

ZOOM WEBINAR

APRIL 20, 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

Mr. Bokma called the fourth 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 March 23, 2021, as amended, be confirmed.

Carried.

NEW BUSINESS

SPC 07-21 – 68 Hincks Street – Proposal for a 4-unit residential apartment building

Appearances

Jay Okkerse, Owner

Representation

Mr. Okkerse advised the committee the previous four-unit building was lost to a fire and he is looking to replace it.

Mr. Pompilii asked for clarification on parking, that in a previous submission the drawing showed 4 spaces in the rear and 1 in the front and this rendition shows 3 parking spaces in the rear and 1 in the front. He added the way the parking is displayed now does not meet the requirements of the zoning by-law. The accessible parking space in the front and its associated loading areas and driveway exceeds 50% of the area of the front yard. Mr. Pompilii noted that a minor variance will be required unless the owner looks at reconfiguring the parking, which the owner said he would review.

Mr. Pompilii advised the committee that an elevation drawing was submitted at the time of the consultation but was not included as part of the site plan package. Mr. Okkerse confirmed the elevations would be the same as the drawing previously submitted. He added the building will have brick on the bottom and vinyl siding on the top.

Mr. Tucker advised the applicant that a landscape plan is required as well as a tree protection plan. He added there are prerequisites under the tree protection by-law that must be followed. Mr. Tucker asked to see plantings on the property as well as around the building too.

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

Mr. John Lyle, representing Knox Presbyterian Church, had a concern around parking and tenants and visitors of the apartment parking in the church parking lot. Mr. Okkerse confirmed he will give notice to all new tenants that there will be no parking in the church parking lot and if there is an issue the church can contact him directly.

The committee passed a motion to defer any decision until revisions are made to the drawings with regards to parking spaces, landscaping and a tree protection plan.

UNFINISHED BUSINESS

SPC 04-21 – 50 Scott Street (Curtis) – 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. Myk advised the committee that at the last committee meeting they were asked to reconsider 4 items; moving the barrier free parking space, completing a shade and shadow study, redesigning the front elevation and minor site servicing revisions. He noted that these changes were made.

Mr. Graves asked if planning staff reviewed the shadow study and if staff are satisfied with it. Mr. Pompilii confirmed that staff are satisfied with the plan.

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Mr. Graves requested that the applicant speak to the front elevation changes. Mr. Wasytko responded that the main entrance was not prominent enough and they have since revised the drawing. He added there is a larger door presence, and the foyer has been enlarged.

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

THAT: SPC 04-21 submitted with respect to the proposed 4-storey, 24-unit residential development, on lands known municipally as 50 Scott 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.

Carried.

UNFINISHED BUSINESS

SPC 06-18 – 92-94 Erie Street – Proposal to construct a 6-unit residential apartment building

Appearances

Bob Barclay, Thomas P. Rylett Limited
Tom Rylett, Thomas P. Rylett Limited
Rick Collier, Owner

Representation

Mr. Rylett advised the committee that this application was brought forward to the committee in 2018, however, there was an issue with the driveway configuration and the committee deferred a decision until this was resolved. He noted the driveway configuration has been resolved, as well revisions to the site grading and the watermain size has been increased.

Mr. Pompili advised the committee that the proposal is in conformity with the zoning bylaw. He added that the City does not currently have urban design guidelines but will in the near future, and asked if the applicant would consider changes to the building materials to include a distinction from the ground floor and upper units, possibility having a different brick colour or look of material. Mr. Collier confirmed that he is open to changes to make the building more aesthetically pleasing.

Mr. Pompili noted that at the previous site plan meeting there were comments regarding the replacement of trees and asked if consultation with parks has taken place. Mr. Tucker confirmed this has not taken place and the applicant needs to consult on the tree bylaw and permit process.

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

There were approximately 5 people from the neighborhood in attendance at the meeting. Their concerns included the type of development not fitting in with the neighbourhood, drainage and potential sewer concerns, the height of the building and parking.

The committee passed a motion to defer any decision until revisions are made to the elevations and landscaping, and a consultation with parks occurs to discuss landscaping, tree removals and permit process.

ADJOURNMENT

Motion by Mr. Peck – Mr. Pompili

THAT: The meeting be adjourned (3:05 p.m.)

Carried.