

ZOOM WEBINAR

MAY 18, 2022

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. C. Peck, Chief Building Official
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

Mr. Bokma called the third 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 March 15, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 01-22 – 131 South Edgware Road – Proposed commercial plaza

Appearances

Sarwat Ahmed, Architect
Mia Xue, Land and Building Experts
Amardeep Singh, Property Owner

Representation

Mr. Ahmed advised the committee that the proposal is for a commercial plaza ranging from one to two-storey. He noted that the uses have not been determined yet but they will comply with the permitted uses set out in the zoning by-law.

Mr. Pompilii advised the committee that the subject lands are zoned and designated in the official plan as Business Employment Lands. He noted the site meets the requirements of the zoning by-law but requested clarification on the height of the building, adding that the maximum for this zone is 10 metres. Mr. Pompilii requested that low grade landscape materials be provided along the frontage of the property to limit any light or impacts from vehicles on to neighbouring properties and that this could be shown on the landscape drawing.

Mr. Pompilii noted that staff have reviewed several plan reiterations prior to the applicant formally applying for site plan approval, however, it still appears that parts of the plan are located within an easement. He added that the committee will not be able to provide final site plan approval until this is resolved. Ms. Xue confirmed that the applicant will speak with the lawyer and surveyor to confirm the location of the easement.

Mr. Peck requested confirmation if a loading zone was being provided for this building and Mr. Ahmed confirmed there will not be large deliveries and one is not being proposed. Mr. Pompilii advised that staff will review and provide confirmation.

Mr. Bray confirmed that Parks staff are satisfied with the landscape plan. He noted that one of the urban foresters reviewed the site and there are 7 significant trees on the property that look like they will need to be removed. He added that the applicant will be required to replant 9 trees and that staff can provide confirmation of what types.

Mr. Bokma advised the committee that comments have already been sent to the applicant for review and comments were made specifically about ensuring the building is not located in any easements and it still appears that the western edge of the building is located within an easement. He noted that the applicant will need to have a lawyer conduct a proper title search to see what easements and agreements are currently in place and if they are required or can be removed.

Ms. Penney noted that the Municipal Accessibility Advisory Committee provided comments and are happy to see van parking being proposed but requested that the north parking spot be sized for car parking to allow for greater aisle widths.

Mr. Bokma opened the meeting up for questions from the public and there were no comments.

The committee passed a motion to defer any decision until the accurate location of the easement is determined.

3rd Meeting of the 2022 Site Plan Control Committee

NEW BUSINESS

SPC 05-17 – 292 Wellington Street – Proposed Sign

Representation

Mr. Pompili advised the committee that there is an approved site plan for this property and the applicant is requesting an amendment to add a sign to the property. He added that the applicant will still need to go through the building permit process prior to installation.

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

THAT: SPC 05-17 submitted with respect to the proposed sign, on lands known municipally as 292 Wellington Street, City of St. Thomas, is approved, and the revised plan be placed in the site plan file.

ADJOURNMENT

Motion by Ms. Datars Bere – Mr. Chris Peck

THAT: The meeting be adjourned (10:25 a.m.)

Carried.