



**Planning & Development Committee
Meeting Minutes
Monday, October 1, 2007
7:30 pm – Council Chambers**

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Chair: Councillor Johnson

PRESENT:

Mayor Dave Ryan

COUNCILLORS:

D. Dickerson
R. Johnson
B. Littley
B. McLean
J. O'Connell
D. Pickles

ALSO PRESENT:

N. Carroll - Director, Planning & Development
T. Melymuk - Director, Office of Sustainability
L. Taylor - Manager, Development Review
D. Shields - Deputy Clerk

(I) PLANNING & DEVELOPMENT REPORTS

1. Planning , Planning & Development, Report PD 23-07
Zoning By-law Amendment Application A 34/05
Altridge Properties Inc.
1482 – 1484 Altona Road & 1490 – 1498 Altona Road
Part of Lot 33, B.F.C Range 3, (40R-9096, Part 5 &
40M-1515, Blocks 85 & 86)
Part of Lot 33, B.F.C Range 3, (40R-5045, Part 1), City of Pickering

Ina Comeau, 1478 Altona Road, appeared before the Committee and noted that the Region of Durham preferred access through Richardson Street.

Arron Knight, a representative for the applicant appeared before the Committee and noted support with respect to the revised recommendations before the Committee. Mr. Knight stated that the owners of 1478 Altona Road had approached Altridge Properties with an offer to sell their property but felt the price was not a fair market value.



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Loreli Jones, Planning Consultant for Altridge Properties, appeared before the Committee and noted that from a planning point of view this option was the best design and also noted that the City of Pickering did not support rear front lots. She stated that pedestrian connections had been incorporated on the plan to connect Richardson Street with Altona Road.

Cy Durdle, 1497 Altona Road, appeared before the Committee in support of the development. Mr. Durdle noted that someone should look at the drainage problem at 1478 Altona Road, noting that the storm sewers and ditches do not successfully drain water from the area and this should be addressed. Mr. Durdle advised that he was glad to see the houses facing Altona Road because he did not want to look at fencing.

Gordon Hughes, 265 Richardson Street, appeared before the Committee and noted that he had concerns with the road accessing Richardson Street due to increased emergency response time, increased on street parking and additional traffic on Richardson Street. He also noted that he supported the houses facing Altona Road.

RECOMMENDATION

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

1. That Draft Plan of Subdivision S-P-2005-03 and Zoning By-law Amendment Application A 34/05 be approved to permit the development of residential lots for 10 detached dwelling units as generally shown in the form identified on Attachment #4 to Planning & Development Report # PD 23-07.
2. That the Director, Planning & Development establish appropriate conditions of draft approval to implement the plan of subdivision, and that the conditions include but are not limited to;
 - a) a walkway connection provided from Street 'A' and Richardson Street to the abutting St. Monica's Catholic School site;
 - b) an enhanced public amenity area provided on the City boulevard, to the satisfaction of the City, at the intersection of Altona Road and Twyn Rivers Drive to mitigate the reverse lot condition in this location;
 - c) minimum lot frontages of 12.0 metres for all residential lots;



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- d) satisfactory arrangements for the incorporation of the City owned lands into the plan of subdivision.
3. That staff prepare an implementing zoning by-law which establishes the appropriate performance standards for the plan of subdivision, including a minimum lot frontage requirement of 12.0 metres, and that the By-law be brought back to Council for consideration and approval; and
4. Further, that the CAO's office review the disposal of the City owned lands comprising the western part of the plan of subdivision (described generally as Part of Blocks 84, 94, 95 and Block 90, Plan 40M-1515) for incorporation into the plan of subdivision, and that a report be brought back to Council with the terms and conditions of the transfer in accordance with City procedure.

CARRIED LATER IN
THE MEETING (See
Following Motion)

Moved by Councillor Pickles
Seconded by Councillor Dickerson

That Report PD 23-07 of the Director, Planning & Development be referred back to staff and considered at the November 5, 2007, Planning and Development Committee meeting.

