



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

PRESENT:

Mayor Dave Ryan

COUNCILLORS:

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

Absent: B. Littley

ALSO PRESENT:

N. Carroll - Director, Planning & Development
T. Melymuk - Director, Office of Sustainability
L. Taylor - Manager, Development Review
C. Rose - Manager, Policy
R. Pym - Principal Planner – Development Review
G. McGregor - Principal Planner - Policy
R. Cefaratti - Planner II
D. Shields - Deputy Clerk

(I) PART 'A' – PLANNING INFORMATION MEETING

1. Information Report No. 03-07
Zoning Amendment Application A 02/07
Doumouras Properties Ltd.
1010 Brock Road
Part of Lot 19, Concession 1
(Part 1 & Part 2, 40R-3816), City of Pickering

A public information meeting was held under the *Planning Act*, for the purpose of informing the public with respect to an application submitted by Doumouras Properties Ltd. for property municipally known as 1010 Brock Road.

Lynda Taylor, Manager, Development Review gave an outline of the requirements for a Statutory Meeting under the *Planning Act*. She also noted that if a person or public body does not make oral or written submissions to the



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

City before a 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.

Rick Cefaratti, Planner appeared before the Committee to give a brief overview of zoning amendment application A 02/07.

Aristotle Christou of Polis Plan Municipal Planners Inc. appeared before the Committee in support of the application.

No members of the public in attendance at the public information meeting spoke in support or opposition to application A 02/07.

(II) PART “B” PLANNING & DEVELOPMENT REPORTS

1. Director, Planning & Development, Report PD 13-07
Wilson/MacInnis/557351 Ontario Limited
Plan of Subdivision 40M-1446

557351 Ontario Limited
Plan of Subdivision 40M-1451

557351 Ontario Limited/Marshall Homes (Altona) Limited
Marshall Homes (Woodview) Limited
Plan of Subdivision 40M-1515

Final Assumption of Plans of Subdivision

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Dickerson

1. That Report PD 13-07 of the Director, Planning & Development regarding the Assumption of Plans 40M-1446, 40M-1451 and 40M-1515, be received;



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

2. That the highways being Hoover Drive, Littleford Street and Rouge Valley Drive within Plan 40M-1446 be assumed for public use;
3. That the highways being Rouge Valley Drive and Hoover Drive within Plan 40M-1451 be assumed for public use;
4. That the highways being Hoover Drive, Howell Crescent and Richardson Street within Plan 40M-1515 be assumed for public use;
5. That the services required by the Agreements relating to Plans 40M-1446, 40M-1451 and 40M-1515, 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 50, Plan 40M-1446 and Blocks 85 to 90, 95, 97, 98, 99 and the remainder of Blocks 84 and 94, all within Plan 40M-1515;
6. That the Subdivision Agreements and any amendments thereto relating to Plans 40M-1446, 40M-1451 and 40M-1515, save and except from Blocks 85 and 86, Plan 40M-1515, be released and removed from title;
7. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Hoover Drive, Littleford Street and Rouge Valley Drive within Plan 40M-1446;
8. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Rouge Valley Drive and Hoover Drive within Plan 40M-1451;
9. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Hoover Drive, Howell Crescent and Richardson Street within Plan 40M-1515; and
10. That Council enact a By-law to dedicate that part of Block 94, Plan 40M-1515, designated as Part 8, Plan 40R-18609 as public highway.

CARRIED



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

2. Director, Planning & Development Report PD 17-07
Zoning By-law Amendment Application A 8/06
Nerotat Ltd., Emix Ltd., Lakeridge Properties Inc.,
and The Regional Municipality of Durham
Part of Lot 24, Concession 1
(40R-16455, Parts 1 & 5, 40R-12678, Parts 1 & 2, 40R-12678,
Parts 6 to 9, & 40R-12678, Part of Part 4 and Part 5 & 40R-22390, Part 1)
(1097, 1099, 1101, 1101A, & 1103 Kingston Road)
City of Pickering
-

Thomas Reese, a representative for Nerotal Ltd. and Emix Ltd. appeared before the Committee in support of the recommendations. Mr. Reese noted that the applicants did not want a municipal roadway through the property but would support aisle roadways.

