

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Tuesday, October 11, 2011
(7:10 p.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi	Regional Councillor Wheeler
Councillor Craig (arrived at 7:28 p.m.)	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

The Council Members were made aware of a number of community events taking place.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum items were identified as part of the agenda:

- 4.1 Draft motion requesting the Region of York to hold a public information session in Georgina regarding the Upper York Sewage System under Other Business, Item No. 23
- 4.2 An additional Closed Session item regarding an identifiable individual, legal services, Item No. 24 (iii)
- 4.3 Elevation/Site Plan Drawings regarding Item No. 14.1.1
- 4.4 Letter of support from the Economic Development Department regarding Item No. 14.1.1
- 4.5 Removal of Item No. 12.1 from the agenda

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS cont'd:

- 4.6 Construction of a sidewalk along Station Road in Pefferlaw under Other Business
- 4.7 Construction of a walking bridge at the end of Pete's Lane under Other Business
- 4.8 Update regarding the repairs to the Mossington Bridge under Other Business

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0455

THAT THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 DRAFT MOTION REQUESTING THE REGION OF YORK TO HOLD A PUBLIC INFORMATION SESSION IN GEORGINA REGARDING THE UPPER YORK SEWAGE SYSTEM UNDER OTHER BUSINESS, ITEM NO. 23
- 5.2 AN ADDITIONAL CLOSED SESSION ITEM REGARDING AN IDENTIFIABLE INDIVIDUAL, LEGAL SERVICES, ITEM NO. 24 (III)
- 5.3 ELEVATION/SITE PLAN DRAWINGS REGARDING ITEM NO. 14.1.1
- 5.4 LETTER OF SUPPORT FROM THE ECONOMIC DEVELOPMENT DEPARTMENT REGARDING ITEM NO. 14.1.1
- 5.5 REMOVAL OF ITEM NO. 12.1 FROM THE AGENDA
- 5.6 CONSTRUCTION OF A SIDEWALK ALONG STATION ROAD IN PEFFERLAW UNDER OTHER BUSINESS
- 5.7 CONSTRUCTION OF A WALKING BRIDGE AT THE END OF PETE'S LANE UNDER OTHER BUSINESS
- 5.8 UPDATE REGARDING THE REPAIRS TO THE MOSSINGTON BRIDGE UNDER OTHER BUSINESS

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0456

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON SEPTEMBER 26, 2011, BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2011-0457

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON OCTOBER 3, 2011, BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

None.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 14.1.1, Report No. PB-2011-0094 entitled 'Application to Amend the Keswick Secondary Plan and Revised Application to Amend Zoning By-law 500, Torkes Developments Inc.'
- 9.2 Item No. 15.2, various matters for disposition
- 9.3 Item No. 17.2.2, Report No. EPW-2011-0040 entitled 'Designation of Fire Route, Sutton Youth Shelter, formerly St. Bernadette Catholic Elementary School'
- 9.4 Item No. 20, various by-laws

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Davison

Seconded by Regional Councillor Wheeler

That the following recommendations respecting the matters listed as 'Items Not Requiring Separate Discussion' be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

17.1 Recommendations from the Committee of the Whole Meeting held on October 3, 2011:

RESOLUTION NO. C-2011-0458

- 17.1.1 A. THAT REPORT PB-2011-0092 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL SUPPORT THE DRAFT NATURAL HERITAGE TRAILS CONCEPT STUDY PREPARED BY YORK REGION PROVIDED THAT THE REGION ENSURES CONNECTIONS BETWEEN SETTLEMENT AREAS, NATURAL HERITAGE FEATURES, AREAS ADJACENT TO LAKE SIMCOE AND NEIGHBOURING MUNICIPALITIES AS SHOWN ON SCHEDULE '1' PAGE 8 OF REPORT PB-2011-0092.
- C. THAT TOWN STAFF FROM THE PLANNING DIVISION AND RECREATION, PARKS AND CULTURE DEPARTMENT CONTINUE TO PARTICIPATE IN THE DEVELOPMENT AND IMPLEMENTATION OF THE NATURAL HERITAGE TRAILS CONCEPT STUDY WITH YORK REGION.
- D. THAT THE CLERK FORWARD A COPY OF REPORT PB-2011-0082 TO YORK REGION LONG RANGE AND STRATEGIC PLANNING DEPARTMENT.

RESOLUTION NO. C-2011-0459

- 17.1.2 1. THAT REPORT NO. EPW-2011-0038 BE RECEIVED FOR INFORMATION.
2. THAT A BYLAW BE PASSED TO AMEND THE TRAFFIC AND PARKING CONTROL BY-LAW TO PROHIBIT PARKING ON THE WEST SIDE OF FIRST AVENUE FROM OLD HOMESTEAD ROAD TO A POINT 65 METRES NORTH OF OLD HOMESTEAD ROAD.

RESOLUTION NO. C-2011-0460

- 17.1.3 1. THAT REPORT DAS-2011-0054 REGARDING PROPERTIES TO BE SOLD FOR NON-PAYMENT OF PROPERTY TAXES - 2011 BE RECEIVED; AND

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

2. THAT COUNCIL BE APPRISED THAT IT IS THE INTENT OF THE DIRECTOR OF ADMINISTRATIVE SERVICES/TREASURER TO SELL NINETEEN (19) PROPERTIES FOR NON-PAYMENT OF PROPERTY TAXES IN ACCORDANCE WITH THE TOWN'S POLICIES AND PART XI OF *THE MUNICIPAL ACT*.

