

Minutes of a meeting of the Planning and Development Committee held on Monday, May 15, 2017 at 7:00 PM in the Council Chambers.

Present Were: Mayor A. Foster, Councillor S. Cooke, Councillor R. Hooper, Councillor J. Neal, Councillor W. Partner, Councillor C. Traill until 8:34 PM, Councillor W. Woo

Staff Present: C. Clifford, D. Crome, K. Richardson, C. Pellarin, C. Salazar, F. Langmaid J. Gallagher, M. Chambers

1 Call to Order

Councillor Woo called the meeting to order at 7:00 PM.

2 New Business – Introduction

Councillor Partner added a new business item, regarding the Clarington Official Plan and Orono, to the New Business – Consideration section of the agenda.

3 Adopt the Agenda

Resolution #PD-085-17

Moved by Councillor Cooke, seconded by Mayor Foster

That the Agenda for the Planning and Development Committee meeting of May 15, 2017 be adopted as presented, with the addition of the following:

- Correspondence Item 10. - Valentine Lovekin, Chair, Newcastle Downtown Business Improvement Association, Regarding Report PSD-031-17;
- Correspondence Item 10.3 - Myno & Judy Van Dyke, Regarding Report PSD-031-17
- Alistair Shields, KLM Planning Partners Inc. - Regarding Report PSD-036-17; Region of Durham Post Circulation Comments on Amendment No. 107 to the Clarington Plan
- Clarington Official Plan and Orono

Carried

4 Declarations of Interest

There were no disclosures of interest stated at this meeting.

5 Announcements

Members of Committee announced upcoming community events and matters of community interest.

6 Adoption of Minutes of Previous Meeting

Resolution #PD-086-17

Moved by Councillor Hooper, seconded by Councillor Partner

That the minutes of the regular meeting of the Planning and Development Committee, held on April 24, 2017, be approved.

Carried

7 Public Meetings

7.1 Application for a Proposed Zoning By-law Amendment

Applicant: George Lysyk and Salvator Risorto
Report: PSD-029-17

Mitch Morawetz, Planner, made a verbal and electronic presentation to the Committee regarding the application.

Jim Piper, local resident, spoke in opposition to the application. He advised the Committee that his property backs onto the subject site. Mr. Piper explained that he plans to farm on his property in the future and is concerned that this development will prevent him from acquiring livestock and expanding his farm operation. He added that, if these homes are going to be built, then the entire area should be developed. Mr. Piper added that he does not support the proposed division of these properties.

Emilio Zingone, spoke in support of the application. He advised the Committee that he was the realtor for the rural cluster development at Townline Road and Pebblestone Road. Mr. Zingone noted that most of this land is not being used for agricultural purposes. He continued by stating that a rural cluster is rare and people looking to purchase these types of lots are looking to develop a high quality home in a rural setting. Mr. Zingone concluded by advising that the division of these lots will create additional tax revenue for the municipality.

George Lysyk and Salvator Risorto, applicants, spoke to the application. Mr. Lysyk explained to the Committee that Mr. Risorto purchased this property and built his home on the south side of this property. He noted that he has developed several similar properties in Oshawa and that these are key lots. Mr. Lysyk advised the Committee that this is a large parcel of land and any potential homeowners would own a snowplow for the long driveway. He explained that the zoning allows for housing and it would be beneficial to have three developments. Mr. Lysyk advised the Committee that, if this application is approved, the applicant will be requesting servicing for the properties from the Region of Durham. He added that this site is large enough for a well, septic, and a backup septic system. Mr. Lysyk offered to answer questions from the Committee.

Mr. Risorto advised the Committee that he plans to build three new homes on the proposed lots for members of his family. He added that his property is getting difficult for him to maintain and if this is approved his children will live in the new homes.

7.2 Application for a Proposed Zoning By-law Amendment

Applicant: Brookfield Residential
Report: PSD-030-17

Bob Russell, Planner II, made a verbal and electronic presentation to the Committee regarding the application.

No one spoke in opposition to the application.

No one spoke in support of the application.

Joanne Fung, applicant, spoke to the application. Ms. Fung advised the Committee she was available to answer any questions.

