



**Planning & Development
Committee Meeting Minutes
Monday, June 1, 2009
7:30 pm – Council Chambers
Chair: Councillor Pickles**

PRESENT:

Mayor Ryan

COUNCILLORS:

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

ALSO PRESENT:

T. J. Quinn - Chief Administrative Officer
T. Melymuk - Director, Office of Sustainability
N. Carroll - Director, Planning & Development
D. Wilcox - City Clerk
C. Rose - Manager, Policy
L. Taylor - Manager, Development Review
A. Yearwood - Planner I
D. Shields - Deputy Clerk

(I) DELEGATIONS

Gary Bowen, Watershed Specialist
Toronto and Region Conservation Authority
Re: Petticoat Creek Watershed Action Plan

Gary Bowen, Watershed Specialist, Toronto and Region Conservation Authority, appeared before the Committee to update Council on the Petticoat Creek Watershed Action Plan. Mr. Bowen stated that the goal of the plan was to build upon the unique planning context in the Petticoat Creek watershed and identify key management actions and recommendations. He noted that the process would utilize the extensive and multi-faceted environmental work completed within the watershed to gain a comprehensive understanding of the state of the watershed and develop recommendations for future work. He stated that the next steps in the plan would be public consultation and draft management actions.



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(II) PART 'A' – INFORMATION REPORTS

1. Draft Plan of Subdivision Application SP-2009-10
Zoning By-law Amendment Application A 11/09
1752, 1762, 1764 Rosebank Road
1602 Autumn Crescent
Foxwood Trail
Part of Lots 1, 2 & 3, Plan 505
Part of Block 165, Block 166, Lot 67, 40M-1810
Part 1, 40R-19732, Part 1, 40R-20042, Part 2, 40R-20043
City of Pickering
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A public information meeting was held under the Planning Act, for the purpose of informing the public with respect to the above noted application.

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 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.

Ashley Yearwood, Planner I, gave an overview of draft plan of subdivision application SP-2009-10 and zoning amendment application A 11/09.

Bryce Jordan of Sernas Associates appeared before the Committee in support of the applications.

Jeff Sutton, 430 Pineview Lane, appeared before the Committee and questioned whether a decision had been made on the building of semi's or single detached units. He noted his concern with the additional parking that semi's seem to require and felt there could be a safety issue with on street parking. Mr. Sutton stated that he would rather see single detached homes built in this area. Mr. Sutton also questioned where the sidewalks were going to be placed and where the construction traffic would be located.

Richard Adams, 427 Pineview Lane, appeared before the Committee and questioned what would be built on Block 13.

Ashley Yearwood, Planner I noted that a mixed use of semi's and singles were planned for this Block.



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Daniel Kelly, 1756 Autumn Crescent, appeared before the Committee and noted his concerns with the additional traffic and parking in the area. He also questioned whether the Autumn Crescent alignment would line up with the existing streets.

Dan Kotsopoulos, 417 Foxwood Trail, appeared before the Committee and questioned when construction would start and how long it would be under construction.

Bryce Jordan of Sernas & Associates stated that if all went as planned they would probably start construction next Summer and be finished by Fall.

(III) PART 'B' – PLANNING & DEVELOPMENT REPORTS

1. Director, Planning & Development, Report PD 18-09
Zoning By-law Amendment – A 21/08
Mikalda Farms Ltd.
155 Uxbridge Pickering Townline Road
(Part of Lot 34, Concession 9), City of Pickering

RECOMMENDATION

Moved by Councillor Johnson
Seconded by Mayor Ryan

1. That Zoning By-law Amendment Application A 21/08 submitted by Mikalda Farms Ltd., on lands being Part of Lot 34, Concession 9, City of Pickering, to amend the zoning of the subject property to add low intensity recreational uses with accessory small-scale environmental education facilities as a permitted use on the subject property as outlined in Report PD 18-09 be approved;
2. That the amending Zoning By-law to implement Zoning By-law Amendment Application A 21/08, as set out in Appendix I to Report PD 18-09 be forwarded to Council for enactment, and
3. Further, that the Ministry of Municipal Affairs and Housing be requested to revise the City's Oak Ridges Moraine Conformity Zoning By-law to permit small scale environmental education facility uses within the "ORM-A-2" zone for the subject property in its approval of the Conformity By-law, as outlined in Appendix I to PD Report 18-09.

CARRIED



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2. Director, Planning & Development, Report PD 19-09
Official Plan Amendment Application OPA 08-004/P
Amendment 19 to the Pickering Official Plan
Zoning By-law Amendment – A 24/08
SmartCentres (Calloway REIT/First Simcha)
1899 Brock Road
(Part of Lot 18, Concession 1)
City of Pickering
-

Ornella Richichi of Smart Centres, appeared before the Committee in support of the applications and to answer questions. Ms. Richichi noted that Smart Centres were reviewing the site in regards to a walkway on the easterly side of the site and internal sidewalks.

RECOMMENDATION

Moved by Councillor Dickerson
Seconded by Councillor Littley

1. That Report PD 19-09 of the Director of Planning & Development on Official Plan Amendment Application OPA 08-004/P, Amendment 19 to the Pickering Official Plan, be received;
2.
 - a) That Amendment 19 to the Pickering Official Plan initiated by SmartCentres, to permit an increase to the maximum aggregate gross leasable floor area from 49,000 to 55,000 square metres as set out in Exhibit "A" to Appendix I to Report PD 19-09 be approved;
 - b) That the Draft By-law to adopt Amendment 19 to the Pickering Official Plan to establish a maximum aggregate gross leasable floor area for the subject property of 55,000 square metres, as set out in Appendix I to Report PD 19-09 be forwarded to Council for enactment;
3. That Zoning By-law Amendment Application A 24/08 submitted by SmartCentres for lands being Part of Lot 18, Concession 1, City of Pickering, to amend the zoning of the subject property to permit an increase of the maximum aggregate floor area from 49,237 square metres to 55,000 square metres and to reduce the site specific parking standard from 5.0 spaces per 100 square metres of gross leasable floor area to 4.5 spaces per 100 square metres of gross leasable floor area as outlined in Report PD 19-09 be approved;



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4. That the draft by-law to amend Zoning By-law 3036, as amended by By-laws 5511/99, 5692/00, 6011/02 and 6647/06 to permit 55,000 square metres maximum aggregate floor area and to establish a site specific parking standard of 4.5 spaces per 100 square metres of gross leasable floor area, as set out in Appendix II to Report PD 19-09, be forwarded to Council for enactment; and
5. Further, that the City Clerk forward a copy of Report PD 19-09 to the Region of Durham.

CARRIED LATER
IN MEETING
(See Following Motion)

Moved by Councillor O'Connell
Seconded by Councillor Mclean

That the main motion be amended by adding the following as Item #3 and the remainder renumbered accordingly:

That prior to the passing of the Zoning By-law to implement this application, First Simcha shall provide a security to the satisfaction of the Director, Planning & Development, sufficient to secure construction of a sidewalk enhancement plan.

CARRIED

The main motion, as amended was then CARRIED.

(III) ADJOURNMENT

The meeting adjourned at 9:05 pm.