

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, April 13, 2016
7:00 PM

Staff:

Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Manager of Administrative Services & Treasurer
Harold Lenters, Director of Development Services
Robin McDougall, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services and Fire Chief
Dan Pisani, Director of Operations and Infrastructure
Maryann Hunt, Planner
Karyn Stone, Manager of Economic Development and Tourism
Phil Rose-Donahoe, Manager of Cultural Services
Robert Fortier, Capital Projects Manager
Shawn Columbus, Economic Development Officer
Ken McAlpine, Landscape Architectural Planner
Ken Turiff, Communications Manager (interim)
John Espinosa, Town Clerk
Carolyn Lance, Council Services Coordinator

Others:

Rogers TV
Gord Mahoney of Michael Smith Planning Consultants, Agent, Item No. 11(1)(A)
Hilary Van Welter, Item No. 12(2)(E)

1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

Mayor and Council recognized the passing of Wilf Tamblyn, Bernie Fairbarn and John David 'Dave' Godfrey.

2. ROLL CALL

The following Council Members were present:

Mayor Quirk
Councillor Davison
Councillor Harding
Councillor Sebo

Regional Councillor Wheeler
Councillor Fellini
Councillor Neeson

3. COMMUNITY ANNOUNCEMENTS

- April 17th, Shades of Hope Animal Refuge fundraiser and Open House, Pefferlaw Lions Community Hall, 8:00am to 4:00pm
- April 22nd, Udora Club's Annual Spaghetti Dinner, 5:00pm
- May 28th, Pefferlaw Lioness Guide Dog Walk, 8:00am
- April 15, 10th annual Friends of the Library's 10th annual Great Groan Up Spelling Bee, KIN Hall, 6:30pm
- April 16th, Jericho Youth Services Fun Trivia Night, the link, sat, 6:30
- April 19th, Georgina Historical Society Annual General Meeting, Police Station, 7:00pm
- April 13th, National Anti-Bullying Day
- April 16th, Pitch-In Week Kick-off BBQ at The Link, 11:30am to 1:30pm, gloves & bags available at the libraries and Civic Centre, encourage all residents to pick up litter

Karyn Stone introduced a new staff member, Shawn Columbus, Economic Development Officer, advising that he will be the staff liaison with the BIA associations and will be handling inquiries from existing business community.

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 10(1)	Item withdrawn
Item No. 11(1)(A)	power point presentation will be posted on website
Item No. 12(2)(E)	power point presentation will be posted on website

5. APPROVAL OF AGENDA

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

RESOLUTION NO. C-2016-0167

That the agenda, with the following amendments, be approved:

Item No. 10(1)	Item withdrawn
Item No. 11(1)(A)	power point presentation will be posted on website
Item No. 12(2)(E)	power point presentation will be posted on website

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF *None.*

7. ADOPTION OF MINUTES

Moved by Councillor Sebo, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0168

That the following set of minutes be adopted as presented:

- (1) Minutes of the Council Meeting held on March 23, 2016.

Carried.

8. SPEAKERS

Mayor Quirk inquired if there was anyone in attendance who wished to speak to any report items listed on the agenda. None.

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS

- (1) Stephen Fung, Director Infrastructure Asset Management, Environment Services Department, Region of York, presenting the Water and Wastewater Master Plan Update

This item was withdrawn by the Region of York.

- (2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

- (3) OTHER PUBLIC MEETINGS *None.*

11. REPORTS

- (1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Harding, Seconded by Councillor Fellini

- (A) Request for Concurrence
Proposed Radiocommunication Tower
24644 McCowan Road

Report No. DS-2016-0028

RESOLUTION NO. C-2016-0169

- 1. That Council receive Report No. DS-2016-0028 prepared by the Planning Division dated April 13, 2016 respecting a Request for

Concurrence: Proposed Radiocommunication Tower, 24644 McCowan Road.

2. That SBA Canada be advised that Council concurs with the revised location of a wireless radiocommunication tower on lands located at 24644 McCowan Road, described as Concession 6, Pt. Lot 13, and identified on Attachment 4.
3. That the Town Clerk forward a copy of Report DS-2016-0028 and Council's resolution to SBA Canada and Industry Canada.

