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Planning and Development Committee

Minutes

Date: June 13, 2022
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: M. Dempster, L. Patenaude, J. Gallagher, R. Maciver, G. Acorn, R. Windle, F. Langmaid, R. Warne, K. Richardson

Other Staff Present: A. Tapp, M. Pick, A. VanDyk, S. Meyers, B. Weiler, L. Backus, C. Salazar, D. Hoge,

1. Call to Order

Councillor Anderson called the meeting to order at 6:32 p.m.

2. Land Acknowledgment Statement

Councillor Zwart 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 Draft Plan of Subdivision and Zoning By-law Amendment

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

Terry-Lynn Arsenault was called upon and was not present.

Libby Racansky was present in opposition to the application. Using an electronic presentation, Libby expressed her concerns regarding flooding, pooling, and wind gusts. Libby Racansky requested that the development design be similar to the development at the corner of Harmony and King in Oshawa, where older trees are saved, and new trees planted. L. Racansky added that air pollution and noise are lessened by the trees and curved building shapes. Libby explained that the curved buildings would help the groundwater flow as the roads in the area are already curved. L. Racansky questioned if both a condo and townhouse could be designed differently and be separated by trees and surrounding houses.

Rodger Miller, Miller Planning Services was present on behalf of the applicant. Rodger stated that they support report recommendations, provided an overview of the development proposal, and answered questions from Members of Committee.

5.1.1 PDS-027-22 Draft Plan of Subdivision and Rezoning to Facilitate a 21 Future Common Element Condominium Townhouse at the North-West Corner of Trulls Road and Nash Road, Courtice

Resolution # PD-068-22

Moved by Mayor Foster
Seconded by Councillor Zwart

That Report PDS-027-22 and any related communication items, 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 Amendment applications; and

That all interested parties listed in Report PDS-027-22 and any delegations be advised of Council's decision.

Carried

5.2 Public Meeting for a Proposed Plan of Subdivision and Zoning By-law Amendment

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

Rick McEachern was present in opposition to the application. Rick expressed his concern regarding the Triple Dome building not being protected and explained that the building was the location of two escape attempts when it was Camp 30. R. McEachern provided an explanation of the two attempts and added that the building has historic significance. Rick stated that the plan should not be approved unless the buildings are protected.

Emma West, Bousfields Inc. was present on behalf of the applicant. Emma provided an overview of the background of the application using an electronic presentation. E. West outlined the Special Policy Area F, which details land uses within the Camp 30 lands. Emma outlined the site context, with four areas starting from south to north, and the draft plan of subdivision proposal. E. West stated that the plan and uses all conform to the Official Plan Amendment 121, the Growth Plan, Provincial Policy Statement, and Region of Durham Official Plan. Emma stated that a block master plan was submitted in support of the application. Emma explained that over 25 hectares within Soper Creek are retained as natural heritage along with five of the heritage buildings. E. West provided built-form examples, which were prairie-style architecture. Emma concluded by answering questions from Members of Committee.

5.2.1 PDS-028-22 A Draft Plan of Subdivision and Rezoning, West of Lambs Road, North of Concession Street East, Bowmanville

Resolution # PD-069-22

Moved by Mayor Foster
Seconded by Councillor Neal

That Report PDS-028-22 and any related communication items, 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 Rezoning applications; and

That all interested parties listed in Report PDS-028-22 and any delegations be advised of Council's decision.

Carried

5.3 Public Meeting to Seek Public Comments on the Draft Courtice Waterfront and Energy Park Secondary Plan

Amanda Tapp, Warren Price and Tim Smith, Urban Strategies made a verbal presentation to accompany an electronic presentation.

Using an electronic presentation, Libby Racansky explained that the waterfront area should include amenities that draw in tourists, avoiding fast food as it leads to excess garbage on the ground. Libby added that garbage bins should be installed and regularly maintained. L. Racansky expressed concerns regarding bank erosion, flooding, and stormwater mitigation. Libby stated that there should be more natural space and no further trees planted along the lakeside as they will attract more mosquitoes. L. Racansky questioned if Courtice Road could be used as a trail with parking located north of the bridge over the train to avoid expensive underpasses. Libby added that more trees could be added to the trail to cut down on air and noise pollution. L. Racansky questioned if the lakeside trail can be for "pedestrians only" so it is not widened. Libby questioned if a new school is needed with the additional residential development.

