

THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL MINUTES

Thursday, October 30, 2008
(7:35 p.m.)

****Note: The Special Council Meeting was held immediately following the Open House.**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Deputy Clerk gave the roll call and the following Council members were present:

Mayor Grossi	Regional Councillor Wheeler
Councillor Jordan	Councillor Jamieson
Councillor Szollosy	Councillor Hackenbrook
Councillor Smockum	

3. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum item was identified as part of the agenda:

3.1 Correspondence from Christina Keith regarding concerns with the proposed development.

4. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. SC-2008-0478

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

4.1 CORRESPONDENCE FROM CHRISTINA KEITH REGARDING CONCERNS WITH THE PROPOSED DEVELOPMENT.

Carried.....

5. DECLARATION OF PECUNIARY INTEREST:

None.

6. PUBLIC MEETINGS:

6.1 Continuation of a Planning Application (Interested Parties Notified):

(7:36 p.m.)

6.1.1 Application to Amend Zoning By-law Number 500,
Crates Landing (Ontario) General Partner Inc. and Brookfield
Millhouse Inc.

Lots 1-15, Block A and Doreda Drive, Plan 447 and Lots 5
and 6, Part Lots 6 and 7, Plan 170, Part 1 on 65R-16653,

south and west sides of Cameron Crescent

AGENT: Michael Smith Planning Consultants

Report No. PB-2008-0118

Mayor Grossi explained the procedure for a public meeting at this time.

Mr. John Blackburn, applicant, thanked staff for holding this meeting and for preparing a detailed and fair report.

Michael Smith, agent for the applicant, stated that the applicant is requesting changes to the zoning by-law that received approval in March of 2006. The Crates Landing Group then acquired an abutting property to the north and west of the site and that land was subject to a zoning by-law amendment approved in September of 2006.

Mr. Smith stated that proposed changes were considered by Council in June of this year and deferred to this evening's meeting. He noted that he has held two resident meetings since June to allow the residents an opportunity to ask questions and view the plans. Information packages were circulated at the most recent meeting.

Mr. Smith indicated that the proposed changes come as a result of the market which is showing a preference to smaller condominium units rather than townhouse and apartment units. The majority of potential purchasers are 'empty nesters', older people without children and do not require large accommodations, many of them scaling down from existing larger homes. In addition, the Marriot Hotel has put forward requirements for more units and a parking garage. The proposed changes do not impact the neighbourhood as mass and height will not change much and the total land area coverage will not change since the approval of the zoning by-law amendments.

6. PUBLIC MEETINGS cont'd:

Mr. Smith stated that the proposed changes include converting the four storey 18 unit townhouse to a four storey, 61 unit apartment building or Harbour Villa which would increase the number of units by 43 with no material change in height or massing and increasing the number of apartments from 72 to 93 with no height or massing change by converting the larger units to smaller units.

Mr. Smith indicated that a new three storey live/work building is proposed, composed of residential units on the third floor, office space on the second floor and retail uses on the first or main floor. The hotel component increases from 110 units to 140 units. In addition, the previously appointed seniors apartment will be converted to a parking garage or parkade for use by the hotel patrons along with some public parking, but again, no material change will occur in height or massing.

Mr. Smith explained that there have been modifications to the commercial mix. He stated that when the application was approved in 2006, the commercial component accounted for 3,130 square metres or 33,700 square feet, but has now been reduced to 3,042 square metres or almost 30,000 square feet. There is less emphasis now on the retail component, in part due to the lack of market demand and in part due to Marriot's desire for a spa/conference centre and office uses along with a demand for office uses.

Mr. Smith stated that in summary, the changes include an increase in 70 residential units and 30 hotel units. The parkade will provide for a better exit and entrance for the site and will be an improvement for individuals looking for parking spaces. He indicated that the public access to the site has not changed, it is not to be a gated community and the general public will have access to the commercial components on site via pedestrian walkways, indicating that there will be a boardwalk along the side of the water and the public will be able to use the components on site including the hotel.