Report from the Economic Development Office:

- (B) Approval of the Sutton Business Improvement Area, Uptown Keswick Business Improvement Area and Jackson's Point Business Improvement Area
2016 Budgets

Report No. ED-2016-0003

RESOLUTION NO. C-2016-0170

1. That Council receive Report No. ED-2016-0003 prepared by the Economic Development and Tourism Division, dated April 13, 2016 respecting the approval of the Sutton Business Improvement Area, Uptown Keswick Business Improvement Area and Jackson's Point Business Improvement Area 2016 Budgets.
2. That Council approve the 2016 Annual Budgets for the Sutton Business Improvement Area, Uptown Keswick Business Improvement Area and Jackson's Point Business Improvement Area as set out in Attachments 1, 2 and 3 to Report No. ED-2016-0003.
3. That the by-laws to levy a charge and provide for the collection of same from business properties located in the Sutton Business Improvement Area, Uptown Keswick Business Improvement Area and Jackson's Point Business Improvement Area be adopted by Council.

Reports from the Operations and Infrastructure Department:

- (C) Award of Tender for Route and Seal Asphalt

Report No. OID-2016-0017

RESOLUTION NO. C-2016-0171

1. That Council receive Report No. OID-2016-0017 prepared by the Operations and Infrastructure Department dated April 13, 2016 respecting the award of Tender OED2016-004.
2. That Council awards the unit price Tender for Route and Seal Asphalt Pavement Services regarding OED2016-004 to R&N Maintenance and the Purchasing Agent issues a Purchase Order to R&N Maintenance, Guelph.
3. That the Chief Administrative Officer be authorized to approve any contingencies that arise up to ten percent (10%) of the budgeted works.

(D) Award of Tender OED-2016-013
Construction of Sanitary Sewer - Lowndes Avenue

Report No. OID-2016-0018

RESOLUTION NO. C-2016-0172

1. That Council receive Report No. OID-2016-0018 prepared by the Operations and Infrastructure Department dated April 13, 2016 regarding the award of tender OED-2016-013, for the construction of a gravity sewer and replacing the existing pumping station on Lowndes Avenue.
2. That the unit price Tender received from Robert B. Somerville Co. Limited for the estimated amount of \$680,379.03, excluding applicable taxes, for the construction of a sanitary sewer on Lowndes Avenue is accepted.
3. That the Chief Administrative Officer be authorized to approve any contingencies that arise up to fifteen percent (15%) of the contract award costs.
4. That Council supports the staff's recommendation to issue a revised Purchase Order to retain Cole Engineering to complete Contract Administration and full time inspection services at an upset limit of \$68,280.
5. That Council adopt a by-law authorizing the Mayor and Clerk to enter into a unit price contract with Robert B. Somerville Co. Limited.

Carried.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Recreation and Culture Department:

(E) ReWilding Design for The Link

Report No. RC-2016-0008

Phil Rose-Donahoe summarized the report at this time, advising that construction of the Forest of Possibilities on the Link property will begin as soon as possible and should be complete within four weeks. He also advised that parking challenges are anticipated on site, noting that as much green space will be protected as possible and that a portion of The Link building will be offered at a reasonable cost as office space for the subdivision contractor across Dalton Road from The Link, to provide extra revenue for The Link.

Hilary Van Welter, CEO Ascentia, Director, ReWild, advised that they chose plants, trees and shrubs based on their capability to withstand drought conditions, colour, hardiness and healing properties, as well as reduced maintenance time for staff. She also advised that the forest needed to be redesigned and relocated on the property as it was determined that a cement pad lay under the original forest area.

Winanne Grant advised that the Town has contributed \$20,000 each year over a three-year period for a total of \$60,000, to the broader rewilding project,.

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2016-0173

1. That Council receive Report No. RC-2016-0008 prepared by the Recreation and Culture Department dated April 13, 2016 regarding the ReWilding Design for The Link.
2. That Council approve the design presented by ReWilding (Attachment 1) and authorize staff to continue to work with ReWilding to complete the project.
3. That Council authorize the CAO to enter into a Use of Property and Hold Harmless Agreement with the Ontario Water Centre (OWC) (Attachment 2) subject to any minor revisions as may be required by the Town Solicitor.