RESOLUTION NO. C-2011-0461

- 17.1.4 THAT COUNCIL RECEIVE THE DEPUTATION MADE BY JAMES CHRISTIE, THAT COUNCIL ENDORSE THE PETITION SUPPORTING THE RECOMMENDATION TO PETITION THE LEGISLATIVE ASSEMBLY OF ONTARIO TO REQUEST THE MINISTER OF HEALTH TO DIRECT THE ONTARIO PUBLIC HEALTH SYSTEM AND OHIP TO INCLUDE ALL CURRENTLY AVAILABLE AND SCIENTIFICALLY VERITIFIED TESTS FOR ACUTE AND CHRONIC LYME DIAGNOSIS, TO DO EVERYTHING NECESSARY TO CREATE PUBLIC AWARENESS OF LYME DISEASE IN ONTARIO AND TO HAVE INTERNATIONALLY DEVELOPED DIAGNOSTIC AND SUCCESSFUL TREATMENT PROTOCOLS AVAILABLE TO PATIENTS AND PHYSICIANS, AND THAT THIS MOTION AND PETITION BE FORWARDED TO THE REGION OF YORK REQUESTING ENDORSEMENT BY REGIONAL COUNCIL.

RESOLUTION NO. C-2011-0462

- 17.1.5 A. THAT REPORT PB-2011-0087 AND DEPUTATIONS MADE BY MICHAEL SMITH OF MICHAEL SMITH PLANNING CONSULTANTS, AGENT FOR THE APPLICANT, BRUCE JOHNSON OF COSBURN GIBERSON PRESENTING THE URBAN DESIGN REPORT AND BOYD MONTGOMERY OF JOHN G. WILLIAMS ARCHITECTS PRESENTING THE ARCHITECTURAL DESIGN REPORT FOR THE CHRISTINA HOMES SUBDIVISION BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL APPROVE THE URBAN DESIGN REPORT PREPARED BY COSBURN GIBERSON LANDSCAPE ARCHITECTS ENTITLED "PARKS AND STREETScape CONCEPTUAL PLAN AND URBAN DESIGN" DATED MARCH 2011, IN ORDER TO SATISFY DRAFT CONDITION NO. 33 OF THE CONSOLIDATED DRAFT PLANS OF SUBDIVISION 19T-95082 AND 19T-95084; AND

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

- C. THAT COUNCIL APPROVE THE ARCHITECTURAL DESIGN GUIDELINES PREPARED BY JOHN G. WILLIAMS LIMITED, ARCHITECT DATED SEPTEMBER 20, 2011, IN ORDER TO SATISFY DRAFT CONDITION NO. 34 OF THE CONSOLIDATED DRAFT PLANS OF SUBDIVISION 19T-95082 AND 19T-95084.

RESOLUTION NO. C-2011-0463

- 17.1.6 A. THAT REPORT NO. PB-2011-0088 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL APPROVE THE PROPOSED MODIFICATION TO ELIGIBILITY CRITERIA NO. 2 OF THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM AS DISCUSSED IN SECTION 4 OF REPORT NO. PB-2011-0087;
- C. THAT THE KESWICK ALLOCATION ASSIGNMENT PROGRAM BE COMMENCED LATER IN THE FALL OF 2011 OR WINTER 2011/12.
- D. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2011-0088 TO SHU HE, SENIOR PROJECT MANAGER, YORK REGION ENVIRONMENTAL SERVICES DEPARTMENT AND TO HEATHER KONEFAT, DIRECTOR, COMMUNITY PLANNING, YORK REGION PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

RESOLUTION NO. C-2011-0464

- 17.1.7 1. THAT COUNCIL RECEIVE REPORT NO. DAS-2011-0056 REGARDING A COMMUNICATIONS AUDIT AT THE TOWN OF GEORGINA.
2. THAT COUNCIL AUTHORIZE STAFF TO COMMISSION A CONSULTANT THROUGH A REQUEST FOR PROPOSAL PROCESS TO CONDUCT AN AUDIT OF INTERNAL AND EXTERNAL COMMUNICATION PRACTICES AND INITIATIVES AT THE TOWN OF GEORGINA AND TO PROVIDE RECOMMENDATIONS FOR A COMMUNICATIONS STRATEGY FOR 2012.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

3. THAT COUNCIL ESTABLISH A COMMUNICATIONS STEERING COMMITTEE THAT WILL DEVELOP A REQUEST FOR PROPOSAL FOR A COMMUNICATIONS AUDIT AND WILL LIAISE WITH THE CONSULTANT DURING THE AUDIT PROCESS.
4. THAT COUNCIL AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER TO APPOINT ADDITIONAL STAFF FROM ACROSS THE CORPORATION TO THE COMMUNICATIONS STEERING COMMITTEE.