Mr. Smith stated that the report includes recommendations B (i) and (ii) that suggest that before passing the zoning by-law, that comments from the Region of York and from the Lake Simcoe Region Conservation Authority be required. He advised that he has spoken to both agencies and believes that he has reached an agreement with both agencies so that these recommendations do not have to be made a condition of approval.

Mr. Smith stated that Recommendation E requires the design of the parking garage to be subject to Site Plan Committee approval, but plans have been available for the garage for several months and in order to avoid another delay, he requested that Council adjourn this evening into a Site Plan Committee Meeting to consider the approval of the parking garage/parkade plan.

6. PUBLIC MEETINGS cont'd:

Mr. Smith indicated that staff is requesting a patio area in association with the restaurant at podium level and at grade level, and the applicant supports this position but in order to accommodate this patio, staff is requesting 11 parking spaces to be assigned to it. He requests that Council waive the requirement for parking due to the fact that the site will provide over 400 parking spaces and the use of a patio is seasonal and therefore no parking would be required during the colder months of the year.

Mr. Smith indicated that figures provided in the report by his office were not entirely correct concerning the setback of the parkade from the street. The illustration shows a side profile of the parkade and hotel and shows a distance of 9 metres to the street, but that is not the minimum distance. As clarification, he indicated that the setback from the street is 9 metres at one point, then it will angle off to 4 metres, then increase again to 5.5 or 6 metres.

Mr. Blackburn took Council through a virtual tour of the proposal via a power point presentation.

Mr. Blackburn also introduced some members of his company including Allan Chapel, Chairman and James Galloway, Project Manager.

Mrs. Karyn Stone, Planner, reviewed the report, indicating that revisions have been made over the last year to the proposal. With regard to commenting on the additional requests, she indicated that staff has recommended that additional zoning provisions be put in place to establish a minimum amount of commercial space to be required, a requirement for outdoor patio areas and provisions that ensure the design of the parkade is constructed in the manner as indicated to ensure that the development becomes a focal point to the community and to provide and encourage access to the waterfront.

Mrs. Stone explained that the applicant is proposing to obtain the additional units of servicing allocation through the Region's "Sustainable Development Through LEED" program which provides developers of high density residential development to qualify for water and wastewater servicing allocation credits based on the level of LEED Certification the development is able to achieve. The development meets the basic criteria for eligibility, but must submit a formal application to the Region. She explained that the applicant is requesting Council's support of their application to the Region and in turn will request the Region to expedite their review of their application. Staff does not object to this request.

Mrs. Stone stated that staff has had discussions with the Lake Simcoe Region Conservation Authority and staff does not have any objections to the proposed amendments, so she suggested that Recommendation B (ii) be removed.

6. PUBLIC MEETINGS cont'd:

Mrs. Stone indicated that staff has spoken with the Region of York and the Region is satisfied with the traffic study update, however Regional Council has not yet approved the signalization of the intersection of Cameron Crescent and The Queensway and staff is reluctant to delete this condition. However, a condition can be included in the amending zoning by-law through a holding provision which cannot be lifted until the Region signs off on it.

Mrs. Stone stated that staff has no objection to a site plan committee meeting being held to obtain an approval in principle which will be subject to the further review of design and landscaping in and around the parkade. She indicated that staff does not support the request to waive the parking requirements for the requested patio area. She indicated that staff has not yet netted out the areas that can be excluded from the parking calculations such as washrooms, utility rooms and stairwells. Once this has been completed, there should be sufficient parking on site without the need for any reductions in parking.

Mrs. Stone indicated that a front yard setback for the parking garage of 3 metres is requested to be maintained and staff would like to reserve the right to finalize the front yard setback beyond 3 metres after the designs have been looked at. Staff is concerned with the eventual design and landscaping and will review the detailed site plan once it has been submitted.

Mrs. Stone submitted to Council correspondence received from Christina Keith, owner of the abutting lot to the north, with regard to concerns respecting privacy, noise and security, the creation of a berm along the mutual lot line, potential damage to her home and/or property from construction, pounding of the ground and excavation, and the potential depreciation of her property due to the proposal.