Carried.

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section 11(1)

(7:37 p.m.)

- (A) Application to Amend Zoning By-law No. 500
749328 Ontario Ltd., c/o J.D. Shah
Lot 1, Registered Plan 211, 195 The Queensway S.
AGENT: Michael Smith Planning Consultants Development
Coordinators

Report No. PB-2016-0014

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

Gord Mahoney, Agent, addressed Council as follows:

- application to change the zoning from 'Transitional' to site specific Medium Density Urban Residential and site specific Open Space zones to permit the construction of a four-storey 36 unit apartment building with associated parking
- subject lands approximately 1 acre in size, located on the east side of The Queensway South, across from North Channel Drive. The property is vacant and contains several mature trees
- lands designated Maskinonge Urban Centre
- rental or condominium tenure is undetermined at this time
- first floor to contain main access/lobby area, covered parking, as well as laneway for vehicle pass through to the rear parking area
- second, third and fourth floors to contain twelve apartment units each with a mixture of floor layouts, 64 square metres to 85 square metres
- approximate 15 metre overall height; design of the building has not been finalized
- medium density urban residential zoning permits an apartment dwelling and site specific provisions are for relief to several development standards including minimum lot frontage, minimum lot area, minimum front yard setback, minimum interior side yard setback, maximum height of building, minimum planting strip, minimum landscape open space, minimum parking spaces and minimum aisle width
- property to the east contains woodland and wetland
- amenity space and parking matters; potential to provide for rooftop amenity space, and potential of adding a partial fifth floor to be used as an indoor party room, requiring additional height relief
- may be opportunity to remove the row of parallel parking along south lot line and change to perpendicular parking, to add the number of required parking spaces, in exchange for a reduction in the centre aisle from 8.9 metres to 7 metres and the setback from the parking lot to the south lot line reduction from 3 to 2.2 metres, approximately 2.5 feet.
- development will be required to go through site plan control process

- consistent with the Provincial Policy Statement, conforms to the Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan, Region's Official Plan and the Keswick Secondary Plan
- slight oversight re need for Environmental Impact Study. Applicant has retained and environmental consultant and report will be submitted shortly
- amendments seek relief from several design standards, application confirms to all relevant planning documents and represents good planning

Maryann Hunt

- heard from R.J. Gorman, 197 The Queensway S, in support of the proposal
- zoned Transitional historically applied to properties with a use not anticipated to be a long term use. A zoning amendment is anticipated to be required
- properties within the area of the Maskinonge Urban Centre are envisioned for medium to high density residential uses
- when considering the relief requested, take into account that zoning by-law 500 contains provisions that do not reflect the more current up-to-date urban design standards or best practices, so more relief is requested.
- provisions for further discussion include the proposed indoor amenity space and determination of the appropriate amount of parking for the development
- environmental work to determine appropriate setback to the woodlot to the east is forthcoming
- most of the rest of technical work will be submitted with site plan approval application, where more detailed design is worked out and contemplated
- Next steps; staff to compile information and comments, applicant will apply for site plan approval with refined site plan, passing of zoning bylaw, if approved, usually happens in tandem with site plan process

Jean Albert, 76 Verona Crescent, Keswick, advised that she is in support of the application. She has been a realtor for 27 years and has met many individuals, especially seniors, who would like to sell their homes and move somewhere that has little maintenance, but the closest possibility is Newmarket. Georgina could use this proposed building and six more just like it. She does not believe indoor amenity space is necessary.

Cindy Jowett, 181 The Queensway South, enquired if the proposed building will be adult apartment units or a condominium, whether the units will be sold or rented and whether the owners will set the prices or be geared to income.

Gord Mahoney advised that it has not yet been decided whether the building will be rental units or a condominium, whether it should be a condominium for everyone or for solely adults. The applicant will be able to provide more information at the next meeting. He has not heard of a condominium that has been geared to income.

