



**Planning & Development
Committee Meeting Minutes
Monday, December 7, 2009
7:30 pm – Council Chambers
Chair: Councillor O'Connell**

PRESENT:

Mayor Ryan

COUNCILLORS:

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

ABSENT:

D. Dickerson – City Business

ALSO PRESENT:

T. Melymuk - (Acting) Chief Administrative Officer
N. Carroll - Director, Planning & Development
L. Taylor - Manager, Development Review
C. Rose - Manager, Policy
G. McGregor - Principal Planner, Policy
D. Wylie - Senior Planner, Policy
D. Shields - (Acting) City Clerk
L. Roberts - Committee Coordinator

(I) DISCLOSURE OF INTEREST

No disclosures of interest were noted.

(II) DELEGATIONS

1. Moiz Behr
Re: S.R. & R. Bay Ridges Ltd.

Moiz Behr appeared before the Committee on behalf of the applicant and with the aid of a power point presentation provided the Committee with information regarding the proposed application. He noted that the applicant felt they have worked closely with City staff and the community to address the planning and development of the site. He noted that the master plan for the site was designed to regenerate the neighbourhood. He stated that the application before the



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Committee was the new phase and had additional residential units and commercial space to complement existing development. Mr. Behr requested that a cap of \$25,000 be placed on the pedestrian enhancements along the south side of Bayly Street. He also requested the Committee consider an amendment to count 12 tandem parking spots as 24 spaces.

A question and answer period ensued.

Steve LaForest representing the Pickering Naturalists, 1133 Ritson Road, Oshawa, appeared before the Committee in opposition to Report, PD 36-09 and noted the following concerns. He stated he disagreed with cash-in-lieu of parkland feeling it is being traded away and very few residents would be willing to accept this. He questioned how a third tower was compatible with a natural ravine setting and stated that two towers were enough of a focal point and felt that a third tower was just excessive. He also noted that the parking allotment was unacceptable as cars are already parking on the street. He questioned what mitigation efforts were being done for the birds in this area and noted the efforts should be put in writing and reviewed before construction starts. Mr. LaForest also noted his concerns regarding the environmental and infrastructure issues that needed to be addressed in the area.

Tim Dobson, 1505 Sturgeon Court, Pickering representing, Growing Responsibly in Pickering (GRIP) appeared before the Committee in opposition to Report, PD 36-09. He noted that he had been opposed to the applications for the development of this area since the beginning in 2006 and was also noting his opposition to this application. He stated that he disagreed with staffs report and noted his concerns with the density, the reduction in residential and commercial parking, the limited mixed uses, the limit commercial component and the cash-in-lieu for parkland. He expressed the need for more of a commercial component and stated that the residents in this area needed a grocery store. He also stated that enhanced open space features should be included.

Hazel Daubeny, 1210 Radom Street, Unit 807, appeared before the Committee in opposition to Report, PD 36-09. She noted that Liverpool and Bayly has had traffic issues before the development in this area began and noted that the development has increased these issues and a third tower will just make it worse. She stated that there is only one road in and out of this area and noted her concerns with the high density of people and how they would get out if there was ever a need to evacuate. She stated that the area was not safe for a person walking, particularly during the peak hours and also noted that she felt it was not possible to walk to the GO station in 10 minutes.



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Letitia Wise, 1230 Radom Street, Unit 31, appeared before the Committee in opposition to Report, PD 36-09. She questioned why this was even being considered at this point, as she had heard there has already been a second delay for buyers of the first two towers. She questioned whether the Committee had visited the current site to see the condition it was in and stated that it was a garbage dump.

Peter Rappos, 630 Creekview Circle, appeared before the Committee and referred to an article from Councillor Dickerson regarding urban strategy. He noted he supports this in theory, but felt if it was left to the developers, they would build on every green space they could. He felt that zoning changes were being approved too quickly and there have been too many of them. He requested that Council really consider turning this application down.