7.3 Application for a Proposed Official Plan and Zoning By-law Amendment

Applicant: Gyaltsan Property Management
Report: PSD-031-17

Paul Wirch, Planner II, made a verbal and electronic presentation to the Committee regarding the application.

Laura Morgan, local resident, spoke in opposition to the application. She advised the Committee that she is happy with the relocation to Beaver Street. Ms. Morgan explained that she is concerned with the building being six storeys high and noted the highest building in Newcastle is only four storeys. She believes four storeys would fit in better with the design of the neighbourhood. Ms. Morgan noted the shadows from the building do not directly affect her home. She added that her neighbours to the north and south will be fully shadowed by the building at certain times of day. Ms. Morgan concluded by asking what type of retail will be in the bottom of the building.

Linda Rammal, local resident, spoke in opposition to the application. She advised the Committee that she is concerned with increased traffic. Ms. Rammal continued by noting many drivers will use Beaver Street and Edward Street and that this is where many children from Newcastle Public School walk home. She is concerned with the height of the building, parking, and increase traffic in the area. Ms. Rammal suggested an additional parking lot be built in downtown Newcastle to assist with any parking issues. She explained the shadows from the building will not impact her home but will affect many homes on Harmer Drive.

Richard Jefferson, local resident, spoke in opposition to the application. He explained to the Committee he purchased a home in Newcastle for the small town feel. Mr. Jefferson noted that, when his home was built, he chose materials to fit in with design of Newcastle. He is concerned with the height of the building being two storeys higher than what is existing in Newcastle. Mr. Jefferson referred to the proposed Official Plan Amendment 111 to expand the urban boundaries and asked if this current application was necessary. He believes the building will obstruct the view of drivers turning on to Beaver Street. Mr. Jefferson concluded by asking why there continues to be new commercial development in Newcastle when there are existing vacancies in the downtown area.

Mark Kartush, local resident, spoke in opposition to the application. He noted that he has appreciated Mr. Gyaltsan keeping the residents involved in the application process. Mr. Kartush advised the Committee he is happy the building is being moved closer to Beaver Street. He added he is concerned with the height as it is double the height of the Massey building and the proposed amendment is 20% larger than originally planned. Mr. Kartush asked if the proposed Official Plan Amendment 111 is a result of the Official Plan Amendment 107 not yet being approved by the Region of Durham. He asked what type of eating establishments and private clubs will be permitted. Mr. Kartush asked if any control measures or restrictions will be put in place for allowable uses. He added that he is concerned with the increased construction noise and the traffic of snow removal and delivery trucks. Mr. Kartush explained he still has issues with the shadow study and believes there are many times of year which are not included in the shadow study. He asked about deferrals for the site specific planning. Mr. Kartush concluded by asking Mr. Gyaltsan to continue communicating with the residents.

No one spoke in support of the application.

Nick Swerdfeger, Nick Swerdfeger Architects, spoke on behalf of the applicant. He made a verbal presentation to accompany an electronic presentation and a handout. Mr. Swerdfeger reviewed the background details of the application. He provided a comparison between the application approved in December 2015 and the current proposal. Mr. Swerdfeger reviewed the proposed zoning, required approvals and the planning justification. He highlighted the setbacks and buffers put in place for added privacy. Mr. Swerdfeger provided an overview of the shadow study including images from January to December. He referred to diagrams on pedestrian and vehicular traffic. Mr. Swerdfeger reviewed the building characteristics, landscape design, and parking plan. He concluded by offering to answer questions from the Committee.

7.4 Application for a Proposed Zoning By-law Amendment

Applicant: Fifty Five Clarington & Modo Bowmanville Towns Ltd.
Report: PSD-032-17

Anne Taylor Scott, Senior Planner, made a verbal and electronic presentation to the Committee regarding the application.

No one spoke in opposition to the application.

No one spoke in support of the application.

Enzo Bertucci, Director of Planning, Kaitlin Corporation, spoke to the application. He thanked Staff for the report and noted that the original application was very different from what is being presented today. Mr. Bertucci advised the Committee that he is available to answer any questions.

Recess

Resolution #PD-087-17

Moved by Councillor Partner, seconded by Mayor Foster

That the Committee recess for 10 minutes.

