

Present:

Mayor Ryan

Councillors:

K. Ashe
M. Brenner
S. Butt
I. Cumming
B. McLean
D. Pickles

Also Present:

T. Prevedel	- Chief Administrative Officer
P. Bigioni	- Director, Corporate Services & City Solicitor
K. Bentley	- Director, City Development and Chief Building Officer
C. Rose	- Chief Planner
D. Shields	- City Clerk
N. Surti	- Manager, Development Review & Urban Design
D. Wylie	- Principal Planner, Development Review
R. Pym	- Principal Planner, Strategic Initiatives
A. Emm	- Planner II
R. Michaud	- (Acting) Deputy Clerk

(I) Disclosure of Interest

No disclosures of interest were noted.

(II) Part "A" Information Reports

Councillor Ashe, Chair, gave an outline of the requirements for a Statutory Meeting under the *Planning Act*. He outlined the notification process procedures and also noted that if a person or public body does not make oral or written submissions to the City before the by-law is passed, that person or public body are not entitled to appeal the decision of City Council to the Ontario Municipal Board, and may not be entitled to be added as a party to the hearing unless, in the opinion of the Board, there are reasonable grounds to do so.

C. Rose, Chief Planner, appeared before the Committee to act as facilitator for the public portion of the meeting, explaining the process for discussion purposes as well as the order of speakers.

1. Information Report No. 04-18
Zoning By-law Amendment Application A 04/18
Request for Red-Line Revision of Draft Approved Plan
Of Subdivision SP-2009-11 (R)
Mattamy (Seaton) Limited
Part of Lots 21, 22 & 23, Concession 5
Seaton Community, City of Pickering

A public information meeting was held under the *Planning Act*, for the purpose of informing the public with respect to the above-noted application.

R. Pym, Principal Planner, Strategic Initiatives, appeared before the Committee and with the aid of a Power Point presentation provided an overview of the zoning by-law amendment application for A 04/18. He outlined that the request is for Red-Line Revision of Draft Approved Plan of Subdivision SP-2009-11 (R), Mattamy (Seaton) Limited for Parts of Lots 21, 22 Concession 4 and Parts of Lots 21, 22 & 23, Concession 5 in Seaton Community. He noted that the Seaton Zoning By-law 7364/14 implements the City's Official Plan Amendment 22 and the Central Pickering Development Plan (CDPD). The zoning amendment for the parcel of land at 1415 Whitevale Road is to remove the "A" – Agricultural Zone in Zoning By-law 3037 and rezone the parcel as LD1, LD2 an MD-DS in Seaton Zoning By-law 7364/14, in accordance with the Official Plan Amendment 22 land use designations for this parcel.

Craig Scarlett and Duncan Webster, Mattamy Homes, appeared before the Committee on behalf of the applicant in support of the application.

2. Information Report No. 05-18
Zoning By-law Amendment Application A 13/17
Avonmore Ventures Inc.
Part of Lot 18, Concession 3

A public information meeting was held under the *Planning Act*, for the purpose of informing the public with respect to the above-noted application.

A. Emm, Planner II, appeared before the Committee and with the aid of a Power Point presentation provided an overview on the Zoning By-law Amendment A13-17 for Avonmore Ventures Inc., Part Lot 18, Concession 3. She outlined the location on the east side of Brock Road, north of William Jackson Drive and south of the Canadian Pacific Railway (CPR) Corridor within the Duffin Heights. The subject lands, comprising of 3 properties, have a combined area of approximately 2.3 hectares. The Official Plan designation is of mix use areas, mix corridor & open space – natural areas. The maximum permitted density is 30 units and up to 140 units per hectare. She noted that the proposal is for 178 stacked townhouse units with seven rows or multi-unit residential blocks. The vehicular access is from William Jackson Drive with an emergency fire access route at the centre of the development that will exit through the future Village Green. The proposal includes a single level of underground parking for residents and visitors parking spaces to be provided above grade for a total of 345 parking spaces to support the development. She also indicated that a 1.0 metre wide crash wall barrier is proposed on the north side of the property line adjacent to the CPR Corridor.

She further noted that the residential blocks will be 4-storey in height with back-to-back 2-storey units stacked on top of 2-storey units. Rooftop patios are contemplated for the upper units, and walkway balconies for the ground units, except for the units front the Village Green.

She indicated that public comments received to date are related to safety, traffic issues and bus routes, concerns with the loss of mature vegetation and wildlife habitat, grading and drainage, lack of park space, as well as additional concerns with the proposed height and building on top of a high pressure gas line.

Melinda Holland, Planner with Biglieri Group, appeared before the Committee on behalf of the applicant in support of the application and working to address comments submitted to date.

Sam Dana, 2475 Earl Gray Avenue, appeared before the Committee with his wife Sandy, and noted their concerns over the loss of mature trees, vegetation and wildlife and the impact on privacy. They stated they have no objection to the development as long as their concerns are addressed to provide privacy and to preserve the natural environment.

Discussion period ensued with Members enquiring about the 1.75 parking space allocation and the ongoing concerns from residents that there is insufficient parking in all the new and future developments and also noted concerns about noise, privacy, traffic and transit service. Members questioned if the developer has considered including a living wall as part of the crash wall to reduce noise attenuation and accommodate a visual sound barrier.

Melinda Holland returned to provide clarification on the parking space allocation and the number of units and indicated that they would take into consideration adding a living wall as part of the crash wall which would improve the ambient sound levels to meet Ministry of Environment standards. She further mentioned that the privacy concerns will be addressed by planting trees and shrubs in the pedestrian corridors as there is no vehicular traffic other than the one road access to the underground parking. Future discussions to be held with the Planning Department and TRCA with regards to tree preservation plan. She also noted that surveyors have confirmed that the Enbridge pipeline is located north of the CP Rail line.

