

ZOOM WEBINAR

February 9, 2023

The meeting convened at 3:00 P.M.

ATTENDANCE

Ms. S. Datars Bere, City Manager
Mr. J. McCoomb, Manager of Planning Services
Mr. J. Bray, Director of Parks, Recreation and Property Management
Mr. A. DiCicco, 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

Mr. Bokma called the second meeting of the 2023 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Ms. Datars Bere – Mr. McCoomb

THAT: The minutes of the meeting held on January 18, 2023 be confirmed.

Carried.

NEW BUSINESS

SPC 02-23 – 21 Kains Street – Proposed affordable housing development

Appearances

Martha Saucier, Doug Tarry Limited
Doug Tarry, Doug Tarry Limited
Lindsay Rice, YWCA
Deren Lyle, CJDL

Representation

Ms. Saucier advised the committee that this is an affordable housing development in conjunction with the YWCA and the proposal is for 16 single-detached, 8 semi-detached and 16 townhouse units. She added that there will be a program house located in the centre of the site which will function and be monitored by the YWCA for programs and facilities for those residing in the development. She noted there will also be a playground, garden, and amenity area for residents to enjoy.

Mr. McCoomb advised the committee that the applicant has also applied for a zoning by-law and official plan amendment, which were approved by Council on January 6th, 2023. He added there is a 20-day appeal period.

Mr. Bokma advised the committee that comments have already been sent to the applicant for review and are minor in nature.

Mr. Pompilii asked for clarification regarding the sidewalk on the north side of Kains Street. Mr. Lyle advised that there is one sidewalk and the connection will be at the east and west extremes, not each individual unit.

Ms. Penney advised that comments were received from the Municipal Accessibility Advisory Committee and the committee would like to ensure that the garden plots and boxes are raised for accessibility.

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 affordable housing development on lands known municipally as 21 Kains Street, City of St. Thomas, subject to the following conditions:

1. Confirmation of the approval of By-Law No. 16-2023 relating to Zoning By-law Amendment, File No. 2-03-22;
2. Compliance with all other applicable regulations and municipal by-laws;
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 and approval;
4. 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 03-23 – 76 Cortland Terrace – Proposed 61-unit condominium

Appearances

Deren Lyle, CJDL

Will Hayhoe, Performance Communities Realty Inc.

Representation

Mr. Lyle advised the committee that the proposal is for a 61-unit condominium development as part of the Orchard Park Meadows development area. He added there will be 4–6-unit blocks, the townhomes will be 1-2 storeys in height and will be owned through the vacant land condominium process. He advised that the developer received zoning approval and draft approval for the vacant land condominium in 2022 and the intent is to continue through the condominium process and register as a vacant land condominium.

Mr. McCoomb noted that the proposal meets the zoning regulations and that the window street along Southdale Line is certainly welcomed and will make for a much nicer streetscape.

Mr. Bokma advised the committee that comments have already been sent to the developer for review and are minor in nature. He asked if Units A and B would be bringing garbage to the curbside for collection and Mr. Hayhoe confirmed they would be.

Ms. Penney advised that comments were received from the Municipal Accessibility Advisory Committee and the committee would like to see an accessible parking space, accessible van space and walkway in each of the visitor parking areas. There was a general discussion and the committee agreed that adding one new accessible space in the area that currently does not show any would be sufficient. The developer confirmed one space would be added.

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 61-unit condominium on lands known municipally as 76 Cortland Terrace, 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 the title of the property.

Carried.

UNFINISHED BUSINESS

SPC 03-23 – 79-83 Elm Street – Proposed changes to previously approved miniature golf course

Appearances

Liam Sullivan, MTE Consultants Inc.

Representation

Mr. Sullivan advised the committee that the original proposal was approved by the site plan committee in 2022 and was issued for construction. He added that due to various instances on site, it was not constructed as designed and the applicant is requesting approval based on the new design submitted.

Mr. Bray asked for confirmation on the fencing along the south side of the property. Mr. Sullivan advised that there will be a 1.8 metre chain link on top of the retaining wall.

Mr. DiCicco asked if the kiosk is currently under construction and Mr. Sullivan commented that the slab has been poured. Several members of the committee noted that they recall seeing a building in place and if so, a building permit needs to be submitted as soon as possible. Mr. Sullivan advised he would speak to his client.

Ms. Datars Bere enquired about lighting and speakers and to avoid any impact on the neighbouring properties. Mr. Sullivan commented that there is no intention to have speakers at this time. Mr. Bokma noted that a photometric plan was submitted initially and to ensure that the new design follows this previously approved plan.

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

2nd Meeting of the 2023 Site Plan Control Committee

THAT: the Site Plan Control Committee recommends that the Director of Planning and Building Services provide final approval to the revised plans submitted with respect to the proposed miniature golf course on lands known as 79-83 Elm Street, 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. That the Director of Parks, Recreation and Property Management has the opportunity to review and approve the revised landscape plan prior to the committee providing final approval on the application;
4. The final approved plans shall be attached to the existing executed agreement as schedules and the agreement shall be registered on the title of the property.

Carried.

ADJOURNMENT

Motion by Ms. Datars Bere – Mr. McCoomb

THAT: The meeting be adjourned (10:35 9.m.)

Carried.