Mrs. Stone stated that staff is satisfied that the applicant has provided additional justification and information to support the proposed revisions in terms of ensuring that the proposed development provides the opportunity to serve as a focal point for the community and for public access to the waterfront.

Mr. Blackburn explained that he has received a commitment from a financial institution to finance the entire project, but due to the financial market this may change and therefore they are anxious that no delays occur so that they take advantage of the funding sometime in December. He stated that as soon as they receive all of the required approvals, they will begin work immediately. They are in possession of the permits from the Conservation Authority and once the site has been serviced, the piling will begin. Once the piling work is completed, construction of the podium will begin and then the construction of the buildings. He stated that they anticipate occupancy in 2011.

6. PUBLIC MEETINGS cont'd:

Mr. Don Grant of 1220 Sheppard Avenue East, Willowdale stated that he is in attendance on behalf of John Richardson, the owner of Keswick Marina. The Keswick Marina has been in existence for over 40 years and has provided an economic benefit to the area. He stated that the owner does not wish to object to the proposal, but would like to ensure that his concerns are placed on the record.

Mr. Grant stated that Mr. Richardson is concerned with traffic in the area, indicating that making a left hand turn off of Cameron Crescent to go north is difficult. He believes the proposal includes northbound and southbound left turn lanes to be constructed on The Queensway along with an eastbound left turn lane from the south leg of Cameron Crescent and hopes that there is sufficient land to accommodate these.

Mr. Grant indicated that he did notify Council earlier that traffic studies were conducted in December and March and that one should be conducted in the summer months which has now been completed, but he has not seen the results. He believes it would be difficult for the Region to approve the traffic studies when they haven't been reviewed. He continued by stating that Council should ensure what the intersection improvements will look like.

Mr. Grant stated that the proposed parking garage will be a fairly massive structure within three metres of the property line and his client is concerned with shadow casting, that most of the sheds will be in shadow by late afternoon. In addition, a lot of people spend time at the marina sitting on their boats or docks in the late afternoon and will be subjected to the noises of vehicles moving in and out of the garage, car alarms, doors closing and locking, all within 100 feet from where they will be sitting.

Mr. Grant stated that his client is also concerned with the pile driving and how it may affect the boats that will be, or already are, stored on timbers for the winter months. He understands that the pile driving is to be conducted during the winter months to alleviate some of the disruption to neighbours, but he inquired if the boats should be reinforced or taken down and stored in the parking lot across the street for the winter months to eliminate any possibility of damage occurring.

Mr. Grant stated that his client's final concern is whether the Ministry of the Environment still has input on the walkway issue. These are his clients' concerns that he would like noted for the record.

Jim Hougham, 223 Cameron Crescent, stated that the applicant has indicated that funding is available and they are wishing to proceed with the development as soon as possible, but they are already on record indicating that the development would

6. PUBLIC MEETINGS cont'd:

not be started until the road improvements have been completed and wonders if this is still the case, as Cameron Crescent is one of the road improvements to be completed.

Mr. Hougham indicated that he has concerns with the noises associated with the proposed parking garage. He stated that he doesn't know how this garage will be built, but most garages have open drains for runoff, steel deck plates for expansion joints along with speed measures such as speed bumps, all of which create noise. His property is 100 feet north of the proposed parkade location. He also mentioned that when a road is elevated such as in a parking garage, the Ministry of the Environment requires some type of sound attenuation through walls, trees, or berms, but he doesn't see that being mentioned for this parkade. He stated that with this development being a tourist-oriented site, we can expect vehicles entering and exiting the garage several times a day.

Mr. Hougham stated that pollution emitted at ground level dissipates, but when it is emitted at higher than ground level, mitigating measures are required to stop the pollution from traveling to adjacent properties. He stated that he supports Mr. Richardson's concerns regarding noise, shadow casting and the garage impact on his business. The marina patrons have historically enjoyed peace and quiet and a lake view, but they will soon be looking at a concrete wall and being subjected to the noise of vehicles inside the garage. He stated that the proposed parking garage will not enhance the vista of the lake, but will eliminate it instead.