Gord Mahoney advised that snow storage will be worked out through the site plan process. The vegetative buffer could be a potential snow storage location. A garbage facility would be included with the final plan of the building. The applicant considered purchasing the adjacent lands to the north, but it was not agreeable to those landowners. Fifty-three (53) parking spots have been proposed, while sixty-three (63) parking spots are the minimum number of required spots. With the suggested parking space modifications, there would be approximately sixty-five (65) parking spots provided. York Region will review the application through the site plan approval process and provide comments at that time with regard to access onto The Queensway.

Gord Mahoney advised that the 100 metre setback is indicated on the site plan at the south-east corner where no development is permitted, and midway through the parking is the 150 metre setback from the sewage treatment plant where some development is permitted, but no buildings. There is some parking within the 150 metre setback but none within the 100 metre setback.

Maryann Hunt advised that next steps include environmental work to be completed to show the rear yard setback requirement. If the application is approved and the zoning by-law is adopted, the applicant will apply for site plan approval, requiring a more refined site plan to be submitted. A transportation impact study, storm water management, erosion sediment control, etc, will be submitted with the site plan application. The site plan process will dictate the length of the process.

Maryann Hunt advised that the setbacks on the south lot line were contemplated after the submission of the application. It was determined that it could possibly fit, but could require a further reduced setback from the south lot line. The 2.2 metre setback was not requested as part of the initial application. Zoning will reflect the required setbacks, no recirculation would be necessary.

Council requested consideration of public transportation regardless if the development is a condominium or apartment rental, and staff should ensure priority focus is placed on a storm water management plan so that there is little or no impact on the adjacent wetland in terms of storm water runoff onto the wetland or any adverse environmental effect regarding storm water management.

Council advised that the Environmental Impact Study is starting next week to determine potential impacts.

Harold Lenters stated that staff will bring the application back to Council when staff feel the issues raised have been assessed, and the appropriate changes have been made. As in the past when Council does not have the complete picture, it is an option for Council to approve the development and staff would then bring back the proposed bylaw when the site plan has been approved.

Gord Mahoney advised that the setback on the south lot line would be just for the parking area, while the building would remain in its original location.

Moved by Councillor Harding, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2016-0174

1. That Council receive Report PB-2016-0014 prepared by the Planning Division dated April 13, 2016 respecting an application to amend Zoning By-law 500 submitted by 749328 Ontario Limited for lands located at 195 The Queensway South, Keswick.
2. That staff report back to Council following the receipt and assessment of all public, internal department, external agency and Council comments, and staff's evaluation of the application and any matters raised at the statutory public meeting.
3. That staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - ii. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - iii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the application.

Carried

12. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

- (A) Gary Mansfield requesting temporary parking relief on Sunday, September 4th during a wedding and reception on Lake Drive in Willow Beach and on surrounding streets between the hours of 1:00 p.m. and 12:00 midnight.

Moved by Councillor Neeson, Seconded by Councillor Sebo

RESOLUTION NO. C-2016-0175

That Council approve the request by Gary Mansfield for temporary parking along Lake Drive in the vicinity of 606 Lake Drive, Willow Beach, as well as on Westwind Circle, Huntley Drive, Shore Crescent, Fairbank Avenue and O'Dell Lane between

1:00 p.m. and 12:00 midnight, during a wedding and reception, and refer the matter to staff to make the necessary arrangements.

Carried.

- (B) Carolyn Crate, Chair, Sutton BIA, requesting the temporary closure of Market Square from 6:00am to 6:00pm during annual events to be held on May 21st, July 23rd, October 29th and December 3rd, 2016.

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2016-0176

That Council approve the request from Carolyn Crate, Chair, Sutton BIA, to temporarily close Market Square from 6:00am to 6:00pm during the Spring Fling on May 21st, Festival on High and Duck Race on July 23rd, Hallowe'en Haunt on October 29th and Christmas Tree Lighting on December 3rd and refer the request to staff to make the necessary arrangements with the organizer respecting such issues as road barriers, garbage cans and picnic tables.

Carried.

- (C) Gloria Collier, Acting Town Clerk, Town of Richmond Hill, regarding its support of an FCM resolution regarding a Federal Bill of Environmental Rights and requesting the Government of Canada enact Federal Environmental Rights Legislation in keeping with the FCM resolution.