RESOLUTION NO. C-2011-0465

- 17.1.8 THAT TOWN COUNCIL GRANT PERMISSION TO TEMPORARILY CLOSE THE NECESSARY ROADS ON SATURDAY, DECEMBER 3RD, 2011, FROM 5:00 P.M. DURING THE ANNUAL SUTTON SANTA CLAUS PARADE OF LIGHTS, NAMELY MEADOWLEA BLVD., SUNNIDALE BLVD., GREW BLVD., LORNE AVENUE AND SNOOKS ROAD, AND THAT THE REGION BE RESPECTFULLY REQUESTED TO TEMPORARILY CLOSE PORTIONS OF LAKE DRIVE, DALTON ROAD AND HIGH STREET FOR THE EVENT AND THAT THE LOCAL EMERGENCY SERVICES BE SO ADVISED.

RESOLUTION NO. C-2011-0466

- 17.1.9 THAT CORRESPONDENCE FROM MICHELE VANDENTILLAART, COMMITTEE SECRETARY, GEORGINA EQUITY AND DIVERSITY ADVISORY COMMITTEE (GEDAC), REQUESTING APPOINTMENT OF A NEW REPRESENTATIVE FOR SANDGATE WOMEN'S SHELTER ON THE COMMITTEE DUE TO A RESIGNATION, BE RECEIVED AND THAT TOWN COUNCIL CONFIRM THE APPOINTMENT OF SARAH MACLEOD AS THIS NEW REPRESENTATIVE.

RESOLUTION NO. C-2011-0467

- 17.1.10 THAT THE CHIEF ADMINISTRATIVE OFFICER DEAL WITH THE PERSONAL MATTER AND PROCEED WITH THE CHIEF ADMINISTRATIVE OFFICER SELECTION PROCESS.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.2 Reports from the Engineering and Public Works Department:

17.2.1 Road Widening Dedication
Part Lot 10, Concession1 (G), Part 3 on Plan 65R-1380
Old Shiloh Road

Report No. EPW-2011-0039

RESOLUTION NO. C-2011-0468

1. THAT REPORT EPW-2011-0039 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO DEDICATE THAT PART OF LOT 10, CONCESSION 1 (G) DESIGNATED AS PART 3 ON PLAN OF SURVEY 65R-1380 AS PUBLIC HIGHWAY AND FORMING PART OF OLD SHILOH ROAD.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

12.1 Paul Mifsud, Stephen Scruton and George Stizinski respecting the damaged state of the Young's Harbour Park and requesting guidance to remedy the situation.

This item has been removed from the agenda at this time. Staff is in discussions with the individuals to assist in formulating a plan for the park to present to Council at a later date.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Reports from the Engineering and Public Works Department:

17.2.2 Designation of Fire Route
Sutton Youth Shelter, formerly St. Bernadette Catholic
Elementary School, 20898 Dalton Road, Sutton

Report No. EPW-2011-0040

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0469

1. THAT REPORT NO. EPW-2011-0040 BE RECEIVED FOR INFORMATION.
2. THAT PAGE 7 OF SCHEDULE "X" OF BY-LAW NO. 2002-0046 (TR-1) BE AMENDED TO ESTABLISH A DESIGNATED FIRE ROUTE AT THE SUTTON YOUTH CENTRE LOCATED AT 20898 DALTON ROAD IN SUTTON.

Carried.....

15. COMMUNICATIONS:

15.1 Matters for Routine:

15.2 Matters for Disposition:

15.2.1 John Stager, Chief Drinking Water Inspector/Assistant Deputy Minister, Ministry of the Environment, congratulating the Town on receiving its Municipal Drinking Water License, Drinking Water Works Permit and Accreditation of its operating authority.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0470

THAT CORRESPONDENCE FROM JOHN STAGER, CHIEF DRINKING WATER INSPECTOR/ASSISTANT DEPUTY MINISTER, MINISTRY OF THE ENVIRONMENT, CONGRATULATING THE TOWN ON RECEIVING ITS

15. COMMUNICATIONS cont'd:

MUNICIPAL DRINKING WATER LICENSE, DRINKING WATER WORKS PERMIT AND ACCREDITATION OF ITS OPERATING AUTHORITY BE RECEIVED AND THAT STAFF BE CONGRATULATED FOR ITS EFFORTS TOWARDS THIS END.

Carried.....

- 15.2.2 Daniele Zanotti, CEO, United Way of York Region, requesting Council fly the United Way flag on the Civic Centre grounds from October 24 to November 6 during the Town's two-week employee campaign.

Moved by Councillor Szollosy

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0471

THAT TOWN COUNCIL ENDORSE THE UNITED WAY TWO-WEEK TOWN OF GEORGINA EMPLOYEE CAMPAIGN FROM OCTOBER 24 TO NOVEMBER 6, 2011, AND THAT THE UNITED WAY FLAG BE FLOWN DURING THE CAMPAIGN.

Carried.....

- 15.2.3 Grace Pasceri, Project Planning and Implementation, SkyPower Limited, providing information respecting the proposed SkyPower Solar Projects.

Harold Lenters, Director of Planning and Building, are satisfied with the responses to Council's and staff's questions. He suggested that this issue be referred back to staff at this time.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0472

THAT CORRESPONDENCE FROM GRACE PASCERI, PROJECT PLANNING AND IMPLEMENTATION, SKYPOWER LIMITED, PROVIDING INFORMATION RESPECTING THE PROPOSED SKYPOWER SOLAR PROJECTS BE RECEIVED

Carried.....

