

The meeting of the Committee of the Whole was held on Monday, September 22, 2014 in 2014 in Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen  
Regional Councillor Taylor  
Councillor Vegh  
Councillor Kerwin  
Councillor Twinney  
Councillor Hempen  
Councillor Sponga (1:30 to 4:29 p.m.)  
Councillor Di Muccio (1:30 to 4:29 p.m.)  
Councillor Emanuel (1:30 to 3:54 p.m.; 7:00 to 7:52 p.m.)

Staff Present: R.N. Shelton, Chief Administrative Officer  
A. Moore, Commissioner of Corporate Services  
I. McDougall, Commissioner of Community Services  
P. Noehammer, Commissioner of Development and Infrastructure Services  
E. Armchuk, Director of Legal Services/Municipal Solicitor  
R. Nethery, Director of Planning and Building Services  
M. Plaunt, Senior Planner – Policy  
R. Prudhomme, Director of Engineering Services  
C. Service, Director of Recreation and Culture  
A. Brouwer, Director of Legislative Services/Town Clerk  
L. Lyons, Deputy Clerk  
L. Moor, Council/Committee Coordinator  
J. Patel, Project Support Business Analyst  
C. Finnerty, Council/Committee Coordinator

The meeting was called to order at 1:32 p.m.

Mayor Van Bynen in the Chair.

The Chief Administrative Officer advised of the Addendum items.

Mayor Van Bynen confirmed that Item 36 listed on the addendum portion of the agenda being Development and Infrastructure Services – Planning and Building Services Planning Report 2014-42 dated September 22, 2014 replaces Item 17 of the regular agenda being Development and Infrastructure Services – Planning and Building Services – Planning Report 2014-40 dated September 22, 2014 regarding Zoning By-law Amendment Application D14-NP-14-04 - 212 Davis Drive.

## **Additions & Corrections to the Agenda**

Moved by: Councillor Twinney  
Seconded by: Councillor Sponga

THAT the items listed on the agenda as addendum items be included.

**Carried**

## **Declarations of Pecuniary Interest**

None.

## **Deputations**

1. Mr. Steve Foglia addressed the Committee with a PowerPoint presentation highlighting the Accessibility Advisory Committee's term accomplishments.

Moved by: Councillor Twinney  
Seconded by: Councillor Sponga

THAT the deputation and PowerPoint presentation by Mr. Steve Foglia, Chair, Accessibility Advisory Committee highlighting the Accessibility Advisory Committee's 2010-2014 term accomplishments be received.

**Carried**

2. Ms. Bessie Vlasits addressed the Committee regarding 'Bully Free Community Alliance' and requested the Town acknowledge October 10, 2014 as 'Mental Health Day' and November 16 to 22, 2014 as "Bully Awareness Week" in the Town of Newmarket.

Moved by: Councillor Kerwin  
Seconded by: Councillor Sponga

- a) THAT the deputation by Ms. Bessie Vlasits regarding 'Bully Free Community Alliance' be received;

i) AND THAT the Town of Newmarket proclaim October 10, 2014 as 'Mental Health Day' and November 16 to 22, 2014 as 'Bully Awareness Week' in the Town of Newmarket;

ii) AND THAT the proclamations be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

## Carried

## Consent Items

Moved by: Councillor Emanuel

Seconded by: Councillor Sponga

THAT the following items be adopted on consent.

3. Correspondence dated August 14, 2014 from Ms. Ana Nair, Founder/President ABSG requesting that October 17, 2014 be recognized as Blue Shirt Day - Stop Bullying Day in the Town of Newmarket.

a) THAT the correspondence dated August 14, 2014 from Ms. Ana Nair requesting that October 17, 2014 be recognized as Blue Shirt Day - Stop Bullying Day in the Town of Newmarket be received and the following recommendations be adopted:

i) THAT the Town of Newmarket proclaim Friday, October 17, 2014 as 'Blue Shirt Day - Stop Bullying Day' in the Town of Newmarket;

ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

4. Correspondence dated July 29, 2014 from Pandit Roopnauth Sharma, President, Ontario Multifaith Council requesting October 13 to 19, 2014 be proclaimed 'Spiritual and Religious Awareness Week' in the Town of Newmarket.

a) THAT the correspondence from Pandi Roopnauth Sharma, Presient, Ontario Multifaith Council be received and the following recommendations be adopted:

i) THAT October 13 to 19, 2014 be proclaimed 'Spiritual and Religious Awareness Week' in the Town of Newmarket;

ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

5. Correspondence dated August 20, 2014 from Mr. Fred Hahn, President, CUPE Ontario Division requesting that Wednesday, October 29, 2014 be proclaimed 'Child Care Worker and Early Childhood Educator Appreciation Day' in the Town of Newmarket.
  - a) THAT the correspondence from Mr. Fred Hahn, President, CUPE Ontario Division be received and the following recommendations be adopted:
    - i) THAT Wednesday, October 29, 2014 be proclaimed 'Child Care Worker and Early Childhood Educator Appreciation Day' in the Town of Newmarket;
    - ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)
6. Correspondence dated August 29, 2014 from Ms. Jo-Anne St. Godard, Executive Director, Recycling Council of Ontario requesting that October 20 to 26, 2014 be proclaimed 'Waste Reduction Week' in the Town of Newmarket.
  - a) THAT the correspondence from Ms. Jo-Anne St. Godard, Executive Director, Recycling Council of Ontario be received and the following recommendations be adopted:
    - i) THAT the Town of Newmarket proclaim October 20 to 26, 2014 as 'Waste Reduction Week';
    - ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)
7. Correspondence dated September 9, 2014 from Fire Chief Ian Laing requesting that October 5 to 11, 2014 be proclaimed 'Fire Prevention Week' in the Town of Newmarket.
  - a) THAT the correspondence from Fire Chief Ian Laing be received and the following recommendations be adopted:
    - i) THAT the Town of Newmarket proclaim October 5 to 11, 2014 as 'Fire Prevention Week';
    - ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)

8. Correspondence dated September 10, 2014 from Mr. George Habib, President and CEO, Ontario Lung Association requesting that November, 2014 be proclaimed 'Lung Month' in the Town of Newmarket.
  - a) THAT the correspondence dated September 10, 2014 from Mr. George Habib be received and the following recommendations be adopted:
    - i) THAT November, 2014 be proclaimed 'Lung Month' in the Town of Newmarket;
    - ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)
9. Street Naming Committee Minutes of July 28, 2014.
  - a) THAT the Street Naming Committee Minutes of July 28, 2014 be received.
10. Accessibility Advisory Committee Minutes of June 19, 2014.
  - a) THAT the Accessibility Advisory Committee Minutes of June 19, 2014 be received.
11. Appointment Committee Minutes of August 26, 2014.
  - a) THAT the Appointment Committee Minutes of August 26, 2014 be received.
12. Main Street District Business Improvement Area Board of Management Minutes of May 20, June 17 and July 15, 2014.
  - a) THAT the Main Street District Business Improvement Area Board of Management Minutes of May 20, June 17 and July 15, 2014 be received.
13. Environmental Advisory Committee Minutes of May 7 and June 4, 2014.
  - a) THAT the Environmental Advisory Committee Minutes of May 7 and June 4, 2014 be received.
14. Item 1 of the Environmental Advisory Committee Minutes of May 7, 2014 regarding York Region Food Charter.
  - a) THAT the following be referred to staff:
    - i) WHEREAS York Region's food system is vital to our community's health, economic development, environmental sustainability, education and social justice;

ii) AND WHEREAS the Town of Newmarket understands the food system is a complex system with interconnected and interrelated priorities, and is committed to strengthening the food system through coordinated actions for food-related programming;

iii) THEREFORE BE IT RESOLVED that the Newmarket Environmental Advisory Committee recommend that the Town of Newmarket endorse the York Region Food Charter;

iv) AND THAT the Town adopt the policies and principles contained within the Food Charter into the Town's Official Plan.