Mr. Hougham indicated that the Keswick Secondary Plan states that there is to be no development within 15 metres of the Maskinonge River, but the proposed structure is being constructed within three metres of Mr. Richardson's property line and six metres from the Maskinonge River. The developer has advised that it is very 'green' towards the environment and should take into consideration that flora and fauna are needed around the edge of the river, rather than concrete poured directly at the water's edge. He believes the development needs to be set back 15 metres or more from the water's edge.

Mr. Mike Baskerville, Engineering Manager, explained that there has been no formal request to Council to consider traffic signals to date but staff is planning on reporting to Council to request the Region of York to approve signals. Although it may not meet the warrants, staff believes signals are required for the community and he is aware that the Region is prepared to act favourably if this Council makes a formal resolution requesting signalization.

Mr. Baskerville indicated that the Traffic Impact Study recommends that the intersection will come close to meeting the warrants.

6. PUBLIC MEETINGS cont'd:

Ms. Stone stated that she has spoken to the Chief Building Official with regard to the pile driving and discussed the need for the applicant to provide a protocol as to how they will deal with complaints that result from the pile driving. This issue will be addressed prior to the issuance of building permits. Staff also requires something in writing from the developer indicating the details of their monitoring of the neighbouring homes to date.

Mr. Blackburn explained that he had instructed the company to survey the area last summer, which was completed, and a protocol has been established with his office that requires his company to receive complaints and the surveying company will then be sent out to inspect the premises.

Mrs. Stone stated that the public walkway is proceeding as proposed and the outdoor amenity areas will be subject to the site plan agreement at the next stage of development. The developer will require further site plan approval of the walkways as they traverse through wetland and flood plains.

Mrs. Stone stated that with regard to shadow casting, the study indicates that the main impact will be at six o'clock when one or more of the boathouse structures will be in shadow. The only increase in impact will be the change from a seniors apartment to a parking garage/parkade, which is an acceptable increase or impact according to the shadow casting study.

Mr. Hougham stated that the design of the parkade and the road construction are subject to the site plan agreement. He indicated that if the road is to be constructed by 2008, an extension will be necessary to reconstruct Cameron as the intention seems to be that it will occur prior to the site development.

Mrs. Stone indicated that staff has discussed the setback from the water's edge with the Lake Simcoe Region Conservation Authority, who have indicated that they have no concerns.

Mr. Michael Smith, agent, explained that with regard to the impact of intersection improvements on Mr. Richardson's property, the engineering plan being prepared shows that the improvements will be within the existing right-of-way and will not require expropriating land from Mr. Richardson's property.

Mr. Smith indicated that with regard to shadow casting, the largest impact will be at six o'clock, but the study was conducted to look at the potential impact on residential lots also. He stated that during the summer when the sun is higher in the sky there will be less of a shadow on the marina. He stated that with regard to the setback from the Maskinonge River, the project proceeded through significant scrutiny

6. PUBLIC MEETINGS cont'd:

by the Lake Simcoe Region Conservation Authority. He noted that the initial drawing always showed the constraints required by the Authority and the building footprint conforms to the Authority's requirements.

Mrs. Stone indicated that staff has not received a written protocol with regard to boat storage and any affects the pile driving may have on it. A survey is required to ensure the pile driving will not adversely affect the boats that are stored out of the water.

Mr. Baskerville stated that if a site plan meeting was held immediately following this meeting to deal with this application, only approval in principle would be forthcoming from the site plan committee members at this time as no recommendations are prepared.

Mr. Harold Lenters, Director of Planning and Building, confirmed that all staff could provide at this time would be approval in principle. He stated that it would be appropriate for the developer to provide an analysis or assessment of the vibration level and what impact may occur through the pile driving process in order to avoid any unnecessary problems.