Councillor Craig arrived at 7:28 p.m

15. COMMUNICATIONS cont'd:

- 15.2.4 Andrew Murie, CEO, MADD Canada, Sie Mee Cheng, Executive Director, Ontario Public Health Association and Dr. Catherine Zahn, President and CEO, Centre for Addiction and Mental Health, requesting Council to oppose any plan to allow the sale of liquor, beer or wine at convenience stores.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0473

THAT CORRESPONDENCE FROM ANDREW MURIE, CEO, MADD CANADA, SIE MEE CHENG, EXECUTIVE DIRECTOR, ONTARIO PUBLIC HEALTH ASSOCIATION AND DR. CATHERINE ZAHN, PRESIDENT AND CEO, CENTRE FOR ADDICTION AND MENTAL HEALTH, REQUESTING COUNCIL TO OPPOSE ANY PLAN TO ALLOW THE SALE OF LIQUOR, BEER OR WINE AT CONVENIENCE STORES BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER TO DETERMINE WHAT POSITION OTHER MUNICIPALITIES HAVE TAKEN AND TO PREPARE A FORMAL RESOLUTION FOR COUNCIL'S ENDORSEMENT AT THE NEXT COMMITTEE OF THE WHOLE MEETING.

Carried.....

14. PUBLIC MEETINGS:14.1 Statutory Public Meeting:

(7:30 p.m.)

- 14.1.1 Application to Amend the Keswick Secondary Plan and Revised Application to Amend Zoning By-law 500
TORKES DEVELOPMENTS INC.
Part Lot 8, Lots 9, 10 & 11, Reg'd Plan 225 and Parts 1,2,3,
65R-1967, Part Lot 14, Concession 3 (NG),
15 & 17 The Queensway South, Keswick
AGENT: SHS Consulting Inc.

Report No. PB-2011-0094

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

14. PUBLIC MEETINGS cont'd:

Ed Starr of SHS Consulting Inc. stated that they have been working with the applicant and the Region on this proposal. He stated that he will provide a summary of the proposal along with the background rationale of why they think it is an important project for Georgina and will comment on the variances being sought. He advised that Sylvia Patterson from the Region is in attendance, as well as Tony Mauro, the developer, a representative of Cole Engineering and a representative of the Architectural firm.

Mr. Starr explained that the subject property was the location of a previous proposal for a 51 unit condominium which was approved two or three years ago, but the owner made the decision not to proceed. Through a power point presentation, he provided a slide showing the elevation of the current proposal as compared to the previous proposal. The new proposal is six stories as opposed to the original five stories. He advised that because it would be an affordable housing project, the units are modest in size although the density is not much different than the previous condominium proposal.

Mr. Starr explained that the applicant has over 25 years of experience with residential, commercial and industrial developments and the project architect's firm has been in business since 1961 and has experience in a variety of building types, including residential, retail, institutional and industrial work. He explained that as of the fall of 2010, the vacancy rate in York Region was 1.8% and the average rent was \$1,009. He stated that there is a long social housing waiting list, with over 8,000 applicants in York Region, 1,336 of those applicants from Georgina, and many of those on the waiting list have been waiting since 1992 and many are low income families. He explained that some low income families earn less than \$35,000 annually and 48% of tenants spend more than 30% of their income on shelter costs, which is the highest in the Greater Toronto Area.

Mr. Starr explained that the Provincial Policy Statement requires municipalities to direct land use to achieve efficient development and land use patterns. The proposed project is located in a settlement area and as such is intended to be the focus of growth, vitality and regeneration. The Provincial Policy Statement promotes intensification and requires the provision of a range of housing types and densities. He explained that the Places to Grow Plan requires a significant portion of new growth to be in built-up areas through intensification, developing complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services, thereby avoiding urban sprawl.

Mr. Starr advised that the York Region Official Plan requires 25% of new housing to be affordable and distributed within each local municipality, while the Georgina Official Plan aims to support and strengthen The Queensway Corridor as an area of higher density, mixed-use development with an adequate housing supply by

14. PUBLIC MEETINGS cont'd:

encouraging the provision of affordable housing opportunities and encouraging infilling and intensification through development of vacant or under-utilized lands or redevelopment of existing buildings.

Mr. Starr stated that the proposal would provide much-needed affordable housing for singles, seniors and families, an increased market for the existing business community, would be a complementary use to the personal service shops and medical facilities, would have access to public transit and the existing seniors development in the immediate area, and it is supported by both the Town's Planning Department and Economic Development Office.

Mr. Starr stated that the applicant is seeking an amendment to the Town's Official Plan with regard to the maximum unit density. The smaller sized units increased the number of units from the previously approved condominium development from 51 to 97, but the change in the overall square footage is minimal at 228 square metres. The unit count was raised well above the permitted number of units per hectare.

Mr. Starr stated that the total number of bedrooms only increased from 112 to 114, plus five bachelor units. The applicant is requesting to rezone the property from C1-1 to R3, medium density urban residential, which is suitable for a downtown location. The applicant is also requesting that parking spaces be allowed to conform to the Public School Standard of 2.75 x 5.7 metres to allow for a more efficient use of space. He stated that reducing the ratio of parking spaces from 1.75 to 1.0 is appropriate due to the downtown location and lower vehicle ownership of tenants. He explained that because the project would be affordable housing, the vehicle ownership pattern is much lower than in a condominium development. Reducing the required parking spaces and resulting parking area from 10,635 square metres to 6,090 square metres would provide more efficient use of land and reduce impacts on adjacent uses, as would the reduction of the minimum required setbacks.

