

ZOOM WEBINAR

NOVEMBER 18, 2021

The meeting convened at 11:00 A.M.

ATTENDANCE

Mr. W. Graves, City Manager
Mr. L. Pompilii, 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 eleventh meeting of the 2021 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Pompilii – Mr. Graves

THAT: The minutes of the meeting held on October 20, 2021 be confirmed.

Carried.

NEW BUSINESS

SPC 16-21 – 49 Royal Dornoch Drive – Proposal for a 40-unit vacant land condominium development

Appearances

Will Hayhoe, Performance Communities Realty Inc.
Deren Lyle, Cyril J. Demeyere Limited

Representation

Mr. Hayhoe advised the committee that Performance Communities Realty Inc. has entered into an agreement to purchase the lands. He added that the proposal is in compliance with the zoning which was put in place several years ago and that there was a minor zoning by-law amendment this year to correct a mapping detail. Mr. Hayhoe advised that the proposal is for 11 buildings with 40 units in total, with some semi-attached and others with 4 units. He added the buildings will be low rise residential with 2 storey designs and special details paid to the architecture.

Mr. Lyle added that the owner has also submitted an application for a draft plan of vacant land condominium with a public meeting set for December.

Mr. Pompilii advised the committee that the property is with in a hR3-73 zone and the holding zone will need to be removed by a future planning application. He added the zoning is specific to 40 units and permits a range of single, semis and townhouse dwellings. Mr. Pompilii advised that the proposal is consistent with the City's Official Plan and Zoning By-law.

Mr. Graves asked for clarification on the planning processes and running the applications concurrently.

Mr. Pompilii responded that the site plan application really details what the actual built form will look like in terms of landscaping, elevations and details of site servicing and grading. He added that the draft plan of vacant land condominium focuses on individual unit boundaries of each townhouse unit within the development and details on how the site will be serviced. Mr. Pompilii advised that the vacant land condominium will be subject to a public meeting and there will be conditions established for both processes.

Mr. Lyle advised that the units will be for sale rather than a rental property and the condominium process requires the owner to create 40 individual units to be put on the market. Mr. Hayhoe added that without the vacant land condominium process, the property would just be considered one piece of property and residents could only occupy through a tenancy agreement.

Ms. Jefferson advised the applicant that the Parks department will have comments ready by the end of the week.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant and are minor in nature.

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

THAT: SPC 16-21 submitted with respect to the proposal to construct a 40-unit vacant land condominium on lands located within the Shaw Valley subdivision area, known as 49 Royal Dornoch Drive, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,

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2. Confirmation of the successful completion of the conditions relating to Draft Plan of Condominium application, File No. 34CDM-21505,
3. 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,
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.

Carried.

NEW BUSINESS

SPC 17-21 – 20 High Street – Proposal for an exterior pavilion

Appearances

Bob Miller, NA Engineering

Representation

Mr. Miller advised the committee that the proposal is for a 20x30 wood pavilion which will allow for additional program requirements to the outdoor space of the YMCA. He added that the pavilion will have a metal roof and a shed portion underneath to house a lawn tractor and any other outdoor items.

Mr. Pompilii noted that the property is within the R3-6 zone and the zoning permits the proposed structure.

Mr. Bokma opened the meeting up for questions from the public.

Kelly Zinn of 15 Philip Street asked for clarification on where the pavilion will be located on the lot and had concerns with high school students hanging out on the property. Mr. Miller responded that it will be erected beside the main entrance, at the northeast corner of the property. He added that the property is accessible to the public, but the YMCA is trying their best to keep the property well lit to discourage any nighttime visitors.

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

THAT: SPC 17-21 submitted with respect to the exterior pavilion, on lands known municipally as 20 High Street, City of St. Thomas, is approved, and the revised plan be placed in the site plan file.

Carried.

ADJOURNMENT

Motion by Mr. Pompilii – Mr. Graves

THAT: The meeting be adjourned (11:25 a.m.)

Carried.