



Planning and Development Committee Meeting Minutes
Tuesday, June 18, 2019
7:00 p.m.
Council Chamber, Town Hall

Mayor A. Thompson
Councillor I. Sinclair
Councillor L. Kiernan
Councillor J. Downey
Councillor C. Early
Councillor J. Innis
Councillor N. deBoer
Councillor A. Groves
Councillor T. Rosa
Chief Administrative Officer: M. Galloway
Manager, Development – East: C. Blakely
Manager, Legislative and Information Services/Deputy Clerk: A. Fusco
Manager, Development – West: R. Hughes
Coordinator, Council Committee: J. Lavecchia
General Manager, Community Services: P. Tollett
Senior Planner, Community Services: L. Yates

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:02 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None.

CONSENT AGENDA

The Planning and Development Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at the meeting to be held on June 25, 2019.

Staff Report 2019-83: Hillview Place - 0 Highway 50 - RZ-18-07

That the By-law attached as Schedule "C" to Staff Report 2019-83 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to implement the proposed development.

That applications for minor variances for the lands as identified in Schedule "A" attached to Staff Report 2019-83, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the Planning Act.

Heritage Caledon Committee

That the Heritage Caledon Committee Report dated June 10, 2019, be received.

2019 Heritage Grant Program

That the recommended Designated Heritage Property Grant Program Spring 2019 recipients listed in Schedule A to Committee Report 2019-003 be approved.

Proposed Heritage Designation for 17070 Horseshoe Hill Road (Ward 1), referred to as The Baxter House

That the designation of the property at 17070 Horseshoe Hill Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 17070 Horseshoe Hill Road in accordance with the requirements of the Act as attached as Schedule B to Committee Report 2019-004;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 17070 Horseshoe Hill Road pursuant to the Ontario Heritage Act;

That the Mayor and Clerk be authorized to sign a Heritage Easement Agreement upon designation of 17070 Horseshoe Hill Road, is endorsed.

Naming Fire Station 302

Whereas the Town of Caledon's Naming of Facilities and Property Policy considers names to honour individuals that have made exceptional contributions to the community;

Whereas Assistant District Chief Roy Clarkson was a member of the Bolton Fire Station 302 as a volunteer firefighter for 34 years;

Whereas ADC Roy Clarkson exemplified a high level of commitment to duty, responses and support of his community;

Whereas Roy Clarkson, is the first recognized member of the Caledon Fire and Emergency Services Department to have passed away on active duty;

Now therefore be it resolved that Fire Station 302 in Bolton be named the Roy A. Clarkson Fire Hall; and

That the amount of the signage and installation in the amount of \$10,000 be funded from the capital contingency reserve fund.

2020 Budget Request for Poltawa Country Club Official Plan Amendment and Re-Zoning

Whereas, there is no municipal zoning in place on the Poltawa Country Club lands, because it is subject to Development Control under the Niagara Escarpment Plan;

Whereas, the Niagara Escarpment Commission passed the following motion at their November 29, 2018 meeting:

"Notwithstanding that an amendment to the Town of Caledon Official Plan has not been undertaken to adjust the Terra Cotta Minor Urban Centre (MUC) boundary and that a zoning by-law will need to be passed for the Poltawa Country Club lands to conform to the Niagara Escarpment Plan, the Niagara Escarpment Commission further recommends that development control be lifted on these lands, provided that the Town has put in place the necessary land use controls, by the time that Regulation 826/90 is amended";

Whereas Town of Caledon Planning and Development would need to complete the technical work to put in place the necessary land use controls (i.e. Official Plan Amendment and Zoning By-law Amendment) for the Poltawa Country Club, in consultation with the Niagara Escarpment Commission, Region of Peel and Credit Valley Conservation, and by the time Regulation 826/90 is amended to remove the Poltawa Country Club from the Niagara Escarpment Plan MUC and Area of Development Control;

Now therefore be it resolved that a capital request be included within the 2020 Budget to fund the Planning and Development work required to put in place the necessary land use controls for the Poltawa Country Club through an Official Plan Amendment and Zoning By-law Amendment, including technical studies and consultant fees.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meetings is to obtain input from the public and that any concerns or appeals dealing with the proposed applications should be directed to the Legislative Services division. He noted that any interested persons requesting further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