In summary, Mr. Starr stated that the proposal is a 97 unit affordable housing unit, one storey higher than the previously approved condominium proposal, which is greatly needed in Georgina and in Region of York. He referred to colour renderings of the proposed site plan setting out the proposed location of the building and parking, the hill at the rear of the site and the layout of the building on the site, the layout of the floor plan on level 1 and the modestly sized units in the building. He noted that the subject property was selected from a region-wide competition for affordable housing development.

14. PUBLIC MEETINGS cont'd:

Barbara Mugabe, Planner, stated that the proponent is requesting to amend the Keswick Secondary Plan to allow an increase in the maximum permitted density from 100 to 160 units per net residential hectare to facilitate the development of a six storey, 97-unit affordable rental apartment building. A revised zoning amendment application has also been submitted to implement the proposed residential development with no commercial floor space.

Ms. Mugabe explained that with regard to the height of the proposed development, the six storey building will have a height of 16.6 metres to the top of the roof and 19.3 metres to the top of the mechanical room, while the decorative feature adds an additional height of 7.56 metres. As the proposed height exceeds the maximum height of 18 metres, the amendment to the Keswick Secondary Plan is required. She noted that this was also the case with the previously approved condominium building. Staff feels that the intent of the Plan is being maintained, but it would be reasonable to include a site specific amendment to address the height issue.

Ms. Mugabe indicated that with respect to the density of the proposal, there are no issues with respect to the maximum permitted floor area ratio. She noted that the proposed layout and design are very similar to what was previously approved. The increase of units from 51 to 97 has an impact on the density issue, as 97 units translates to 160 units per hectare. An Official Plan Amendment is required to address the density issue. Affordable housing deals with smaller units and it is reasonable to allow the increased density subject to appropriate parking being provided.

Ms. Mugabe stated that a traffic impact and parking study has been given a preliminary review but seems reasonable. It still requires a functional plan review with respect to such issues as driveway locations, intersections and driveways located on the opposite side of the road with regard to impacts. Staff is anticipating a full report from the consultant at the end of next week and staff will then report back to Council.

Dan Gunn of 191 Church Street stated that he also represents the owners of 193, 199, 198, 187 and 192 Church Street. He explained that in 2007, a five-storey, 51-unit building was approved, while this new proposal is almost double that amount of units. He stated that the subject property is designated Towns and Villages in the Provincial Greenbelt Plan, but is governed by the Keswick Secondary Plan which was in place prior to the Greenbelt Plan taking force and effect. Therefore, the zoning by-law has been in place longer and should take precedence.

Mr. Gunn stated that the tallest building in Keswick is four stories and the proposal is requesting a nil front yard setback. The proposed building looks nothing like any of the two-storey buildings that would surround it, is unattractive and looks more like an institution than an apartment building in the renderings. He stated that according to

14. PUBLIC MEETINGS cont'd:

the Keswick Secondary Plan, development should enhance the established community and be able to coexist with the existing buildings and uses without causing adverse impact on surrounding properties. He stated that his and other resident's concerns were not addressed to their satisfaction.

Mr. Gunn stated that with regard to traffic, peak traffic hours in Keswick start earlier than 7:00 a.m. and go later than 6:00 p.m. and he has seen traffic on Church Street backed up more than 11.4 metres at the 4-way stop at Church Street. The Queensway and this busy corner will be even more congested with traffic generated from the proposed development.

Mr. Gunn mentioned loss of lake view and reduction in property values. Residents want a rural setting but a six storey building is not rural in nature. He stated that he does not believe the residents want an unsuitable, overpowering building as the focal point in the oldest uptown part of Keswick. He suggested that staff take a good look at the site, noting that the hill can be treacherous in the winter months. He pointed out that property zoning is meant to protect people and neighbourhoods.

Steve Peters of 5 Medina Square suggested that staff may want to verify the parking ratio 1.75 to 1 as he believes that the car ratio may be higher at senior's buildings.

Rene Blake of 64 The Queensway North agrees with the previous speaker that the proposed building is very large for the lot and would look overpowering. Her biggest concern is the change from a development for seniors to a development for low income families and singles. She stated that there is a great need for seniors housing and she is aware that there is a seven-year waiting list for Keswick Gardens. She mentioned that seniors require less parking that families do.

Harold Lenters, Director of Planning and Building, stated that municipalities cannot legislate the use of a building by age or sex, but that seniors' needs will be addressed in the community, along with families in need.

Ms. Blake advised that the Keswick Gardens development is occupied strictly by seniors and a minimum age is required to become a resident, so he believes that this should be able to be duplicated elsewhere within the Town. He also noted that activities are usually provided and geared towards seniors in seniors building and that this probably wouldn't be the case if the development was a mixed-use facility.

Mr. Lenters indicated that he will inquire with the Region with regard to how they restrict the residents in senior's building to just seniors.

