



URBAN DESIGN COMMITTEE MEETING MINUTES

May 24, 2023, 5:00 p.m.

Members Present: Councillor - Wendy Cheropita - Chair, Peter Neame - Vice-Chair, Allan Killin, David Snelgrove, Chrys Kaloudis, Mira Young, Victoria Morley

Staff Present: Mark Iamarino - Senior Planner, Denise Horne - Heritage Planner, Aimee Alderman - Planner II Shannon Mista - Administrative Assistant, , Erica Pretty - Administrative Assistant

1. CALL TO ORDER

The meeting was called to order by Wendy Cheropita, Chair at 5:00 p.m.

2. ADOPTION OF AGENDA

Moved by Chrys Kaloudis that the agenda be adopted.

APPROVED

3. CONFLICT OF INTEREST

There were none.

4. PREVIOUS MINUTES

Moved by David Snelgrove that April 26, 2023, minutes were received.

APPROVED

5. PRESENTATIONS

There were none.

6. ANNOUNCEMENTS

There were none.

7. CORRESPONDENCE

There were none.

8. BUSINESS

8.1 Urban Design Review – 15 Elden Street – SP-01-2023, CDS-23-116

Aimee Alderman, Planner II briefly summarized the project.

Tiffany Tosheff, Ed Gesch, and Anthony Bateson were in attendance to answer questions on this application and summarized the project.

The Committee reviewed the attached materials submitted as part of the application for a Site Plan Agreement for the proposed expansion of Pleasant Manor, by way of a new Long Term Care Facility, and provided comments on trees, gardens, parking, and greenspace maintenance.

The main comments of the Committee pertained to ensuring there are sufficient trees in the parking areas, moving them into line with the dividers, providing more shade, and insufficient parking for visitors in the front of the building.

Motion moved by Mira Young, that the following recommendations be considered by staff and the applicant regarding 15 Elden Street - SP-01-2023, CDS-23-116:

- Trees: Ensure there are sufficient trees in the parking area but move the trees to the dividers. Provide more shade, tree planting on the islands, shrubs along the building, and trees along the abutting properties. Consider adding trees from the Town Preferred Tree list, Street trees on Elden and Four Mile Creek Road should be varieties from NOTL's 'Tree Preferred List'. Some suggestions are ornamental trees, Hackberry shrubs, Ivy Silk Lilac, Sweet Gum, and Tulip trees.
- Gardens: Please allow for space for gardens and outdoor meeting areas for activities like outdoor concerts and gatherings.
- Parking: Concerns that there is not sufficient visitor parking in front of the building
- Connectivity: Please ensure there is pedestrian connectivity
- Green Space Maintenance: The expectation is to have additional landscaping features, gardens, and green space that create a pleasant oasis for residents. But please ensure that you are well prepared for the maintenance.

- Vistas: Use every opportunity to create a walkway, or bridge to view vistas of the orchards
- Environmental Considerations: Please consider using materials, best practices, and standards to achieve environmental standards like LEED Certification and permeable paving or other more permeable surfaces.
- Landscaping Within Parking Area at Front Entry – Dwg. L1.1:
 - Proposed plan depicts large areas of vehicular and pedestrian paving (increased heat load to building); under-use of soft landscape areas (not enough shade providing landscape).
 - Sodded area south/east frontage – recommend tree plantings to provide shade for walkway/solar load reduction.
 - 2 Sodded areas directly opposite drop off area – recommend additional tree plantings for shade purposes.
 - All Areas designated as “snow storage” should be able to accommodate tree plantings – recommend additional tree plantings.
- Landscaping Within Parking Area (North Side) – Dwg. L1.2:
 - Proposed species of “Common Hackberry” in parking island areas is not recommended due to fruit production creating mess on pavement and on vehicles. Replace species – suggested smaller growth tree ex.: Ivory Silk Tree Lilac; Chinese Elm
 - Parking Islands – reduce the amount of concrete infill, and replace with planted/sodded areas. Suggest installing 2 trees per each island at 8.0m spacing, maintain 3.0m clearance at light pole locations.
 - Tree planting maintaining a 3.0m clearance from light pole locations is acceptable.
- Screening - particularly along the north and east property lines has not been addressed properly
 - North Property line- existing orchard originally screened with large cedar buffer- proposed - suggest increase buffer/screening by revising spacing of proposed trees from approx.. 25m O.C., to 10m on centre, and propose medium

sized species so as not to overshadow adjacent orchard additional planting are required in lieu of privacy fencing.

