the following conditions:

1. Compliance with all other applicable regulations and municipal by-laws;
2. Enter into an amending site plan 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 Urban Design Review be updated as directed by the Committee;
4. Revised plans be submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement;
5. The owner submit a written commitment to address hoarding on the site, as directed by the Committee.

Carried.

### ADJOURNMENT

Motion by Mr. Graves – Mr. Peck

THAT: The meeting be adjourned (10:55 a.m.)

Carried.