14. PUBLIC MEETINGS cont'd:

Mario Martignani stated that he represents 1088221 Ontario Limited and is the owner of 14 The Queensway South. He stated that the subject land has been vacant for several years and is unused. He explained that the Uptown Keswick Business Association is a unique area with parking issues and fire hydrants in front of buildings. It has been convenient for the customers of the local businesses to park their vehicles on the east side of The Queensway South, in front of the subject property which is across the road from quite a few of the local businesses, as there is no parking restriction in place at this time. He explained that in the former design, most of the entrance was at the rear of the building, but this current site plan indicates the entrance at the front of the property. He noted that from reviewing Schedule 4, page 1 of the report, he is not sure how residents will maneuver their vehicles into the back parking lot.

Staff noted that issues such as architectural detail, parking and garbage will be discussed at the site plan stage.

Mr. Martignani stated that he believes the proposed development would be good for the community, although it does seem extremely large. His concern is for the current businesses in the area and how this development may affect them. He is more than happy to see development commence.

Michael Mendonca stated that he owns the Stretch Thrift store at 6 The Queensway South, which is across the street from the subject property. He has no objections and believes the community would welcome affordable housing. He suggested that the developer consider adding a small commercial component to the development to maintain the commercial feel of the area.

Maureen Wilcox of 143 Church Street inquired if 'affordable housing' is the same as 'subsidized housing' because she is concerned that the development should consist of a variety of housing types, rather than just low income or subsidized housing. She also suggested that the building be one or two stories high rather than the six stories as proposed, so that it would be more aesthetically pleasing and would look more similar to the existing buildings in the area.

Sylvia Patterson, General Manager, Housing Services Branch for York Region, explained that the subject property is part of the Canada-Ontario Affordable Housing Program. The Region has received a commitment for provincial funding, along with funding committed by Regional Council. She explained that not all rent will be geared to income, as the Region believes that healthy communities are mixed communities. The proposed development will contain predominantly seniors or older adults, along with some disabled residents and older couples. There may be a couple of small families in residence and the Region may partner with a community agency, but the fact that it will be affordable housing will be largely invisible to the community.

14. PUBLIC MEETINGS cont'd:

Ms. Patterson explained that the proposal is a relatively small family building in comparison to other developments of this nature throughout the Region. She indicated that the waiting lists for seniors housing are very long but believes this development will house a broader group than just seniors.

Ms. Patterson stated that the Keswick Gardens property is at a 1-1.4 ratio, just over one parking space per unit, whereas the Church Street apartment building is at a 1-0.77 ratio. She noted that these buildings have a higher proportion of seniors in them, and the typical experience is that the parking is not fully utilized. She noted that transit is also moving forward and over time we will see less dependence on cars.

Ms. Patterson explained that the Region rental structure is 60% rent geared to income. It typically charges 80% of the average market rent.

Lisa Taylor of 8 Circle Ridge Drive stated that she agrees with Mr. Gunn, believing the proposed building to be too large. She does not understand why it is proposed as six stories. She agrees that there is a need for housing, especially for seniors, but she stated that a four-storey building would tie-in with other buildings in the area. She advised that she is concerned with the parking and the hill at the rear of the building and inquired if it is proposed to be a two-storey parking area or one level with underground parking. She also inquired if part of the hill is to remain or if a retaining wall will be constructed, and whether or not the existing trees will be removed. She suggested that there may be a lot of safety issues connected to the removal of the hill.

Mr. Starr stated that the average rent stated in his presentation is just an average, that the rent will be approximately 80% of the average rent for a one-bedroom apartment in the Keswick area, or approximately \$700 per month.

Ms. Patterson explained that when the Region builds a building, they build fully accessible units, noting that the Building Code requires a certain number of units to be fully accessible. It will be a fully accessible building for residents and visitors. The Region may go beyond or make more particular adjustments to meet particular needs such as a visual alarming system, but that modified units tend to require subsidy. She stated that Regional Council approves a targeting plan for a building and unless it is reconsidered at a later date, that initial approval would be upheld. The Region would anticipate a certain income stream at 40% rent geared to income (RGI).

Ms. Patterson stated that the size of the units in the proposed building are comparable to the Keswick Gardens unit sizes.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe indicated that there will be 97 units and 115 parking spaces proposed, includes visitor spaces.

Mr. Lenters advised that the parking space requirement for apartment buildings has been the same since the late 1970's and has not been amended since that time because Georgina has not had any major apartment buildings proposed over the last 20 years. It is a relatively old standard that the Town has adopted to apply to all types of multi-unit buildings and the issue at hand is the nature of the use and the proposal for a style of development that is not going to generate the same need for parking as a regular apartment building would. The traffic study indicates parking of slightly over one space per unit as being reasonable. He has heard and seen that ratio elsewhere and it seems to be a reasonable standard to adopt for this development, taking into consideration the function, nature and style of the building. He noted that unfortunately, long term care residents do not receive a lot of visitors. He also noted that all issues surrounding the parking layout will be reviewed, but he believes that the proposed reduced parking space ratio of 1.0 per unit would be reasonable given the proposed use in general.

Mr. Lenters stated that if the proposed parking space ratio is appropriate, there will not be a spillage affect of residents or visitors parking on the road and taking up the business parking. He also noted that the building most likely will not be as overbearing as the renderings perceive it to be.

Mr. Lenters explained that this site is a challenge with regard to design issues and there is a considerable cost involved in designing and building around the hill.