15. Item 8 of the Environmental Advisory Committee Minutes of May 7, 2014 regarding demolition of sales pavilions.

a) THAT the following be referred to staff:

i) THAT the Planning and Development Department, Building Services division review demolition permits for sales pavilions and encourage developers to donate materials to community organizations.

16. Item 12 of the Environmental Advisory Committee Minutes of June 4, 2014 regarding NEAC Follow-Up.

a) THAT the following recommendation be referred to the Committees/Boards Review process:

i) THAT the Newmarket Environmental Advisory Committee request a Council Workshop in December, 2014 or January, 2015 to discuss recommendations and priorities for the Environmental Advisory Committee 2014-2018 term.

17. Development and Infrastructure Services Report - Planning and Building Services 2014-41 dated September 11, 2014 regarding an Application for Zoning By-law Amendment and Draft Plan of Subdivision - Sundial Homes (Davis) Limited.

a) THAT Development and Infrastructure Services Report - Planning and Building Services 2014-41 dated September 11, 2014 regarding an Application for Zoning By-law Amendment and Draft Plan of Subdivision be received and the following recommendations be adopted:

i) THAT approval be given to Draft Plan of Subdivision 19TN-2013-003, subject to the schedule of conditions set out in Appendix 'A' attached to and forming part of this report;

ii) AND THAT staff be directed to prepare the necessary zoning by-law amendment;

iii) AND THAT the approval for Draft Plan of Subdivision 19TN-2013-003 shall only be issued upon the execution of a 'No Pre-Sales Agreement' by the owner of the said Draft Plan with the Town of Newmarket;

iv) AND THAT servicing allocation be granted in the amount of 665 population to a maximum of 250 dwelling units;

v) AND THAT Chris Matson, Matson, McConnell Ltd., 2430A Bloor Street West, Toronto, ON M6S 1P9 be notified of this action.

18. Corporate Services Report - Legislative Services 2014-05 dated September 8, 2014 regarding Canadian Coalition of Municipalities Against Racism and Discrimination (CCMARD) Action Plan.

a) THAT Corporate Services Report - Legislative Services 2014-05 dated September 8, 2014 regarding 'Canadian Coalition of Municipalities Against Racism and Discrimination Action Plan' be received and the following recommendations be adopted:

i) THAT Council endorse the Town of Newmarket CCMARD (Canadian Coalition of Municipalities Against Racism and Discrimination) Action Plan (attached as Appendix A);

ii) AND THAT staff forward the endorsed CCMARD Action Plan to the Canadian Commission for UNESCO in support of the Ten Common Commitments.

19. Corporate Services Report - Legislative Services 2014-18 dated September 9, 2014 regarding vivaNext D1 Project Request for Exemption from the Noise By-law.

a) THAT Corporate Services Report - Legislative Services 2014-18 dated September 9, 2014 regarding vivaNext D1 Project Request for Exemption from the Noise By-law be received and the following recommendations be adopted:

i) THAT the request from Kiewit EllisDon for a noise exemption to perform necessary works for the vivaNext D1 project between the hours of 10:00 p.m. to 7:00 a.m. from December 25, 2014 to December 25, 2015 be approved;

ii) AND THAT this approval is subject to ongoing staff supervision and community impact assessment and revocation if community impact is deemed excessive by staff or Council.

