



## **General Committee Minutes**

### **Council Chambers, City Hall**

**November 9, 2020**

Present: Councillor Akapo  
Councillor Baldwin  
Councillor Beamer, Chair  
Councillor Clarke (electronic participation)  
Councillor Parnell  
Councillor Pappas  
Councillor Riel  
Mayor Therrien  
Councillor Vassiliadis  
Councillor Wright  
Councillor Zippel

Staff: Brad Appleby, Planner Subdivision Control  
Gillian Barnes, Project Manager, Facilities and Planning Initiatives  
Sandra Clancy, Chief Administrative Officer  
Cynthia Fletcher, Commissioner of Infrastructure and Planning Services  
Richard Freymond, Commissioner of Corporate and Legislative Services  
Ken Hetherington, Chief of Planning  
John Kennedy, City Clerk  
Caroline Kimble, Land Use Planner  
Sheldon Laidman, Commissioner of Community Services  
David Potts, City Solicitor/Manager of Legal Services  
Kendra Sedgwick, Committee Coordinator  
Sue Warrington, Manager, Arenas Division  
Ashley Webster, Assistant to the Mayor  
Brendan Wedley, Manager of Communication Services

#### **Open Session - 6:00 p.m. Council Chambers**

##### **Disclosure of Pecuniary Interest**

Councillor Pappas declared an interest in Report IPSPL20-024 – Official Plan and Zoning By-law Amendment Application O2001 and Z2006 – 385 George Street North, as his family owns a business in close proximity to the subject lands.

##### **Consent Agenda for Reports and Communications**

No items were passed as part of the Consent Agenda.

## **Public Meetings under the Planning Act**

Official Plan and Zoning By-law Amendment Applications O2001 and Z2006 - 385  
George Street North

Report IPSPL20-024

Due to his previously declared interest, Councillor Pappas did not discuss or vote on the matter.

No persons spoke to the application.

Moved by Councillor Akapo

**That Council approve the recommendations outlined in Report IPSPL20-024 dated November 9, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:**

- a) **That Section 4.2 Policies for Specific Residential Properties of the Official Plan be amended by adding Section 4.2.4.19 to permit a residential density of 555 dwelling units per hectare for the subject lands in accordance with the Draft Amendment attached as Exhibit D of Report IPSPL20-024; and**
- b) **That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding Exception No. 339, to introduce site specific regulation for the lands known as 385 George Street North related to building floor area and building coverage in accordance with the Draft Amendment attached as Exhibit B of Report IPSPL20-024;**
- c) **That the subject property be rezoned from C.6 – Commercial District to C.6-339-H – Commercial District in accordance with Exhibit B of Report IPSPL20-024; and**
- d) **That the Commissioner of Infrastructure and Planning Services approve the application to remove the ‘H’ Holding Symbol at such time as:**
  1. **Site Plan Approval has been granted for the property, which will include the following requirements:**
    - i. **Samples of exterior material be provided;**
    - ii. **Floor heights on floor two through five are a consistent height;**
    - iii. **The building will step-back above the fourth storey datum line;**
    - iv. **Any additional concerns, as stated in the letters received from PACAC dated July 16, 2020 and September 24, 2020, have been addressed;**
    - v. **The above-mentioned items are to the satisfaction of the Planner of Urban Design and Heritage Resource Coordinator to ensure compatibility of the building with the abutting designated heritage property and context of the neighbourhood.**

2. **The Owner has paid Cash-in-Lieu of Parkland Dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law for the proposed mixed-use development.**

Carried

Zoning By-law Amendment No. Z2009 - 793 Crawford Drive

Report IPSPL20-027

The following spoke to the application:

Kevin Duguay, 560 Romaine Street, agent for the applicant  
Mike Cahill, property owner

Moved by Councillor Zippel

**That Council approve the recommendation outlined in Report IPSPL20-027 dated November 9, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:**

**That Zoning By-law Application Z2009 be denied.**

Carried

Councillor Clarke left the meeting at 7:18 p.m.

Zoning By-law Amendment No. Z2005  
520 and 540 Brealey Drive

Report IPSPL20-026

The following spoke to the application:

Benjamin House, Severn Court Student Residence, Ontario Student Residence Corporation, 555 Wilfred Drive  
Kevin Duguay, agent for applicant

Moved by Councillor Parnell

**That Council approve the recommendations outlined in Report IPSPL20-026 dated November 9, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:**

- a) **That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding Exception Nos. 336 and 337 in accordance with Exhibit E of Report IPSPL20-026.**

- b) That the subject property be rezoned from SP.317 – Residential District to SP.317-336, from SP.118 – Public Service District to SP.317-336-H – Residential District, and from SP.118 – Public Service District to SP.118-337 in accordance with Exhibit E of Report IPSPL20-026.
- c) That the Commissioner of Infrastructure and Planning Services approve the application to remove the ‘H’ Holding Symbol from the lands to be zoned SP.317-336-H as illustrated in Exhibit E of Report IPSPL20-026 at such time as:
  - i) The property has been consolidated with the property at 540 Brealey Drive; and,
  - ii) The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law for 18 additional dwelling units.
- d) That the Commissioner of Infrastructure and Planning Services approve the application to remove the ‘H’ Holding Symbol from the lands to be zoned SP.118-337-H as illustrated in Exhibit E of Report IPSPL20-026 at such time as:
  - i) The lands to be zoned SP.317-336-H as illustrated in Exhibit E of Report IPSPL20-026 have been consolidated with the property at 540 Brealey Drive; and
  - ii) Approval has been granted to amend the Site Plan for 520 Brealey Drive.

