



**Executive Committee
Meeting Minutes
Monday, April 24, 2006
7:45 pm
Council Chambers
Chair: Councillor Pickles**

PRESENT:

Mayor Ryan

COUNCILLORS:

K. Ashe
M. Brenner
D. Dickerson
R. Johnson
B. McLean
D. Pickles

ALSO PRESENT:

T. J. Quinn - Chief Administrative Officer
E. Buntsma - Director, Operations & Emergency Services
N. Carroll - Director, Planning & Development
G. Paterson - Director, Corporate Services & Treasurer
D. Bentley - City Clerk
L. Taylor - Manager, Development Review
D. Shields - Deputy Clerk

(I) ADOPTION OF MINUTES

Moved by Councillor Brenner
Seconded by Councillor Dickerson

Meeting of April 10, 2006

CARRIED

(II) DELEGATIONS

1. Edith Montgomery
104 Invergordon Avenue, Scarborough
Re: Report PD 30-06
905 Dillingham Road



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Edith Montgomery, 104 Invergordon Ave. Scarborough, appeared before the Committee in opposition to Zoning By-law Amendment Application A 28/05, with respect to an amendment to permit an increase in the floor area of an existing body rub parlour. Ms. Montgomery stated that parking would be an issue with the expansion of the business because it already was an issue on the site. She stated that people were parking along the curb, in the fire route and that all the spaces were usually full and felt an expansion would increase these problems. She further noted that the condominium owners were concerned with how much water was being used for this business. She advised that the Jacuzzi was emptied and refilled after each client and that clients were told to shower before and after their sessions. She noted that the condominium had a single meter for the entire building and that all owners were having to pay for this large amount of water usage. Ms. Montgomery advised that the owners were not informed of this expansion by the Condominium Board and that they were in opposition to the letter supporting the expansion from the Board. She requested that no decisions be made with respect to the application until they had an opportunity to discuss their concerns with the Condominium Board (Durham Condominium Corporation 105).

(III) MATTERS FOR CONSIDERATION

1. Director, Planning & Development, Report PD 28-06
Zoning By-law Amendment Application A 30/05
Al-Karim & Sholina Rhemtulla
1778 Fairport Road
Part of Lot 10 & 11, Plan 820
(Part 2, 40R-9255 & Part 2, 40R-11504)
City of Pickering
-

Christine Gibson, 1772 Fairport Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05. She stated that she felt this location was not a suitable location to establish a day nursery/Montessori school because the roads in this area were very busy and road conditions in the winter were hazardous. She requested that if the application was approved that a 6 to 8 foot high fence be put up along her property to buffer the noise that 60 to 70 children would create.

Sue Dickens, 1770 Fairport Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05. She stated that she concurred with the previous residents comments and also requested high fencing



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along the property lines. She stated that she would also like the hours of operation to be limited and no weekends.

A resident of Spruce Hill Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05 and reiterated the concerns of heavy traffic in the area, bad road conditions in the winter and that she felt it was not a safe environment for a day nursery/Montessori school.

A resident of 1757 Spruce Hill Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05. He also stated that the traffic was heavy in the area, that the speed limit was not followed and that many times people have went right through the stop sign. Mr. Stated that he felt this was not a good location for a day nursery/Montessori school.

Brian Dickens, 1770 Fairport Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05. He stated that the approval of this application would create additional traffic and safety problems in the area and felt it was not a safe location for a day nursery/Montessori school. He also noted there were only sidewalks on one side of the road.

Al-Karim Rhemtulla, the applicant, appeared before the Committee in support of Zoning By-law Amendment Application A30/05 and stated that he was hoping to work with Council and City Staff to make the site safe and accessible.

Sholina Rhemtulla, the applicant, appeared before the Committee in support of Zoning By-law Amendment Application A30/05 and stated that they would provide the best care and learning experience for the children and do everything required to keep them safe.

A resident of Spruce Hill Road, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A30/05. She reiterated the previous concerns with regards to traffic, speed and winter conditions in this area. She also stated that she didn't think the site was big enough to accommodate a parking lot and playground in the back.

Moved by Councillor Ashe
Seconded by Councillor Brenner



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That Zoning By-law Amendment Application A30/05 to add a day nursery use as a permitted use on lands being Part of Lot 10 & 11, Plan 820, City of Pickering as submitted by Al-Karim & Sholina Rhemtulla be denied.

CARRIED

2. Director, Planning & Development, Report PD 30-06
Renata Trent
905 Dillingham Road
Part of Lot 19, B. F.C. Range 3
(Durham Condominium Plan 105)
City of Pickering
-

Julie Zver, 16 Tallpines Crt., Scarborough, appeared before the Committee in opposition to Zoning By-law Amendment Application A28/05. She noted that she felt that this type of business should not be allowed to operate at all. She stated that customers for the other units had to be subjected to this type of business and sometimes they brought young children. She stated that she did not feel this location was appropriate for this type of business.

Mr. Anderson, 905 Dillingham Road, Unit 21, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A28/05. Mr. Anderson stated that the site already had parking problems and the expansion of this business would create more. He also stated that if the business expanded they would have to cut into the wall and since it is a Condominium all the owners would be responsible if something went wrong.

Noel Gerry, solicitor for the applicant appeared before the Committee and stated that his client had 4 designated parking spots, 2 leased spots, there was 1 visitors spot and 4 additional visitors spots to the south. He noted that he felt there was enough parking. Mr. Gerry stated that the letter from the Condominium Corporation was properly obtained.