20. Corporate Services Report - Legislative Services 2014-20 dated September 8, 2014 regarding the 2014 Status Update - 2013-2017 Multi-Year Accessibility Plan.
- a) THAT Corporate Services Report - Legislative Services 2014-20 dated September 8, 2014 regarding the 2014 Status Update - 2013-2017 Multi-Year Accessibility Plan be received;
- i) AND THAT the 2014 Status Update - 2013-2017 Multi-Year Accessibility Plan, attached as Appendix 'A' be approved.
21. Development and Infrastructure Services Report - Engineering Services 2014-57 dated September 9, 2014 regarding Request for Final Acceptance and Assumption of Underground and Aboveground Works - Garden Homes Residential Subdivision.
- a) THAT Development and Infrastructure Services Report – ES 2014-57 dated September 9, 2014 regarding the Final Acceptance and Assumption of Underground and Aboveground Works be received and the following recommendations be adopted:
- i) THAT the request for final acceptance and assumption of the Garden Homes Residential Subdivision excluding the Stormwater Management Facility and the Mulock Drive sidewalk – as shown on the attached map be finally accepted and assumed by the Town;
- ii) AND THAT Mr. Ignazio Giardina of Garden Homes Inc., and Mr. Angelo A. Maurizio, P. Eng., of Schaeffer & Associates Ltd. are notified of these recommendations.
22. Development and Infrastructure Services Report - Engineering Services 2014-58 dated September 5, 2014 regarding Request for Final Acceptance and Assumption of Underground and Aboveground Works - Valleyview Residential Subdivision, Phases 2 and 2A.
- a) THAT Development and Infrastructure Services Report – ES 2014-58 dated September 5, 2014 regarding the Final Acceptance and Assumption of Underground and Aboveground Works be received and the following recommendations be adopted:
- i) THAT the request for final acceptance and assumption of the Valleyview Residential Subdivision – Phases 2 and 2A as shown on the attached map, be finally accepted and assumed by the Town;



- ii) AND THAT Mr. George Hofstedter of Lindvest Properties (Valleyview) Ltd., and Mr. Angelo A. Maurizio, P. Eng., of Schaeffer & Associates Ltd. be notified of these recommendations.
23. Correspondence dated September 15, 2014 from Ms. Lynn Bird, President, Rotary Club of Newmarket requesting that October 24, 2014 be proclaimed 'World Polio Day' in the Town of Newmarket.
- a) THAT the correspondence from Ms. Lynn Bird, President, Rotary Club be received and the following recommendations be adopted:
- i) THAT the Town of Newmarket proclaim October 24, 2014 as 'World Polio Day';
- ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)
24. Correspondence dated September 15, 2014 from Ms. Mary Bayliss, RRT, Canadian Society of Respiratory Therapists requesting that October 26 to November 1, 2014 be proclaimed 'Respiratory Therapists Week' in the Town of Newmarket.
- a) THAT the correspondence from Ms. Mary Bayliss, RRT be received and the following recommendations be adopted:
- i) THAT the Town of Newmarket proclaim October 26 to November 1, 2014 as 'Respiratory Therapists Week';
- ii) AND THAT the proclamation be advertised in the Town Page advertisement and on the Town's website [www.newmarket.ca](http://www.newmarket.ca)
25. List of Outstanding Matters.
- a) THAT the list of Outstanding Matters be received.

## **Correspondence and Petitions**

26. Correspondence dated August 20, 2014 from Mr. Bryan Allen regarding Train Whistles.
- a) THAT the correspondence dated August 20, 2014 from Mr. Bryan Allen regarding Train Whistles be received.

27. Correspondence dated July 30, 2014 from Ms. Carolyn Lance, Council Services Coordinator, Town of Georgina addressed to Prime Minister Stephen Harper regarding legislation to restrict the use of Neonicotinoid Pesticides in Ontario and requesting support of a resolution requesting a moratorium be declared surrounding the use of Neonicotinoid crop treatments and the inclusion of planting of bee and butterfly friendly spaces on appropriate Town property in the 2015 budget.

a) THAT the correspondence dated July 30, 2014 from Ms. Carolyn Lance, Council Services Coordinator, Town of Georgina regarding the use of Neonicotinoid Pesticides be received.

28. Petition from Mr. Ian Johnston regarding construction of a splash pad in Ward 6.

a) THAT the petition from Mr. Ian Johnston regarding construction of a splash pad in Ward 6 be referred to staff.