L. Racansky stated that the truck stop visible from Highway 401 should be imitated by using recycled material. Libby questioned if the Tooley Creek Coastal Wetland can be recreated to attract tourists and locals. L. Racansky requested that Public Information Centres be more accessible. Libby stated that the trail should be used for “relaxation only” as most of the trails in Courtice do not offer relaxation activities.

Suspend the Rules

Resolution # PD-070-22

Moved by Councillor Neal
Seconded by Councillor Jones

That the Rules of Procedure be suspended to extend the meeting for an additional 2 minutes.

Carried

Libby expressed her concerns regarding stormwater management, sustainability, and how the subdivision doesn't fit the context. L. Racansky stated that she does not agree with the decision to relocate Tooley creek.

Ryan Guetter, Weston Consulting, on behalf of the landowner group, provided an electronic presentation to accompany a verbal presentation. Ryan provided an overview of the subject lands at 113 Down Road, Courtice. R. Guetter stated that they support the plan and added there is an exciting mixture of uses, and support for future jobs and population. Ryan highlighted the variety of themes that would occur in the area, outlined the west waterfront emerging concept, and provided a comparison of the redistribution of land uses and densities. R. Guetter provided an overview of the flexibility of the unnamed tributary and overall community benefits and answered questions from Members of Committee.

Recess

Resolution # PD-071-22

Moved by Councillor Neal
Seconded by Councillor Jones

That the Committee recess for 10 minutes.

Carried

The meeting reconvened at 8:57 p.m. with Councillor Anderson in the Chair.

5.3.1 PDS-029-22 Courtice Waterfront and Energy Park Secondary Plan

Resolution # PD-072-22

Moved by Councillor Neal
Seconded by Mayor Foster

That Report PDS-029-22, and all related communications be received;

That the proposed Secondary Plan and Official Plan Amendment continue to be reviewed and processed;

That Staff report back to Council with a Recommendation Report;

That the proposed Municipal-Wide Waterfront Park Concept be received for information and that Staff proceed with the related public engagement process to finalize the Waterfront Park Concept following the June 13, 2022 Planning and Development Committee Meeting; and

That all interested parties listed in Report PDS-029-22 and any delegations be advised of Council's direction regarding this Public Meeting report.

Carried as Amended

Later in the meeting, see following motion

Amendment:

Resolution # PD-073-22

Moved by Councillor Neal

Seconded by Councillor Jones

That the foregoing Resolution #PD-072-22 be amended by adding as the fifth paragraph:

"That Staff report back at the June 20, 2022, Council meeting regarding adopting a new standard for bike lane separation from pedestrian sidewalks and vehicle lanes".

Yes (4): Councillor Anderson, Councillor Jones, Councillor Neal, and Councillor Traill

No (3): Mayor Foster, Councillor Hooper, and Councillor Zwart

Carried on a recorded vote (4 to 3)

Main Motion as Amended

Resolution # PD-074-22

Moved by Councillor Neal

Seconded by Mayor Foster

That Report PDS-029-22, and all related communications be received;

That the proposed Secondary Plan and Official Plan Amendment continue to be reviewed and processed;

That Staff report back to Council with a Recommendation Report;

That the proposed Municipal-Wide Waterfront Park Concept be received for information and that Staff proceed with the related public engagement process to finalize the Waterfront Park Concept following the June 13, 2022 Planning and Development Committee Meeting;

That Staff report back at the June 20, 2022, Council meeting regarding adopting a new standard for bike lane separation from pedestrian sidewalks and vehicle lanes; and

That all interested parties listed in Report PDS-029-22 and any delegations be advised of Council's direction regarding this Public Meeting report.

Carried

The Public Meeting concluded at 9:28 p.m.