Carried

The meeting reconvened at 9:18 PM with Councillor Woo in the Chair.

8 Delegations

No Delegations

9 Communications - Receive for Information

There are no Communications to be received for information.

10 Communications – Direction

Resolution #PD-088-17

Moved by Councillor Neal, seconded by Councillor Partner

That the Communication for Direction Item, be approved on consent with the exception of Communication Item 10.4, as follows:

10.1 Bob Malone, President, Newcastle Bond Head Ratepayers Association – Regarding Report PSD-031-17, An Application by Gyaltsan Property Management Inc. to Relocate a Previously Approved, Mixed-use Building and Increase the Height from Five Storeys to Six Storeys, 109 King Avenue East, Newcastle

That the correspondence from the Newcastle Bond Head Ratepayers Association, concerning the Public Meeting (Agenda Item 7.3) regarding Report PSD-031-17, be referred to the Director of Planning Services to be considered as part of the application review process.

10.2 Vincent Raso, Sobeys Inc. – Regarding Report PSD-031-17, An Application by Gyaltsan Property Management Inc. to Relocate a Previously Approved, Mixed-use Building and Increase the Height from Five Storeys to Six Storeys, 109 King Avenue East, Newcastle

That the correspondence from the Sobeys Inc., concerning the Public Meeting (Agenda Item 7.3) regarding Report PSD-031-17, be referred to the Director of Planning Services to be considered as part of the application review process.

10.3 Richard Aubry, Redwood Properties – Regarding Report PSD-034-17, Recommendations to Add Three Properties to the Municipal Register

That the correspondence from Redwood Properties be referred to the consideration of Report PSD-034-17, Recommendations to Add Three Properties to the Municipal Register.

10.5 Myno & Judy Van Dyke, Regarding Report PSD-031-17, an Application by Gyaltsan Property Management Inc. to Relocate a Previously Approved, Mixed-use Building and Increase the Height from Five Storeys to Six Storeys, 109 King Avenue East, Newcastle

That the correspondence from Myno & Judy Van Dyke, concerning the Public Meeting (Agenda Item 7.3) regarding Report PSD-031-17, be referred to the Director of Planning Services to be considered as part of the application review process.

10.6 Alistair Shields, KLM Planning Partners Inc. - Regarding Report PSD-036-17, Region of Durham Post Circulation Comments on Amendment No. 107 to the Clarington Plan

That the correspondence from KLM Planning be referred to the consideration of Report PSD-036-17, Region of Durham Post Circulation Comments on Amendment No. 107 to the Clarington Plan.

Carried

10.4 Valentine Lovekin, Chair, Newcastle Downtown Business Improvement Association, Regarding Report PSD-031-17, an Application by Gyaltsan Property Management Inc. to Relocate a Previously Approved, Mixed-use Building and Increase the Height from Five Storeys to Six Storeys, 109 King Avenue East, Newcastle

Resolution #PD-089-17

Moved by Councillor Partner, seconded by Councillor Hooper

That Correspondence Item 10-1 from Valentine Lovekin, Chair, Newcastle Downtown Business Improvement Association, concerning the Public Meeting (Agenda Item 7.3) regarding Report PSD-031-17, be referred to the Director of Planning Services to be considered as part of the application review process.

Carried

11 Presentation(s)

No Presentations

12 Planning Services Department Reports

12.1 PSD-029-17 An Application by George Lysyk and Salvator Risorto to Permit the Creation of Three Building Lots for Single Detached Dwellings at 849 Townline Road North, Township of Darlington

Resolution #PD-090-17

Moved by Councillor Neal, seconded by Councillor Cooke

That Report PSD-029-17 be received;

That the proposed application for Rezoning ZBA 2017-0010 continue to be processed including the preparation of a subsequent report;

That staff consider the public comments received in the further processing of the Zoning By-law Amendment; and

That all interested parties listed in Report PSD-029-17 and any delegations be advised of Council's decision.

