

ZOOM WEBINAR

The meeting convened at 10:00 A.M.

ATTENDANCE

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

Regrets:

Mr. J. McCoomb, Manager of Planning Services
Mr. J. Bray, Director of Parks, Recreation and Property Management

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

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Ms. Datars Bere - Mr. Peck

THAT: The minutes of the meeting held on October 11, 2022 be confirmed.

Carried.

NEW BUSINESS

SPC 10-22 – 84 Park Avenue – Proposal for school addition

Appearances

Daryl Diegel, London District Catholic School Board
Hillary Little, Nicholson Sheffield Architects Inc.
Shawn Duncan, Development Engineering (London) Limited

Representation

Ms. Little advised the committee that the school has received funding for 8 new classrooms and 1 full day kindergarten. As a result, 10 parking spaces have been added and the playground area has been increased. She added that 2 portables have been relocated further to the west of the site as a result of the proposed addition and that some portables may be removed once the renovations are complete, but this will be subject to student counts.

Mr. Pompilii advised the committee that there are no issues with zoning or relocating the portables. He asked about the timing of construction and the estimated time for completion. Ms. Little noted the goal is to start construction in May 2023 and that construction will take approximately one year, however, this is all contingent around receiving the final approval from the Ministry. Mr. Pompilii advised that if portables are being removed, to ensure that an updated plan is sent to planning so that the file is kept up to date.

Mr. Bokma reminded the committee that a continuing concern for this site has been drainage and asked for clarification on how this is being handled. Mr. Duncan advised that there is an existing structure on site that needed maintenance which resulted in a lot of the pooling, he noted that the system should now perform as intended. Mr. Bokma added that the radius is tight with respect to parking spaces 9 and 10 and asked that a smoother transition be made.

Ms. Penney advised that comments were received from the Municipal Accessibility Advisory Committee and the committee requested one additional accessible space be added.

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 to the application and plans submitted with respect to the proposed school addition on lands known municipally as 84 Park Avenue, City of St. Thomas, subject to the following conditions:

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

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the title of the property.

Carried.

ADJOURNMENT

Motion by Ms. Datars Bere - Mr. Peck

THAT: The meeting be adjourned (10:15 a.m.)

Carried.