**Carried**

29. Mr. Daniel Berholz, Green & Rose Developments Inc. addressed the Committee regarding Development and Infrastructure Services Report - Planning and Building Services 2014-40 dated September 22, 2014 regarding Proposed Zoning By-law Amendment Application - 212 Davis Drive.

Moved by: Regional Councillor Taylor  
Seconded by: Councillor Sponga

THAT the deputation by Mr. Daniel Berholz, Green & Rose Developments Inc. regarding Development and Infrastructure Services Report - Planning and Building Services 2014-42 dated September 22, 2014 regarding Proposed Zoning By-law Amendment Application - 212 Davis Drive be received.

**Carried**

30. Development and Infrastructure Services - Planning and Building Services Planning Report 2014-42 dated September 22, 2014 regarding Proposed Zoning By-law Amendment Application D14-NP-14-04 Addendum Report – 212 Davis Drive.

Discussion ensued and alternate motions were presented:

Moved by: Regional Councillor Taylor  
Seconded by: Councillor Sponga

a) THAT Development and Infrastructure Services/Planning and Building Services - Planning Report 2014-42 dated September 22, 2014 regarding Proposed Zoning By-law Amendment Application D14-NP-14-04 Addendum Report – 212 Davis Drive be received and the following recommendations be adopted:

i) THAT Council support the Zoning By-law Amendment in accordance with the Zoning By-law and Holding provisions as recommended in Revised Appendix A - Recommended Zoning By-law; as amended at the September 22, 2014 Committee of the Whole meeting;

ii) AND THAT the applicant be advised that a Reference Plan is required to be submitted to the Town prior to Site Plan Approval, which identifies as a minimum, the land to be conveyed to the Town for future Minor Collector across the southerly limit of 212 Davis Drive; all easements including the easement for the future burying of hydro and related infrastructure (a minimum of a 3 m wide easement along the Davis Drive frontage and space for the future burying of switch gear to replace the current dip pole on the frontage of the property), easements for servicing including, e.g. water, waste water and storm water;

iii) AND THAT Council direct staff and legal counsel to continue to work with the proponent, the commenting agencies toward the resolution of any outstanding issue as identified in Planning Report 2014-40 prior to the lifting to the "Holding" provisions and finalization of Site Plan Approval;

iv) AND THAT Council direct staff and legal counsel, as part of Site Plan process, to enter into a Site Plan Agreement addressing applicable outstanding issues generally as outlined, but not limited to, those identified in Appendix B;

v) AND THAT servicing allocation be granted to this development from the Urban Centres assignment in the amount of 439 people (225 apartment units);

vi) AND THAT parking requirements for 212 Davis Drive be recognized as a 'Holding Provision' within the By-law and that staff work with the applicant to establish a parking ratio of 0.96 per unit, and that the applicant provide staff with a full justification report for and reduction below 1.1 and that the applicant offer options to address parking demand such as but not limited to parking agreements and shared parking;

vii) AND THAT Council request that the Regional Municipality of York explore 212 Davis Drive as part of the pilot project providing transit passes for each unit to encourage transit use by new residents and that York Region explore this policy direction for all new intensification projects on the Viva Rapidway corridors;

viii) AND THAT the 'Holding Provision' of the by-law includes a height of 6.6. metres for the parking structure;

vi) AND THAT Brad Rogers of Groundswell Urban Planners, 30 West Beaver Creek Road, Unit 109, Richmond Hill, ON L4B 3K1 and Daniel Berholz, Green & Rose Developments Inc., 156 Duncan Mills Road, Unit 12, Toronto, ON M3B 3N2 be notified of this action.

### **Carried**

31. Corporate Services Report – Legislative Services 2014-19 dated September 9, 2014 regarding Implementation Considerations, Relief from Sign Permit Fees, Davis Drive and Yonge Street.

Discussion ensued and an alternate motion was presented.