Maurice Brenner, 711 Sunbird Trail, appeared before the Committee noting his concerns regarding the traffic and density in this area. He questioned whether staff had obtained information regarding nuclear safety issues and suggested checking on facts with those who regulate and set the standards to assure densities are not too high in this area. He also noted that he felt it was premature to approve a third tower at this time and felt it would make more sense to wait for the Pickering Growth Strategy Program to be finished. He stated that there were a number of people not present who were also very concerned with this application and the numbers in attendance did not adequately reflect the residents' concerns.

Pat Matson a resident of Bay Ridges appeared before the Committee in opposition to Report, PD 36-09. He stated that it was very important to take into consideration infrastructure in the City for the next 25 years. He stated that there were many more residents that could not attend with the same concerns already noted tonight. Mr. Matson also noted his concerns regarding evacuation in the event of an emergency.

Marcie Miles, 1210 Radom Street, Unit 409, appeared before the Committee in opposition to Report, PD 36-9 and questioned why this report was being pushed through before Christmas.

John Blandford, 1210 Radom Street, Unit 108, appeared before the Committee and also noted his concerns regarding the time frame with respect to an item of such importance. He noted that due to the number of issues the time should be extended and that the City should listen to the residents.



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Eva Zehethofe, 1847 Shadybrook Drive, appeared before the Committee and stated that she was concerned with approvals being granted on a site specific basis and whether those approvals would set a precedent on other applications.

Mary Ann Boyd, 1210 Radom Street, Unit 602, appeared before the Committee in opposition to Report, PD 36-09. She stated that numerous complaints have been made in regards to the site looking like a garbage dump.

A question and answer period ensued.

(III) PART 'A' INFORMATION REPORTS

1. Planning Director's Report, PD 36-09
Official Plan Amendment Application OPA 08-003/P
Zoning By-law Amendment Application A 19/08
S.R. & R. Bay Ridges Ltd. and S.R. & R. Bay Ridges (Plaza II) Ltd.
1251 & 1261 Bayly Street
Parts 1, 5, 7, 14, 15 & 16, Plan 40R-25170
City of Pickering
-

RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Littley

1. That Report PD 36-09 of the Director, Planning & Development respecting Official Plan Amendment Application OPA 08/003/P and Amendment 21 to the Pickering Official Plan, be received;
2. a) That Amendment 21 to the Pickering Official Plan initiated by S.R. & R. Bay Ridges Ltd. and S.R. & R. Bay Ridges (Plaza II) Ltd., to permit a mixed use 25 storey building having a floor space index of 2.6, a density of 225 units per hectare, 237 condominium apartment dwelling units and a minimum of 410 square metres of commercial gross leasable floor area by amending the Neighbourhood 3: Bay Ridges Plan as set out in Exhibit "A" to Appendix I to Report PD 36-09 be adopted and forwarded to the Region of Durham for information;
- b) That the Draft By-law to adopt Amendment 21 to the Pickering Official Plan to permit a mixed use 25 storey building having a floor space index of 2.6, a density of 225 units per hectare, 237 condominium apartment dwelling units and a minimum of 410 square metres of



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commercial gross leasable floor area as set out in Appendix I to Report PD 36-09 be forwarded to Council for enactment;

3. That Zoning By-law Amendment Application A 19/08 submitted by S.R. & R. Bay Ridges Ltd. and S.R. & R. Bay Ridges (Plaza II) Ltd., for lands being Parts 1, 5, 7, 14, 15 & 16, Plan 40R-25170, City of Pickering, to amend the zoning of the subject property to permit a mixed use 25 storey building having 237 condominium apartment dwelling units and a minimum of 410 square metres of commercial gross leasable floor area as outlined in Report PD 36-09 be approved with an "(H)" Holding Category;
4. That no further notice is required to change the by-law to reduce the required residential parking ratio from 1.25 spaces per unit to 1.15 spaces per unit and the commercial parking ratio from 4.5 spaces per 100 square metres of gross leasable floor area to 3.00 spaces per 100 square metres of gross leasable floor area, proposed subsequent to the holding of the public meeting, as it is within the provisions of the *Planning Act*;
5. That the Draft By-law to amend Zoning By-law 2520, as amended, to permit a mixed use 25 storey building having 237 condominium apartment dwelling units and a minimum of 410 square metres of commercial gross leasable floor area be forwarded to Council for enactment; and
6. Further, that the City Clerk forward a copy of Report PD 36-09 to the Region of Durham for information.

