

ZOOM WEBINAR

FEBRUARY 24, 2022

The meeting convened at 3:30 P.M.

ATTENDANCE

Ms. S. Datars Bere, 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
Kim Destun, Chief Fire Prevention Officer

Regrets: Mr. C. Peck, Chief Building Official

Mr. Bokma called the first meeting of the 2022 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Pompilii – Ms. Datars Bere

THAT: The minutes of the meeting held on December 13, 2021 be confirmed.

Carried.

NEW BUSINESS

SPC 02-22 (amendment) – 9 Styles Drive – Proposed changes to the building footprint, previously approved for an office building and accessory shed to be used for storage purposes

Appearances

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

Representation

Ms. Saucier advised the committee that the proposal is for a commercial office space and accessory storage shed with 67 parking spaces. She noted that the office space is approximately 1200 m² and the accessory shed is approximately 300 m².

Mr. Pompilii advised the committee that this proposal has received previous site plan approval, however, changes to the building footprint are being proposed. He noted that there are no issues with the revisions as they are in line with what was previously approved, and the proposal meets the requirements of the zoning by-law.

Mr. Pompilii enquired as to whether there was an opportunity to add a sidewalk connection from one of the building entrances to the future sidewalk on Southdale Line. The applicant advised they will look into this.

Mr. Pompilii advised the committee that the Deputy Chief Building Official could not attend the meeting but did provide comments and that those would be sent to the applicant. The comments were to ensure the fire route is clearly noted on the site plan, show the location of the principal entrance, all barrier free entrances and firefighters' entrance and to show the location of fire department connection and distance to the nearest hydrant.

Mr. Bray noted that the south edge of the parking lot is indicated as snow loading on the drawing and advised the applicant to ensure the trees are set far enough back from the curb line so they are not impacted.

Mr. Bokma noted that there is a different in the stormwater strategy from the previously approved site plan and requested clarification on how this will be handled. He added that the Doug Tarry Limited sign is in the City's right of way and should be relocated, as well as some landscaping along the frontage that is encroaching and will need room for installation of a sidewalk. Mr. Bokma asked if the building would be sprinklered and the applicant confirmed it would be.

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

Mr. Russell Schnurr, attending from the public, had concerns with the north facing façade, noting that the building is oriented towards the parking lot and there are no trees being proposed along Southdale Line. He added that there is no clear front entrance and suggested some roofline variations to make the building more attractive.

Mr. Bokma commented that Southdale Line is slated for a 2024 capital project and staff can look at trails, sidewalks and street trees at this time.

Mr. Matt Campbell, attending from the public, agreed with Mr. Schnurr's comments and thought overall the landscaping looked great but would like to see some treatment to break up the very long roof line.

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Mr. Doug Tarry commented that there will be gables added to the north side of the roofline, solar panels installed on the south side and stone veneer added to the main floor of the building. He noted that he is hesitant to add an entryway out to Southdale Line since there is a two metre drop from the floor system to catch up with the grade, but they can review options for this.

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

THAT: SPC 02-22 submitted with respect to the amended office building and proposed storage shed on lands known municipally as 9 Styles Drive, City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. The plans be amended as directed by the Committee, and specifically considerations made to adding a more prominent entryway, sidewalk access added, more details on materials of the structure and revisions to the roofline. The revised plans submitted to the Secretary of the Committee for circulation for final review and approval;
2. Enter into an amending 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.

ADJOURNMENT

Motion by Mr. Pompili – Ms. Datars Bere

THAT: The meeting be adjourned (4:00 p.m.)

Carried.