Planning & Development Committee Meeting Minutes

October 5, 2020
Electronic Meeting – 7:00 pm
Chair: Councillor Brenner

Present:

Mayor David Ryan

Councillors:

K. Ashe
M. Brenner
S. Butt
I. Cumming
B. McLean
D. Pickles – arrived at 7:02 pm

Also Present:

M. Carpino	- Interim Chief Administrative Officer
K. Bentley	- Director, City Development & CBO
P. Bigioni	- Director, Corporate Services & City Solicitor
F. Jadoon	- Director, Economic Development & Strategic Projects
S. Cassel	- City Clerk
C. Rose	- Chief Planner
N. Surti	- Manager, Development Review & Urban Design
D. Jacobs	- Manager, Policy & Geomatics
C. Celebre	- Principal Planner, Development Review
M. Kish	- Principal Planner, Policy
R. Perera	- (Acting) Committee Coordinator

1. Roll Call

The City Clerk certified that all Members of Council were present, with the exception of Councillor Pickles, and noted that all Members present were participating electronically in accordance with By-law 7771/20.

2. Disclosure of Interest

No disclosures of interest were noted.

3. Statutory Public Meetings

Councillor Brenner, Chair, gave an outline of the requirements for a Statutory Public 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.

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

3.1 Information Report No. 12-20
Revised Zoning By-law Amendment Application A 13/17 (R2)
Avonmore Ventures Inc.
Part of Lot 18, Concession 3
(North of William Jackson Drive, South of the CPR Corridor)

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

Cristina Celebre, Principal Planner, Development Review, provided the Committee with an overview of Revised Zoning By-law Amendment Application A 13/17 (R2). Through the aid of a PowerPoint presentation, Ms. Celebre outlined the location plan, and noted that the initial application had been submitted in 2017 with a revised proposal submitted by the applicant in late 2018. She provided an overview of the revised proposal, and noted that the Zoning By-law amendment seeks to rezone the developable portion of the subject lands to an appropriate residential zone category with site-specific performance standards and to utilize the Bonus Zoning provisions of the City's Official Plan to increase the maximum permitted density from 140 units per net hectare to 174 units per net hectare, in exchange for the provision of a community benefit under Section 37 of the *Planning Act*. Ms. Celebre outlined the potential residential use for the subject lands, and the planning and design comments identified by Staff for further review and consideration.

Nilesh Surti, Manager, Development Review & Urban Design, appeared before the Committee to provide a brief summary of the comments City Development had received from an area resident a few hours prior to the meeting, expressing concern regarding the proposal.

Brayden Libawski, The Biglieri Group Ltd, joined the electronic meeting via audio connection, representing the applicant. Mr. Libawski provided a brief overview of the application, referring to a PDF document that was circulated to the Committee prior to the meeting.

A question and answer period ensued between Members of the Committee, City Staff, and Brayden Libawski, regarding:

- whether the 8-storey apartment building would be comprised of rental units or condominium units;
- whether the natural heritage lands, located east of the subject site, and compensation for any tree removal would be conveyed to the Toronto and Region Conservation Authority (TRCA) and not the City;
- whether the City proposes to install a three-way-stop to alleviate traffic concerns on William Jackson Drive;
- whether the City would maintain the future village green in addition to the parks included in the proposed development;
- whether the future village green is tied to the timelines of the proposed development;
- whether the City is pursuing land acquisition from Infrastructure Ontario (IO) for additional parklands and whether that parkland would be for the use of all Pickering residents;
- whether the entrance into the proposed development is wide enough to accommodate emergency vehicles;
- whether there are affordable and accessible units included in the proposed development;
- whether the concerns regarding the height of the crash wall indicated in the previous submission had been addressed; and,
- whether there are accessible parking spaces included in the proposed development.

4. Delegations

There were no delegations.

5. Planning & Development Reports

5.1 Director, City Development & CBO, Report PLN 19-20
City Initiated Official Plan Amendment Application: Drinking Water Source Protection

- Conformity to the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Plan
- Recommended Amendment 36 to the Pickering Official Plan
- Recommended Informational Revision 24 to the Pickering Official Plan
- File: OPA 19-002/P

Kyle Bentley, Director, City Development & CBO, noted that the purpose of the report is to amend the City's Official Plan to bring it into conformity with the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Plan.

A brief question and answer period ensued regarding whether the technical matters included in Report PLN 19-20 had been brought forward by the conservation authorities to conform the City's Official Plan to Provincial legislation, with Kyle Bentley, Director, City Development & CBO, confirming that this was correct and that Staff had circulated the Report to agencies for comment and that the conservation authorities and agencies are in support of the Report.

Members of the Committee referred to a memo provided by the Director, City Development & CBO, prior to the meeting, regarding revised pages to Exhibit 'A' to Appendix I of Report PLN 19-20.

Recommendation:

Moved by Councillor Pickles
Seconded by Councillor Butt

1. That Official Plan Amendment Application OPA 19-002/P, initiated by the City of Pickering, to amend existing policies and a schedule and introduce new policies and a schedule to the Pickering Official Plan with regard to the protection of drinking water sources, as set out in Exhibit 'A' to Appendix I to Report PLN 19-20 be approved;

2. That the Draft By-law to adopt Amendment 36 to the Pickering Official Plan, to amend existing policies and a schedule, and introduce new policies and a schedule to the Pickering Official Plan with regard to the protection of drinking water sources, as set out in Appendix I to Report PLN 19-20, be forwarded to Council for enactment, including the changes outlined in the revised pages attached to the Memorandum from the Director, City Development & CBO, dated October 5, 2020;

3. That Council adopt Recommended Informational Revision 24 to the Pickering Official Plan as set out in Appendix II to Report PLN 19-20; and,

4. That the City Clerk forward the Notice of Adoption to the Region of Durham and to each person or public body that provided written or verbal comments at the Open House, the Public Meeting, the Planning & Development Committee or the City Council meetings.

Carried

5.2 Director, City Development & CBO, Report PLN 20-20

Proposed Telecommunication Tower Installation
Enbridge Gas Distribution Inc.
Installation #69
Part of Lot 17, Concession 4
(west side of Sideline 16, north of Taunton Road)

Recommendation:

Moved by Mayor Ryan
Seconded by Councillor McLean

That Enbridge Gas Distribution Inc. be advised that City Council does not object to the 29.0 metre high radio telecommunication tower installation proposed to be located on the west side of Sideline 16, north of Taunton Road, based on the design and other details submitted with this request.

Carried

5.3 Director, City Development & CBO, Report PLN 21-20
Proposed Telecommunication Tower Installation
Enbridge Gas Distribution Inc.
Installation #70
Part Lot 18, Concession 8, Now Part 3, 40R-13684
(4905 Brock Road)

Recommendation:

Moved by Mayor Ryan
Seconded by Councillor McLean

That Enbridge Gas Distribution Inc. be advised that City Council does not object to the 27.4 metre high radio telecommunication tower installation proposed to be located at 4905 Brock Road, based on the design and other details submitted with this request.

Carried

6. Other Business

There was no other business.

7. Adjournment

Moved by Councillor McLean
Seconded by Councillor Cumming

That the meeting be adjourned.

Carried

The meeting adjourned at 7:37 pm.