6. Presentations/Delegations

6.1 Presentation by Jana Joyce, Principal, OALA, CSLA, ASLA, The MBTW Group, Regarding the Preliminary Design of the Courtice Waterfront Park

Jana Joyce, Principal, OALA, CSLA, ASLA, The MBTW Group was present regarding the Courtice Municipal Wide Waterfront Park Preliminary Park Plan. Jana provided an overview of the park plan collaborators and timeline using an electronic presentation. Jana explained the preliminary park plan's purpose and design. J. Joyce outlined the key design and planning principles and the park plan organization zones which included the village edge, active area, all-season venue, and the nature hub. Jana provided an overview of the shoreline connection link and the next steps and answered questions from Members of Committee.

Resolution # PD-075-22

Moved by Mayor Foster
Seconded by Councillor Hooper

That Memo-034-22 Preliminary Courtice Waterfront Park Concept Plan Presentation be received; and

That the presentation by Jana Joyce, Principal, OALA, CSLA, ASLA, The MBTW Group, be received with thanks.

Carried

6.1.1 Memo-034-22 Preliminary Courtice Waterfront Park Concept Plan Presentation

Item 6.1.1 Memo-034-22 Preliminary Courtice Waterfront Park Concept Plan Presentation was considered during Item 6.1.

Alter the Agenda

Resolution # PD-076-22

Moved by Councillor Neal
Seconded by Councillor Hooper

That the Agenda be altered to consider Item 6.3, Delegation by Ryan Guetter, Executive Vice President, Mathew Halo, Planner, Weston Consulting was present regarding Report PDS-030-22 Application by Kaitlin Corporation for a Draft Plan of Subdivision, at this time.

Carried

6.3 Delegation by Ryan Guetter, Executive Vice President, Weston Consulting, Regarding Report PDS-030-22 Application by Kaitlin Corporation for a Draft Plan of Subdivision

Ryan Guetter, Weston Consulting was present regarding Report PDS-030-22 Application by Kaitlin Corporation for a Draft Plan of Subdivision.

Ryan Guetter, Weston Consulting outlined the subject lands, key benefits/areas of support, and the comment themes. Ryan provided an overview of the West Waterfront Emerging concept, draft land use plan, redistribution of land uses and densities, and the flexibility of unnamed tributary. R. Guetter explained the overall community benefits and that the land has the potential to be a significant tourism and economic development driver for the Municipality and answered questions from Members of Committee.

6.2 Delegation by Bryan Noble, Regarding Report PDS-030-22 Applications by Kaitlin Corporation for a Draft Plan of Subdivision and Zoning By-law Amendment

Bryan Noble was present regarding Report PDS-030-22 Applications by Kaitlin Corporation for a Draft Plan of Subdivision and Zoning By-law Amendment. Bryan provided background on his original concerns regarding the high density of the development and was disappointed when the Kaitlin Corporation increased the density again. B. Noble added that the proposal is not in line with the current makeup of the neighbourhood. Bryan expressed his concerns regarding the lack of park amenities, and traffic and that the property is out of the major transit station area.

B. Noble recommended that resident concerns are taken seriously and that a new submission be requested addressing such concerns.

7. Reports/Correspondence Related to Presentations/Delegations

7.1 PDS-030-22 Applications by Kaitlin Corporation for a Draft Plan of Subdivision and Zoning By-law Amendment for 3 Blocks that Would Allow for Future Common Elements Condominiums Consisting of Townhouse Dwellings and Apartment Buildings

Resolution # PD-077-22

Moved by Mayor Foster

Seconded by Councillor Neal

That Report PDS-030-22 and any related delegations or communication items, be received;

That the application for a Draft Plan of Subdivision submitted by MODO Bowmanville Urban Towns Limited (The Kaitlin Group) to permit 3 blocks that would allow for future common elements condominiums consisting of townhouse dwellings and apartment buildings, be supported subject to the conditions contained in Attachment 1 to Report PDS-030-22;

That the application to amend Zoning By-law 84-63 be approved and that the Zoning By-law Amendment attached to Report PDS-030-22, as Attachment 2, be approved;

That notwithstanding Section 45(1.3) of the Planning Act, Council permits the submission of minor variance application to Committee of Adjustment for the subject lands to address issues at the Site Plan application stage, if necessary;

That once all conditions contained in the Official Plan with respect to the removal of the (H) Holding Symbol are satisfied, the By-law authorizing the removal of the (H) Holding Symbol be approved;

That no further Public Meeting be required for the future Common Elements Condominium;

That the Durham Regional Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of report PSD-058-20 and Council's decision; and

That all interested parties listed in Report PDS-030-22 and any delegations be advised of Council's decision.

