

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

Monday, August 29, 2011
(9:04 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Clerk gave the roll call and the following Committee Members were in attendance;

Mayor Grossi	Regional Councillor Wheeler
Councillor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

Committee Members were made aware of a number of community events taking place throughout the Town.

3.1 Introduction of New Staff Members:

Bob Magloughlen, interim CAO, introduced:

- *Zaidun Alganabi*, Civil Techologist, Engineering and Public Works Department
- *Cathy Tustin*, Human Resources Coordinator, Human Resources Department

Rebecca Mathewson, Director of Administrative Services and Treasurer, introduced:

- *Julie Hearty*, General Accounts Receivable Clerk, Treasury
- *Paula Kruithof*, Receptionist

Velvet Ross, Planning Manager, introduced:

- *Tolek Makarewicz*, Junior Planner, Planning and Building Department

Faye Richardson, Director of Recreation, Parks and Culture, introduced:

- *Dan Pisani*, Manager of Buildings and Facilities, Recreation, Parks and Culture Department

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Closed session respecting a potential litigation matter
- 4.2 Placement of solar panels and other alternative methods of energy on private property within residential subdivisions under 'Other Business', item No. 22.1

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0164

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 CLOSED SESSION RESPECTING A POTENTIAL LITIGATION MATTER
- 5.2 PLACEMENT OF SOLAR PANELS AND OTHER ALTERNATIVE METHODS OF ENERGY ON PRIVATE PROPERTY WITHIN RESIDENTIAL SUBDIVISIONS UNDER 'OTHER BUSINESS', ITEM NO. 22.1

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Hackenbrook declared an interest in Item No. 14.2.1, Report No. PB-2011-0074, as the applicant is his employer.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Davison

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0165

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON JUNE 20, 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. 12.1, presentation by Heather Fullerton, Executive Director and Brian Busby, Chairman of the Georgina Arts Centre and Gallery, concerning updates to the future of the Georgina Arts Centre and Gallery
- 9.2 Item No. 14.1.1, Report No. PB-2011-0073, entitled 'Application to Amend Zoning By-law 500 and Proposed Revision to an Approved Draft Plan of Subdivision, Metrus Development'
- 9.3 Item No. 14.2.1, Report No. PB-2011-0074 entitled 'Application to Amend Zoning By-law 500, Extension of Temporary Use Provisions, Canadian Tire Real Estate'
- 9.4 Item No. 15.2, various matters for disposition
- 9.5 Item No. 17.1.2, Report No. EPW-2011-0028 entitled 'Designation of Fire Route, No Frills – Loblaw Properties Limited'
- 9.6 Item No. 17.1.3, Report No. EPW-2011-0029 entitled 'Award of Tender, Six Ton Diesel Truck with Snowplough Equipment'
- 9.7 Item No. 17.1.4, Report No. EPW-2011-0030 entitled 'Preservicing Agreement, Greengate Village Limited'
- 9.8 Item No. 17.3.1, Report No. RPC-2011-0030 entitled 'ROC Status August 2011'
- 9.9 Item No. 17.4.1, Report No. DAS-2011-0044 entitled '2010 Financial Information Return (FIR)

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Szollosy

Seconded by Councillor Craig

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:

Routine:

RESOLUTION NO. CW-2011-0166

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED AND ITEMS (IV), (VI) AND (VII) BE PLACED ON AN UPCOMING AGENDA FOR CONSIDERATION.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:Reports:17.1 Reports from the Engineering and Public Works Department:

- 17.1.1 Consent Agreement
2088556 Ontario Inc.
Plan of Subdivision 19T-05G07
(Greenville Development Group Inc.)
Part Lot 3, Concession 7 (G)

Report No. EPW-2011-0027

RESOLUTION NO. CW-2011-0167

1. THAT REPORT NO. EPW-2011-0027 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A CONSENT AGREEMENT WITH 2088556 ONTARIO INC. (GREENVILLA DEVELOPMENT GROUP INC.) RESPECTING PART 1 ON PLAN 65R-33192.

- 17.1.5 Award of Tender – Contract EPW2011-063
Bridge and Culvert Repairs and Rehabilitation

Report No. EPW-2011-0031

RESOLUTION NO. CW-2011-0168

1. THAT REPORT NO. EPW-2011-0031 BE RECEIVED FOR INFORMATION.
2. THAT THE BID IN THE AMOUNT OF \$403,192.00 PLUS HST SUBMITTED BY BOB HENDRICKSEN CONSTRUCTION LIMITED FOR CONTRACT EPW2011-063 IS ACCEPTED AND THAT A BYLAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT WITH THE SUCCESSFUL BIDDER.

17.2 Reports from the Planning and Building Department:

- 17.2.1 Application for Deeming By-law
SEIDEN, Catherine
Lots 1-5, Registered Plan 208, 110 Lake Drive East

Report No. PB-2011-0075

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. CW-2011-0169**

- A. THAT REPORT PB-2011-0075 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY CATHERINE SEIDEN TO DEEM LOTS 1, 2, 3, 4 AND 5, REGISTERED PLAN 208, NOT TO BE LOTS ON A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

17.2.2 Request for Extension of Part Lot Control Exemption
MAPLE LAKE ESTATES c/o Metrus Development Inc.
Lots 15-19, Plan 65M-2885

Report No. PB-2011-0076

RESOLUTION NO. CW-2011-0170

- A. THAT REPORT PB-2011-0076 AS AMENDED BE RECEIVED FOR INFORMATION
- B. THAT THE REQUEST SUBMITTED BY MAPLE LAKE ESTATES TO EXTEND THE EXEMPTION OF PART LOT CONTROL FOR LOTS 15 THROUGH 19, REGISTERED PLAN 65M-2885, AS PER SECTION 50 (7.4) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED
- C. THAT THE TOWN CLERK FORWARD A COPY OF COUNCIL'S RESOLUTION AND APPROVED BY-LAW TO THE APPLICANT FOR REGISTRATION.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

12.1 Heather Fullerton, Director of the Georgina Art Centre and Gallery, concerning updates to the future of the Georgina Arts Centre and Gallery.

