



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

Chair: Councillor O’Connell

PRESENT:

Mayor Dave Ryan

COUNCILLORS:

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

ALSO PRESENT:

- T. J. Quinn - Chief Administrative Officer
- N. Carroll - Director, Planning & Development
- T. Melymuk - Director, Office of Sustainability
- R. Pym - Principal Planner – Development Review
- D. Shields - Deputy Clerk

(I) PLANNING & DEVELOPMENT REPORTS

1. Director, Planning & Development Report PD 15-07
Zoning By-law Amendment Application A 10/06
Coughlan Homes
2000 Brock Road
Part of Lot 19, Concession 1, City of Pickering

Ms. A. Fraser, 1995 Royal Road, Pickering, appeared before the Committee requesting answers to concerns she had. She questioned where the buildings would be built, what the utility area would be used for, what type of finish would be on the outside of the units, whether there would be underground parking and how many storeys the units would be. She also questioned why work was being done on the site if approval had not been given yet. Ms. Fraser also stated she would like to see the development moved back from her lot line and felt the new plan looked closer to her property.



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Linda Buffett, 1995 Royal Road, Unit 117, Pickering, appeared before the Committee requesting clarification on questions she had. She asked whether the townhouses were freehold or condos and whether garbage would be picked up by the City or a private company. She noted that they had been working on the site 6 days a week for the last 3 or 4 weeks, starting at 7:30 am and noted that she would like a break from the noise. She also questioned whether this is what it would be like when construction starts. She stated that the existing fence had been damaged and questioned whether it would be repaired. Ms. Buffett also noted her concerns with the increase in traffic the development would create and asked for traffic calming devices for Royal Road.

Cheryl England, 1995 Royal Road, Unit 103, Pickering, appeared before the Committee and stated that she wanted a left hand turning lane off of Finch Avenue for this development. She expressed her concern with the additional traffic the development would create.

Ron Halliday, appeared before the Committee on behalf of the applicant to answers any questions with respect to the subject application. Mr. Halliday stated that the units would be traditional condo units, that the City would pick up the garbage, the existing fence would be replaced with a new one and that the left hand lane off of Finch Avenue was being proposed for the development. He stated that there would be no underground parking and the exterior of the buildings would be finished with a high quality brick or stone, noting there would be no vinyl and that all townhouses would be 3 storeys high. Mr. Halliday stated that the work being done on the site at this time is pre grading which had to be completed to get the land ready for building purposes. Mr. Halliday also stated that he would be more than happy to have a meeting with the residents and answer any questions with respect to the development.

RECOMMENDATION

Moved by Councillor Johnson
Seconded by Councillor McLean

1. That Report PD 15-07 of the Director, Planning & Development, regarding Coughlan Homes Zoning By-law Amendment Application A 10/06 be received;



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2. That Zoning By-law Amendment Application A 10/06 submitted by Coughlan Homes, on lands being Part of Lot 19, Concession 1, City of Pickering, to amend the zoning to permit the development of the subject property for a residential use that will contain 71 townhouse dwelling units be approved subject to the conditions outlined in Appendix II to Report PD 15-07, and
3. Further, that the zoning by-law to implement Zoning By-law Amendment Application A 10/06, as set out in Appendix I to Report PD 15-07, be forwarded to City Council for enactment.

CARRIED

2. Director, Planning & Development, Report PD 14-07
Planning and Conservation Land Statute Law Amendment
Act, 2006 Bill 51
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RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor Pickles

1. That Pickering Council receive and endorse Report PD 14-07 on the *Planning and Conservation Land Statute Law Amendment Act, 2006*, Bill 51;
2. That Pickering Council direct City staff to proceed with the required administrative changes to the planning process, as set out in the *Planning and Conservation Land Statute Law Amendment Act, 2006*, Bill 51;
3. That Pickering Council direct City staff to report, through the recently initiated Official Plan Review, on the policy changes required to implement various new development controls made available to municipalities through the *Planning and Conservation Land Statute Law Amendment Act, 2006*, including complete applications, zoning with conditions, employment land redesignation, development permit system and external/sustainable design elements;



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4. That Pickering Council enact a by-law to delegate to the Director, Planning & Development or his designate, responsibility for determining whether certain *Planning Act* applications constitute complete applications, as set out in Appendix I to Report PD 14-07, and
5. Further, that the option to establish a Local Appeal Body for decisions of the Committee of Adjustment not be pursued at this time, due to the associated administrative and financial requirements.

CARRIED

3. Director, Planning & Development, Report PD 12-07
J.D.S. Investments Limited
Plan of Subdivision 40M-1231
Almack Construction Limited
Plan of Subdivision 40M-1427
Sandbury Building Corporation
Plan of Subdivision 40M-1437
Plan 40R-9929
Final Assumption of Plans of Subdivision

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Mayor Ryan

1. That Report PD 12-07 of the Director, Planning & Development regarding the Assumption of Plans 40M-1231, 40M-1427, 40M-1437 and 40R-9929, be received;
2. That the highways being Diefenbaker Court, Pickering Parkway, The Esplanade South and Valley Farm Road within Plan 40M-1231 be assumed for public use;
3. That the highways being Livingston Street and Bovingdon Place within Plan 40M-1427 be assumed for public use;
4. That the highways being Daylight Court, Cattail Court, Rainy Day Drive, Edmund Drive, Sundown Crescent, Lightfoot Place and Steeple Hill within Plan 40M-1437, and the connecting link of Steeple Hill (Part 2, 40R-9929) be assumed for public use;



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5. That the services required by the Subdivision Agreements relating to Plans 40M-1231, 40M-1427, 40M-1437 and a portion of 40R-9929, 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 19 to 24, Plan 40M-1231, the remainder of Block 25, Plan 40M-1231 and all of Block 22, Plan 40M-1427;
6. That the Subdivision Agreements and any amendments thereto relating to Plans 40M-1231, 40M-1427 and 40M-1437 be released and removed from title;
7. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Diefenbaker Court, Pickering Parkway, The Esplanade South and Valley Farm Road within Plan 40M-1231;
8. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Livingston Street and Bovingdon Place within Plan 40M-1427;
9. That By-law 1416/82 (Places of Amusement) be amended to include the roads being Daylight Court, Cattail Court, Rainy Day Drive, Edmund Drive, Sundown Crescent, Lightfoot Place and Steeple Hill within Plan 40M-1437 and the connecting link of Steeple Hill, being Part 2, Plan 40R-9929;
10. That Council enact a By-law to dedicate Blocks 17 and 18, Plan 40M-1231 as public highway; and
11. That Council enact a By-law to dedicate that part of Block 25, Plan 40M-1231, designated as Part 1, Plan 40R-21924 as public highway.

CARRIED



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4. Director, Planning & Development, Report PD 16-07
Street Name Change from Sheppard Avenue to Merritton Road
Being Sheppard Avenue east of Fairport Road, legally described as
Kingston Road (also known as King's Hwy. No. 2)

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor McLean

1. That Report PD 16-07 of the Director, Planning & Development regarding the street name change of Sheppard Avenue east of Fairport Road, legally described as Kingston Road (also known as King's Hwy. No. 2) to Merritton Road be received; and
2. That Council enact a By-law to formally change the name of Sheppard Avenue east of Fairport Road, legally described as Kingston Road (also known as King's Hwy. No. 2) to Merritton Road.

CARRIED

(III) ADJOURNMENT

The meeting adjourned at 8:35 pm.



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