



**Planning & Development
Committee Meeting Minutes
Monday, October 5, 2009
7:30 pm – Council Chambers
Chair: Councillor**

PRESENT:

Mayor Ryan

COUNCILLORS:

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

ABSENT:

B. Littley

ALSO PRESENT:

T. Melymuk - Director, Office of Sustainability
N. Carroll - Director, Planning & Development
L. Taylor - Manager, Development Review
R. Pym - Principal Planner – Development Review
S. Gaunt - Principal Planner – Policy
D. Wylie - Senior Planner – Policy
D. Bhatt - Planner II
D. Shields - Deputy Clerk

(I) DELEGATIONS

Phil Meagher, Deputy General Manager, Operations
Durham Region Transit
Re: Presentation on the Current Status of the Long Term Transit Strategy
(LTTS)

Phil Meagher, Deputy General Manager, Operations for Durham Region Transit appeared before the Committee and with the aid of a powerpoint presentation outlined the long term transit strategy for Durham Region Transit. He outlined the Environmental Assessment process, the proposed Regional rapid transit network, the Highway 2 concept planning, upcoming public consultation and the next steps in the process.



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Councillor McLean requested Mr. Meagher to provide the City of Pickering Ward Councillors with the presentation that was provided to Regional Councillor at the Regional retreat.

(II) PART 'A' – PLANNING & DEVELOPMENT REPORTS

1. Director, Planning & Development, Report PD 24-09
Zoning By-law Amendment Application A 10/09
Pine Ridge Management Inc. & 1331301 Ontario Inc.
Part of Lots 20 & 21, Concession 1
(1450 & 1525 Pickering Parkway)
City of Pickering

Report PD 24-09 was referred from September 8, 2009 Planning & Development Committee.

Bob Oldman, the applicant, appeared before the Committee in support of the Director, Planning & Development, Report PD 24-09. Mr. Oldman stated that the reason for requesting the changes to the zoning by-law was to give the property a residential component to allow for a broader use.

RECOMMENDATION

Moved by Councillor Johnson
Seconded by Councillor Pickles

1. That Report PD 24-09 of the Director, Planning & Development be received;
2. That Zoning By-law Amendment Application A 10/09, submitted by Pine Ridge Management Inc. & 1331301 Ontario Inc. for lands being Part of Lot 20, Concession 1 & Part of Lot 21, Concession 1, be approved to broaden the range of commercial uses for the subject properties including offices and personal service uses, and add nursing home, retirement home and multiple dwelling-vertical (apartment) as permitted uses and increase the permitted height from six to eight storeys on the lands;
3. That no further notice is required to change the by-law to increase the permitted height from six to eight storeys, proposed subsequent to the holding of the public meeting, as it is within the provisions of the *Planning Act*; and



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4. Further, that the zoning by-laws to implement Zoning By-law Amendment Application A 10/09, as set out in Appendices I and II to Report PD 24-09, be forwarded to City Council for enactment.

CARRIED LATER IN
THE MEETING
(See Following Motion)

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

That zoning by-laws for the property be amended by adding the follow:

That the minimum building height be 10 metres with three functional floors.

MOTION DEFEATED

The main motion was then CARRIED.

2. Director, Planning & Development, Report PD 26-09
Continuation of Urban Design Consulting Services
-Downtown Pickering & Pickering Growth Strategy Program

RECOMMENDATION

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

1. That Report PD 26-09 of the Director, Planning & Development respecting urban design consulting services be received;
2. That the Director, Planning & Development and the Office of Sustainability be authorized to continue with the services of Young & Wright / IBI Group to act as the City's urban design consultants on the:
 - a) Downtown Pickering program to an upset limit of \$50,000 using professional and consultative service funds approved by Council in the 2009 Planning & Development Department budget;
 - b) Downtown Pickering program for 2010 to a limit to be determined through the Planning & Development Department budget approval process;
 - c) Pickering Growth Strategy program to an upset limit of \$65,000 using professional and consultative service funds approved by Council in the 2008/2009 Planning & Development Department budgets; and



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3. Further, that the appropriate City officials be authorized to take the necessary action to give effect hereto.

CARRIED LATER IN
THE MEETING
(See Following Motion)

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

That Report PD 26-09 of the Director, Planning & Development be referred back to staff for further information on projects that have been completed and additional information on projects planning to be done.

MOTION DEFEATED

The main motion was then CARRIED.

