

ZOOM WEBINAR

The meeting convened at 10:00 A.M.

ATTENDANCE

Ms. S. Datars Bere, City Manager
Mr. L. Pompilii, Director, Planning & Building Services
Mr. N. Bokma, Manager of Development and Compliance
Mr. A. DiCicco, Deputy Chief Building Official
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present: Jeff Bray, Director of Parks, Recreation and Property Management
Adrienne Jefferson, Supervisory of Parks and Forestry
Kim Destun, Chief Fire Prevention Officer

Mr. Bokma called the second 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 February 24, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 03-22 – 1025 Talbot Street – Proposal for a 14 storey, 162-unit apartment building with associated parking

Appearances

Lee Greenwood – Canadian Commercial (Talbot) Inc.
Matt Campbell – Zelinka Priamo Ltd.
Ryan Hicks – SRM Architects

Representation

Mr. Campbell advised the committee the subject land is the middle portion of the former Timken lands and added that it has an irregular shaped lot line because of the environmental remediation work still being completed for the lands to the north. He noted the proposal is for a 14-storey building with 162-units with access to the site off an existing access road. Mr. Campbell advised there will be a pickup/drop off point with surface and an underground parking garage, amenity space, a ground floor podium executed with a terrace and outdoor seating areas. He added there is delineated building materials and the terrace at the 12th, 13th and 14th floors are stepped back to enhance the architectural design as well as improve the look, scale and feel of the building.

Mr. Campbell noted that the goal for this site to be a walkable area to foster increased business opportunities in the area and the viability of the power centre to the east. The City and applicant would like to see a cross walk installed. The owner is going to work towards executing this, however, the proposed crosswalk location is on private land so will need to work with other parties to make this happen.

Mr. Campbell advised the committee a challenge with the site is with the grading. He added the drawings illustrate a retaining wall on the northerly section of the driveway, this is due to the parking garage and the existing grades.

Mr. Hicks noted that the building is a purpose built rental, adding that the 1-bedroom units will be approximately 650 square feet and the 2-bedroom units will be approximately 800 square feet. He added that every unit will have a balcony, there is outdoor amenity space, a common room on the ground floor for tenants to use and a proposed fitness centre in the basement level.

Mr. Pompilii advised the committee that the lands are zoned Mixed Use Development Zone (MU) and that the zoning and official plan supports a range of commercial and residential uses and the proposal is in line with these policies. He added that the MU zone does have strict requirements with respect to parking and height and that the proposed plan has deficiencies with setbacks, parking and height. Mr. Pompilii noted that staff will need to have further discussions on these deficiencies.

Mr. Campbell confirmed that the building is under the 45-metre limit, however this does not include the penthouse. Mr. Pompilii advised that staff would review the by-law to determine if it does exempt a penthouse from the requirements and will confirm with the applicant.

Mr. Pompilii noted that this is a great location for this type of development and density but would like to see an increase in the common area on the ground floor to provide greater opportunities for sitting areas, pathways around the building and would like to see these areas enlarged. He added that staff would like to see this development connect to the adjacent lands, particularly to the east, and need to establish a clear pedestrian access from the building and establish safe pedestrian crossings. Mr. Bokma stressed the importance of a pedestrian crossing and advised the City will work with the owner to engage other parties.

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Mr. Greenwood advised the committee that they are open to adding additional greenspace but are constrained by the lands and the ESA. He noted that if they can move the parking ratio slightly they would be able to achieve more greenspace. Mr. Pompilii confirmed that staff would discuss some options with the developer.

Mr. DiCicco advised the committee that the retaining wall and pergola will require separate building permits and to ensure that the guardrails are designed to prevent vehicles from going over. He noted that it appears the fire route is proposed on top of the covered parking and advised to ensure the design can accommodate fire vehicles.

Mr. Bokma advised the committee that several comments have already been sent to the applicant for review. He noted that the traffic letter submitted with the application did not speak to relaxing ratios with respect to the parking component and the potential for needing relief in the parking. The City would look to a traffic consultant to support this type of request. Mr. Bokma noted that he does not think the pedestrian crossing at the intersection of the private east/west road was intended to be an all way stop and would like comments from a traffic consultant that it can function from a pedestrian standpoint.

Mr. Bokma noted that a functional servicing report still needs to be submitted and also asked if garbage and recycling would be contained within the building, which it was confirmed it would be. Mr. Campbell responded that a draft parking study is currently underway.

Mr. Bokma advised the committee that the Municipal Accessibility Advisory Committee provided comments and would like to see van parking spaces on both surface and underground parking areas. Mr. Hicks responded that clarification will be provided on which spaces are sized for van.

Ms. Jefferson advised the committee that the parks department has a few comments on proposed plant materials and will be forwarded to the applicant for review.

Ms. Destun requested clarification on the parking structure and proposed access. Mr. Hincks advised that the only access from the south side of the structure is through the stairs. Mr. Hincks added that the parking structure will be sprinklered.

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

Mr. Pompilii advised the committee that a piece of correspondence was received from a member of the public just before the meeting and it will be circulated to the applicant.

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

THAT: SPC 03-22 submitted with respect to the proposal for a 14 storey, 162-unit apartment building, on lands known municipality as 1025 Talbot 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,
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.
4. The applicant will take steps to discuss options to create a pedestrian access to the east and City staff will participate in any discussions as needed.

Carried.

ADJOURNMENT

Motion by Mr. Pompilii – Ms. Datars Bere

THAT: The meeting be adjourned (10:50 a.m.)

Carried.