

ZOOM WEBINAR

SEPTEMBER 23, 2021

The meeting convened at 10:00 A.M.

ATTENDANCE

Mr. W. Graves, City Manager
Mr. L. Pompili, Director, Planning & Building Services
Mr. N. Bokma, Manager of Development and Compliance
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present: Jeff Bray, Director of Parks, Recreation and Property Management
Adrienne Jefferson, Supervisor of Parks and Forestry

Regrets: Mr. C. Peck, Chief Building Official

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Graves – Mr. Pompili

THAT: The minutes of the meetings held on July 14, 2021, as amended, be confirmed.

Carried.

NEW BUSINESS

SPC 03-21 (amendment) – 1025 Talbot Street – Proposal to amend the existing approved site plan to add an electric sign along the Talbot Street frontage

Appearances

Matt Campbell, Zelinka Priamo Ltd.
Lee Greenwood, Canadian Commercial (Talbot) Inc.

Representation

Mr. Campbell advised the committee that the site plan for the commercial development at First and Talbot Street has been approved and construction has started. The proposal is to add an electronic sign out front of 'Building D' on the site plan drawing. Mr. Greenwood added that the sign will be to advertise the tenants and it can have moving images and display specials.

Mr. Pompili asked if this was the only sign being proposed at this time, and the applicant advised there are other signs previously approved on the site, but this is the only electronic one and it exceeds the limits of the sign by-law.

Mr. Pompili advised the committee that comments were submitted from Building Services who noted that the applicant will need to submit the final design with the completed permit application and staff will need dimensions from the right of way and dimensions of the size. He added to make sure the applicant connects with Building Services to make sure staff have all the necessary information to complete the building permit application.

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

THAT: SPC 03-21 submitted with respect to the proposed electric sign, on lands known municipally as 1025 Talbot Street, City of St. Thomas, is approved, and the revised plan be placed in the site plan file.

Carried.

NEW BUSINESS

SPC 14-21 – Styles Drive (Block 50, Plan 11M-233) – Proposed 3 storey apartment building with 15 units

Appearances

Martha Saucier, Doug Tarry Limited
Deren Lyle, Cyril J. Demeyere Limited

Representation

Ms. Saucier advised the committee that the proposal is for a 3 storey 15-unit building. She added that the proposal is part of a larger conceptual plan for the area, however, are currently just submitting for Block 50.

Mr. Pompili requested that consideration be given to adding to the south elevation as this is the pedestrian view and the elevation currently only shows windows.

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Mr. Pompilii advised the committee that comments were submitted from Building Services and staff will forward these comments to the applicant.

Ms. Jefferson noted that on the landscape drawing there are 5 deciduous trees and only 3 are labelled gingkoes. She also added to look at the columnar species in proximity to the City trees to avoid crowding. Ms. Jefferson advised that Parks would submit formal comments that can be forward to the applicant.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant and asked for clarification if the building would be sprinklered, which the consultant confirmed it would be.

Mr. Lyle advised the committee that the walkway was relocated to the south limit of the site and asked if staff were satisfied with this, which staff confirmed they were. He added that a zoning amendment for the west side of Styles Drive will be submitted soon, but this won't have any affect on the proposal for Block 50.

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

THAT: SPC 14-21 submitted with respect to the proposal for a 3-storey apartment building with 15 units, located on Styles Drive (Block 50, Plan 11M-233) 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,
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.

UNFINISHED BUSINESS

SPC 05-21 – 350 Highbury Avenue – Proposal for a self-storage facility consisting of 248 storage units

Mr. Bokma advised the committee that this application was previously deferred by the committee at a meeting in March 2021 and noted the remaining outstanding item was for the owner to provide a trail connection. He added that staff have been in consultation with the owner and the owner has confirmed they will dedicate a 3.0m wide easement to the City to establish a trail within the storm easement adjacent to the site. Mr. Bokma noted that the City will design and construct the trail and develop a reference plan at no cost to the owner and the easement will be registered as part of the site plan process.

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

THAT: SPC 05-21 submitted with respect to the proposal for a self-storage facility consisting of 248 storage units, on lands known municipality as 350 Highbury Avenue, 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,
3. The applicant conveys to the City of St. Thomas, a 3.0m wide easement dedicated to the City to establish a trail within the storm easement adjacent to the subject land. The easement is to be shown on a reference plan, with all legal, surveying, land registration and administrative costs related to the easement to be borne by the Corporation of the City of St. Thomas,
4. 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.

ADJOURNMENT

Motion by Mr. Graves – Mr. Pompilii

THAT: The meeting be adjourned (10:20 a.m.)

Carried.