Brian Busby, Chairman of the Georgina Arts Centre and Gallery, reviewed the documents circulated to the Committee Members. He reviewed the history between the Town of Georgina and the Georgina Arts Centre and Gallery (GAC) consisting of 11 years of mutual support. The Town has encouraged the GAC to grow and serve the community which has attracted over 15,000 visitors. The GAC has actively upgraded the facility with capital grants, created jobs within the community as well as a cultural district with a direct connection to the business district.

Mr. Busby stated that the GAC is interested in working with Council to develop mutually desirable options regarding the east wing of the former Sutton Public School property while continuing to be supportive of the community's needs. He stated that the former school property is being vandalized because of its vacancy, and relocating the GAC to the rear of this property would provide an 'anchor' to attract interested partners and to avoid the building becoming a liability to the municipality. He explained that there is a lack of public parking for the High Street corridor and the longevity of the existing High Street Arts Centre building is in jeopardy.

Mr. Busby explained that as the GAC is a registered charity with official museum status, it has access to various provincial and federal government grants, foundations and major sponsorships. All successful GAC capital building grant funds would be put into the upgrading and improvement of the Arts building. The GAC would expect to occupy the rear portion of the former school building within six to nine months. The GAC is offering to be the initial anchor so that the former Sutton Public School could become a hub of local community organizations. He highlighted the fact that this suggestion does not preclude the inclusion of any other organization but rather, the Arts are a key component to a healthy environment and can be a component of any future considerations.

Mr. Busby explained that this proposal would benefit the GAC and the community in several ways. He stated that the impending costs and physical challenges at the current facility are not conducive to the successful and continuing growth of the GAC. The relocation of the Arts Centre would provide and expand facilities for community outreach and learning about art, a newer building would provide a healthier environment for both the children and the art, one floor level would eliminate the need to replace the current antiquated elevator system as well as creating a more accessible and inclusive atmosphere, and the improved layout and increased spatial design would allow for growth.

12. PRESENTATIONS cont'd:

Mr. Busby indicated that the handout includes a proposed site plan of the property with various suggested improvements to increase traffic flow to the gallery as well as to the High Street corridor, including an artisans walkway, an archway entrance from High Street, new and increased public parking, community park areas, potential docking along the river's edge, an environmental pathway through the forested area, and sculpture gardens.

Mr. Busby stated that the art needs to be protected in a climate controlled environment, noting that staff is constantly worrying about rain damage in the building and struggling to get by on a day-to-day basis. They are requesting a commitment from the Town so that the GAC can proceed with funding requests from outside sources.

Harold Lenters, Director of Planning and Building, stated that a workshop was held and was well attended by residents who brainstormed around themes, one of which involved connecting High Street to the community, the water and environmental features. One of the ideas was to create a linkage between High Street and this area. He stated that he believes these types of proposals make great 'people places' in the community.

Heather Fullerton stated that the GAC has access to many different grants from the federal and provincial governments, as well as from corporate sponsorship. She advised that if the GAC does not apply shortly, it may have to wait another year or possibly two for funding. She is aware of several funding avenues they could apply for immediately, but they require a Memorandum of Understanding to be entered into before doing so. She is aware of several grant applications that can be submitted for October, November and December funding, but they must be submitted by October.

Faye Richardson, Director of Recreation, Parks and Culture, stated that she would like to speak further with local groups and organizations that are interested in the use of the former Sutton Public School, to determine their individual needs including square footage. The Town can then determine what renovations need to be made to accommodate these groups and the projected costs to do so. She noted that the Manager of Cultural Services should be involved in meeting with the GAC as he also has grant information and needs to be involved so that grant applications are not duplicated between the Town and the GAC.

Ms. Richardson stated that Phil Rose-Donahoe, Dan Pisani and Robin McDougall of the Recreation, Parks and Culture Department can arrange the public consultation process for those interested in the use of the former school building.

Ms. Fullerton stated that she has had discussions with the Lake Simcoe Region Conservation Authority regarding this issue. She indicated that the Authority is concerned with cleaning up the river and sees this proposal as a possible conduit to that end.

12. PRESENTATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0171

THAT THE PRESENTATION MADE BY HEATHER FULLERTON AND BRIAN BUSBY OF THE GEORGINA ARTS CENTRE AND GALLERY CONCERNING THE RELOCATION OF THE ARTS CENTRE TO THE REAR OF THE FORMER SUTTON PUBLIC SCHOOL BUILDING BE RECEIVED, THAT THE DIRECTOR OF THE RECREATION, PARKS AND CULTURE DEPARTMENT ENTER INTO A MEMORANDUM OF UNDERSTANDING AND AGREEMENT IN PRINCIPLE WITH THE GEORGINA ARTS CENTRE AND GALLERY SO THAT GRANT FUNDING CAN BE APPLIED FOR, THAT STAFF BE INVOLVED IN THIS GRANT PROCESS, THAT STAFF MAKE ARRANGEMENTS TO HOLD PUBLIC SESSIONS FOR LOCAL GROUPS AND ORGANIZATIONS ALSO INTERESTED IN THE USE OF THE FACILITY AND PREPARE A REPORT SPECIFYING THE SPECIFICS OF THE MEMORANDUM OF AGREEMENT AND SCHEDULED DATES FOR THESE PUBLIC SESSIONS.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:14. PUBLIC MEETINGS:14.1 Continuation of a Planning Application (Interested Parties Notified):

(9:35 a.m.)