Tony Mauro, developer, showed a rendering of the proposed building, indicating that the grade difference between The Queensway to the residents' homes above is 8 metres. There will be a small retaining wall to minimize the slope and a parking structure will be built into the hill and will serve as a retaining wall as well. The parking structure will consist of a platform with parking above and below the platform. The parking spaces at the front of the proposal will be 3 x 5.7 metres, while it is the rear spaces that need to be reduced.

Mr. Martignani inquired if the development will be available to just Georgina residents and Ms. Patterson indicated that the development will be open to all who qualify for the program.

Mr. Martignani stated that it is his opinion that there is no better neighbor than York Region Housing. They have a great record of maintenance and cleanliness and the tenants enjoy living there. They will take care of the property and the Region will resolve whatever issue arise.

14. PUBLIC MEETINGS cont'd:

Betty Guttormson, Chair of the Uptown Keswick Business Association, stated that she owns 204 Simcoe Street known as the Simcoe Mews Plaza. The Association is generally in favour of the project but have concerns and several of them have already been mentioned. Their concerns centre around what will happen during the construction phase, parking issues and softening of the façade of the building. The Association is glad to hear that there will be guest parking included on the site and is hopeful that the project will take place. The subject property has been vacant for a long time and the local businesses need an influx of customers. The local merchants have been struggling for awhile to keep the north Keswick area viable and are very much in support of the project proceeding.

Ms. Patterson cannot disclose the cost per unit at this time as it has not yet been determined. In reply to an inquiry, she advised that there are other communities within York Region that would lobby for regional and provincial dollars for a project such as this if it is not approved for Georgina.

Ms. Patterson advised that there is a distinct advantage to moving quickly, as there is new provincial money available that the Region may be able to use in the community if the Region is in a substantial position to move forward in the spring of 2012.

Mr. Lenters indicated that approvals can definitely be in place by the spring of 2012 and that staff is intending to bring a report before Council next month concerning this application.

Mr. Mauro stated that he will work with Town staff and Council on this development to ensure that it fits in with the property and the area, and will provide better elevations for discussions at the site plan stage.

Mr. Lenters indicated that soil tests will have to take place before construction begins and can be a condition of site plan approval.

Mr. Mauro indicated that considering the amount of material that would be removed from the site, it would make sense to take that material to a licensed dump site under supervision of an environmental consultant. Before the site was turned over to the Region, a certificate from the Ministry would be required. He also advised that only the site, and not the road, will be occupied during construction. There will be unavoidable disturbances, but they will be as accommodating as possible.

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Craig

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0474

A. THAT REPORT PB-2011-0094 BE RECEIVED AS INFORMATION.

B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING:

- (I) THE RECEIPT AND ASSESSMENT OF ALL COMMENTS, AND THE APPLICANT ADDRESSING ALL OUTSTANDING ISSUES, QUESTIONS, AND CONCERNS.
- (II) A PEER REVIEW OF SUBMITTED TRAFFIC IMPACT AND PARKING STUDY UPDATE, AND STAFF COMPLETION OF THEIR REVIEW AND ASSESSMENT OF THE PROPOSED DEVELOPMENT.

Carried.....

The Council Meeting recessed at 8:58 p.m. and resumed at 9:08 p.m.

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:19.1 Upper York Sewage Solution

Bob Magloughlen, Chief Administrative Officer, explained that an environmental assessment was conducted to look at ways to service the East Gwillimbury area as well as the north end of Newmarket and discharge to Lake Simcoe was the preferred solution. Georgina Council requested that a third public meeting be held in Georgina but this request was refused on the basis that the Region does not feel it is necessary. An Individual Environmental Assessment is being conducted which is the highest level of EA, noting that most EA's are a Municipal Engineer Class EA. Individual EA's are required to look at all options and this EA will not be completed for another six months.

19. REGIONAL BUSINESS cont'd:

Moved by Councillor Craig

seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0475

WHEREAS CONTRARY TO THE WATER AND WASTEWATER MASTER PLAN, THE PREFERRED ALTERNATIVE FOR THE UPPER YORK SEWAGE SYSTEM IS A SEWAGE TREATMENT PLANT DISCHARGING TO LAKE SIMCOE:

AND WHEREAS THE RESIDENTS OF GEORGINA OBTAIN THEIR DRINKING WATER FROM THE LAKE AND USE THE LAKE FOR SWIMMING AND BOATING;

AND WHEREAS RESIDENTS HAVE CONCERNS ABOUT THE PROSPECT OF A NEW LARGE SEWAGE TREATMENT PLANT DISCHARGING TO LAKE SIMCOE;

AND WHEREAS PUBLIC INFORMATION CENTRES HAVE BEEN HELD IN THE TOWNS OF AURORA AND EAST GWILLIMBURY BUT NOT IN THE TOWN OF GEORGINA NOTWITHSTANDING THE FACT THAT SUCH A PLANT HAS GREATER IMPACT ON THE RESIDENTS OF GEORGINA AS COMPARED TO RESIDENTS OF AURORA;

AND WHEREAS THE REGION OF YORK HAS DENIED THE TOWN'S REQUEST OF JULY 26, 2011 TO HOLD A PUBLIC MEETING WITHIN THE TOWN OF GEORGINA TO PRESENT DETAILS OF THE PROPOSAL;

