



General Committee Minutes

Council Chambers, City Hall

(Electronic Meeting)

March 1, 2021

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

Staff: Sandra Clancy, Chief Administrative Officer
Cynthia Fletcher, Commissioner of Infrastructure and Planning Services
Richard Freymond, Commissioner of Corporate and Legislative Services
Natalie Garnett, Deputy Clerk
Ken Hetherington, Chief Planner
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

Closed Session - 5:02 p.m.

Resolution to meet in Closed Session

Moved by Councillor Clarke

That Committee meet in Closed Session to discuss one item under Section 239(2)(d) Labour relations or employee negotiations.

Carried

Moved by Councillor Parnell

That Closed Session adjourn at 5:23 p.m.

Carried

Open Session - 6:00 p.m.

The Chair called the meeting to order at 6:01 p.m.

Adoption of Minutes

Moved by Councillor Wright

That the General Committee minutes of February 1, 8 and 16, 2021 be approved.

Carried

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest

Report of Closed Session

Report CLSHR21-001

Moved by Councillor Riel

That Council approve the recommendation outlined in Report CLSHR21-001 dated March 1, 2021 of the Commissioner of Corporate and Legislative Services as follows:

That, respecting Public Works Mechanic wages , staff be authorized to proceed as outlined in Report CLSHR21-001, dated March 21, 2021, from the Commissioner of Corporate and Legislative Services.

Carried

Public Meetings under the Planning Act

Councillor Zippel, Chair of the Planning portfolio, assumed the Chair.

Zoning By-law Amendment for 694 Sherbrooke Street

Report IPSPL21-007

Caroline Kimble, Land Use Planner, provided a presentation on Report IPSPL21-007.

Jeff Pustina and Darlene Fedorchuk, 694 Sherbrooke Street, applicants, spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report IPSPL21-007, dated March 1, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

That the zoning of the lands known as 694 Sherbrooke Street be amended from the existing R.1, 1e, 2h, 4e – 194 to R.1, 1e, 2h, 4e – H in accordance with Exhibit ‘C’ attached to Report IPSPL21-007.

Carried

Zoning By-law Amendment for 159 Aylmer Street North

Report IPSPL21-006

Caroline Kimble, Land Use Planner, provided a presentation on Report IPSPL21-006.

The following spoke in opposition to the application:

Sandra Cutrone, 247/249 Wolfe Street

Scott Hamilton, applicant and Kevin Duguay, agent for the Applicant, spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report IPSPL21-006, dated March 1, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the SP.85 – Commercial District be modified to add ‘a clinic’ as a permitted use and update regulations 115.3(g), (h), and (j) in accordance with Exhibit ‘C’ attached to Report IPSPL21-006.**
- b) That the SP.85 – H – Commercial District, as modified, apply to the lands known as 159 Aylmer Street North, in accordance with Exhibit ‘C’ attached to Report IPSPL21-006;**
- c) That the ‘H’ Holding Symbol be removed at such time as Site Plan Approval is granted in accordance with City requirements, to address changes to the parking area and landscape space.**

Carried

Zoning By-law Amendment for 349 Parkhill Road East

Report IPSPL21-011

Caroline Kimble, Land Use Planner, provided a presentation on Report IPSPL21-011.

The following spoke in opposition to the application:

Laurie Christie, 619 Garside Drive

Noah Gordon, 28 Dawson Road

Yvonne Landon, 360 Juliet Road

Jim Baird, agent for the applicant, spoke to the application.

Moved by Councillor Beamer

That Council approve the recommendations outlined in Report IPSPL21-011 dated March 1, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) **That the Zoning By-law be amended to add Exception 340 to Section 3.9, to reflect the site specific regulations related to minimum parking, minimum setbacks from side and rear lot lines, and minimum distance of driveway/parking areas to windows of habitable rooms, in accordance with the draft amendment attached as Exhibit 'D' to Report IPSPL20-011;**
- b) **That approximately 0.8 ha. (1.98 ac.) of the northerly portion of the subject property be rezoned from the R.1 – Residential District to the R.5-340-H – Residential District and that approximately 0.7 ha. (1.7 ac.) of the southerly portion of the lands be rezoned from the R.1 – Residential District to the OS.1 – Open Space District 1, in accordance with Exhibit 'D' to Report IPSPL21-011; and**
- c) **That the 'H' Holding Symbol be removed at such time as:**
 - I. **that portion of the lands zoned OS.1 is dedicated to the City for hazard land and parkland, and any purchase of excess lands is completed, or at such time as the Developer has entered into an agreement with the City with respect to the dedication of that portion of the lands and any additional requirement for payment, or combination thereof, in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law; and**
 - II. **that Site Plan Approval is granted to facilitate the development of the northerly portion of the lands, and that the associated Site Plan Agreement include the following provisions:**