- 14.1.1 Application to Amend Zoning By-law 500 and Proposed Revisions to an Approved Draft Plan of Subdivision
METRUS DEVELOPMENT INC.
Part of Lot 2 and 3, Conc. 3 (NG)
AGENT: Keith MacKinnon, KLM Planning

Report No. PB-2011-0073

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

Stew Beatty, representative for Metrus Development Inc., stated that he has reviewed the report and complies with the staff recommendations.

Barbara Mugabe, Planner, reviewed the report, indicating that the Ontario Municipal Board approved the draft plan of subdivision on the north side of Joe Dales Drive and east of The Queensway South, on December 14, 2005, for residential development and townhouse units.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe stated that this application deals with Phase 7 of the subdivision and the applicant is seeking to revise the lotting pattern by eliminating townhouse lots resulting in a three-unit increase to the overall number of dwelling units. The revised draft plan consists of 157 single detached lots and nine townhouse blocks for a total of 209 units.

Ms. Mugabe stated that a public meeting was held on February 14th of this year and the application was deferred for staff to assess the proposal and review agency and public comments. Staff received comments from all of the agencies and York Region has no objection with conditions to ensure that adequate water and sewer servicing are available prior to occupancy and that the temporary carpool located at Glenwoods Avenue and Woodbine Avenue remain in service until the permanent carpool at Highway 404 and Woodbine Avenue is open to the public.

Ms. Mugabe outlined the outstanding matters from the previous public meeting including density. The applicants are proposing a maximum density of 24.2 units per gross residential hectare which exceeds the maximum density permitted by the Keswick Secondary Plan for the South Keswick Development Area Plan of 14.5 units per gross residential hectare for single detached dwellings. She noted that where medium density development such as townhouses is incorporated, the Plan allows an increased density of 16.6 units per gross residential hectare.

Ms. Mugabe stated that the density also exceeds the Ontario Municipal Board approved density of 23.9 units per gross residential hectare. She explained that the density has increased while the number of townhouse units has decreased because the reduction in the townhouses is off-set by an increase in the number of smaller single detached lots which is preferred in today's market. The developer has come up with a more efficient design which allows for an additional three lots and is the reason why the density has increased.

Ms. Mugabe explained that according to the applicant, the subdivision does not incorporate green spaces or community facilities and that the entire development should be taken into consideration when considering density. When this is done the overall density becomes 18.6 units per gross residential hectare which still exceeds the 16.6 units permitted by the Keswick Secondary Plan but is an insignificant increase in the context of the 18 units approved by the Ontario Municipal Board for Phases 1-7. The applicants indicate that the overall density for the neighbourhood/South Keswick Development Area Plan will eventually decrease because of additional community features and parks that will be incorporated into the future phases of development. She indicated that the revised draft plan is an improvement to what was originally proposed and given the notable improvements to the plan, the density increase will have a negligible impact.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe explained that with regard to on-street parking, this phase of the subdivision will result in more parking than provided elsewhere in this community, but what has changed is the location of the parking spaces. The reduction in the number of townhouse units, the fact that there are no townhouse blocks facing each other, there are no sidewalks on the same side of the road as townhouse units and there are four on-street parking spaces for the single lots and 3 on-site parking spaces for the townhouse units, will have a positive impact on on-street parking and staff is satisfied that both on-site and on-street parking has been adequately addressed

Ms. Mugabe stated that with regard to municipal-regional servicing capacity, a Holding (H) provision will be affixed to the zoning on the subject land to prevent development of the lands until adequate sewer and road servicing has been confirmed. She indicated that a concern was raised with regard to fence heights and the visibility factor where an interior yard abuts the rear yard of a corner lot. The fence height at the rear could go as high as 2 metres and vision could be obstructed. Staff is proposing a reorientation of the dwelling so that the driveway would be located away from the adjoining lot line, thereby clearing the sightlines.

Ms. Mugabe stated that the zoning amendment application is firstly to adjust the boundaries of the zones to reflect the revised lotting of the subject land and to introduce a new single detached lot with an 11 metre frontage. She noted that the 11 metre lots are new to the Simcoe Landing community but have been approved for other developments in other parts of the municipality. Staff recommends that the applications be returned to the Ontario Municipal Board for final approval.

Harold Lenters, Director of Planning and Building, stated that the standard setbacks for the single detached dwelling lots are similar to what Council has approved previously. Measurements are tight between the units, but the setbacks meet the building codes.

Keith MacKinnon, agent for Metrus Development Inc., stated that Metrus does not have the 11 metre product in the overall development, that this is a product that Metrus has used elsewhere. It provides for a double-car garage which helps to alleviate the on-street parking concern and the setbacks would be exactly what is provided for in the development today with no difference in the setbacks. The 11 metre lots are new to this community but it does provide a double-car garage and the units will therefore have four parking spaces each which the applicant thought was appropriate. He stated that this phase of the development has been redesigned to alleviate the majority of the concerns raised at an earlier meeting.