Bob Oldman, a representative for Lakeridge Properties Inc. appeared before the Committee and stated that alterations might have to be made to the roadways but felt that could be done during the site plan process. Mr. Oldman also noted that the applicant was concerned with the massing for the other property and how this would affect their site.

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Mayor Ryan

1. That Report PD 17-07 of the Director, Planning & Development, regarding Nerotal Ltd., Emix Ltd., Lakeridge Properties Inc., and The Regional Municipality of Durham Zoning By-law Amendment Application A 8/06 be received;
2. That Zoning By-law Amendment Application A 8/06 submitted by Nerotal Ltd., Emix Ltd., Lakeridge Properties Inc., and The Regional Municipality of Durham, on lands being Part of Lot 24, Concession 1 (40R-16455, Parts 1 & 5, 40R-12678, Parts 1 & 2, 40R-12678, Parts 6 to 9, & 40R-12678, Part of Part 4 and Part 5 & 40R-22390, Part 1) (1097, 1099, 1101, 1101A, & 1103 Kingston Road), City of Pickering, to amend the zoning to permit a broader list of commercial uses, including a variety of retail, personal service shop, office and restaurant uses on the subject properties, be approved subject to the conditions outlined in Appendix I to Report PD 17-07; and



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

3. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 8/06, as set out in Appendix II to Report PD 17-07, be forwarded to City Council for enactment.

CARRIED

3. Director, Planning & Development, Report PD 18-07
Zoning By-law Amendment Application A 3/06
Brookdale Centre Inc.
Part of Lot 23 & 24, Concession 1
1105 and 1163 Kingston Road
City of Pickering
-

David McKay, a representative for Brookdale Centre Inc. appeared before the Committee to address concerns with respect to Report PD 18-07. Mr. McKay noted that the 2 storey height requirement with a 3rd floor massing was a concern because of the cost implications. He noted that they did not want a public road through the development and would like to request an additional road at the south end of the property behind the Home Depot. Mr. McKay also requested that the second floor have 100% of usable space.

Bruce Jenkins, business owner at 1163 Kingston Road, Unit 1A, Pickering, appeared before the Committee and stated his concerns with the mixed traffic vehicles that would be manoeuvring through the site. He stated that he felt there would be safety concerns with transport trucks and pedestrians sharing the parking lot with the private aisle roadways and felt the roadways should be municipally own public roads. Mr. Jenkins noted that he liked the staff recommendations where the development was geared to pedestrians. He stated that he felt the developer did not care about the small businesses and was just looking to put in big box stores. Mr. Jenkins submitted a petition to the Committee from a number of people in opposition to the development.

Bill Joynt, 820 Hanworth Court, Pickering, appeared before the Committee and stated that he thought the City of Pickering's vision was to support small businesses and a community environment. He noted that there was no need for another big box store and stated that the City needed places where citizens could meet. He stated that he felt the developer had no sense of community and noted that he was in opposition to the development.



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

Tim Roland, 1829 Listowell Street, Pickering, stated that his concerns were with the additional traffic the new development might create for Walnut Road and questioned whether traffic would be allowed to go right through the intersection onto Walnut Road.

Paul Aube, 817 Sanok Drive, Pickering, appeared before the Committee and stated that he felt the developer did not have the best interests of the community with regards to this development.

Doug Howard, 1775 Storrington Street, Pickering, stated that his concern was with the roadway coming out at Walnut Road and questioned if it could be moved to the East of the property so that it didn't line up with Walnut Road.

Mr. Stinson, 1580 Kingston Road, Pickering, expressed concern with the sameness of the big box store. He stated he would like to see more small businesses incorporated into the development.

Donna Ng, 1163 Kingston Road, Pickering, appeared before the Committee and noted that "yes" small businesses did have the option to relocate into new developments but, that there is a considerable increase in costs to do so. She stated that she liked the Planning staff's vision concept and really liked the look of the Home Depot in the Royal Park development in Vancouver and felt that would be better for this location.

Thomas Reese, of the Biglieri Group appeared before the Committee and stated that his clients supported the zoning by-law but did not support the height recommendations within the by-law. He stated they would like to see the height reduced from 9 to 6.5 and noted that they felt the lower height would be more consistent with the surrounding buildings.