CARRIED AS AMENDED
LATER IN THE MEETING
(See Following Motions)

Moved by Councillor Littley
Seconded by Councillor Pickles

That the main motion be amended by adding the following as Item 2 (o) under Appendix III;

2. (o) Consideration of measures in the building design to mitigate bird strikes.

CARRIED

Moved by Councillor Pickles
Seconded by Councillor Johnson



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That the main motion be amended by adding the following as Item 7;

7. That a maximum of 24 required resident parking spaces may be provided in a tandem arrangement and each tandem space is to be identified as one parcel within the condominium plan and the condo declaration shall advise of this restriction.

CARRIED

The main motion, as amended, was then CARRIED.

2. Director, Planning & Development, Report PD 32-09
Procedure for Council consideration of site specific exceptions to
Council Adopted Development Guidelines
City of Pickering
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RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor Johnson

1. That Council endorse the procedure outlined in Report PD 32-09 for use in processing applications requesting a site specific exception to a Council Adopted Development Guideline that is not associated with a planning application under the *Planning Act* requiring Council's consideration; and
2. That staff follow the endorsed procedure for processing the request of James Micklewright, 447 Toynevale Road, for a site specific exception to the Rosebank Neighbourhood Development Guidelines.

CARRIED

3. Director, Planning & Development, Report PD 33-09
Required Municipal By-law Amendments
Oak Ridges Moraine
City of Pickering
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RECOMMENDATION

Moved by Councillor McLean
Seconded by Councillor Littley



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1. That Report PD 33-09 of the Director, Planning & Development, be received;
2. That amendments to the following Municipal By-laws be forwarded to City Council for enactment in order to protect the ecological integrity of the Oak Ridges Moraine:
 - a) the Tree Protection By-law 6108/03 to reflect the natural heritage features within the Oak Ridges Moraine as set out in Appendix I to Report PD 33-09;
 - b) the Fill and Topsoil Disturbance By-law 6060/02 to reflect the landform conservation areas within the Oak Ridges Moraine as set out in Appendix II to Report PD 33-09;
 - c) the Site Plan Control Area By-law 1079/80 to require site plan approval for detached dwellings and accessory structures as set out in Appendix III to Report PD 33-09; and
3. That the City Clerk forward a copy of Report PD 33-09 to the Ministry of Municipal Affairs and Housing, the Region of Durham and the Toronto and Region Conservation Authority.

CARRIED

4. Director, Planning & Development, Report PD 34-09
Growth Strategy Program
Provincial Growth Plan Conformity Amendment
Part of the Pickering Official Plan Review
City of Pickering
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RECOMMENDATION

Moved by Councillor Pickles
Seconded by Councillor McLean

That Report PD 34-09 of the Director, Planning & Development respecting the Pickering Growth Strategy Program be received for information.

CARRIED

5. Director, Planning & Development, Report PD 35-09
Proposed Street Name Change
Deerhaven Lane to Summerpark Crescent



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Moved by Councillor Pickles
Seconded by Councillor Johnson

1. That Report PD 35-09 of the Director, Planning & Development regarding the proposed street name change of Deerhaven Lane to Summerpark Crescent be received;
2. That Council authorize staff to take the steps necessary to effect changing the name of Deerhaven Lane to Summerpark Crescent;
3. That Council authorize staff to send correspondence to all landowners residing west of Rosebank Road (Woodsmere Crescent, Wildflower Drive, Summerpark Crescent and Garland Crescent) advising of the City's intent to change the street named Deerhaven Lane to Summerpark Crescent; and
4. That Council authorize staff to bring forward the by-law required to effect the name change for enactment and registration.

CARRIED

(IV) OTHER BUSINESS

The (Acting) Chief Administrative Officer was requested to action the following:

- a) Councillor McLean requested an update with respect to facility repairs required and completed to date on the Petticoat Creek Library.
- b) Councillor Pickles requested previous resolutions approved by Council with respect to houses owned by the Federal Government and the maintenance of those houses.

(V) ADJOURNMENT

The meeting adjourned at 11:15 pm.