Mr. MacKinnon explained that each dwelling will have a 1.2 metre side yard setback and a 0.6 metre side yard setback, with the 1.2 metre side yard setbacks abutting and the 0.6 metre side yard setbacks abutting, creating a 2.4 metre width on one side of the house and a 1.2 metre width on the other side.

14. PUBLIC MEETINGS cont'd:

Velvet Ross, Planning Manager, explained that all the homes will each have a 2.4 metre and a 1.2 metre distance from the neighbouring home.

Mr. MacKinnon stated that the samples provided meet the by-law standards for the Town of Richmond Hill but do not meet the standards for Georgina. He noted that the garage widths will meet Georgina standards.

Mr. Lenters stated that double-car garages are 5 metres in width, allowing for 2.5 metres for each vehicle, and 5.7 metres is the standard length or depth of a garage.

Mr. Lenters stated that the application consists of three more units than what the Ontario Municipal Board approved. Taking the larger picture into consideration, the applicant will have to come down in density numbers as they move forward with Phase 8 of the development and future phases include some major green space areas, park lands and school sites that have been factored into the calculation of overall density. The development will cover a lot of land and the number of townhouses will decrease as the plan moves forward. They are currently at 18 units/hectare which is not far from the 16 unit/hectare requirement.

Council inquired if the elementary school site included in the development would revert to residential zoning as no new schools are needed until at least 2025.

Mr. Beatty stated that the school site was sold to the school board several years ago and notification would have to come from the board regarding ownership of that site.

Mr. Lenters stated that the school site could potentially revert to residential use if the school board does not require it. He also indicated that roundabouts have not been discussed for this development but they have been discussed for developments elsewhere within the municipality and could be an option for future phases of this development, possibly at collector road intersections.

Mrs. Ross stated that staff has approached the Legion and Heritage Committee to obtain potential street names.

Mr. Lenters explained that staff is intending to bring a report to Council concerning the sewer and water allocation in Keswick in September to discuss the upcoming allocation assignment program. The initial report was brought to Council 18 months ago. The applicant has been meeting with staff about starting to spearhead Maple Lake Estates and staff will have to factor in capacity for that as well. He noted that anyone can apply for allocation through this program.

14. PUBLIC MEETINGS cont'd:

Mr. Beatty explained that Street '5' had to be serviced at the time it was built and the services for townhouse Block 65 were installed at that time. If the townhouse block was changed to single detached dwelling units, the developer would have to tear the street up to change the services in order to accommodate the single detached dwelling units.

Bob Magloughlen, Chief Administrative Officer and Director of Engineering and Public Works, explained that the services could be altered to service single detached dwellings if the townhouse block was revised to be developed as single detached lots rather than townhouse units. Because there are six services installed presently to service the townhouse block, they could be altered to accommodate fewer single detached dwellings instead.

Mr. Beatty stated that townhouses have one-car garages and two parking spaces out front. Single detached dwellings have double-car garages and two parking spaces in the driveway, and possibly two more spaces if on-street parking is provided.

Mr. Lenters noted that the building code addresses all requirements for fire safety and the proposed homes meet those requirements.

Mr. Beatty noted that there is an approximate two foot overhang from each home at the eaves, leaving a very narrow space between homes at the eaves.

Moved by Councillor Davison

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0172

- A. THAT REPORT PB-2011-0073 BE RECEIVED AS INFORMATION.
- B. THAT THE PROPOSED REVISIONS TO THE DRAFT APPROVED PLAN OF SUBDIVISION (19TG-2003-001) SUBMITTED BY METRUS DEVELOPMENT INC., PREPARED BY KLM PLANNING PARTNERS INC., DRAWING NO. 10:04, LAST REVISED ON SEPTEMBER 22, 2010, AND ATTACHED AS SCHEDULE '3', BE ENDORSED, WITH THE EXCEPTION OF BLOCK 9, ALSO KNOWN AS BLOCK 65 ON SCHEDULE 10, SUBJECT TO RECOMMENDATION 'J'.
- C. THAT PURSUANT TO SECTION 51(84) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THE ONTARIO MUNICIPAL BOARD BE REQUESTED TO AMEND THE CONDITIONS OF DRAFT PLAN APPROVAL, AS WELL AS THE PRE-CONDITIONS TO THE ISSUANCE OF AN ONTARIO MUNICIPAL BOARD ORDER, AS DETAILED IN SCHEDULE '15' TO REPORT PB-2011-0073.

14. PUBLIC MEETINGS cont'd:

- D. THAT THE ZONING BY-LAW AMENDMENT APPLICATION SUBMITTED BY METRUS DEVELOPMENT INC. TO REZONE LANDS DESCRIBED AS PART LOTS 2 AND 3, CONCESSION 3 (NG) TO IMPLEMENT REVISIONS TO A DRAFT APPROVED PLAN OF SUBDIVISION, BE APPROVED, WITH THE EXCEPTION OF BLOCK 9, ALSO KNOWN AS BLOCK 65 ON SCHEDULE 10, SUBJECT TO RECOMMENDATION 'J'.
- E. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BY-LAW.
- F. THAT STAFF FINALIZE THE AMENDING ZONING BY-LAW AND RETURN TO COUNCIL FOR APPROVAL OF SAME IN THE NEAR FUTURE.
- G. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2011-0012 AND PB-2011-0073, AND COUNCIL'S RESOLUTION THEREON, TO THE TOWN SOLICITOR, THE ONTARIO MUNICIPAL BOARD, AND TO THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES.
- H. THAT STAFF AND THE TOWN SOLICITOR (IF NECESSARY) BE DIRECTED TO REPRESENT THE TOWN OF GEORGINA RESPECTING FURTHER DISPOSITION OF THE SUBDIVISION MATTERS PERTAINING TO METRUS DEVELOPMENT INC. AT THE ONTARIO MUNICIPAL BOARD, AS NECESSARY.
- I. THAT IN THE EVENT SUBSTANTIAL CHANGES ARE NECESSARY OR PROPOSED TO THE REVISED DRAFT PLAN OF SUBDIVISION, STAFF REPORT FURTHER TO COUNCIL AND OBTAIN ADDITIONAL DIRECTION.
- J. THAT IN CONSIDERATION OF THE DESIRE TO ADDRESS CONCERNS CREATED BY HAVING TOWNHOUSE UNITS FACING TOWNHOUSE UNITS ON THE SAME STREET, STAFF BRING A REPORT BACK TO COUNCIL RESPECTING POSSIBLE CHANGES TO BLOCK 9, ALSO KNOWN AS BLOCK 65 ON SCHEDULE 10, ON THE REVISED PLAN ATTACHED AS SCHEDULE '3', BY AMENDING THE PROPOSED LOTTING SUCH THAT BLOCK 9 MAY BE DEVELOPED AS SINGLE DETACHED LOTS RATHER THAN AS A TOWNHOUSE BLOCK.