1. Proposed Zoning By-law Amendment, McElroy Court and Fallis Crescent, Caledon East

Chair N. deBoer confirmed with Leilani Yates, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Paul King, Planning Consultant, Pluribus Corp., provided a presentation regarding the proposed application to rezone the subject lands to develop 14 street townhouses in two blocks of 7 units each. In addition, it was noted that the current zoning of the property permits residential street townhouses. The holding provision requires a site plan application to be submitted to the Town. He explained the proposed zoning by-law amendments relating to this project and provided further details on the architectural design of the project.

Chair N. deBoer thanked Mr. King for his presentation.

PUBLIC COMMENTS

Tony Cucconi expressed concerns related to the existing parking problems in the community and the impact the proposed development may have to parking. He indicated that in his opinion many residents use the garage as storage space and not for parking of vehicles. He proposed that the No Parking signs be removed from the street to allow for more parking should the proposal be approved.

Marta Kozakowska expressed concerns relating to the increase in vehicles and noise levels in the neighbourhood and how this will be mitigated. She requested that the notices be distributed outside of the 120 metres standard to obtain input from the whole community. She provided comments relating to the population density and inquired about a rendering of the proposed property from a Fallis Crescent viewpoint.

Ben Da Silva inquired if the proposed 14 units would be of similar height to the existing live work units along Old Church Road and spoke about the practicality of 3-storey homes in Caledon East. He indicated that in his opinion bungalows with potential lofts would be more appropriate. Mr. Da Silva questioned the notice provided to property owners.

Bill McEwen expressed concerns regarding traffic congestion. He indicated that a traffic study was completed in January 2018 and given the growth in the area since suggested it be redone. Mr. McEwen advised those in attendance of an online petition. He commented that in his opinion the Town is growing at a pace where the infrastructure is not available.

Sarah Reginato expressed concerns with the proposed height of the development. Ms. Reginato spoke to intensification and its potential impact on the quality of life for neighbouring properties. She expressed that she supports 2-storey townhouses, rather than what is proposed.

Peter Pupo expressed concern with the height of the 3-storey townhouses and impact the proposed development may have on the residential area. He expressed concerns with the traffic volume and speed on Paisley Green Avenue.

Ron Thompson inquired as to measures being taken to alleviate the flow of traffic. He noted that in his opinion congestion has increased on all main routes coming into Caledon East. Mr. Thompson noted that he believes the proposed development will impact the community.

Michael Poos noted that he moved to Caledon East to get away from high-rise condominiums and congestion and that he believes the proposal does not fit the zoning requirements or the community.

Natalia Radzinski expressed concern that the proposed development does not fit Caledon East's small-town feel. She made several comments regarding current school bus issues, the increase of students in the area and lack of teaching resources at the local schools.

WRITTEN CORRESPONDENCE

Written submissions were received by Lisa and Andrea Czyrka relating to the proposed development.

Members of Council had no questions relating to the public meeting.

The Committee recessed at 7:40 p.m. and resumed at 7:42 p.m.

2. Proposed Official Plan and Zoning By-law Amendment, Atchison Drive and Old Church Road, Caledon East

Chair N. deBoer confirmed with Leilani Yates, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Paul King, Planning Consultant, Pluribus Corp. provided a presentation regarding the proposed application to have the Official Plan amended and rezoned to permit a mixed use 5-storey mid-rise building, including 87 condo units and commercial space on the ground floor. He noted that one level of underground parking is being proposed which will include a residential garage, residential lockers, bicycle storage room and visitor parking spaces for the commercial and residential uses.

Mark Zwicker, Principal - Architecture Unfolded, provided comments specifically to the public square. He indicated that the square will be a welcoming space and that the building is proposed to be designed to step away from the square. The proposed building features including a ground floor retail space with integrated signage, canopy and windows were noted. The proposed public square is integrated into the development and the space will allow for community events.

Chair N. deBoer thanked Mr. King and Mr. Zwicker for their presentation.

