

**Present:**

Mayor Ryan

**Councillors:**

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

**Also Present:**

K. Bentley - Director, City Development and Chief Building Officer  
P. Bigioni - Director, Corporate Services & City Solicitor  
C. Rose - Chief Planner  
S. Cassel - City Clerk  
J. Brooks - Manager, Policy & Geomatics  
N. Surti - Manager, Development Review & Urban Design  
M. Kish - Principal Planner, Policy  
T. Bal - Planner I  
L. Roberts - Committee Coordinator

**(I) Disclosure of Interest**

No disclosures of interest were noted.

**(II) Delegations**

The delegation listed on the agenda was not in attendance and therefore did not appear before the Committee.

**(III) Part "A" Information Reports**

Councillor Brenner, 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 Local Planning Appeal Tribunal (LPAT), and may not be

entitled to be added as a party to the hearing unless, in the opinion of LPAT, 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. 06-19  
Revised Zoning By-law Amendment Application A 13/17(R)  
Avonmore Ventures Inc.  
Part of Lot 18, Concession 3  
(North of William Jackson Drive, South of CPR Corridor)

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

N. Surti, Manager, Development Review & Urban Design, appeared before the Committee to provide an overview of the rezoning application as submitted by Avonmore Ventures Inc. Through the aid of a PowerPoint presentation, he outlined the site location and surrounding land uses. He provided background information noting that the applicant had submitted a revised plan to allow for a wider range of housing types and to take into consideration previous resident's concerns. Mr. Surti stated the proposed development would consist of a 7-storey apartment building and back to back townhouse units containing a total of 205 units, with 282 resident and 33 visitor parking spaces. He also noted the main access for residents would be a three-way intersection at William Jackson Drive, with a second access strictly for emergency vehicles. The proposed application also provides for a concrete crash wall for protection along the CP Rail corridor.

Melinda Holland, Planner, the Biglieri Group Ltd. appeared before the Committee on behalf of the applicant in support of the application. She noted revisions that had been made to the project to address resident's concerns with respect to traffic which included the re-alignment of the access point to the site to the north portion of William Jackson Drive. She stated this would be controlled by a 3-way stop to address safety issues, and noted the inclusion of additional parkland in the development. Ms. Holland stated she was in attendance to respond to any questions raised.

Kevin Foxton, 2799 William Jackson Drive, Pickering, appeared before the Committee seeking clarification that the units would consist of 3 storeys as opposed to 4 with the addition of the balconies. He also noted concerns that the three way stop could potentially block traffic on the laneway at the south portion of William Jackson Drive.

Heather Robertson, 893 Modlin Road, Pickering, appeared before the Committee noting her concerns with respect to tree protection, stating this needed a high degree of consideration.

Imad Koussan, 1780 Carousel Mews, Pickering, appeared before the Committee noting concerns with respect to a lack of privacy with the height of the 7 storey building.

Melinda Holland re-appeared to provide clarification with respect to the number of storeys and balconies, tree protection, and the crash wall that would provide a safety buffer along the CP Rail corridor.

A discussion period ensued with Members seeking clarification on the type of units and whether they were apartments or condominiums as well as the 3 way stop being proposed. Further questions were raised regarding the amount of acreage being conveyed to the Toronto Region Conservation Authority (TRCA) and what areas would remain as designated protected lands. Concerns for safety were noted with respect to the proximity to the CP Rail tracks and whether the buffer would be sufficient protection to deter youth from accessing the tracks. Questions pertaining to the number of accessible units that would be available were also posed.

2. Information Report No. 07-19  
Zoning By-law Amendment Application A 02/19  
2545633 Ontario Inc.  
Part of Lot 6, Plan 585, Now Part 11, Plan 40R-2633  
(2620 Brock Road)

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

T. Bal, Planner I, appeared before the Committee to provide an outline of the application as submitted by 2545633 Ontario Inc. Through the aid of a PowerPoint presentation, she provided location details of the subject lands and surrounding land uses, which are located within the Duffin Heights Neighbourhood. She stated the application proposes a condominium development consisting of 30 stacked units with a new north/south connection to Dersan Street. She noted vehicular access would be provided from an internal private road with 3 residential blocks allowing for 2 parking spaces for each stacked unit.