Jim Harold, 593 Stonebridge Lane, Pickering, stated that he felt Liverpool Road was already congested and did not agree with an additional road at the south end of the property, he felt this road would create more traffic on Liverpool Road. He also noted that he felt Council should be considering small independent businesses when making decisions on new developments.

RECOMMENDATION

Moved by Mayor Ryan
Seconded by Councillor Pickles



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

1. That Report PD 18-07 of the Director, Planning & Development, regarding Brookdale Centre Inc. Zoning By-law Amendment Application A 3/06 be received;
2. That Zoning By-law Amendment Application A 3/06 submitted by Brookdale Centre Inc., on lands being Part of Lot 23 and 24, Concession 1 (1105 and 1163 Kingston Road), City of Pickering, to amend the zoning to permit a broader list of permitted commercial uses including a variety of retail, personal service shops, office and restaurant uses on the subject properties be approved subject to the conditions outlined in Appendix I to Report PD 18-07;
3. That the zoning by-law, as amended, to implement Zoning By-law Amendment Application A 3/06, as set out in Appendix II to Report PD 18-07, be forwarded to City Council for enactment; and
4. Further, that Pickering Council direct City staff to report, through the recently initiated Official Plan Review, on the policy changes required to reflect the changes to the Town Centre West Development Guidelines including changes as shown on Attachment #3 to Report PD 18-07.

CARRIED LATER
IN THE MEETING
(See Following Motions)

Moved by Councillor Dickerson
Seconded by Councillor O'Connell

That the following be added as Item #3, noting Item #3 and #4 of the main motion be re-numbered, and further that the conditions outlined in Appendix I to Report PD 18-07 be amended accordingly:

3. That the portion of the roadway extending southerly from Walnut Lane be constructed to municipal standards and conveyed to the City as a public street and that 10 metres of the remaining roadway be constructed to municipal standards and convey by the developer to the City to be used as a future extension of the public street.

CARRIED



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

Moved by Councillor Dickerson
Seconded by Councillor O'Connell

That the following be added as Item #4, noting Item #3 and #4 of the main motion be re-numbered, and further that the conditions outlined in Appendix I to Report PD 18-07 be amended accordingly:

4. That a municipal road along the southern boundary of the property be constructed to municipal standards and conveyed to the City, subject to Ministry of Transportation (MTO) approval, as a public road.

CARRIED

Moved by Councillor Dickerson
Seconded by Councillor Johnson

That the following be added as Item #5, noting Item #3 and #4 of the main motion be re-numbered, and further that the zoning by-law as outlined in Appendix II to Report PD 18-07 be amended accordingly:

5. That all buildings within 90 metres of Kingston Road provide a minimum of two functional floors with the second floor providing 100 percent coverage of the ground floor and that all other buildings on the subject property have a minimum height of 6.5 metres.

CARRIED

Moved by Councillor Pickles
Seconded by Mayor Ryan

That the following be added as Item #6, noting Item #3 and #4 of the main motion be re-numbered, and further that the zoning by-law as outlined in Appendix II to Report PD 18-07 be amended accordingly:

6. That for all buildings fronting Kingston Road there be provided third floor massing elements equal to 25 percent of the ground floor area of the building.

MOTION DEFEATED



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

The main motion, as amended, was then CARRIED.

4. Director, Planning & Development, Report PD 19-07
Zoning By-law Amendment Application A 5/06
1685279 Ontario Inc.
1741 Fairport Road
Lot 126, Plan 1051
(Part 1, 40R-23692), City of Pickering

RECOMMENDATION

Moved by Councillor Johnson
Seconded by Councillor Pickles

1. That Zoning By-law Amendment Application A 5/06 be approved to permit the development of limited retail commercial uses on the subject property including personal service, offices, restaurants, retail stores and financial institution uses on lands being Lot 126, Plan 1051, Part 1, 40R-23692;
2. That Council give direction to staff to seek consent of all parties to have the Ontario Municipal Board refuse to approve Draft Plan of Subdivision S-P- 2005-01;
3. That By-law 6529/05 to permit nine single detached dwellings on the subject lands be repealed; and
4. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 5/06, as set out in Appendix I to Report PD 19-07, be forwarded to City Council for enactment.