Moved by: Regional Councillor Taylor

Seconded by: Councillor Twinney

a) THAT Corporate Services Report - Legislative Services 2014-19 dated September 9, 2014 regarding Implementation Considerations, Relief from Sign Permit Fees, Davis Drive and Yonge Street be received and the following recommendations be adopted:

i) THAT Council request that staff explore the feasibility and advisability of not enforcing time restrictions in relation to signs on Davis Drive during construction and that staff inform Council of their investigation and direction by information report and inform the business community of the results as well;

ii) AND THAT the relief from sign permit fees not include billboard signs.

**Carried by 2/3 majority**

### **Action Items**

None.

### **Reports by Regional Representatives**

None.

### **Notices of Motion**

None.

## **Motions**

32. Moved by: Councillor Sponga  
Seconded by: Regional Councillor Taylor

THAT a staff report reviewing GO Train operations including east-west road connections, grade separations, speed within the downtown core, frequency of whistles at the train intersections located at Water Street, Timothy Street and Davis Drive and the implementation of a regulated Signaled Pedestrian Crossing at Water Street, Doug Duncan Drive and Fairy Lake be referred to the 2015 budget deliberations.

### **Carried**

33. Moved by: Councillor Twinney  
Seconded by: Regional Councillor Taylor

THAT the Ontario Government consider the appropriate legislative amendments to the Municipal Act, 2001 to permit telephone or video conference participation by appointed members of municipal accessibility advisory committees required by the Accessibility for Ontarians with Disabilities Act, 2005;

AND THAT this resolution be circulated to the Hon. Kathleen Wynne, Premier of Ontario; Hon. Brad Duguid, Minister of Economic Development, Employment and Infrastructure; Hon. Ted McMeekin, Minister of Municipal Affairs and Housing; Mr. Chris Ballard, MPP; municipalities in York Region, Durham Region, Halton Region, City of Toronto and the Association of Municipalities of Ontario.

### **Carried**

## **New Business**

- a) Councillor Di Muccio requested clarification from the Chief Administrative Officer regarding the process to make a recently distributed confidential memorandum with respect to the Glenway west lands public.
- b) Councillor Sponga requested an information report on how the By-law Enforcement staff are enforcing the Noise By-law with respect to train whistle blowing.
- c) Councillor Sponga requested an information report update regarding the reconstruction of Andrew Street.

The Committee recessed at 3:34 p.m.

The Committee reconvened at 3:55 p.m.

## **Closed Session**

Moved by: Councillor Di Muccio

Seconded by: Councillor Kerwin

THAT the Committee of the Whole resolve into a Closed Session for the purpose of discussing proposed disposition of land by the municipality, potential acquisition of land by the municipality and a litigation matter before the Ontario Municipal Board (536 and 550 Mulock Court)

## **Carried**

The Committee resolved into Closed Session at 3:56 p.m.

The Committee of the Whole (Closed Session) Minutes are recorded under separate cover.

The Committee resumed into Public Session at 4:28 p.m.

The Committee recessed at 4:29 p.m.

The Committee reconvened at 7:00 p.m.

## **Public Hearing Matter**

The continuation of the Committee of the Whole meeting was called to order at 7:03 p.m.

Mayor Van Bynen welcomed the public to the Committee of the Whole meeting.

The Deputy Clerk advised that the Planning Act requires that the Town hold at least one Public Meeting on any proposed Zoning By-law Amendment. She advised that the Zoning By-law Amendment application was submitted to permit a stacked townhouse development containing 40 units on the properties municipally known as 345-351 Davis Drive.

The Deputy Clerk further advised that the purpose of the meeting was to receive comments on the proposed Zoning By-law Amendment. The Committee of the Whole would not be making any decisions regarding the proposal at this meeting. All written and verbal comments will be provided to Planning staff for consideration.

It was stated that any individual or party that wishes to be notified of a subsequent meeting, or any individual who makes a presentation at the public meeting must complete a notification form.