Amy Emm, Senior Planner, IBI Group, appeared before the Committee on behalf of the applicant in support of the application, stating she was in attendance to respond to any questions raised.

No members of the public appeared in support of or in opposition to the application.

A discussion period ensued with concerns being raised by Members of the Committee with respect to the proposed built form not being in keeping with the future surrounding neighbourhood, garage dimensions, as well as the location for gas fittings for each unit. Staff were requested to bring forward more detailed drawings to ensure the built form was consistent with the abutting Lebovic developments to the north and south, and also to ensure protection of the woodlot area. Members raised further questions regarding how many units would be accessible and the number of accessible parking spaces that would be available.

**(IV) Part “B” Planning & Development Reports**

1. Director, City Development & CBO, Report PLN 06-19  
Infill and Replacement Housing in Established Neighbourhoods Study  
Existing Conditions and Preliminary Observations Report  
Phase 1 Report

K. Bentley provided a brief overview of Report PLN 06-19. He stated that established neighbourhoods in South Pickering have seen a large amount of infill over the past few years, creating a need to provide direction and develop design guidelines to facilitate a sensitive transition between existing houses and new construction. As a result, the City had authorized a study be undertaken, and through public consultation, initially the 15 neighbourhoods within the study area were narrowed down to nine.

K. Bentley introduced David Riley, Principal, SGL Planning & Design Inc., the consultants authorized to undertake the Infill and Replacement Housing in Established Neighbourhoods Study.

David Riley appeared before the Committee and through the aid of a PowerPoint presentation, provided an overview of the purpose of the Study, noting the key objectives were identifying susceptible areas, issues and occurring trends, and consideration of best practices and how they could be managed. He outlined the definitions of infill housing, replacement housing and neighbourhood character. Mr. Riley provided an overview of the community feedback received from the public open house conducted in March, 2019 with respect to built form, streetscape and neighbourhood composition. He noted that Phase 1 was now complete, and Phase 2 would consider planning options and provide recommendations.

Moved by Councillor Ashe  
Seconded by Councillor Butt

That the rules of procedure be suspended in order to allow an additional delegation to be heard.

Carried on a  
Two-thirds Vote

Paul White, 507 Cliffview Road, Pickering, appeared before the Committee on behalf of the Fairport Beach Neighbourhood Association, thanking Council for undertaking the initiative to hire a consultant for the purpose of undertaking this study. He provided some clarification with respect to the area of Cliffview Road where he has resided since 1979, noting that some of the infill homes had greater heights due to larger setbacks and others due to them being constructed prior to the 9-metre by-law coming into effect. Mr. White commented on the number of homes built on the Newman farm property and noted that the majority of mature trees had been removed from the property. He stated that the main source of frustration for area residents was the steady increase of infill housing taking place with construction continuing over a number of years. In closing, Mr. White stated the Association would like to see improvements under By-law 2511 and the inclusion of best practices that have been adopted by other jurisdictions. Mr. White provided a copy of his delegation for distribution to Members of the Committee.

A discussion period ensued with Members raising questions pertaining to:

- The options considered based on concerns raised by residents in the east and west shore communities;
- Lot coverage, use of the terminology 'monster home', building height and associated privacy issues;
- Whether the Bay Ridges neighbourhood and Nautical Village had been included in the Study, noting the uniqueness of these areas;
- The need to ensure appropriate transition in established neighbourhoods and defining community character which varies from neighbourhood to neighbourhood;
- Whether the feedback received from residents in the Nautical Village was sufficient to include and consider during Phase 2 of the Study;
- The continued opportunities for public engagement and feedback during the next phase of the Study; and,
- The importance of incorporating the vision of the Nautical Village in the key elements of the neighbourhood charter.