Mr. Blackburn stated that he is not sure what distance from the subject site the structure survey included, if it went beyond Cameron Crescent homes, but he can definitely make the results available. He noted that he has had many discussion with the construction companies and it seems that it would be possible to have closings in the spring of 2011.

Mr. Blackburn indicated that with the amendments, the pile driving is generally of the same scope as previously proposed. Depending on obtaining the necessary approvals, they are moving towards a February or March, 2009 date for the pile driving to occur and would prefer it to be completed before May.

Mr. Blackburn assured Council that the boardwalk will definitely be part of the project and will be fully accessible to the public. From his company's point of view, it is 100% in the plan.

Mr. Smith indicated that they have always maintained that the principle part of the development be approved first, then the focus is to be on the boardwalk at which time cash securities will be put up to cover construction of the boardwalk. The intention is to carry forward in the spring of 2009 through discussions with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority and perform an analysis to identify what plants, etc, are more environmentally sensitive.

6. PUBLIC MEETINGS cont'd:

Mr. Jamie Galloway stated that there are adjustments that can be made to the size of the hammer used and shrouding of the hammer, as well as the energy applied to the piles, when pile-driving. The company performing the pile driving can analyze the method of pile driving and can establish a reasonable radius based on the amount of energy going into the soil along with seismic monitoring during the process and make adjustments if the levels are higher than anticipated.

Mr. Lenters stated that the site is fairly flat in nature and the boardwalk will be designed for accessibility. He suggested that any discussions with the Authority respecting the boardwalk should occur sooner rather than later because there are Provincial issues that could potentially interfere with this proposal if there is much of a delay.

Mr. Baskerville stated that restricting the timing of the pile driving may be able to be made a condition of the site plan agreement and if it went beyond the time specified, the company would be in default of the agreement. He stated that the site plan is specific to the exterior of the property and the building itself is subject to the building permit. He would have to check with the town solicitor with regard to a conditional permit and if the Town could impose conditions respecting security and timelines.

Mr. Smith reiterated that this plan has been out and available to the public for several months. The approval in principle from the site plan committee is important from a business point of view.

Mr. Hougham stated that he has performed a search on the internet concerning pile driving and has found that companies do have the ability to put in seismic monitoring around the perimeter of a site which works to benefit the contractor and the residents by knowing the details of the driving. If damage complaints are received after the process has been completed, or during the process, they can refer to the monitoring. He inquired if this monitoring can be imposed as part of the agreement. He also mentioned that a new sonic vibrator method could be used so that less pounding would be required.

Mr. Hougham stated that the seniors building had only been proposed as a possibility, leaving an impression that it might not be included in the development at all, but now a parking garage has been proposed in its place that is a definite part of the development. He stated that at a previous meeting Mr. Blackburn had stated that no parking was proposed at this time on the site and they would have to secure parking somewhere adjacent to property and were looking at the Boston Pizza site for offsite parking at that time. He does not believe a seniors apartment can be compared to a parking garage or should be replaced by a parking garage.

6. PUBLIC MEETINGS cont'd:

Mr. Hougham indicated that at the beginning of the process, it was said that the developer would have working groups involving neighbours, and the neighbours would still like some input into the development. Additionally, the original plan indicated a staged construction and inquired if it was still to be constructed in phases, over a number of years perhaps. He also inquired who the building contractor is going to be.

Gord McLaughlin of 249 Cameron stated that the survey on the pile driving was conducted over two years ago. When the pile driving occurred across the road from his home, he could feel it inside his house. He was not aware of a parking garage proposal until three weeks ago and he has concerns with it. He will hear horns blowing every time someone locks or unlocks their vehicle, headlights will also be seen and no barriers whatsoever are proposed.

Mr. McLaughlin noticed that the road name has changed on some of the drawings and inquired if the names of roads are to be changed every time a developer is in Town. A name change works to the benefit of the developer, but not to the residents who are inconvenienced by having to change all of their paper work to reflect a new address.