PUBLIC COMMENTS

Christopher Wapole noted that he moved to Caledon East for the small-town feel. Mr. Wapole stated he believes the project detracts from the original intentions of the community. He expressed concern with the parking study and indicated that in his opinion every homeowner owns 2 vehicles and there is not enough parking proposed. Mr. Wapole further expressed concerns with potential noise emanating from the building mechanical devices.

Kathleen Killen inquired as to garbage pickup mitigation for both the residential and commercial units. Ms. Killen noted she started a petition one year ago in opposition to

the proposed development. She indicated that she feels the residents in Caledon East are not supportive of the development. She read several comments received in the petition that related to traffic, garbage, and noise.

Robert Calazirone expressed concerns relating to the units being used for rental income, and the possibility that the properties will not be maintained.

Geoff Lurkin expressed that in his opinion the current live work units are not being used for businesses and that the additional retail space in the application will not get used. Mr. Lurkin compared the proposal to the first proposal presented at meeting held by the developer noting the increase in units.

Julie Vengroff inquired as to whether the units are condominium units or an apartment building with rental space. The topic of garbage removal, and operations of the building was discussed. She expressed traffic concerns with transport trucks operating on Old Church Road, as well as safety concerns with respect to the town square and it operating in the evening.

Tony Cuccione expressed concerns relating to the safety of children as the school bus stop is located at the exit of the proposed development. He stated that in his opinion the proposed development is to not attractive to seniors and first-time home buyers. Mr. Cuccione expressed that the design does not fit with Caledon East.

Doug Leslie stated that in his opinion the presenter did a poor job presenting the proposal and noted issues remaining from the previous project at the site. He expressed concerns with traffic, parking, noise and the height of the proposed building.

Marta Kozakowska sought clarification relating to the minimum requirements and specifications.

Bill McEwen sought clarification with the uses of the main floor space and whether a new traffic study would be conducted to reflect the recent traffic and proposed traffic congestion.

Christopher Wapole sought clarification with respect to the visitor parking proposed for both the commercial and residential uses. He indicated that he believes 35 spots is not enough to accommodate both uses.

Wayne Noble sought clarification relating to the bicycle storage and whether each unit would have their own or if the storage consists of one main location. He also inquired on the amount of Development Charges that would come directly to the Town from the proposal.

Sarah Reginato expressed concerns with the lack of green space in the proposed development.

WRITTEN CORRESPONDENCE

Written submission received by Lisa and Andrea Czyrka relating to the proposed development.

Councillor T. Rosa left the meeting at 8:34 p.m. and returned at 8:36 p.m.

Members of Council asked questions and received a response from Mr. King, Mr. Zwicker and Staff.

The Committee recessed at 8:44 p.m. and resumed at 8:49 p.m.

3. Proposed Draft Plan of Subdivision, The Manors of Belfountain Corp

Chair N. deBoer confirmed with Leilani Yates, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Nicole Yang, Planning Consultant for Manors of Belfountain Corp. provided a presentation regarding the Proposed Draft Plan of Subdivision. Ms. Yang provided background information, policy context, and outlined the development proposal and status of the project. She noted the proposal is to create 70 estate residential lots and the existing layout is designed to protect the current environmental, woodland and open space features. Ms. Yang described the residential lots having an average size of half to one hectare, with individual well and septic systems. Ms. Yang spoke to the proposed architectural designs, streetscaping and hydrogeological components.

Chair N. deBoer thanked Ms. Yang for her presentation.

PUBLIC COMMENTS

Wayne Noble sought clarity regarding the connection of proposed trails and active transportation.

Paul Montgomery expressed concerns relating to traffic, water supply and septic systems. He stated in his opinion adding 70 estate residential lots will create excessive amounts of traffic onto Shaws Creek Road. Mr. Montgomery requested that an additional exit be added off Mississauga Road.

Madeline Gibson expressed concerns relating to water capacity and inquired whether the hydrogeology report will be peer reviewed. She expressed concerns with Shaws Creek Road currently being a gravel road and inquired what the expectation will be to mitigate the traffic. Ms. Gibson inquired about street lighting, open space being retained by the CVC and the minimum distance separation (MDS) analysis.