MOTION DEFEATED

2. Director, Planning & Development, Report PD 24-07
Liverpool Finch Developers Inc.
- Plan of Subdivision 40M-1447
Blanche Construction Limited
- Plan of Subdivision 40M-1450
Claremont Estates Ontario Inc.
- Plan of Subdivision 40M-1482
Final Assumption of Plans of Subdivision

RECOMMENDATION

Moved by Mayor Ryan
Seconded by Councillor O'Connell



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1. That Report PD 24-07 of the Director, Planning & Development regarding the Assumption of Plans 40M-1447, 40M-1450 and 40M-1482, be received;
2. That the highway being Anton Square within Plan 40M-1447 be assumed for public use;
3. That the highways being Forestview Drive, Lawson Street and Starview Court within Plan 40M-1450 be assumed for public use;
4. That the highway being William Street within Plan 40M-1482 be assumed for public use;
5. That the services required by the Subdivision Agreements relating to Plans 40M-1447, 40M-1450 and 40M-1482, which are constructed, installed or located on lands dedicated to, or owned by the City, or on lands lying immediately adjacent thereto, including lands that are subject to easements transferred to the City, be accepted and assumed for maintenance, save and except from Blocks 80, 83, 84, 85, 88, 89, the remainder of Block 87 being Parts 2 to 5, Plan 40R-10194, Plan 40M-1447; Blocks 47, 48 and 49, Plan 40M-1450 and Block 24, Plan 40M-1482; and
6. That the Subdivision Agreements and any amendments thereto relating to Plans 40M-1447, 40M-1450 and 40M-1482, be released and removed from title.

CARRIED

3. Director, Planning & Development, Report PD 27-07
Norvalley Homes Ltd.
Plan of Subdivision 40M-2068
Final Assumption of Plan of Subdivision

RECOMMENDATION

Moved by Councillor McLean
Seconded by Mayor Ryan



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1. That Report PD 27-07 of the Director, Planning & Development regarding the Assumption of Plan 40M-2068, be received;
2. That the highways being Rockwood Drive and Prohill Street within Plan 40M-2068 be assumed for public use;
3. That the services required by the Subdivision Agreement relating to Plan 40M-2068, which are constructed, installed or located on lands dedicated to, or owned by the City, or on lands lying immediately adjacent thereto, including lands that are subject to easements transferred to the City, be accepted and assumed for maintenance, save and except from Block 27 and Block 28 except from Part 3, Plan 40R-21447, Plan 40M-2068;
4. That the Subdivision Agreement and any amendments thereto relating to Plan 40M-2068, be released and removed from title; and
5. That Council enact a By-law to dedicate Blocks 25 and 26, Plan 40M-2068 as public highway.

CARRIED

4. Director, Planning & Development, Report PD 29-07
Zoning By-law Amendment Application A 3/07
BMC Bayly Park Inc.
1400, 1410 & 1420 Bayly Street
Part of Lots 21 & 22, Concession 1
(Part 1, 40R-12889), City of Pickering

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor Pickles

1. That Zoning By-law Amendment Application A 3/07 be approved to broaden the range of permitted uses for the subject property to include a brew-on-premises establishment, a convenience store, a financial institution, personal service shop, professional offices and limited retail stores on lands being Part of Lots 21 & 22, Concession 1, Part 1, 40R-12889; and



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2. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 3/07, as set out in Appendix III to Report PD 29-07, be forwarded to City Council for enactment.

CARRIED

5. Director, Planning & Development, Report PD 30-07
Zoning By-law Amendment Application A 2/07
Doumouras Properties Ltd.
1010 Brock Road
Part of Lot 19, Concession 1
(Part 1, 40R-21855), City of Pickering

Aristotle Christou, the applicant appeared before the Committee in support of Report PD 30-07 of the Director, Planning & Development.

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor McLean

1. That Zoning By-law Amendment Application A 2/07 be approved to amend the permitted uses for the subject property to include a financial institution, convenience store, personal service shop, professional office and limited sales outlets, on lands being Part of Lot 19, Concession 1, Part 1, 40R-21855; and,
2. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 2/07, as set out in Appendix II to Report PD 30-07, be forwarded to City Council for enactment.

CARRIED

(IV) ADJOURNMENT

The meeting adjourned at 8:45 pm.