- i. that the developer extend an asphalt walkway from the subject lands, westerly within the south side of Parkhill Road East portion of the right-of-way, to the sidewalk along Parkhill Road East, to facilitate a pedestrian connection to the nearest transit stop;
- ii. that a flashing light beacon be installed on the signage on the hidden driveway sign on Parkhill Road East, to address the constrained sight distance subject to the relocation of the sign to the west side of the bridge (in the north boulevard near the Guard House) and that the flashing light only be activated when a vehicle is pulling out from the driveway entrance to the subject lands, with a detection device. All of this to be paid for and installed by the developer, subject to the satisfaction of the City and in coordination with Parks Canada, relative to the existing swing bridge and any infrastructure Parks Canada may have in place related to their operation;
- iii. that the Conservation Approach detailed in the Heritage Impact Assessment prepared in support of the application, including maintaining mature trees that largely screen views to the building from the canal, providing variation in the building form to break up the perception of the massing and differing roof treatments, including gabled topped bays facing the road and canal, and providing a varied exterior material palette, all be reflected in the approved landscape plan and architectural drawings, to be circulated to Parks Canada for review;
- iv. that further information on anticipated vibration levels associated with demolition and construction of the development be provided to Parks Canada given the proximity of the development to the canal's earthen dams.
- v. that a tree canopy compensation payment, as required within Schedule B of the Woodland Conservation By-law 17-121 and based upon the existing vegetation on the site prior to any notified or permitted removals, be addressed to the satisfaction of the City;
- vi. Road widening along the Parkhill Road East frontage as prescribed by Table 2 of the Official Plan;
- vii. Provisions for payment of a proportionate share of the cost of downstream improvements to the local sanitary system be made.

Carried

Zoning By-law Amendment for 1289 Kawartha Crescent and 1253 Lansdowne Street West

Report IPSPL21-012

Caroline Kimble, Land Use Planner, provided a presentation on Report IPSPL21-011.

The following spoke in opposition to the application:

Edward Vale, 90 Milroy Drive

Murray Davenport, applicant, spoke to the application.

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report IPSPL21-012 dated March 1, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Zoning By-law be amended to modify Exception 232 in Section 3.9, to prescribe revised site-specific regulations in accordance with the draft amendment attached as Exhibit 'D' to Report IPSPL21-012;**
- b) That the subject properties be rezoned from the D.1 – Development District to the R.5-232-H – Residential District; from the R.1 – Residential District to the R.5-232-H – Residential District; from the R.5-232 – Residential District to the R.5-232-H – Residential District; and from the R.5-232 – Residential District to the OS.1 – Open Space District in accordance with Exhibit 'D' attached to Report IPSPL21-012; and**
- c) That the 'H' Holding Symbol be removed at such time as:**
 - i. The City owned portion of the Kawartha Crescent Right of Way included in the Subject Lands, is transferred to the owner of 1295 Kawartha Cres, and consolidated with the subject lands;**
 - ii. That Site Plan Approval be granted for the subject lands, incorporating the existing approved Site Plan for the lands known as 1253 Lansdowne Street West;**
 - iii. That all necessary easements be registered on title to facilitate driveways, servicing and parking as necessary, in accordance with the approved Site Plan; and**
 - iv. That the Site Plan Agreement require the owner to include Notes and Warning Clauses in any purchase and lease agreements and/or condominium agreement for all units located within the north most building as per the conclusions of the Environmental Noise Impact Study, prepared by Aercoustics Engineering Ltd., dated April 15, 2019.**

- v. **That provisions for payment of a proportionate share of the cost of any downstream improvements to the local sanitary system be made.**
- vi. **That the submission of a Tree Preservation and Planting Plan be incorporated into the Site Plan Agreement, to the satisfaction of ORCA.**

Carried

Other Business

Petition – Wellness Centre Renovations

Moved by Councillor Clarke

That the petition from Committee for Changeroom Choice, be received for information.

Carried

Survey for PSWC Changeroom Renovation

Moved by Councillor Riel

That the survey regarding the proposed renovations to the Sport and Wellness Centre changerooms be extended to accept public comment until April 2, 2021;

That hard copies of the survey be made available at the Sport and Wellness Centre; and,

That the survey results be reported to Council in April.

Moved by Councillor Pappas

That Section 14.2 of the Procedural By-law be suspended to permit the hour of the meeting to extend past 10:00 p.m.

Carried

Moved by Councillor Wright

That the question be put.

Carried

Upon the motion of Councillor Riel, the motion carried.

Adjournment

Moved by Councillor Pappas

That this meeting adjourn at 10:02 p.m.

Carried

John Kennedy

City Clerk

Councillor Beamer

Chair