Carried.....

14. PUBLIC MEETINGS cont'd:

14.2 Statutory Public Meeting:

(10:45 a.m.)

- 14.2.1 Application to Amend Zoning By-law 500, Extension of Temporary Use Provisions
CANADIAN TIRE REAL ESTATE LTD.
Part of Lot 10, Conc. 3, 24270 Woodbine Avenue
AGENT: Labreche Patterson & Associates Inc. c/o Victor Labreche

Report No. PB-2011-0074

Councillor Hackenbrook declared an interest in Item No. 14.2.1 as the applicant is his employer; he did not participate in any discussion or vote.

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

Victor Labreche, agent on behalf of Canadian Tire, stated that they are in support of the staff report and have no concerns. As background, he stated that the garden facility is shown on the site plan and takes up 95 parking spaces. The existing garden facility was approved through the passing of a temporary use by-law in July of 2009 and that has continued to date. He explained that this current by-law will lapse at the end of September. Canadian Tire had recently submitted phase 2 development applications for the site, proposing a smaller permanent garden facility which would be approximately 40% smaller than what is there at this time, and it would require 55 parking spaces rather than the current 95 parking spaces.

Mr. Labreche stated that a gas bar/convenience store use is a permitted use in the zoning by-law. The bylaw extension request is required to facilitate the complete development of the site. The by-law needs to be extended for another year, to the end of September, 2012, so that permission for the existing garden centre will not lapse before the new one is constructed. He stated that they will move aggressively towards a permanent garden centre, with the gas bar to follow in the spring, along with the resurfacing of the existing parking lot as soon as weather permits.

Mr. Labreche does not believe any concerns have been raised by the public. They are requesting consideration of Council passing the amending by-law today rather than at the next Council meeting, so that it is in place before the current one lapses. If it was not approved until the middle of September, the appeal period would take them past the lapse date of the current by-law.

Barbara Mugabe, Planner, stated that staff has no concerns with the approval of an extension to the Temporary Use By-law for an additional one season, given that the by-law is on a temporary basis.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe explained that the existing garden centre covers 95 parking spaces during the garden season and during the off-season, those spaces are used as parking spaces. The proposal is that instead of removing the facility during the off-season, those spaces be occupied for storage.

Harold Lenters, Director of Planning and Building, explained that in the interim while the applicant is constructing the addition and the permanent smaller garden centre, in the event there is a delay in the zoning, they would be able to store some of their unsold inventory neatly in the unused garden centre location. He stated that the storage of stock should be in a reasonable manner, noting that staff is taking the Canadian Tire Manager at his word that the stock will be stored in a neat and orderly fashion.

Mr. Lenters stated that with regard to the overall parking space requirements, reports and studies indicate that without the use of the 95 parking spaces and including the amount of development proposed on the site, there will be enough parking available. Engineers have looked at the big picture and they are satisfied that it will meet their needs. Historically, Canadian Tire always had ample parking space and now they are moving to a point where most of the spaces will be used, rather than sitting unused. He noted that he is unsure of the parking space ratio at this point.

Mr. Labreche stated that the site has adequate parking. Three site surveys were conducted on parking utilization, the most recent one performed over the August long weekend. 218 parking spaces were required at peak demand on the site and there are over 280 spaces currently on the property. With the future full build-out of the property, and based on other locations, 220 spaces are the most amount of spaces required factoring in long weekends and Christmas, and there will be 268 spaces including the gas bar. He noted that employees park on-site and no-one was aware that the consultant was there conducting the study, therefore the study would have accounted for everyone parking on the site including employees.

Mr. Lenters stated that Georgina had a conservative parking standard at the time the Canadian Tire store was developed on the site several years ago. The site will be busier once the gas bar and permanent garden centre are constructed, but the site still seems to have more than the number of spaces needed at busy times.

Ms. Mugabe stated that the existing retail store with the expansion would require 330 parking spaces and there will be a total of 339 parking spaces once the site has been built-out, with no parking dedicated to the garden centre.

Mr. Lenters stated that a number of proponents have advised staff that their parking space requirements are too high, but the town works on an individual basis. He noted that it is now common for Canadian Tire stores to be developed with other businesses, sharing a parking lot.