In accordance with the Planning Act, the Ontario Municipal Board may dismiss an appeal without holding a hearing, if the appellant failed to make either oral submission at the Public Meeting or provide written submissions to Council prior to adoption.

The Deputy Clerk thanked everyone for their participation and interest in the meeting.

34. Public Meeting Notice and Related Council Extract - Development and Infrastructure Services Report - Planning and Building Services 2014-33 dated July 21, 2014 regarding Application for Zoning By-law Amendment - 1738357 Ontario Ltd., 345-351 Davis Drive.
35. Correspondence dated September 15, 2014 from Ms. Sara Brockman, Development Planner, Lake Simcoe Region Conservation Authority regarding Public Meeting - Development and Infrastructure Services Report - Planning and Building Services 2014-33 dated July 21, 2014 regarding Application for Zoning By-law Amendment - 1738357 Ontario Ltd., 345-351 Davis Drive.
36. PowerPoint Presentation by Mr. Andrew Ferancik, MCIP, RPP Senior Associate, Walker, Nott, Dragicevic Associates Limited related to Development and Infrastructure Services Report - Planning and Building Services 2014-33 dated July 21, 2014 regarding Application for Zoning By-law Amendment - 1738357 Ontario Ltd.; 345-351 Davis Drive.

Mr. Andrew Fernacik, MCIP, RPP Senior Associate, Walker, Nott, Dragicevic Associates Limited provided a PowerPoint presentation which addressed the property location, relevant policy documents and details regarding the proposed development.

Moved by: Councillor Kerwin

Seconded by: Councillor Vegh

THAT the PowerPoint Presentation by Mr. Andrew Ferancik be allotted an additional five minutes.

### **Carried**

Mayor Van Bynen invited members of the public to come forward.

- a) Mr. Pablo Pina, resident, expressed concern over the reduced side yard setback on the west property boundary and the shadow impacts on neighboring residential areas on Amelia Street. He also questioned whether the development would be constructed using high end materials.
- b) Mr. John Dowson, resident, questioned the size of the landscape buffer at the northern edge of the property adjacent to Amelia Street.
- c) Mr. Andrew Ferancik responded to questions regarding the request for relief from the side yard setback provisions in the Zoning By-law, area of the landscape buffer and summarized the shadow study.
- d) Mr. Reza Eslami, ICON Architects Inc. summarized the types of building materials proposed for use on the development and advised that many materials will be locally sourced.
- e) Mr. Michael Orendi, resident, queried why the buildings are of different heights and suggested that the rear building be a reduced height in order to reduce impacts on existing residential on Amelia Street. He also suggested that the side yard setback be maintained in order to provide adequate site servicing.
- f) Mr. Pablo Pina, resident, questioned whether there would be a requirement for a signalized intersection to permit access to the site and plans for drainage from the roof.
- g) Mr. Andrew Fernacik provided a high level overview of the stormwater management plan and advised that no traffic light is required for site access.

Mayor Van Bynen invited questions from Council members. The Committee questioned Mr. Fernacik regarding the price point for units, timeline for the development and noise mitigation measures to reduce impacts on adjacent existing residential areas. It was suggested that a view shed analysis be provided when a report comes before Committee of the Whole for receipt in order to provide context for residents on Amelia Street.

Moved by: Councillor Emanuel  
Seconded by: Councillor Vegh

THAT PowerPoint Presentation by Mr. Andrew Ferancik, MCIP, RPP Senior Associate, Walker, Nott, Dragicevic Associates Limited, deputations and all correspondence related to Application for Zoning By-law Amendment - 1738357 Ontario Ltd.; 345-351 Davis Drive be received.

**Carried**



The Director of Planning and Building Services provided the next steps associated with the application.

## **Adjournment**

Moved by: Councillor Emanuel  
Seconded by: Councillor Twinney

THAT the meeting adjourn.

## **Carried**

There being no further business, the meeting adjourned at 7:52 p.m.

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Tony Van Bynen, Mayor

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Lisa Lyons , Deputy Clerk