

ZOOM WEBINAR

JUNE 22, 2022

The meeting convened at 10:00 A.M.

ATTENDANCE

Mr. L. Pompilii, Director, Planning & Building Services
Mr. C. Peck, Chief Building Official
Mr. N. Bokma, Manager of Development and Compliance
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present: Adrienne Jefferson, Supervisory of Parks and Forestry
Kim Destun, Chief Fire Prevention Officer

Regrets: Ms. S. Datars Bere, City Manager

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Pompilii – Mr. Peck

THAT: The minutes of the meeting held on May 18, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 05-22 – 84 Park Avenue – Proposal to add two portable classrooms

Appearances

Ben Hyland, Strik, Baldinelli, Moniz Ltd.
Daryl Diegel, London District Catholic School Board
Rebecca McLean, London District Catholic School Board

Representation

Mr. Hyland advised the committee that the school board has increased enrollment and as a result need additional classrooms. He noted that at this time, the school board is proposing two additional portables, but as the upcoming school year gets closer, they may need to apply for an amendment for additional portables.

Mr. Diegel advised the committee that the school board was granted funding from the Ministry on November 2021 for an addition to St. Annes Catholic Elementary School for 8 additional classrooms and 1 full day kindergarten to serve the enrollment pressures. He noted that a consultant has been retained who is working on a preliminary design and the goal is to have the addition complete for fall 2024. Mr. Diegel provided rationale behind the location of the proposed portables and explained that there is an area on the site for stormwater management which needs to be avoided as well as the west side of the property which is for the proposed building addition.

Mr. Pompilii advised the committee that there are previously approved site plan applications for portables and that the proposed additional portables fall in line with the zoning that is in place. He asked for clarification on the access to the parking lot, and Mr. Hyland confirmed that fencing and pavement will be added to limit the access to the parking lot. Mr. Pompilii asked if the addition of more portables will have impact on snow storage and clearing and Mr. Hyland confirmed that a new snow storage area is being proposed.

Mr. Peck noted to keep in mind the enrollment verses washroom counts and to adjust the fire alarm graphic in the main lobby of the school. He added that these are things that will be dealt with under the building permit application.

Ms. Destun advised the committee that most of her concerns will get covered under the building permit process but asked for clarification on the labeling of the portables in the case of emergency. Mr. Hyland responded that each portable door will be clearly labelled with a number.

Mr. Bokma opened the meeting up for questions from the public. No one spoke from the public spoke at the meeting, however, there were comments in the chat related to adding washroom facilities due to the school capacity being at approximately 900 students. Mr. Hyland confirmed the existing accommodations meet requirements under the Building Code.

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

THAT: SPC 05-22 submitted with respect to the proposed portables, on lands known municipally as 84 Park Avenue, City of St. Thomas, is approved, and the revised plan be placed in the site plan file.

Carried.

NEW BUSINESS

SPC 06-22 – 244-248 Talbot Street – Proposed 4 storey, 17-unit multi residential building

Appearances

Thomas Wong, Property Owner
Roy Cleeves, Property Owner
John Redekop, ACK Architects
Micheal Di Lollo, ACK Architects
Andy Ghadban, Remy Consulting Engineers Ltd.

Representation

Mr. Wong advised the committee that the proposal is located at the corner of Queen Street and Talbot Street and is for a 4 storey, 17-unit multi residential building. He noted that the property is located within the Downtown Heritage Conservation District and that the proposal has been before the Heritage Committee and the Committee of Adjustment and received approval.

Mr. Peck advised the committee that a building code review has not been completed at this stage but is looking forward to the project moving forward and it will be a great addition to the area.

Mr. Pompili noted that staff have been working with the applicant and his team over the past year. He added that the concept was very well received by the Heritage Committee and staff and that Council recently approved a heritage alteration permit for the site.

Mr. Bokma advised the committee that comments were previously circulated to the applicant but are minor in nature.

Ms. Jefferson commented that there is a note on the drawing for removal of two trees on the west side and requested that the trees be transplanted rather than being destroyed in the process. She asked to be advised when construction begins so that there is a tree protection plan in place.

Ms. Penney noted that the Municipal Accessibility Advisory Committee provided comments and requested that the loading zone space also be used for a disability van drop off. Mr. Bokma added that if using the loading space to ensure that additional signage is added for the van drop off. Mr. Wong noted that there is also one parking space being proposed on the plan and that could possibly be used for an accessible drop off as well. The committee confirmed that either location would be sufficient.

Mr. Bokma opened the meeting up for questions from the public and there were none.

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

THAT: SPC 06-22 submitted with respect to the proposed 4 storey, 17-unit multi residential building on lands known municipally as 244-248 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. 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 and approval;
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.

Carried.

NEW BUSINESS

SPC 06-19 – 15 Flora Street - Minor revisions to building and elevation drawings previously approved through site plan

Appearances

Deren Lyle, Cyril J. Demeyere Limited

Representation

Mr. Lyle advised the committee that the subject lands received site plan approval approximately one year ago for a 3-storey building and that the drawings were approved and agreement was registered on title. In March of 2022, the developer submitted an application under the Community Improvement Program (CIP). As part of the CIP process, there were revisions requested affecting the elevations, addition of windows, reconfiguration of the balconies, which resulted in a slight reduction of the building footprint.

Mr. Pompili noted that questions were raised during the CIP process and a request was made to have the developer update his design. He added that the owner accommodated these requests and the drawings have been updated to

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reflect the changes. As a result, an amending site plan agreement is required which will also update the drawings which are attached as schedules to the agreement.

Mr. Bokma opened the meeting up for questions from the public and there were none.

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

THAT: SPC 06-19 submitted with respect to the minor revisions made to the building and elevation drawings on lands known municipally as 15 Flora 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 amending site plan 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 – Mr. Peck

THAT: The meeting be adjourned (10:40 a.m.)

Carried.