

ZOOM WEBINAR

JUNE 23, 2021

The meeting convened at 2:30 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: Justin Lawrence, Director, Environment Services & City Engineer
Adrienne Jefferson, Supervisor of Parks and Forestry

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

DISCLOSURES OF INTEREST

Nil.

NEW BUSINESS

SPC 11-21 – 10-20 Queen Street – Proposal for a 4-storey building containing 45 residential dwelling units and a municipal fire station

Appearances

Harry Froussios, Zelinka Priamo Ltd.
Jon MacKenzie, Indwell
Graham Cubitt, Indwell
Emma Cubitt, Invizji Architects
Natalia Bugaisen, Invizji Architects

Representation

Mr. Froussios advised the committee that the proposal is for a 4-storey mixed use building with 45 residential dwelling units which would occupy the upper 3 storeys, administration and amenity space on the main floor and a municipal fire station. He noted that the lands are in the Downtown Talbot West Zone (C1) and the zoning does permit the proposed use. The applicant received a minor variance for the minimum floor area for some of the units as well as to permit no loading space for the proposed development.

Ms. Cubitt advised the committee that the main entrance would be from the south but there is a second exit towards William Street which would be used when the fire trucks are being exercised. She added there will be bike storage, a gazebo, a balcony on each level overlooking the garden space and garbage storage to the north of the parking lot.

Mr. Lawrence noted that the proposal is to remove 4 parking spaces to make space for the fire trucks. There is generally a shortage of parking in this block and he recommends they do not cut out these spaces as there is lots of room for the fire trucks.

Mr. Pompilii advised the committee that the proposal is consistent with the Official Plan and Zoning policies and the minor variances that were requested have been approved.

Mr. Pompilii noted that when a fire truck is being exercised there is an alternate exit being provided, he asked if this is a two way. Ms. Cubitt confirmed it will go both ways, that cars can enter the parking area from the location if the entrance is blocked with a fire truck.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant. He also requested that the existing parking lot be paved at the same time as this development is under construction.

Mr. Bokma opened the meeting up for questions from the public. There were two people in attendance and no questions.

Mr. Graves asked the committee rather than putting in curbs as shown on the drawings, if there would be any merit putting bollards instead that can be removed. He added this would provide the site with a flex drive thru and if its not needed the bollards can stay in place. The committee members agreed to this approach.

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

THAT: SPC 11-21 submitted with respect to the proposal for a 4-storey building containing 45 residential dwelling units and a municipal fire station, on lands known municipally as 10-20 Queen 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

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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.

ADJOURNMENT

Motion by Mr. Peck – Mr. Pompili

THAT: The meeting be adjourned (3:00 p.m.)

Carried.