Carried

Zoning By-law Amendment for 109-127 Hunter Street, 367 Rogers Street and Part of 124 Robinson Street

Report IPSPL20-025

The following spoke to the application:  
Kevin Duguay – agent

Moved by Councillor Riel

**That Council approve the recommendations outlined in Report IPSPL20-025 dated November 9, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:**

- a) That the Zoning By-law be amended to add Exception 338, to introduce site specific regulations for the lands known as 109, 115 and 127 Hunter Street East related to minimum setbacks, landscaped open space, parking, building floor area and building coverage in accordance with the draft amendment attached as Exhibit ‘D’ to Report IPSPL20-025;

- b) That the Zoning By-law be amended to repeal and replace the permitted uses and regulations of the SP.187 – Special Commercial District in accordance with the draft amendment attached as Exhibit ‘D’ to Report IPSPL20-025;**
- c) That the subject lands be rezoned from the C.6 to the C.6-338; from C.6 to OS.2; from R.1,R.2,R.3,SP.187-H to SP.187-H; from R.1,R.2,R.3,SP.187 to SP.187-H; from R.1,R.2,R.3 to SP.187 and from R.1,R.2,R.3 to OS.2 in accordance with Schedule ‘A’ of Exhibit D attached to Report IPSPL20-025;**
- d) That the Commissioner of Infrastructure and Planning Services approve the application to remove the ‘H’ Holding Symbol at such time as Site Plan Approval is granted, including the following provisions:**
  - i. Two-way access to Rogers Street via the mid-block driveway located at 367 Rogers Street, with elimination of the driveway currently servicing the property known as 373 Rogers Street; a relocation plan for the existing utilities within the proposed entrance location; sidewalk reconstruction across the driveway and property frontage along Rogers St.; and any modifications to the parking restrictions on Rogers Street required to ensure adequate visibility to the proposed entrance;**
  - ii. Two-way access to Robinson Street, from the lands known as 367 Rogers Street, in Phase 1 of the Site Plan and reconstruction of Robinson Street, including a sidewalk across the frontage of the development in the future Phase 2 of the Site Plan Approval;**
  - iii. Two-way access to Robinson Street, from the lands known as 124 Robinson Street and the parking lot construction with base asphalt on the west side of the trail in Phase 1 of the Site Plan Approval;**
  - iv. Improvements to enhance the safety of the Rotary Trail crossing of Hunter St. E. during site development and construction;**
  - v. City monitoring of the operation of the Hunter Street entrance, after Phase 1 Site Plan construction, and the incorporation of any modifications necessary to address traffic flows on Hunter Street East in the Site Plan Agreement related to Phase 2;**
  - vi. The relocation and reconstruction of the Rotary Trail to City standards;**

At the meeting of November 9, 2020 the following was amended:

- vii. The removal of the existing driveway entrance relative to 109-113 Hunter Street East as part of the Phase 2 Site Plan Approval, and that the driveways be limited to personal vehicle parking for construction personnel during construction;**
- viii. Establishment of necessary easements for pedestrian and vehicular access and to support required motor vehicle parking over the lands known as 367 Rogers St., 125 Hunter St. E. and 124 Robinson St., for the development of Phase 1; and**

**ix. Provisions requiring the developer to have an archaeologist on site during the excavation stage for Phase 1 and 2, and if archaeological resources are found, the developer is required to follow the requirements of the Ontario Heritage Act.**

- e) Cash-in-lieu be paid to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law.**

Carried

Committee recessed at 9:12 p.m. and reconvened at 9:24 p.m.

Councillor Beamer assumed the Chair.

### **Presentation**

Major Sport and Event Centre Study Phase 3A Report

Report CSAD20-008

Moved by Councillor Parnell

**That Council approve the recommendations outlined in Report CSAD20-008, dated November 9, 2020, of the Commissioner of Community Services, as follows:**

- a) That the Draft Analysis of Prospective Sites Report (Appendix A) and Presentation by the consultant, Sierra Planning and Management, be received for information;**

At the meeting of November 9, 2020 b) was Lost.

- ~~b) That further analysis of the Morrow Park location for a new Major Sport and Event Centre be put on hold pending the outcome of the continued assessment of a downtown location and;~~

- c) The potential for a Major Sport and Event Centre be referred to the larger strategic planning exercise carried out in Key Strategic Development and Investment Areas contained in the Central Area as identified in the new Draft Official Plan.**

Moved by Councillor Pappas

**That the Rules of Procedure be suspended to extend the meeting past the hour of 10:00 p.m. to complete the agenda.**

Carried

Councillor Wright left the meeting at 10:53 p.m. and returned at 10:55 p.m.

Moved by Councillor Zippel

That the motion be amended to add Recommendation b)

Lost

Upon main motion of Councillor Parnell (less item b), the motion carried.

New Arena and Aquatics Complex 2020 project update

Report CSD20-005

The Mayor left the meeting at 11:21 p.m. and returned at 11:23 p.m.

Councillor Akapo left the meeting at 11:23 p.m. and returned at 11:25 p.m.

Moved by Councillor Parnell

**That Council approve the recommendations outlined in Report CSD20-005 dated November 9, 2020, of the Commissioner of Community Services, as follows:**

- a) That City staff review Morrow Park as an alternate site for the Arena and Aquatic complex and provide Council with a follow-up report to include a high-level conceptual design and budget costs associated with pursuing the Morrow Park location and;**
- b) That Council approve a single source consulting assignment for the work associated with the alternate site review to Perkins +Will Architect for an amount not to exceed \$300,000.**

Carried

### **Other Business**

There were no items of Other Business.

### **Adjournment**

Moved by Councillor Pappas

**That this meeting adjourn at 11:49 p.m.**

Carried

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John Kennedy  
City Clerk

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Councillor Beamer  
Chair