14. PUBLIC MEETINGS cont'd:

Mr. Labreche reiterated that the permanent garden centre will be 40% smaller than what you see today with a seasonal, May to September use. The parking demand would not exist on the off-season from customers of the garden centre. With regard to the snow storage issue, the unused parking spaces would be used. He noted that the site plan agreement includes the issue of snow being removed off-site if it becomes an issue.

Mr. Lenters stated that the Town can include in an agreement that the proponent must remove the snow from a site, if there is no location on the site for snow storage. But if snow storage on the site blocks the functionality of the property, it must then be removed.

Mr. Lenters explained that staff would not want the application to go beyond the one year extension without a good understanding of the situation. At this point, during the transition period, relief is being provided but if it goes beyond the one-year extension, staff will expect a complete updated parking analysis performed.

Mr. Lenters noted that for the next application, staff will need to assess the total package and parking requirement and will present a report to Council. It may require more parking spaces, but that is uncertain at this time, as staff has not assessed the final plan in terms of parking space requirements yet.

Ms. Sophie Malcangi, Development Coordinator with Canadian Tire Real Estate Corp, stated that they have been working with Town staff for eight months doing this development. She stated that there are some limitations on the site and they have looked elsewhere in Georgina for a larger site, but one could not be satisfactorily arranged. Their choice was therefore to stay at the current location. It was necessary to expand into the garden centre which provides an extra 14,000 square feet. In order to run a viable business, they are requesting Council to extend the garden centre use to September of 2012 so the Manager can use that area during the off-season for the selling of pumpkins and Christmas trees through to December. He explained that the real problem facing them is the temporary storage of items including racking. The manager needs the outdoor storage and this zoning amendment application is a guarantee that management does not have to move the stored items elsewhere, as it would permit a permanent garden centre and storage.

Ms. Malcangi stated that the applicant is very committed to the development but the planning approvals are not in place to allow them to proceed this year. She noted that the traffic study mentioned by the agent was actually conducted on the Canada Day long weekend and not the August long weekend as stated. She reiterated that the Canadian Tire Corp. is committed to constructing a gas bar on the site next year, but approvals are not in place yet for the parking situation.

Mr. Lenters advised that staff will be bringing a report to Council in September regarding the gas bar issue.

14. PUBLIC MEETINGS cont'd:

Ms. Malcangi stated that construction timelines need to be considered as well. Paving can only be done to October 30th. If the garden centre is only permitted to March 31st, frost is still in the ground and they have to wait until the asphalt plants start up again.

Mike Baskerville, Engineering Manager, stated that the asphalt plants open and close based on the weather. They do need to finish the addition, the store is in complete disarray and they need a place for storage for the time-being. Even if planning approval is granted, there is a six month zoning process to follow. He stated that no-one will start construction in the winter and that June would be a good timeframe.

Mr. Labreche stated that all necessary applications have been submitted for this site including the zone change for the reduction in parking and the site plan application for the gas bar and permanent garden centre. Now the applicants are just going through the process.

Ms. Malcangi stated that the next construction season starts at the end of April or beginning of May, depending on the frost and how cold a winter we had, and it takes 12 weeks to construct the gas bar.

Councillor Hackenbrook declared an interest in Item No. 14.2.1 as the applicant is his employer; he did not participate in any discussion or vote.

Moved by Councillor Craig

Seconded by Councillor Davison

RESOLUTION NO. CW-2011-0173

- A. THAT REPORT PB-2011-0074 BE RECEIVED AS INFORMATION.
- B. THAT THE ZONING AMENDMENT APPLICATION SUBMITTED BY LABRECHE PATTERSON AND ASSOCIATES INC. REQUESTING THE EXTENSION OF A TEMPORARY USE BY-LAW IN ORDER TO CONTINUE TO ALLOW A GARDEN CENTRE AND OPEN STORAGE CONTAINED THEREIN, OCCUPYING A MAXIMUM OF 95 PARKING SPACES IN THE NORTHERLY AREA OF THE PARKING LOT OF THE CANADIAN TIRE SITE, AS ILLUSTRATED ON SCHEDULE '2' TO REPORT PB-2011-0074 FOR THE PROPERTY LOCATED AT 24270 WOODBINE AVENUE, KESWICK, BE APPROVED AS FOLLOWS:
- (I) THAT SAID APPLICATION BE APPROVED UNDER SECTIONS 34 AND 39 OF THE PLANNING ACT, R.S.O. 1990, TO ALLOW FOR A TEMPORARY, SEASONAL GARDEN CENTRE AND OPEN STORAGE FROM APRIL 1ST TO JUNE 30TH 2012 AND TO PERMIT THE FACILITY TO REMAIN IN PLACE DURING THE GARDENING OFF-SEASON FROM OCTOBER 1, 2011 TO MARCH 31, 2012; AND

14. PUBLIC MEETINGS cont'd:

- (II) THAT IN THE EVENT THAT AN ADDITIONAL EXTENSION OF THE TEMPORARY USE BY-LAW IS REQUESTED, THE APPLICANT SHALL BE REQUIRED TO PROVIDE AN UPDATED PARKING SUPPLY REPORT PRIOR TO EXPIRY OF THE TEMPORARY USE BY-LAW.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.2 Reports from the Engineering and Public Works Department:

- 17.1.2 Designation of Fire Route
No Frills – Loblaw Properties Limited
20895 Dalton Road, Sutton

Report No. EPW-2011-0028

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2011-0174

1. THAT REPORT NO. EPW-2011-0028 BE RECEIVED FOR INFORMATION.
2. THAT PAGE 5 OF SCHEDULE 'X' OF BY-LAW 2002-0046 (TR-1) BE AMENDED TO ESTABLISH A DESIGNATED FIRE ROUTE AT THE NO FRILLS GROCERY STORE LOCATED AT 20895 DALTON ROAD IN SUTTON.

