

ZOOM WEBINAR

The meeting convened at 2:30 P.M.

ATTENDANCE

Ms. S. Datars Bere, City Manager
Mr. J. McCoomb, Manager of Planning Services
Mr. C. Peck, Chief Building Official
Mr. N. Bokma, Manager of Development and Compliance
Mr. J. Bray, Director of Parks, Recreation and Property Management
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present:

Mr. L. Pompilii, Director, Planning & Building Services
Ms. K. Destun, Chief Fire Prevention Officer

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Peck – Ms. Datars Bere

THAT: The minutes of the meeting held on August 10, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 09-22 – 28 Steele Street – Proposal for a 4-unit apartment building

Appearances

Henry Klassen, K2 Custom Homes

Representation

Mr. Klassen advised the committee that the proposal is to demolish the existing structure and building a 4-unit apartment building.

Mr. McCoomb advised the committee that the proposal was reviewed through the consultation process with the applicant and the proposal meets the requirements of the zoning by-law.

Mr. Peck suggested moving the parking spaces slightly away from the wall of the building to allow for more room. Mr. Klassen confirmed this change would be made.

Mr. Bray enquired if there were existing trees on the property to be removed, and Mr. Klassen confirmed that an independent forester was hired. He has contacted the Parks department and are currently going through the tree permit process.

Ms. Datars Bere asked what the current use of the site is. Mr. Klassen advised that the home is currently unoccupied but that it was a home business years ago and for the past 12-15 years the building has used as a house. Ms. Datars Bere enquired about the size of the proposed apartments and Mr. Klassen advised they would be 2-bedroom units and roughly 1000 square feet per unit.

Mr. Pompilii advised the committee that there is an existing order against the building and that it has been in disrepair for quite some time. He noted that more windows had been added to the front elevation but asked the applicant to give consideration to add more window space for the front units.

Mr. Bokma noted that a stormwater brief was submitted but that more information is needed, and he would send comments through so that the consultant can adjust the report.

Ms. Penney advised that comments were received from the Municipal Accessibility Advisory Committee and the committee requested that the barrier free space be relocated closer to the building entrance. Mr. Klassen confirmed this would be revised.

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: the Site Plan Control Committee recommends that the Director of Planning and Building Services provide final approval with respect to the proposal for a 4-unit apartment building on lands known municipally as 28 Steele Street, City of St. Thomas, subject to the following requirements:

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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.

UNFINISHED BUSINESS

SPC 03-22 – 1029 Talbot Street– Proposed revision to elevations

Appearances

Lee Greenwood, Canadian Commercial (T2) Inc.

Representation

Mr. Greenwood advised the committee that the proposed changes are to the elevation of the building and that they stem from some structural engineering advice and the delivery of the precast structure. He noted that the main change is to the centre section of the building, and they are now proposing a series of juliet balconies, which will make the units in the section of the building slightly larger.

Mr. McCoomb noted that the proposal does not materially change the elevations and he had no concerns.

Mr. Pompilii enquired as to whether the building footprint has changed as a result of the proposed changes. Mr. Greenwood advised that the ground floor did have balconies so there will be a minor change to the footprint with those now being enclosed, but that all other areas remain the same.

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

THAT: the Site Plan Control Committee recommends that the Director of Planning and Building Services provide final approval with respect to revisions made to the elevation drawings on lands known municipally as 1029 Talbot Street, City of St. Thomas, subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws;
2. 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.

UNFINISHED BUSINESS

SPC 04-21 – 69 Curtis Street– Proposed revision to elevations

Appearances

Brad Beausoleil, 2537606 Ontario Inc.

David Baker, Wasylo Architect Inc.

Representation

Mr. Beausoleil advised the committee that the proposed changes are to the elevation of the front canopy and the parapet heights.

Mr. Pompilii advised the committee that this changed was flagged while watching the construction of the building. He asked for clarification on the entrance as it use to be more prominent, and it doesn't seem to be carried over from what was originally approved. Mr. Beausoleil advised that the actual distance from the overhead parapet and overhang to the road would not fit with the proposed accessibly entrance under the canopy due to setbacks.

Mr. Pompilii requested that additional consideration be given to the entrance, such as a change in the materiality. Mr. Beausoleil gave a verbal commitment to work with the city in updating the materiality, he suggested putting a wood design accent feature which the committee agreed would be complimentary to the building.

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

THAT: the Site Plan Control Committee recommends that the Director of Planning and Building Services provide final approval with respect to revisions made to the elevation drawings on lands known municipally as 69 Curtis Street, City of St. Thomas, subject to the following requirements:

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

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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. Peck - Ms. Datars Bere

THAT: The meeting be adjourned (3:00 p.m.)

Carried.