Tony Biglieri appeared before the committee to provide a brief description of the living wall. He noted that there are 2 components, the first being a screen fence in front of the concrete wall and the second wall containing the soil and Willow trees. He further noted that the living wall fence will be green within 6 weeks of planting. This is currently in place in many developments in Ontario including Durham Region.

(III) Part "B" Planning & Development Reports

1. Director, City Development & CBO, Report PLN 09-18
Official Plan Amendment Application OPA 17-002/P
2388116 Ontario Inc.
Part of Lots 5 and Lots 8, 9, 10, 11 and 12, Plan M-89
(1280, 1288, 1290, 1292 and 1294 Wharf Street and 607 Annland Street)

John McDermott, McDermott & Associates Limited, Planning Consultant for the applicant, appeared before the Committee in opposition to report PLN 09-18. He noted that the matter is before the OMB and will be evaluated based on the policies and provisions of legislated framework governing the use of land in the province, the Region of Durham and the City of Pickering.

Mr. McDermott urged members of the Committee to not adopt the recommendations contained in staff report and refer the matter back to staff with a view to clearly defining the issues relative to the Planning Act Application.

Discussion ensued in regards to the application going through the appeal process and it was stated that the Committee supported the comments expressed by the community who have spoken loud and clear expressing their opposition to the application.

Rick Cayford, 916 Cecylia Court, Pickering, appeared before the Committee to express his concerns as a longtime resident of the area. He noted that they do not want to see high rise condos in their backyard which would block the view of the lake. He stated that area should be kept as a tourist attraction and not become another over developed lakefront eliminating public parks and waterfront trails.

David Frampton, 649 Annland Street, Pickering, appeared before the Committee to express concerns about the impact on wildlife and the obstruction of the view of the lake. He noted that there has been no improvement to the current underground infrastructure and questioned if such a development could be supported. He further mentioned that there is only really one road in and out of this area, which is already congested by traffic during summer months and questioned what if the area had to be evacuated due to an emergency at Ontario Nuclear Plant located nearby.

Debra Longshaw, 1324 Poprad Avenue, Pickering, appeared before the Committee to enquire if any traffic studies have been conducted in the area as Liverpool Road is the only way and out. She supports development along Bayly, however is concerned with the traffic congestion to exit from Liverpool, including Fire and Ambulance Services. Other concerns include the ability for current schools to take in additional students and that a sidewalk assessment needs to be completed. She also enquired if TRCA had provided comments on this development and noted that this will have a major impact on wildlife.

Bob Anderson, 1295 Wharf Street, Pickering, appeared before the Committee and noted his concerns with parking in the area. He further noted that a development of this size and height would greatly impact privacy for the current residents.

Cleveland Gervais, 1309 Wharf Street, Pickering, appeared before the Committee to enquire about a population density plan and whether the evacuation plan in place in the event of an emergency at OPG notes any maximum numbers.

Ray Willis, 668 Pleasant Street, Pickering, appeared before the Committee to mention that the sidewalk where the proposed development would be located is part of the Waterfront Trail and noted that the trail and the playground would be closed if the development goes forward.

John Bailey, 707 Sandcastle Court, Pickering, appeared before the Committee in support of keeping this area as a natural waterfront attraction and noted that he agrees with all the previous comments opposing this development

A resident from 1287 Wharf Street, Pickering, appeared before the Committee to mention that he is in approval of development or revitalization for the area and suggested that the applicant consider changing his application for a project of lower density which could increase the value of the neighborhood and maybe better received by the community. Also expressed his appreciation about having an opportunity to speak on this matter in an open forum.

Thomas Dalzell, 1285 Commerce Street, Pickering, appeared before the Committee and noted his concerns with the recent announcement regarding the extension of operation of the Power Plant and questioned if the schools in the area could handle additional students the development would create.

Drew Craig, 1283 Wharf Street, Pickering, appeared before the Committee to mention that he moved in the area in 2016 because of the access to natural areas but his concerns has been over the noise in the area over the past year and the impact that any future development would have on noise.

John McDermott returned to provide clarification to Section 27.1 of the Planning Act. He mentioned that they looked at the Liverpool Road Node studies that have been done, the directions that have been put forth for this area and particularly the conceptual urban design and providing for waterfront open space park land. In this context he proposed that the waterfront would be protected. As a longtime resident of the area, he mentioned that the issue with parking is inherited as the municipality has invested substantial amount of money in developing the waterfront area without consideration for any additional parking. He further noted that his client's goal is to work with the community to come up with a reasonable level of development.

Recommendation

Moved by Councillor McLean
Seconded by Councillor Cumming

1. That Official Plan Amendment Application OPA 17-002/P and Zoning By-law Amendment Application A 02/17, submitted by 2388116 Ontario Inc., to facilitate the development of an 8-storey condominium apartment building on Part of Lots 5, and Lots 8, 9, 10, 11 and 12, Plan M-89; be refused; and

2. That Council authorize City staff, its outside legal counsel and outside experts in the fields of planning, transportation, urban design and other specialties, as may be required, to present and defend Council's position on Official Plan Amendment Application OPA 17-002/P and Zoning By-law Amendment Application A 02/17, submitted by 2388116 Ontario Inc. at the Ontario Municipal Board.

Carried Unanimously

(IV) Adjournment

The meeting adjourned at 9:06 pm.