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Planning and Development Committee

Minutes

Date: October 4, 2021
Time: 6:30 p.m.
Location: Council Members (in Chambers or MS Teams) | Members of the Public (MS Teams)

Members Present: Mayor A. Foster, Councillor G. Anderson, Councillor R. Hooper, Councillor J. Jones, Councillor J. Neal, Councillor C. Traill, Councillor M. Zwart

Staff Present: A. Allison, J. Newman, L. Patenaude, R. Windle, R. Maciver, G. Acorn, F. Langmaid, K. Richardson

Other Staff Present: D. Hoge, B. Rice, B. Weiler, C. Strike

1. Call to Order

Councillor Anderson called the meeting to order at 6:30 p.m.

2. Land Acknowledgment Statement

Councillor Jones led the meeting in the Land Acknowledgement Statement.

3. Declaration of Interest

There were no disclosures of interest stated at this meeting.

4. Announcements

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

5. Public Meetings

5.1 Public Meeting for a Proposed Plan of Subdivision and an Application for a Zoning By-law Amendment

Brandon Weiler, Senior Planner, made a verbal presentation to accompany an electronic presentation.

Mike Papa was called upon and was not present.

Teri Pritchard was called upon and was not present.

Bryan Noble spoke in opposition to the application. Mr. Noble stated that the application is completely different from the original proposal. He expressed his concerns regarding the increased density, different design, lack of greenspace, and traffic. Mr. Noble stated that he believes there is a better design that better fits the community and answered questions from Members of Committee.

Bev Brown spoke in opposition to the application. Ms. Brown stated that she is a resident of the Brookhill neighbourhood and added that she purchased the home with the idea only townhouse or single dwelling homes were being developed across the street. She expressed concerns regarding the proposed 6 storey building and stated that she agrees with Mr. Noble's comments.

Ryan Guetter, Weston Consulting was present on behalf of the applicant. Mr. Guetter provided an overview of the property and surrounding context. He outlined the surrounding services, facilities, transit, and transportation. Mr. Guetter provided an overview of the design principles, site plan, site plan elements, and building renderings. He explained that the property will provide a range of housing options including three different types of townhouse units, mixed unit sizes. Mr. Guetter highlighted the development statistics, addressed the public concerns and answered questions from Members of Committee.

The Public Meeting concluded at 7:15 p.m.

5.1.1 PDS-049-21 Draft Plan of Subdivision and Rezoning Applications on the South Side of Brookhill Boulevard

Resolution # PD-218-21

Moved by Mayor Foster

Seconded by Councillor Hooper

That Report PDS-049-21 be received for information only;

That Staff receive and consider comments from the public and Council with respect to the Draft Plan of Subdivision and Zoning By-law applications; and

That all interested parties listed in Report PDS-049-21 and any delegations be advised of Council's decision.

Carried

6. Presentations/Delegations

7. Reports/Correspondence Related to Presentations/Delegations

8. Communications

9. Staff Reports and Staff Memos

9.1 PDS-045-21 Clarington's Green Development Program

Resolution # PD-219-21

Moved by Councillor Neal
Seconded by Mayor Foster

That Report PDS-045-21 and any communications be received; and

That all interested parties listed in Report PDS-045-21 and any delegations be advised of Council's decision.

Carried

Amendment:

Resolution # PD-220-21

Moved by Councillor Neal
Seconded by Councillor Jones

That the foregoing Resolution #PD-219-21 be amended by adding the following at the end of paragraph 1:

That Staff prepare a by-law that would prohibit asphalt shingles on new build houses.

Motion Withdrawn

The foregoing Resolution #PD-219-21 was then put to a vote and carried.

9.2 PDS-050-21 Downtown Public Art and Streetscaping Projects

Resolution # PD-221-21

Moved by Mayor Foster
Seconded by Councillor Hooper

That Report PDS-050-21 and any related communication items, be received;

That Council approve \$20,000 funding as an upset limit from the Community Improvement Plan Reserve Fund for the implementation of Downtown Public Art and Streetscaping projects; and

That all interested parties listed in Report PDS-050-21 and any delegations be advised of Council's decision.

Carried

10. New Business - Consideration

11. Unfinished Business

11.1 Jury Lands (Camp 30) Recommended Amendment No. 121 to the Clarington Official Plan

11.1.1 Delegation - Bob Schickedanz, FarSight Homes, Regarding Report PDS-051-21 Jury Lands (Camp 30) Recommended Amendment No. 121 to the Clarington Official Plan

Bob Schickedanz, FarSight Homes, was present regarding Report PDS-051-21 Jury Lands (Camp 30) Recommended Amendment No. 121 to the Clarington Official Plan. Mr. Schickedanz stated that the lands in area 4 should be designated as medium density and the requirement of freehold units should be removed. He explained that the lands should have a long public right of way and requires a deep sanitary sewer and storm water management system. Mr. Schickedanz stated that providing freehold units is problematic and concluded by stating the development of area 4 should be developed as medium density as it makes economic and planning sense.

11.1.2 PDS-044-21 Jury Lands (Camp 30) and Recommended Amendment No 121 to the Clarington Official Plan (Referred from the September 13, 2021 Joint General Government and Planning and Development Committee Meeting)

Closed Session

Resolution # PD-222-21

Moved by Mayor Foster

Seconded by Councillor Neal

That, in accordance with Section 239 (2) of the *Municipal Act, 2001*, as amended, the meeting be closed for the purpose of discussing Items 11.1.2 and 13.1, that deals with:

- advice that is subject to solicitor-client privilege, including communications necessary for that purpose
- a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Rise and Report

The meeting resumed in open session at 8:47 p.m.

Councillor Anderson advised that two items were discussed in “closed” session in accordance with Section 239(2) of the *Municipal Act, 2001* and one resolution was passed to provide direction to Staff.

Resolution # PD-223-21

Moved by Councillor Neal

Seconded by Councillor Jones

That Report PDS-051-21 and any related communication items, be received;

That the recommended Official Plan Amendment for Special Policy Area F, Jury Lands (Camp 30), be adopted;

That low density designation be implemented in area 4; and

That all interested parties listed in Report PDS-051-21 and any delegations be advised of Council's decision.

Yes (2): Councillor Jones, and Councillor Neal

No (5): Mayor Foster, Councillor Anderson, Councillor Hooper, Councillor Traill, and Councillor Zwart

Motion Lost on a recorded vote (2 to 5)

Resolution # PD-224-21

Moved by Mayor Foster

Seconded by Councillor Hooper

That Report PDS-044-21 and any related communication items, be received;

That Report PDS-051-21 and any related communication items, be received;

That based on Council direction staff finalize the recommended Official Plan Amendment for Special Policy Area F, Jury Lands (Camp 30); and

That all interested parties listed in Report PDS-051-21 and any delegations be advised of Council's decision.

Carried

12. Questions to Department Heads/Request for Staff Report(s)

13. Confidential Items

13.1 Confidential Verbal Update from Rob Maciver, Director of Legislative Services/Municipal Solicitor, Regarding Camp 30 Option Agreement

This matter was considered earlier in the meeting, in closed session.

That the closed session Resolution #CPD-007-21, be approved.

14. Adjournment

Resolution # PD-225-21

Moved by Councillor Traill

Seconded by Mayor Foster

That the meeting adjourn at 9:01 p.m.

Carried