3. Director, Planning & Development, Report PD 27-09
City Initiated Application
Zoning By-law Amendment Application A 12/08
Dunbarton Village Zoning Review
City of Pickering
-

RECOMMENDATION

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

1. That Report PD 27-09 of the Director, Planning & Development be received;
2. That Zoning By-law Amendment Application A 12/08 be approved to rezone certain lands in Dunbarton Village to recognize existing legal non-conforming uses and to establish a range of permitted uses appropriate for this Village environment; and
3. Further, that the draft zoning by-law to implement Zoning By-law Amendment Application A 12/08, as set out in Appendix I to Report PD 27-09, be forwarded to City Council for enactment.

CARRIED



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4. Director, Planning & Development, Report PD 28-09
Request for Site Specific Exception to the
Council Adopted Development Guidelines for the
Rosebank Neighbourhood
James Micklewright
447 Toynevale Road
(Lot 1, Plan 389)
City of Pickering
-

RECOMMENDATION

Moved by Councillor O'Connell
Seconded by Councillor Dickerson

That Report PD 28-09 of the Director, Planning & Development be referred back
to staff for further investigation.

CARRIED

5. Director, Planning & Development, Report PD 29-09
Durham Region Official Plan Amendment Application OPA 2008-001
Official Plan Amendment Application OPA 05-04/P
Amendment 20 to the Pickering Official Plan
Zoning By-law Amendment Application A 33/05
Kinsale Properties Ltd.
(Part of Lot 4, Concession 6)
City of Pickering
-

Pierre Chauvin of MHBC and Jason Millar of Millar Golf Design appeared before
the Committee in support of the Director, Planning & Development, Report PD
29-09. Mr. Chauvin noted that the Ministry of Natural Resources and the
Conservation Authority has given their approval on the project and that they
would be submitting documentation to the City shortly. He also stated that 54
bore holes have been drilled to date in order to check the soil for contamination
and that the record of site conditions would be prepared and submitted to the
City. He noted that they had no concerns in regards to conditions being added
to the site plan approval for the coordination of construction traffic and fill being
delivered to the property.

A question and answer period ensued.



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RECOMMENDATION

Moved by Councillor Johnson
Seconded by Councillor Dickerson

1. That Report PD 29-09 of the Director, Planning & Development regarding Official Plan Amendment Application OPA 05-04/P, Amendment 20 to the Pickering Official Plan, be received;
2.
 - a) That Amendment 20 to the Pickering Official Plan initiated by Kinsale Properties Ltd., to permit a 12-hole golf course and associated uses by redesignating the lands from *Agricultural Areas, Open Space System – Natural Areas* and *Exception (E1-3.20.a)* to *Open Space System – Active Recreational Areas* as set out in Exhibit "A" to Appendix I to Report PD 29-09 be adopted and forwarded to the Region of Durham for approval;
 - b) That the Draft By-law to adopt Amendment 20 to the Pickering Official Plan to establish a golf course with maintenance buildings, a clubhouse with limited food services and a separate building with an indoor golf simulator as set out in Appendix I to Report PD 29-09 be forwarded to Council for enactment;
3. That Council advise the Region of Durham that it supports the application to amend the Durham Regional Official Plan, File: OPA 2008-P-51, submitted by Kinsale Properties Ltd., to redesignate a 29.9 hectare site in the City of Pickering from Prime Agricultural Areas to Major Open Space Areas to permit the development of a 12-hole golf course;
4. That Zoning By-law Amendment Application A 33/05 submitted by Kinsale Properties Ltd. for lands being Part of Lot 18, Concession 1, City of Pickering, to amend the zoning of the subject property to permit a 12-hole golf course with maintenance buildings, a clubhouse with limited food services and a separate building with an indoor golf simulator as outlined in Report PD 29-09 be approved;
5. That the draft by-law to amend Zoning By-law 3037, as amended by By-law 1751/83 to permit a 12-hole golf course with maintenance buildings, a clubhouse with limited food services and a separate building with an indoor golf simulator is to be forwarded to Council for enactment once the Ministry of Natural Resources advises the City that the final limits of development and boundaries for open space zoning are appropriate; and



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6. Further, that the City Clerk forward a copy of Report PD 29-09 to the Region of Durham and the Town of Ajax for information.

CARRIED

(III) ADJOURNMENT

The meeting adjourned at 9:40pm.