AND WHEREAS THAT IT IS IN THE BEST INTEREST OF ALL PARTIES THAT THERE BE EXTENSIVE PUBLIC CONSULTATION FOR THE ENVIRONMENTAL ASSESSMENT CURRENTLY UNDERWAY FOR THE UPPER YORK SEWAGE SYSTEM;

NOW THEREFORE BE IT RESOLVED THAT THE ENVIRONMENTAL SERVICES COMMITTEE AND THE COUNCIL OF THE REGION OF YORK ARE STRONGLY URGED TO RECONSIDER THIS MATTER AND HOLD A PUBLIC INFORMATION CENTRE MEETING IN THE TOWN OF GEORGINA SIMILAR TO THE MEETINGS HELD IN THE TOWNS OF AURORA AND EAST GWILLIMBURY.

Carried unanimously....

20. BY-LAWS:

Moved by Councillor Davison

Seconded by Councillor Smockum

That the following by-laws be given three readings:

- 20.1 By-law Number 2011-0105 (PWO-2) Being a By-law to dedicate certain lands as public highway and forming part of Old Shiloh Road, Part Lot 10, Concession 1 (G), Part 3 on 65R-1380.
- 20.2 By-law Number 2011-0106 (TR-1) Being a By-law to amend Schedule II of By-law 2002-0046 (TR-1), a by-law to govern and control no parking zones within the Town, to extend no parking restrictions on the west side of First Avenue from Old Homestead Road to a point 65 metres north of Old Homestead Road.
- 20.3 By-law Number 2011-0107 (AD-5) By-law to authorize the deferral of the Town of Georgina Development Charges for Habitat for Humanity for Humanity Applications in the Town of Georgina.
- 20.4 By-law Number 2011-0108 (TR-1) Being a By-law to further amend Schedule 'X', page 7 of By-law No. 2002-0046 (TR-1), being a by-law to govern and control fire routes, to prohibit parking on both sides of the entrance from Dalton Road and continuing around the entire perimeter of the Sutton Youth Shelter located at 20898 Dalton Road, Sutton.

20. BY-LAWS:

- 20.5 By-law Number 2011-0109 (COU-1) Being a By-law to amend By-law No. 2011-0018 (COU-1) to replace a resigned position on the Georgina Equity and Diversity Advisory Committee; Sarah MacLeod.

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

- 23.1 Sidewalk on Station Road and Walking Bridge at the end of Pete's Lane, Pefferlaw

Bob Magloughlen, Chief Administrative Officer, advised that a Request for Proposal has been issued for the bridge over the Maskinonge which will close in October, for construction in 2012.

Snowmobiles/ATV's

It was suggested that Council entertain a meeting involving Parks staff, local police, Council, interested snowmobilers, ATV riders and residents to at least discuss the issues of the use of parks during the winter months to access the lake.

- 23.2 Blue Bridge, Hedge Road – update

Bob Magloughlen, Chief Administrative Officer, advised that a design has been prepared for the repairs of the bridge, along with a price from the contractor who has been authorized to proceed on Monday, October 17th. The bridge will be closed for two weeks during repairs.

Transportation to The ROC

It was noted that York Region Transit will be providing transit service to The ROC facility starting December 15th, throughout the season between Keswick, Sutton and Pefferlaw from Friday afternoons to Sunday evenings; Fridays from 6:00 pm to 10:00 pm, Saturdays from 9:00 am-10:00 pm and Sundays from 10:00 am-6:00 pm.

24. RECESS COUNCIL AND RESOLVE INTO CLOSED MEETING:

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

Be it resolved that the Council Meeting recess at this time (9:43 p.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Personal matter about an identifiable individual, including municipal or local board employees; Section 239(2)(b), MA; Employment Agreement for the new Chief Administrative Officer
- ii) Personal matter about an identifiable individual, including municipal or local board employees; Section 239(2)(b), MA;
- iii) Personal matter about an identifiable individual, including municipal or local board employees; Section 239(2)(b), MA;

25. RISE AND REPORT FROM CLOSED MEETING:

The Council members arose from the Closed Meeting at 10:49 p.m. with the following directives:

- i) Employment Agreement for the new Chief Administrative Officer

Direction was given to staff to execute the employment agreement with the newly hired Chief Administrative Officer, Winanne Grant.

- ii) Personal matter about an identifiable individual

The Chief Administrative Officer was directed to confirm the situation and to send a letter to the individual

- iii) Legal services

The Chief Administrative Officer was directed to go forward with the proposal for legal services.

20. BY-LAWS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

That the following by-law be given three readings:

20.6	By-law Number 2011-0110 (AD-1)	Being a By-law to authorize the Mayor and Clerk to execute an Employment Agreement for the new Chief Administrative Officer for the Town of Georgina, Winanne Grant
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Carried.....

26. CONFIRMING BY-LAW

Moved by Councillor Davison

Seconded by Councillor Craig

That the following by-law be given three readings:

By-law Number 2011-0111 (COU-2)	Being a by-law to confirm the proceedings of Council.
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Carried.....

27. ADJOURNMENT:

Moved by Councillor Hackenbrook

Seconded by Councillor Szollosy

That the meeting adjourn at 10:54 p.m.

Carried.....

Robert Grossi, Mayor

Roland Chenier, Town Clerk