Carried.....

- 17.1.3 Award of Tender
Six (6) Ton Diesel Truck with Snowplough Equipment

Report No. EPW-2011-0029

Moved by Councillor Smockum

Seconded by Councillor Wheeler

RESOLUTION NO. CW-2011-0175

1. THAT REPORT NO. EPW-2011-0029 BE RECEIVED FOR INFORMATION.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT THE BID RECEIVED FROM GALLOWAY MOTORS IN THE AMOUNT OF \$174,358.90 (NET HST) FOR A SIX TON DIESEL TRUCK WITH SNOW PLOUGH EQUIPMENT IS ACCEPTED AND THAT THE PURCHASING MANAGER IS AUTHORIZED TO ISSUE A PURCHASE ORDER TO GALLOWAY MOTORS.

Carried.....

- 17.1.4 Preservicing Agreement
Greengate Village Limited
Plan of Subdivision 19T-04G03
Part Lot 6, Concession 3 (NG)

Report No. EPW-2011-0030

Moved by Councillor Wheeler

Seconded by Councillor Davison

RESOLUTION NO. CW-2011-0176

1. THAT REPORT EPW-2011-0030 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A PRESERVICING AGREEMENT WITH GREENGATE VILLAGE LIMITED RESPECTING DRAFT PLAN OF SUBDIVISION 19T-04G03.

Carried.....

17.3 Report from the Recreation, Parks and Culture Department:

- 17.3.1 ROC Status August 2011

Report No. RPC-2011-0030

Brock McDonald, Manager of Development and Business Services, listed the majority of the issues that are insufficient, need to be fixed and are the reason for the deficit of \$1,600,000.00. He assured Council Members that the Federal and Provincial funding is still in place and is not in jeopardy and that all elements will meet their deadlines. He noted that all extra costs are the Town's responsibility.

Rebecca Mathewson, Director of Administrative Services and Treasurer, stated that the Town is almost debt-free, is in good fiscal health and has a large debt capacity available to it. This deficit is a large one but would not have a detrimental effect on the Town's future plans.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Mr. McDonald indicated that most items are mandatory, with a few items able to be postponed such as picnic tables, but they would need to be purchased eventually. He advised that everything must be completed by October 31st of this year.

Council noted that the 2012 budget needs to start replacing these funds.

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0177

- 1 THAT REPORT RPC-2011-0030 BE RECEIVED.
- 2 THAT COUNCIL ALLOCATE ONE MILLION, SIX HUNDRED THOUSAND DOLLARS (\$1,600,000.00) FROM THE RESERVE FOR LEISURE DEBT SERVICING TO THE ROC.

Carried.....

Moved by Councillor Smockum

Seconded by Councillor Craig

That the meeting move into private session at 12:17 p.m. to discuss a potential litigation matter.

Carried.....

Moved by Councillor Szollosy

Seconded by Councillor Smockum

The Council Members arose from the Closed Session at 12:30 p.m.; no motions emanated from the Closed Session.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.4 Report from the Administrative Services Department:

17.4.1 2010 Financial Information Return (FIR)

Report No. DAS-2011-0044

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. CW-2011-0178

1. THAT REPORT NO. DAS-2011-0044 REGARDING THE 2010 FINANCIAL INFORMATION RETURN (FIR) BE RECEIVED FOR INFORMATION.

Carried.....

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Alain Beaudoin, President, l'AFRY, requesting that Council proclaim September 25th as Franco-Ontarian Day and to fly their flag on that date.

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0179

THAT TOWN COUNCIL PROCLAIM SEPTEMBER 24TH AS 'FRANCO-ONTARIAN DAY' THROUGHOUT THE TOWN OF GEORGINA TO RECOGNIZE THE CONTRIBUTION OF ONTARIO'S FRANCOPHONE COMMUNITY TO THE CULTURAL, HISTORICAL, SOCIAL, ECONOMIC AND POLITICAL LIFE OF THE PROVINCE, AND TO FLY THEIR FLAG ON THAT DATE.

Carried.....

- 15.2.2 Janine Markey, Development Assistant, Pediatric Oncology Group of Ontario (POGO), requesting Council proclaim September 16th as 'Childhood Cancer Awareness Day'

15. COMMUNICATIONS cont'd:

Moved by Councillor Davison

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2011-0180

THAT TOWN COUNCIL PROCLAIM SEPTEMBER 16, 2011, AS 'CHILDHOOD CANCER AWARENESS DAY' THROUGHOUT THE TOWN OF GEORGINA TO RAISE PUBLIC AWARENESS ABOUT THIS DISEASE AND ITS EFFECTS.

Carried.....

- 15.2.3 Lloyd Balsdon, Treasurer, York Region 55+ Games, requesting Council's support of the games in the amount of \$500.00.

Moved by Councillor Craig

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0181

THAT TOWN COUNCIL PROVIDE FINANCIAL SUPPORT TO THE 2011 YORK REGION 55+ GAMES IN THE AMOUNT OF \$500.00 AND THAT STAFF BE REQUESTED TO DIRECT FUTURE REQUESTS FROM THIS ORGANIZATION TO THE RECREATION, PARKS AND CULTURE DEPARTMENT FOR DISPOSITION.

Carried.....