Carried

12.2 PSD-030-17 An Application by Brookfield Residential to Amend the Zoning By-law to Facilitate a Temporary Homes Sales Pavilion, 995 Regional Road 17, Newcastle

Resolution #PD-091-17

Moved by Councillor Partner, seconded by Mayor Foster

That Report PSD-030-17 be received;

That the proposed application for Rezoning ZBA2017-0004 by Brookfield Residential be approved and the By-law contained in Attachment 1 to Report PSD-030-17 be adopted;

That a by-law to remove the (H) Holding Symbol be forwarded to Council once the Minimum Distance Separation has been confirmed to comply and all the requirements of the Clarington Official Plan are satisfied;

That the Region of Durham Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PSD-030-17 and Council's decision; and

That all interested parties listed in Report PSD-030-17 and any delegations be advised of Council's decision.

Carried

12.3 PSD-031-17 An Application by Gyaltsan Property Management Inc. to Relocate a Previously Approved, Mixed-use Building and Increase the Height from Five Storeys to Six Storeys, 109 King Avenue East, Newcastle

Resolution #PD-092-17

Moved by Councillor Partner, seconded by Councillor Cooke

That Report PSD-031-17 be received;

That Amendment 111 to the Clarington Official Plan, including amendments to the Newcastle Village Centre Secondary Plan, be approved to permit the development of a six storey, mixed-use building, as contained in Attachment 1 to Report PSD-031-17;

That the Zoning By-law Amendment application to permit the development of a six storey, mixed-use building, be approved and the By-Law as contained in Attachment 2 to Report PSD-031-17 be passed;

That the Durham Regional Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PSD-031-17 and Council's decision; and

That all interested parties listed in Report PSD-031-17 and any delegations be advised of Council's decision.

Carried

12.4 PSD-032-17 An Application by Fifty Five Clarington Ltd. & Modo Bowmanville Towns Ltd. (Kaitlin) to Rezone Lands to Permit Two 6-Storey Apartment Buildings Containing 201 Dwelling Units at 51 & 55 Clarington Blvd. Bowmanville

Resolution #PD-093-17

Moved by Councillor Hooper, seconded by Mayor Foster

That Report PSD-032-17 be received;

That the proposed application for Rezoning ZBA 2017-0003 continue to be processed including the preparation of a subsequent report; and

That all interested parties listed in Report PSD-032-17 and any delegations be advised of Council's decision.

Carried

12.5 PSD-033-17 Sidewalk Patios, Parklets and Streateries

Resolution #PD-094-17

Moved by Councillor Cooke, seconded by Councillor Hooper

Report PSD-033-17 be received;

That should a restaurant in the downtown area of Bowmanville or Newcastle wish to implement a parklet or streatory pilot project in 2017, the application process developed by the Town of Newmarket and the Newcastle Village Centre Urban Design Guidelines be used;

That Council approve setting aside \$15,000 from the 2017 and prior year grants allocation for both Newcastle and Bowmanville to be used as incentive to assist a restaurant with implementing a parklet or streatory in a similar manner to the existing grants;

That Planning Services develop Guidelines and Approval Procedures for the approval of privately-initiated sidewalk patios, parklets and streateries on municipal road allowances for the 2018 summer season;

That Council provide direction on the use of either the Silver Street sideyard or the King Street bus-stop as a 2017 municipal project for a streetscape enhancement, provided that the Bowmanville BIA agrees to maintain any vegetation;

That the funds for the Silver Street or King Street public domain pilot project be drawn from the 2017 Community Improvement Grants for Bowmanville; and

Council authorize staff to take all necessary actions to assist with the implementation for the summer 2017 season.

Motion Withdrawn

Resolution #PD-095-17

Moved by Mayor Foster, seconded by Councillor Neal

That Report PSD-033-17 be received; and

That should a restaurant in the downtown area of Bowmanville or Newcastle wish to implement a parklet or streatory pilot project in 2017, the application process developed by the Town of Newmarket and the Newcastle Village Centre Urban Design Guidelines be used.

Motion Withdrawn

Resolution #PD-096-17

Moved by Councillor Neal, seconded by Councillor Cooke

That Report PSD-033-17, Sidewalk Patios, Parklets and Streateries, be referred to the Council meeting of May 23, 2017.

