



## **Planning and Development Committee - Public Meeting**

### **Minutes**

Date: November 6, 2017  
Time: 6:30 pm  
Location: Council Chambers Level 2, City Hall

Members Present: Paul Sharman (Chair), Rick Craven, Marianne Meed Ward, John Taylor, Jack Dennison, Blair Lancaster, Mayor Rick Goldring  
Staff Present: James Ridge, Mary Lou Tanner, Amber LaPointe (Clerk)  
Others Present: Kenny Zhang (Audio/Video Specialist)

#### **1. Declarations of Interest:**

None.

#### **2. Statutory Public Meetings:**

##### **2.1 Proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)**

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 13 on November 6, 2017 to receive the proposed Zoning By-law amendment for 4063 Upper Middle Road. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-41-17 for consideration.

Moved by Councillor Lancaster

Receive and file planning and building department report PB-41-17 regarding the proposed zoning by-law amendment for 4063 Upper Middle Road.

**CARRIED**

- a. Staff presentation regarding proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)

- b. Delegation from Damion Lanforth regarding proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)

Damion Lanforth appeared before committee to request clarification on the proposed development. Mr. Lanforth requested that planning staff discuss setbacks with the Region to ensure the development is placed as far east as possible.

- c. Delegation from Jennifer DaFont regarding proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)

Jennifer DaFont appeared before committee with concerns of the proposed development. Ms. DaFont provided concerns with emergency vehicle access, green space maintenance, and with the property density.

- d. Delegation from Diane Dowdell regarding proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)

Diane Dowdell appeared before committee to express concerns with the proposed development. While Ms. Dowdell recognized concessions made by the developer, she hoped that townhouses could be built instead of apartment buildings.

- e. Additional public comments regarding proposed zoning by-law amendment for 4063 Upper Middle Road (PB-41-17)

## 2.2 Proposed official plan and zoning by-law amendment applications for 490–492 Brock Avenue and 1298 Ontario Street (PB-77-17)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 14 on November 6, 2017 to receive the proposed Official Plan and Zoning By-law amendment for 490-492 Brock Ave and 1298 Ontario Street. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-77-17 for consideration.

Moved by Councillor Meed Ward

Receive and file planning and building department report PB-77-17 regarding the official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street.

**CARRIED**

- a. Staff presentation regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)
- b. Delegation from Ed Fothergill regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Ed Fothergill, Fothergill Planning & Development appeared before committee to provide information on the application and respond to questions of the committee.

- c. Delegation from Barry Graziani, Graziani + Corazza Architects Inc., regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Barry Graziani, Graziani + Corazza Architects Inc. appeared before committee to provide information on the application and respond to questions of the committee.

- d. Delegation from Ian Dykstra regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Ian Dykstra appeared before committee against the proposed development. Mr. Dykstra expressed concerns with the high density proposed.

- e. Delegation from Anne von Rosenbach regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Anne von Rosenbach appeared before committee against the proposed development. Ms. von Rosenbach presented concerns with the high density proposed as well as concerns with the possibility of other high density developments in the surrounding area.

- f. Delegation from Gillian Ready regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Gillian Ready appeared before committee against the proposed development. Ms. Ready expressed concerns with the high density proposed including the light pollution that will result.

- g. Delegation from Tom O'Brien regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

Tom O'Brien appeared before committee against the proposed development. Mr. O'Brien expressed concerns with the high density proposed and the shadow and traffic implications.

- h. Additional public comments regarding proposed official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street (PB-77-17)

**3. Delegation(s):**

**4. Consent Items:**

None.

**5. Regular Items:**

None.

**6. Confidential Items:**

**7. Procedural Motions:**

**8. Information Items:**

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

Chair adjourned the meeting at 9:25 p.m.