David Greig indicated that he believes existing properties in the village will be threatened by this project. Mr. Greig expressed concern with the NEC's consideration of the application and possible ground water contamination.

Les Mandelbaum indicated that he believes the proposed development on this land will damage the area. He expressed his opposition to the proposed development and disagreed that the design is esthetically appealing.

Katherine Tremble-Taylor indicated she attended the previous Belfountain community meeting with developer.

Marica Connell noted she reviewed the applicant justification reports and questioned the findings. She expressed concerns with the visual impact of the proposed changes. She identified existing parking and tourist congestion issues.

Councillor A. Groves left the meeting at 9:24 p.m. and returned at 9:33 p.m.

Beverly Follett expressed opposition to the proposed development. She expressed that in her opinion the wells may be affected, and that the beauty of the hamlet may be ruined. Ms. Follett indicated that she believes this proposal will damage the ecosystem and is not appropriate.

Judy Mabey provided background on the draft plan subdivision over the years. She reported that she believes hydrogeology is a concern and a new plan is needed to reduce density. She noted the Belfountain Community Organization (BCO) had the hydrogeological study peer reviewed and the proposal failed to demonstrate the drinking water requirements could be sustained.

Toby Cadham reported he completed a water study at his property. He indicated that he believes a development as large as this may change the environmental face of the land.

Lucinda Dennis expressed that the residents of Belfountain have undergone years of water testing. She requested that baseline tests and 5 years of studies be available to demonstrate enough water quantity available for a development of this size.

Jennifer LeForestier provided background relating to heritage designated properties within the Belfountain area. She provided her opinion that she believes the proposal ignores impacts on personal wells. She requested that the zoning be changed to protect the hamlet and a Belfountain Heritage District designation be enacted.

Raheleh Shabani expressed concerns regarding the proposed development on the environment and the water supply. Ms. Shabani read a letter from Doreen Rapport and Barry Haywood which was submitted for the public record.

Edi Cadham requested that Belfountain remain rural and full of wildlife.

David Donnelly questioned the density of the proposed subdivision. He provided his opinion relating to urban sprawl. Mr. Donnelly made inquiries relating carbon footprint, climate change and the involvement of the first nations in the process.

Jim Henderson noted that public notifications issued by the Town are not received by everyone in the Town. Mr. Henderson requested that the notices extend further than the standard 120 metres. He expressed concerns with the proposed exits to Shaws Creek Road and sought clarification of turning restrictions imposed.

Andrew Black expressed concern regarding green field development. He suggested the developer test wells at the same time to see what concerns may arise.

Charlie Keith reported that she believes climate change will be irreversible in 11 years and the Town focus on preservation. Ms. Keith expressed concerns with existing traffic congestion, and low water flow.

Nicola Ross stated that she believes previous proposals could not find enough pressurized water for a development and questioned the viability of the proposal. She expressed concerns for the wildlife migrating in the area and advised that the proposal may more than double the current population of the village.

Ted Nixon sought clarity on the door to door well survey. He inquired what consequences arose from the survey not being completed. He provided his opinion on the water availability for the proposal. Mr. Nixon requested that Council not support the proposal.

Katherine Tremble-Taylor noted she believes that using old traffic study reports for calculations is outdated. She identified Belfountain as being a tourist area, and the proposed development may have an impact on traffic volume.

Rob Duxter sought clarity regarding contingency or reparation plans to protect the water.

Karen Allison inquired if Shaws Creek Road will be paved and expressed concern about the increase in traffic congestion. She stressed that the existing wildlife and tree vegetation may be impacted.

WRITTEN CORRESPONDENCE

Written correspondence received from David Greig, Katherine Tremble-Taylor, Cindy Dennis, Raheleh Shabani, Doreen Rapport and Barry Haywood, Judy Mabee, Marica Connell, and Les Mandelbaum.

The Committee adopted the required procedural motion to extend the meeting an additional hour beyond the hour of 11 p.m.

Members of Council asked questions and received responses from the presenters.

ADJOURNMENT

The Committee adjourned at 11:11 p.m.