Recommendation

Moved by Councillor McLean  
Seconded by Councillor Pickles

1. That the Infill and Replacement Housing in Established Neighbourhoods, Existing Conditions and Preliminary Observations Report – Phase 1 Report, be received; and
2. That Council authorize City Development staff to proceed with Phase 2 of the Infill and Replacement Housing in Established Neighbourhoods Study.

Carried Later in the Meeting  
[Refer to following motion]

Moved by Councillor McLean  
Seconded by Mayor Ryan

That Item 2 of the main motion be amended to read as follows;

2. That Council authorize City Development staff to proceed with Phase 2 of the Infill and Replacement Housing in Established Neighbourhoods Study and to incorporate into the Study the inclusion of a vision for the Nautical Village which is situated in the Bay Ridges Community, consistent with Section 4.2 of the Key Elements of the Neighbourhood Character.

Carried Unanimously  
on a Recorded Vote

The main motion, as amended, was then carried.

2. Director, City Development & CBO, Report PLN 07-19  
Toronto and Region Conservation Authority's Guideline for  
Determining Ecosystem Compensation, June 2018

K. Bentley, Director, City Development & CBO provided a brief overview regarding the Toronto and Region Conservation Authority's (TRCA) guidelines for determining ecosystem compensation. He noted through urbanization, infrastructure expansion and climate change and the resulting loss to natural heritage spaces, that there was a need to determine compensation. Mr. Bentley noted that TRCA is looking at policies in order to set consistent standards and to harmonize the role of all parties involved.

Steven Heuchert, TRCA, appeared before the Committee to respond to questions raised with respect to providing consistency in regulations among municipalities, and to ensure strong policies at all levels of government. Members questioned whether all municipalities and conservation authorities within TRCA's jurisdiction were looking at a similar approach and whether the Memorandum of Understanding and Official Plan Amendment noted in the staff recommendation would be coming back to Council for final approval.

Recommendation

Moved by Councillor Ashe  
Seconded by Mayor Ryan

1. That Council support the use of the Toronto and Region Conservation Authority's Guideline for Determining Ecosystem Compensation, dated June 2018, as a technical guideline to determine compensation for ecosystem loss due to development impacts, where all options for protection have been exhausted, when required through conditions of draft plans of subdivision, zoning, land divisions, and site plans, with the exception of tree removal that falls under the purview of the City's Tree Removal Compensation Fee;
2. That the City collect compensation for ecosystem loss due to development impacts, where all options for protection have been exhausted, when required through conditions of draft plans of subdivision, zoning, land divisions, and site plans, under the circumstances set out in Table 1 in Report PLN 07-19;
3. That staff be authorized to develop a memorandum of understanding in consultation with Toronto and Region Conservation Authority regarding the administration and collection of the fees and technical guidance regarding the interpretation and calculation of compensation in terms of the Guideline; and
4. That staff be authorized to initiate an amendment to the Pickering Official Plan to introduce policies that address ecosystem loss and compensation due to development impacts, where all options for protection have been exhausted, on a city-wide basis.

Carried

**(V) Other Business**

1. Councillor Brenner gave notice that he would be bringing forward a Notice of Motion at the April 23, 2019 Council meeting with respect to the regionalization of the conservation authorities in Durham Region.
2. Councillor Brenner mentioned a report titled 'Market Year in Review and Outlook Report 2019' by the Toronto Real Estate Board and highlighted the contents pertaining to middle housing. Councillor Brenner stated he would provide a copy of the report to the Director of Planning and Development as it provides options that are currently not in place in the City for consideration in future initiatives and projects.
3. Councillor Pickles requested that staff follow up on previous concerns with respect to the work being conducted by Rogers on City boulevards and the poor condition the property was being left in.

**(VI) Adjournment**

Moved by Councillor Butt  
Seconded by Councillor Cumming

That the meeting be adjourned.

Carried

The meeting adjourned at 9:03 pm.