Carried

12.6 PSD-034-17 Recommendation to Add Three Properties to the Municipal Register

Resolution #PD-097-17

Moved by Councillor Neal, seconded by Councillor Hooper

That Report PSD-034-17 be received;

That 282 Liberty Street North be added to the Municipal Register;

That 1598 Baseline Road be added to the Municipal Register;

That 1738 Bloor Street be added to the Municipal Register; and

That all interested parties listed in Report PSD-034-17 and any delegations be advised of Council's decision.

Motion Withdrawn

Resolution #PD-098-17

Moved by Mayor Foster, seconded by Councillor Partner

That Report PSD-034-17 be received;

That 282 Liberty Street North be added to the Municipal Register;

That 1598 Baseline Road be added to the Municipal Register;

That 1738 Bloor Street be added to the Municipal Register; and

That all interested parties listed in Report PSD-034-17 and any delegations be advised of Council's decision.

Carried on the following recorded vote:

Council Member	Yes	No	Declaration of Interest	Absent
Councillor Cooke		X		
Councillor Hooper	X			
Councillor Neal		X		
Councillor Partner	X			
Councillor Traill				X
Councillor Woo	X			
Mayor Foster	X			

12.7 PSD-035-17 An Application by Lanarose Homes Ltd. Removal of the Holding (H) Symbol for Two Medium Density Buildings Each Containing 61 Residential Units in the Port of Newcastle

Resolution #PD-099-17

Moved by Councillor Partner, seconded by Mayor Foster

That Report PSD-035-17 be received;

That the application submitted by Lanarose Homes Ltd. to remove the Holding (H) symbol be approved and that the attached By-law (Attachment 1 to Report PSD-035-17) to remove the Holding (H) symbol be passed;

That Council's decision and a copy of Report PSD-035-17 be forwarded to the Region of Durham and the Municipal Property Assessment Corporation; and

That all interested parties listed in Report PSD-035-17 and any delegations be advised of Council's decision.

Carried

12.8 PSD-036-17 Region of Durham Post Circulation Comments on Amendment No. 107 to the Clarington Plan

Resolution #PD-100-17

Moved by Mayor Foster, seconded by Councillor Neal

That Report PSD-036-17 be received for information.

Carried

13 New Business – Consideration

13.1 Clarington Official Plan and Orono

Resolution #PD-101-17

Moved by Councillor Partner, seconded by Councillor Hooper

Whereas the proposed modifications to the adopted Clarington Official Plan include policy 7.3.12 and 7.3.13 to support the economic development in Orono including the preparation of an economic development strategy;

Whereas the Clarington Board of Trade has undertaken a Main Street Business Retention and Expansion (BR&E) and Planning Services is in the process of refreshing the Community Improvement Program (CIP) for downtowns in Clarington;

Whereas the Orono Industrial lands will offer new opportunities for economic development in the community;

Now therefore be it resolved that the Clarington Board of Trade, together with Municipality of Clarington Planning Department, the Region of Durham Planning and Economic Development Department, and the Orono BIA be requested to implement the Official Plan policies for Orono by undertaking an Economic Development Strategy and action plan for Orono and area subject to receiving 2017-2018 Provincial funding; and

That the Clarington Board of Trade and/or the Municipal staff be authorized to apply for a grant under the July to September intake of the provincial Rural Economic Development (RED) program and/or any other government program to fund the Economic Development Strategy.

Carried on the following recorded vote:

Council Member	Yes	No	Declaration of Interest	Absent
Councillor Cooke	X			
Councillor Hooper	X			
Councillor Neal	X			
Councillor Partner	X			
Councillor Traill				X
Councillor Woo	X			
Mayor Foster	X			

14 Unfinished Business

None

15 Confidential Reports

There were no Confidential Reports scheduled under this Section of the Agenda.

16 Adjournment

Resolution #PD-102-17

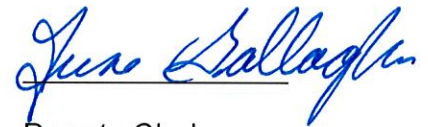
Moved by Councillor Neal, seconded by Councillor Partner

That the meeting adjourn at 10:28 PM.

Carried



Chair



Deputy Clerk