Ed Lang, 905 Dillingham Road, Unit 23, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A28/05. He stated that he felt the original application to put a body rub parlour in this location should have never been passed because it was so close to an arena. He also noted that the applicant was on the Condominium Corporation Board so there would be a conflict of interest with regards to the letter sent by Mike Sharpe of the Condominium Corporation.



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Jon Burman, 376 Taunton Road West, appeared before the Committee in opposition to Zoning By-law Amendment Application A28/05. He stated that he conducted business frequently at the Condominium and had a good understanding of the traffic on the site and felt there was a problem with parking at the curbs and in fire routes. He noted that he had seen girls scantily dressed around the business and felt this was not a good location for this type of business. He noted that a letter had gone around to the Condominium owners and most of them were opposed to the expansion.

Don Petican, 905 Dillingham Road, Unit 15, Pickering, appeared before the Committee in opposition to Zoning By-law Amendment Application A28/05. He also stated that there were parking problems on the site and that it was hard to maneuver the site because people are parked all over the place.

Renata Trent, Unit 3, appeared before the Committee and stated that there were Condominium Board meetings about every 4 months and no one showed up at them to express their concerns.

Moved by Councillor Dickerson
Seconded by Councillor Brenner

That Zoning By-law Amendment Application A 28/05 to amend the existing zoning on the subject lands to permit an increase in floor area of an existing body rub parlour use on lands being Part of Lot 19, B.F.C. Range 3 (Durham Condominium Plan 105), City of Pickering as submitted by Renata Trent be denied.

CARRIED

3. City Clerk, Report CS 22-06
2006 Municipal Elections

General discussion ensued on this matter.

Moved by Councillor Brenner
Seconded by Dickerson

1. That Clerk's Report CS 22-06 regarding the 2006 Municipal Elections be received;
2. That the draft by-law to provide for reduced hours of voting in institutions and retirement homes on voting day be enacted;



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3. That the draft by-law to provide for advance voting on Saturday, November 4, 2006, between the hours of 10:00 am. and 6:00 pm. and Monday, November 6, Tuesday, November 7 and Wednesday, November 8, 2006. between the hours of 1:00 pm. and 8:00 pm. be enacted; and
4. That the 2006 Schedule for Council meetings be revised to delete the November 20, 2006 Meeting in accordance with Section 232(1) of the *Municipal Act, 2003*.

CARRIED

4. Director, Operations & Emergency Services, Report OES 21-06
Tender T-3-2006 Tender For Trail Construction and Boulevard
 - Works For Finch Avenue
 - File: A-2130
-

Moved by Councillor Johnson
Seconded by Councillor Brenner

1. That Report OES 21-06 regarding Trail Construction and Boulevard Works For Finch Avenue be received;
2. That Tender T-3-2006 submitted by Royalcrest Paving & Contracting Limited for Trail Construction and Boulevard Works For Finch Avenue in the amount of \$87,748.03 (GST included) be accepted;
3. That the total gross project cost of \$107,000 (GST included) and a net project cost of \$100,000 including the above tender amount and other project costs identified in this report be approved;
4. That Council authorize the Director, Corporate Services & Treasurer to finance the project through the issuance of debentures through the Region of Durham; and
 - a) debt financing not exceeding the amount of \$100,000 for a period not exceeding 10 years, at a rate to be determined; and
 - b) annual repayment charges in the amount of approximately \$13,110 be included in the annual Current Budget for the City of Pickering



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commencing in 2007, and any financing cost, continuing thereafter until the loan is repaid; and

- c) the Director, Corporate Services & Treasurer has certified that this loan and the repayment thereof falls within the City's Debt Financial Obligations approved Annual Repayment Limit for debt and other financial obligations for 2006 as established by the Province for municipalities in Ontario; and
- d) the Treasurer is authorized to take any actions necessary in order to effect the foregoing; and

- 5. That the appropriate City of Pickering officials be authorized to take necessary action to bring effect thereto.

CARRIED

(IV) OTHER BUSINESS

- 1. The following matters were considered prior to the regular meeting:

Resolution #58/66

Moved by Councillor Ashe
Seconded by Councillor Brenner

That Council move into a closed meeting of Council in order to discuss a matter subject to litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege.

CARRIED

- 1. Director, Corporate Services & Treasurer, CS 23-06
Grant Request from Canadian Red Cross

Refer to the 'In Camera' minutes of April 24, 2006.

- 2. Memorandum from the Director, Planning & Development
and the City Solicitor
Confidential Matter Relating to an Appeal



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Refer to the 'In Camera' minutes of April 24, 2006.

Moved by Councillor McLean
Seconded by Councillor Dickerson

That the Committee rise and ratify the actions taken.

CARRIED

3. Verbal Update from the Director, Planning & Development
Bay Ridges Plaza Redevelopment Application

The Director, Planning & Development updated the Committee with respect to the Bay Ridges Plaza Redevelopment Application. He outlined concerns related to the sanitary sewer capacity for the subject development, along with the costing to provide upfront financing relating to increasing the sanitary sewer for proposed redevelopment.

Based on the discussion, the Director, Corporate Services & Treasurer was requested to provide a brief overview of what possible tax benefits to the City in relation to the development would be provided.

It was further noted that a special Statutory Public Meeting could be held on June 1, 2006 to discuss the subject application. The Director, Planning & Development was requested to continue negotiations with the Region of Durham in relation to this proposed development.

(V) ADJOURNMENT

The meeting adjourned at 10:00 pm.