- 15.2.4 Charlotte Widdifield, Secretary, York Region 55+ Games, providing statistics on past games and expressing appreciation to the Town's past support of the games.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2011-0182

THAT CORRESPONDENCE FROM CHARLOTTE WIDDIFIELD, SECRETARY, YORK REGION 55+ GAMES, PROVIDING STATISTICS ON PAST GAMES AND EXPRESSING APPRECIATION TO THE TOWN'S PAST SUPPORT OF THE GAMES, BE RECEIVED WITH THANKS.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.5 Laura McDowell, Director, Environmental Promotion and Protection, Region of York, encouraging Council to be a part of the development of the SM4RT LIVING Plan, an Integrated Waste Management Master Plan to guide waste management in York Region for the next 25 years.

Moved by Councillor Craig

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0183

THAT CORRESPONDENCE FROM LAURA MCDOWELL, DIRECTOR, ENVIRONMENTAL PROMOTION AND PROTECTION, REGION OF YORK, ENCOURAGING COUNCIL TO BE A PART OF THE DEVELOPMENT OF THE SM4RT LIVING PLAN, AN INTEGRATED WASTE MANAGEMENT MASTER PLAN TO GUIDE WASTE MANAGEMENT IN YORK REGION FOR THE NEXT 25 YEARS, BE RECEIVED AND REFERRED TO THE ENGINEERING AND PUBLIC WORKS DEPARTMENT.

Carried.....

- 15.2.6 Nancy Van Kessel, Executive Director, Habitat for Humanity York Region, requesting the deferral of development fees for two semi-detached units that Habitat is planning to build in Keswick.

Deferral of fees to be title issue – registered on title.

Moved by Councillor Hackenbrook

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0184

THAT CORRESPONDENCE FROM NANCY VAN KESSEL, EXECUTIVE DIRECTOR, HABITAT FOR HUMANITY YORK REGION, REQUESTING THE DEFERRAL OF DEVELOPMENT FEES FOR TWO SEMI-DETACHED UNITS THAT HABITAT IS PLANNING TO BUILD IN KESWICK BE RECEIVED AND REFERRED TO THE DIRECTOR OF ADMINISTRATIVE SERVICES AND TREASURER TO ENSURE THAT THE DEFERRAL IS ALREADY IN PLACE WITH RESPECT TO THE HABITAT HOMES ALREADY CONSTRUCTED WITHIN THE TOWN OF GEORGINA AND REPORT BACK TO COUNCIL.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:22.1 Placement of alternative energy sources

Harold Lenters, Director of Planning and Building, explained that alternative energy sources such as solar panels and wind turbines fall under Provincial regulation, with no municipal control whatsoever. He suggested that Council prepare a resolution that raises Council's concern with respect to the lack of municipal control over energy sources such as solar and wind being located in smaller subdivisions due to aesthetic reasons. He indicated that he will prepare such a resolution and bring it back for consideration.

22.2 Graffiti at W.J. Watson Park on door/brickwork

Faye Richardson, Director of Recreation, Parks and Culture, indicated that her staff will remove the graffiti within the W.J. Watson Park and inquire with the York Region Police, 3 District, if foot patrols are continuing in the park as they are supposed to be.

Rebecca Mathewson advised Council of mobile signs that will be temporarily located throughout the Town over the next few weeks to advertise a Well Water Sampling event being held at the Georgina Ice Palace on September 24th and 25th. Bob Magloughlen, Chief Administrative Officer and Director of Engineering and Public Works, was requested to determine if the reason for holding this event is a result of an incident, or if it is simply a public awareness event.

23. ADJOURNMENT:

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

That the Committee of the Whole meeting resolve into a Special Council meeting at 12:52 p.m. to deal with the following matters:

- i) Roll Call
- ii) Declarations of Pecuniary Interest
- iii) Ratification of all Committee of the Whole Resolutions of August 29, 2011
- iv) A By-law to authorize the Mayor and Clerk to execute a Consent Agreement between 2088556 Ontario Inc./Greenville Development Group Inc. and the Corporation of the Town of Georgina; development of Part Lot 3, Concession 7 (G), Part 1 on Plan 65R-33192
- v) A By-law to further amend Schedule 'X', page 5 of By-law 2002-0046 (TR-1), being a by-law to govern and control the fire routes in the Town of Georgina, to prohibit parking on both sides of the entrance from Dalton Road and Black River Road and continuing around the entire perimeter surrounding the No Frills grocery store located at 20895 Dalton Road, Sutton, as a fire route.
- vi) A By-law to authorize the Purchasing Manager to issue a Purchase Order to Galloway Motors Truck & Tire Centre for the purchase of a Six-Ton Diesel Truck with Snowplough equipment
- vii) A By-law to authorize the Mayor and Clerk to execute a Preservicing Agreement between Greengate Village Limited and the Town of Georgina; development of Part Lot 6 and 7, Concession 3 (NG)
- viii) A By-law to authorize the Mayor and Clerk to enter into a Construction Contract between Bob Hendricksen Construction Limited and the Town of Georgina; bridge and culvert repairs and rehabilitation
- ix) A By-law to Deem Lots not to be lots on a Registered Plan of Subdivision, SEIDEN, Catherine, Lots 1-5, Plan 208, 110 Lake Drive East
- x) A By-law to exempt lots from Part Lot Control, Lots 15-19, Registered Plan 65M-2885, MAPLE LAKE ESTATES c/o Metrus Development Inc.
- xi) A By-law to amend Zoning By-law No. 500, Canadian Tire Real Estate Ltd., temporary outdoor garden centre compound associated with a retail store, to be permitted from October 1, 2011 to June 30, 2012, subject to certain provisions
- xii) Confirming By-law
- xiii) Adjournment

Carried....