

**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  
C. Rose - Chief Planner  
D. Shields - City Clerk  
J. Brooks - Manager, Policy & Geomatics  
N. Surti - Manager, Development Review & Urban Design  
C. Celebre - Principal Planner – Development Review  
L. Roberts - Committee Coordinator

**(I) Disclosure of Interest**

No disclosures of interest were noted.

**(II) Part “A” Information Reports**

Councillor McLean, 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. 11-17  
Zoning By-law Amendment Application A 08/17  
Averton (Brock) Limited  
Blocks 1, 2, 3 and 4, Plan 40M-2568  
(Brock Road and Rex Heath Drive)

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

C. Celebre, Principal Planner – Development Review, appeared before the Committee, and through the aid of a power point presentation, provided an outline of the proposed application, indicating the location of the subject lands as well as the current land uses. She noted the requested changes to the zoning by-law would allow for an increase in the maximum permitted density as well as building height as allowed by the City's Official Plan. She stated the amendment would allow for an increase from 140 units to 148 units per net hectare with a maximum height from 8 storeys to 21 storeys, consisting of two apartment buildings and 150 back-to-back stacked townhouse units.

Mike Pettigrew, Planning Consultant, appeared on behalf of the applicant to respond to any concerns raised.

Edward Rozee, 2745 William Jackson Drive, Pickering, appeared before the Committee, stating that he has invested in a solar panel system on his home, and was concerned that with the increased heights casting significant shadowing, this would impact the efficiencies of his solar panels. He also stated this development would not fit in with the look of the neighbourhood.

Colin Walcott, 602-7 Roanoke Road, North York, appeared before the Committee stating he would be moving into this development next year. He noted his concerns over limited parking and the number of people per square foot in the area, noting this would be too much volume of people in a confined area. He also questioned what provisions were being made to accommodate additional parking.

David Sim, 1000 Rambleberry Drive, Pickering, appeared before the Committee, noting his concerns with the high density, and the level of turnover rate, questioning whether this would increase with the density. He felt that with increased density, it would discourage people from staying in the neighbourhood, maintaining their properties and building a strong community.

Kay Carter, 2410 Earl Grey Avenue, Pickering, appeared before the Committee, seeking clarification on whether the proposal was just for apartments or condos.

Joann Wong, 2745 William Jackson Drive, Pickering, appeared before the Committee noting her concerns with the additional traffic this development would create along Brock Road, and also a loss of greenspace.

Dasey Wangkhang Silva, 1764 Liatris Drive, Pickering, appeared before the Committee noting concerns over the increase in density and traffic. She also noted her concern that there would not be sufficient parkland.

Mike Pettigrew re-appeared to respond to concerns raised by the delegations. He noted a number of studies had been conducted, including traffic, noise and shadowing. He also addressed concerns related to overflow parking, shadowing, traffic volumes, parkland and dedicated greenspace.

Discussion ensued with respect to the number of units and corresponding parking spaces and whether the spots were assigned in the purchase price. Members questioned whether space was available to incorporate soccer fields or baseball diamonds. Members also questioned whether bus routes had been taken into consideration when determining the number of parking spaces. Members also noted the importance of including outdoor recreational areas and parks. It was also recommended that future reports include explanations of shadowing with various sized developments which take up a smaller footprint, to enable residents to have a better understanding of shadowing effects on existing properties.

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

1. Director, City Development & CBO, Report PLN 18-17  
Metrolinx’s Draft 2041 Regional Transportation Plan  
City of Pickering’s Response

Jeff Brooks, Manager, Policy & Geomatics, appeared before the Committee, and through the aid of a power point presentation, outlined Metrolinx’s Draft 2041 Regional Transportation Plan. He noted that a review had begun in 2014 with workshops, etc. with the draft plan being released in October, 2017. He noted that concerns had been raised with the November deadline for comments.

Mr. Brooks outlined the five key strategies within the draft plan, which include delivery of current projects, connections, integration of land use and transportation planning, as well as preparing for an uncertain future. He then outlined staff’s comments and areas of concern, noting that the plan does not integrate existing or proposed VIA Rail services, nor does it recognize the need for additional connections to the 401, transportation infrastructure relating to the development of Seaton lands, or a potential future airport in Pickering.

David Masters, 5230 Old Brock Road, Claremont, appeared before the Committee to provide his comments on staff's letter to Metrolinx. He noted that the GTAA had just released a draft master plan for 2017-2037 and stated that it made no reference to an airport in Pickering. He outlined various highlights of the master plan in which it indicates they can meet capacity over the next 20 years, with the ability to move 85 million passengers annually. He stated that an airport in Pickering has not been approved, and the City of Pickering should look to alternative uses for the land.

A discussion period ensued with Members outlining revisions to be made to Appendix I attached to Report PLN 18-17 to be brought forward to the Council meeting in December. It was also requested that the priority of the two rail corridors, being CP Havelock and CP Belleville be distinguished and that they be clearly identified to avoid confusion.

#### Recommendation

Moved by Mayor Ryan  
Seconded by Councillor Butt

1. That the comments on Metrolinx's Draft 2041 Regional Transportation Plan, contained in the Letter from the City's Manager, Policy & Geomatics to the Chief Planning Officer Planning and Policy, dated November 16, 2017, and provided as Appendix I to Report PLN 18-17 of the Director, City Development & CBO, be endorsed; and
2. That a copy of Report PLN 18-17 be forwarded to Metrolinx, the Ministry of Transportation, Transport Canada, VIA Rail Canada, and the Region of Durham.

Carried

#### **(IV) Other Business**

1. Councillor Brenner requested that staff look into new housing options using a condo component with a type of detached smaller home as an opportunity in Seaton.
2. Councillor Brenner requested that staff look into builder rebates as an incentive to encourage more rental housing construction.

#### **(V) Adjournment**

The meeting adjourned at 8:25 pm.