Mr. John Richardson of 3 Highfield Crescent, stated that he would like to clarify a point with regard to the pile driving. He explained that when the bridge on The Queensway was reconstructed, 125 foot pilings were driven. He had put the same amount of timbers under the boats at the marina as there are now, and nailed blocks to the timbers and no problems arose. As the proposed parking garage is approximately 90 feet from the marina, which is approximately the same distance away as the bridge, he does not foresee any problems occurring as far as the pile driving is concerned.

Mr. Blackburn indicated that phasing of the development is an option when the development is built, but at this point in time financing is secured and therefore phasing is not required. He noted that if the development is constructed all at once, it would be more beneficial for the residential area surrounding the site because construction would not last as long. The contractor has not yet been finalized, but they are in the process of talking to several major contractors who are submitting budgets and schedules.

Mr. Blackburn indicated that the pile driving survey will be updated.

Mr. Lenters stated that the Town is not planning on orchestrating any working groups as the working groups would be proposed through Bright Star, the applicant's company, and it is incumbent upon them to follow up with that process.

6. PUBLIC MEETINGS cont'd:

The Town staff will deal with the site plan and the building permits, while the developer should focus on working groups. Staff would be willing to attend working groups, but will not be coordinating them.

Mrs. Stone stated that another recommendation could be added to ensure that any future meetings with regard to site plan related matters include an invitation to all interested parties.

Mr. Lenters suggested that the developer take heed of the concerns raised which are legitimate issues and concerns regarding noise and impact. He stated that there are ways to design buildings in order to reduce some of the concerns raised.

Mr. Smith stated that it is important to receive an approval in principle from the site plan committee at this time.

Mr. Lenters stated that the site plan committee could approve in principle the rendering of the plan contained in the staff report, noting that the committee will still need to approve the details of design, plans, specifications, position of building, etc. He advised that the Fire Department needs to be consulted with regard to the proposed name change and he suggested that the name change should be a distinct change, rather than a 'west' or 'east' being added to the name, in order to easily differentiate between the roads in an emergency situation.

Mr. Hougham inquired what impact the site plan agreement has on the overall development of the site. He stated that regarding the parking garage concerns, there are buildings of similar size and mass that could be swapped with the garage, or locations altered, thereby eliminating the concerns related to the parking garage. He inquired if approval in principle is given at a site plan meeting tonight, would that approval lock the buildings into their proposed locations and eliminate the chance of altering their locations at a later date.

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

RESOLUTION NO. SC-2008-0479

- A. THAT REPORT PB-2008-0118 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY CRATES LANDING (ONTARIO) GENERAL PARTNER INC. AND BROOKFIELD MILLHOUSE INC. BE APPROVED SUBJECT TO THE ZONING PROVISIONS CONTAINED IN SECTION 'D' BELOW.