- East property line – removal of orchard trees exposes the Penner stock yard buildings and existing cedar row. Additional plantings/fencing is recommended to buffer against that view
- General Landscape design surrounding the building contains large amount of hard landscape/paving and is need of:
 - Additional soft landscape areas consisting of shade trees and additional planting beds to separate walkways and direct pedestrian flow.
 - Incorporate foundation planting of trees and shrubs – front and east side of building
- Designing the physical environment Long Term Care Facilities includes the outdoors: must consider the patients and staff needs – not all patients are confined to their beds, but views from patient windows are critical as well as provision of aesthetically pleasing, stimulating, and accessible outdoor areas. The proposed Outdoor areas, specifically the “Gardens” could be much improved.
 - LTC Garden and Staff Gardens Dwg L2.0: Existing LTC Heritage Place has a courtyard with a proper variety of tree and shrub plantings and hard and soft landscape areas – and appears to be larger in area.
 - Proposed Garden areas are all hard concrete surface – no soft landscape relief except for perimeter – provide increased ratio of soft landscape.
 - LTC Garden lacks shade trees in the passive bench/seating areas; consider additional centrally located sensory planting beds/soft landscape to break up the hard pavement and provide defined pathways
 - Consider incorporating handrails and clear pathways for mobility support
 - Staff Garden equally important – recommend planting beds and shade trees for relief and interest.

APPROVED

8.2 Urban Design Review - 170-192 Tanbark Road & Warner Road (Southside) OPA-03-2022, ZBA-12-2022, 26T-18-22-02 (Tawny Ridge Estates, Phase 1) OPA-05-2022, ZBA-25-2022, 26T-18-22-03 (Tawny Ridge Estates, Phase 2), CDS-23-120

Mark Iamarino, Senior Planner briefly summarized the project.

Craig Rohe and Charles Lovrics briefly summarized and answered clarifying questions.

The Committee reviewed the attached materials submitted as part of the applications for Official Plan Amendment and Zoning By-law Amendment for a proposed subdivision at 170 - 192 Tanbark Road & Warner Road and provided comments on Height and setbacks for residential units, the St. Davids Urban Design Guidelines, and drainage issues.

The main comments of the Committee pertained to the conformity of the proposal with the St. David's Urban Guidelines, no green space in the area, and keeping the existing dwellings as they add character.

Motion Moved by Peter Neame, that the following recommendations be considered by staff and the applicant regarding 170 -192 Tanbark Road & Warner Road (Southside) OPA-03-2022, ZBA-12-2022, 26T-18-22-02 (Tawny Ridge Estates, Phase 1) OPA-05-2022, ZBA-25-2022, 26T-18-22-03 (Tawny Ridge Estates, Phase 2), CDS-23-120:

- Encourage the applicant to review the Urban Design Guidelines and consider which are met within the proposed development, encourage the development to conform with the St. Davids Urban Design Guidelines.
- Concern regarding additional height and lack of conformity with St Davids Urban Design Guidelines.
- The proposal has no inflection related to the site.
- Consider keeping the existing dwellings as they add to the diversity in housing style and are suitable within St. Davids.
- Concerns about clear-cutting trees on site, it is valuable to retain mature trees on site.
- Concern that garages appear to dominate front facades on several renderings shown, pitches are steep, and dormers are unusual.

- Request the applicant to consider how climate change issues are being mitigated in the development.
- Consideration for Street 'B' to wrap around the development to meet Street 'A'.
- Advise Staff that the Committee is not in support of the proposed Zoning By-law Amendments as proposed by the applicant with respect to height and setbacks for residential units or the apartment.
- Concern that the proposed apartment building is not consistent with the Warner Road Streetscape.
- Consider a diversity of housing types.
- Concern with driveways backing onto Tanbark given the high levels of traffic on the road already.
- That drainage and other infrastructure-related issues be considered within the Staff report.

APPROVED

9. NEW BUSINESS

There were none.

10. NEXT MEETING DATE

June 28, 2023, at 5:00 p.m.

11. ADJOURNMENT

Adjournment unanimously took place at 8:17 p.m.