Carried

8. Communications

9. Staff Reports and Staff Memos

9.1 FSD-023-22 2022 Municipal EV Charge Stations

Resolution # PD-078-22

Moved by Mayor Foster
Seconded by Councillor Zwart

That Report FSD-023-22 be received;

That eight Electric Vehicle (EV) charge stations be installed on municipal properties in 2022, as guided by the Clarington EV Action Plan (EVAP);

That funds in the amount of \$65,000 be allocated to this project from the Municipal Capital Works Reserve Fund;

That Staff be authorized to single-source these eight stations to Xavier Canada Corporation, to integrate with the existing EV charging infrastructure already completed in 2021 and 2022; and

That all interested parties listed in Report FSD-023-22 and any delegations be advised of Council's decision.

Carried

9.2 Memo-031-22 Subject of Policy Framework for Utility Infrastructure

Resolution # PD-079-22

Moved by Councillor Neal
Seconded by Councillor Hooper

That Planning and Development Staff apply Memo-031-22 as direction when reviewing development applications and policy documents, as a policy framework for utility infrastructure;

That Planning and Development Staff be directed to:

- (i) continue to incorporate policies to address the location and design of utility infrastructure in new and updated secondary plans and design guidelines, and
- (ii) explore how utility infrastructure within the private realm may be more clearly addressed in the Clarington Official Plan as part of the upcoming Official Plan Review; and

That this resolution be circulated to relevant utility companies to ensure they understand what to expect in Clarington.

Carried

Suspend the Rules

Resolution # PD-080-22

Moved by Councillor Hooper
Seconded by Councillor Neal

That the Rules of Procedure be suspended to extend the meeting for an additional 15 minutes until 10:45 p.m.

Carried

10. New Business - Consideration

11. Unfinished Business

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

Members of Committee asked questions to Department Heads.

12.1 Terms of Reference for an Interim Control Bylaw for Employment Lands

Resolution # PD-081-22

Moved by Councillor Neal
Seconded by Councillor Jones

That Staff be directed to report back on the terms of reference for a study for an interim control by-law, for all employment lands with appropriate exceptions, at the June 20, 2022, Council meeting.

Yes (3): Councillor Jones, Councillor Neal, and Councillor Traill

No (4): Mayor Foster, Councillor Anderson, Councillor Hooper, and Councillor Zwart

Motion Lost on a recorded vote (3 to 4)

Later in the meeting, see following motion

Suspend the Rules

Resolution # PD-082-22

Moved by Councillor Neal
Seconded by Councillor Traill

That the Rules of Procedure be suspended to extend the meeting for an additional 15 minutes to 11 p.m.

Motion Lost

Suspend the Rules

Resolution # PD-083-22

Moved by Councillor Neal
Seconded by Mayor Foster

That the Rules of Procedure be suspended to extend the meeting for an additional 5 minutes to 10:50 p.m.

Carried

Resolution # PD-084-22

Moved by Councillor Neal
Seconded by Councillor Traill

That the foregoing Resolution #PD-081-22 be amended by replacing the words "June 20, 2022, Council meeting" with the words "at a Special Planning and Development Committee meeting in the third week of July 2022".

Yes (3): Councillor Jones, Councillor Neal, and Councillor Traill

No (4): Mayor Foster, Councillor Anderson, Councillor Hooper, and Councillor Zwart

Motion Lost on a recorded vote (3 to 4)

The foregoing Resolution #PD-081-22 was then lost on a recorded vote.

13. Confidential Items

14. Adjournment

Resolution # PD-085-22

Moved by Councillor Neal
Seconded by Mayor Foster

That the meeting adjourn at 10:50 p.m.

Carried