6. PUBLIC MEETINGS cont'd:

- C. THAT 210 PERSONS EQUIVALENT OF WATER AND SEWER ALLOCATION BE ASSIGNED FROM THE INDUSTRIAL / COMMERCIAL / INSTITUTIONAL CATEGORY TO THE SUBJECT PROPERTY TO SERVICE THE DEVELOPMENT OF 140 HOTEL UNITS.
- D. THAT THE AMENDING BY-LAW CONTAIN THE FOLLOWING SITE SPECIFIC ZONING PROVISIONS:
- I) A HOLDING PROVISION WHICH PERMITS A MAXIMUM OF 99 RESIDENTIAL APARTMENT UNITS UNTIL SUCH TIME AS THE REGIONAL MUNICIPALITY OF YORK HAS CONFIRMED THAT THE APPLICANT HAS SUCCESSFULLY DEMONSTRATED THROUGH THE REGION'S 'SUSTAINABLE DEVELOPMENT THROUGH LEED PROGRAM' THAT A GOLD LEVEL CERTIFICATION CAN BE ACHIEVED, IN ORDER TO OBTAIN THE SERVICING CREDITS REQUIRED TO SERVICE THE REMAINING 61 APARTMENT UNITS.
 - II) THAT AN OUTDOOR PATIO AREA TO BE UTILIZED IN ASSOCIATION WITH A PROPOSED RESTAURANT USE BE PROVIDED AT BOTH GRADE AND PODIUM LEVEL WITH EACH PATIO HAVING A MINIMUM FLOOR AREA OF 100 SQUARE METRES.
 - III) THAT A MINIMUM FLOOR AREA OF 1,400 SQUARE METRES BE PROVIDED AT GRADE LEVEL AND AT THE PODIUM LEVEL FOR THE PROVISION OF RETAIL AND SERVICE COMMERCIAL USES.
 - IV) THAT THE MAXIMUM HEIGHT OF THE PARKING GARAGE WHICH EXTENDS BEYOND THE WALL OF THE HOTEL AND CONFERENCE CENTRE SHALL BE 18 METRES.
 - V) THAT THE MINIMUM FRONT YARD SETBACK SHALL BE 3 METRES FOR A PARKING GARAGE HAVING A MAXIMUM HEIGHT OF 18 METRES.
 - VI) THAT THE MAXIMUM HEIGHT OF THE PARKING GARAGE WITH A ROOF TOP TERRACE SHALL BE 18 METRES.
 - VII) THAT A HOLDING PROVISION BE INCLUDED IN THE ZONING BY-LAW, TO BE REMOVED ONCE FAVOURABLE COMMENTS HAVE BEEN RECEIVED FROM THE REGION OF YORK RESPECTING THE SIGNALIZATION OF CAMERON CRESCENT AND THE QUEENSWAY SOUTH.

6. PUBLIC MEETINGS cont'd:

- E) THAT COUNCIL SUPPORT THE SUBMISSION OF AN APPLICATION FOR THE REGION'S "SUSTAINABLE DEVELOPMENT THROUGH LEED BONUSING PROGRAM" AND THAT THE REGION OF YORK BE REQUESTED TO EXPEDITE THEIR REVIEW OF THIS APPLICATION.
- F) THAT THE APPLICANT PROVIDE AN UPDATED SURVEY OF SURROUNDING PROPERTIES INCLUDING THE KESWICK MARINA PROPERTY WITH RESPECT TO THE POTENTIAL IMPACTS OF THE PILE DRIVING ASPECT OF THE PROPOSAL.
- G) THAT ALL INTERESTED PARTIES BE INVITED TO ATTEND ANY FUTURE SITE PLAN MEETINGS THAT MAY BE HELD.
- H) THAT THE PROPOSED DESIGN OF THE PARKING GARAGE BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE SITE PLAN REVIEW COMMITTEE AND THAT ALL INTERESTED PARTIES BE INVITED TO ATTEND THE SITE PLAN REVIEW COMMITTEE MEETING.
- I) THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BY-LAW.
- J) THE TOWN OF GEORGINA SUPPORTS THE SIGNALIZATION OF THE INTERSECTION OF THE QUEENSWAY SOUTH AND THE SOUTH LEG OF CAMERON CRESCENT AND REQUEST THE REGION OF YORK APPROVE THE INSTALLATION OF TRAFFIC SIGNALS AT THE EXPENSE OF THE PROPONENT, CRATES LANDING (ONTARIO) GENERAL PARTNER INC. AND BROOKFIELD MILLHOUSE INC.
- K) THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2008-0118 AND COUNCIL'S RESOLUTION THEREON TO THE COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES FOR THE REGIONAL MUNICIPALITY OF YORK.

Carried.....

6. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-law be given three readings:

By-law Number 2008-0120 (COU-2)

Being a by-law to confirm the proceedings of Council.

Carried.....

7. ADJOURNMENT:

Moved by Councillor Jordan

Seconded by Councillor Hackenbrook

That the meeting adjourn at this time (9:17 p.m.)

Carried.....

Robert Grossi, Mayor

Kathleen Foster, Deputy Clerk