CARRIED

5. Director, Planning & Development, Report PD 20-07
Sustainable Neighbourhood Plan Project
- Working Draft of the Scorecard for Neighbourhood Sustainability
 - Draft Sustainable Development Guidelines for Neighbourhoods
 - Draft Sustainable Development Guidelines for Subdivisions/
Sites / Buildings
 - District Energy Pre-feasibility Report for Central Pickering



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

RECOMMENDATION

Moved by Mayor Ryan
Seconded by Councillor Johnson

1. That Report PD 20-07 of the Director, Planning & Development, regarding the Sustainable Neighbourhood Plan project, be received;
2. That the Consultants' Final Report on the Sustainable Neighbourhood Plan project, prepared by Dillon Consulting Limited, Joseph Bogdan & Associates and Halsall Associates Limited with FVB Energy Inc., dated May 2007, be received; and
 - a) That the Draft Sustainable Development Guidelines contained as Appendices A and B to the Consultants' Final Report be:
 - i. used as input to the development of the sustainability performance measures and benchmarks required for Seaton;
 - ii. used as input to the sustainability components of the Pickering Official Plan Review; and
 - iii. released to other organizations for input to their research on sustainable development and the Leadership in Energy and Environmental Design – Neighbourhood Developments (LEED-ND) framework in Canada, including the Federation of Canadian Municipalities, Canada Green Building Council, and Canada Mortgage and Housing Corporation;
 - b) That staff be authorized to continue participating in the professional and academic discussions regarding sustainability and LEED-ND; and
 - c) That the District Energy Pre-feasibility Report for Central Pickering contained as Appendix D to the Consultants' Final Report, dated May 2007, be made available to all those interested, and used as input to the Energy Management Plan required as part of the Master Environmental Servicing Plan for Seaton; and



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

3. That Council receive for information the Working Draft of the Scorecard for Neighbourhood Sustainability and request staff to report back with a Final Draft and a User's Guide later this year;
4. That staff conduct a consultation workshop in the fall to obtain comments from stakeholders on the Draft Scorecard and User's Guide;
5. That a copy of Report PD 20-07 of the Director, Planning & Development and the Consultants' Final Report be forwarded to the Federation of Canadian Municipalities, with appreciation for the funding assistance provided for this project; and
6. Further, that a copy of Report PD 20-07 of the of the Director, Planning & Development and the Consultants' Final Report, be forwarded to others who assisted or expressed an interest in the City's work including the Canada Green Building Council, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing, Toronto and Region Conservation Authority, Region of Durham, City of Toronto, Town of East Gwillimbury, Town of Oakville, the Clean Air Partnership and the Chelsea Foundation.

CARRIED

6. Director, Planning & Development, Report PD 21-07
Zoning By-law Amendment Application A 1/07
811501 Ontario Limited
954 Dillingham Road
Part of Lot 19, Range 3, B.F.C.
(Part 1, 40R-3328)
City of Pickering

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor Johnson

1. That Zoning By-law Amendment Application A 1/07 be approved to amend the permitted uses for the subject property to permit a gymnastics facility, on lands being Part of Lot 19, Range 3, B.F.C., Part 1, 40R-3328;



**Planning & Development Committee
Meeting Minutes
Monday, June 4, 2007
7:30 pm – Council Chambers**

Chair: Councillor McLean

2. That a portion of the lands described as that part of Part of Lot 19, Range 3, B.F.C., Pickering, designated as Part 1, and Part 2, Plan RD-366 be declared surplus to the needs of the Corporation for the purpose of sale;
3. That the CAO be authorized to negotiate the sale of the subject lands exclusively with 811501 Ontario Limited, for incorporation into their property at 954 Dillingham Road for the purpose of providing additional area for vehicle parking;
4. That the CAO report back to Council detailing the exact location and dimensions of the lands for sale, the negotiated terms and conditions, and to seek authorization to effect the sale of the subject lands; and
5. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 1/07, as set out in Appendix I to Report PD 21-07, be forwarded to City Council for enactment.

CARRIED

(III) ADJOURNMENT

The meeting adjourned at 12:30 am.