Moved by Councillor Neeson, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2016-0177

That correspondence from Gloria Collier, Acting Town Clerk, Town of Richmond Hill, regarding its support of an FCM resolution regarding a Federal Bill of Environmental Rights and requesting the Government of Canada enact Federal Environmental Rights Legislation in keeping with the FCM resolution be received and referred to the Georgina Environmental Advisory Committee.

Carried.

- (D) Mario Sergio, Minister Responsible for Senior Affairs, requesting Council proclaim the month of June as 'Seniors' Month' with the theme 'Seniors Making A Difference', and to host Seniors' Month events in the community.

Moved by Regional Councillor Wheeler, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0178

That Council proclaim the month of June as "Seniors' Month" with the theme 'Seniors Making a Difference' throughout the Town of Georgina to recognize and celebrate the accomplishments of our seniors and refer the proclamation to staff for advertising.

Carried.

- (F) Denis Kelly, Regional Clerk, Region of York, respecting report entitled '2016 Property Tax Rates' establishing tax rates for the various property classes so that the tax levy component of the 2016 Regional Budget can be raised.

Moved by Councillor Fellini, Seconded by Councillor Sebo

RESOLUTION NO. C-2016-0179

That correspondence from Denis Kelly, Regional Clerk, Region of York, respecting report entitled '2016 Property Tax Rates' establishing tax rates for the various property classes so that the tax levy component of the 2016 Regional Budget can be raised, be received.

Carried.

- (E) John Cartwright, President, Toronto and York Region Labour Council, requesting Council proclaim April 28th as 'Day of Mourning for Workers killed or injured on the job' and lower the Town flags to half-mast.

Town Staff verified that the Town's Flag Flying Protocol includes half-masting the Town flag on April 28th for the Day of Mourning'.

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

RESOLUTION NO. C-2016-0180

That Council proclaim Thursday, April 28, 2016, as 'Day of Mourning for Workers killed or injured on the job' throughout the Town of Georgina in recognition of the memory of the thousands of workers who have been killed, injured or suffered illness as a result of work-related incidents, that Town staff follow protocol and fly the flags flown on Town properties at half-mast on that date and publicize the proclamation as widely as possible.

Carried.

(2) General Information Items

Moved by Councillor Harding, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0181

That the General Information Listing for the April 13, 2016 Council meeting be approved.

Carried.

(3) Committee of Adjustment Planning Matters *None.*

- (A) Under Review
- (B) Recommendations
- (C) Decisions

14. MOTIONS/NOTICES OF MOTION *None.*

15. REGIONAL BUSINESS

(1) Verbal Update from the Mayor and the Regional Councillor

Mayor Quirk updated Council with respect to the following;

- 2016 Roads Capital Planning Projects; work will be undertaken on Warden Avenue from Ravenshoe Road to Old Homestead Road and on Baseline Road from Woodbine Avenue to McCowan Road.
- Speed limit reduction from 70 km/h to 60 km/h on Metro Road, east of Civic Centre Road to Salvation Army Road.
- Master Plan Water and Wastewater update; representative from the Region of York postponed tonight's presentation, but will be providing an update to Town Council in the near future
- Transportation Master Plan will cost \$20 Billion over the next 25 years, with the Provincial and Federal Governments to cover two-thirds of that bill.

16. OTHER BUSINESS

March 23, 2016 Council Minutes:

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2016-0182

That the Council minutes of March 23, 2016, be adopted with the following amendment:

Page 15, second paragraph to be reworded to read as follows; "**Rebecca Mathewson** advised that the upcoming development charge schedule will also be advertised on Facebook and Twitter."

Carried.

Dan Pisani advised that Blue Jay Blvd, Lakeshore Road, Sumach Drive and Kay Avenue were resurfaced in 2015 and the roads anticipated to be resurfaced in 2016 with different types of treatments are Larch Lane, Glenview Avenue, Sunset Beach Road, Lake Drive connecting off Sunset Beach Road, Daisy Avenue, Centre Road and Isle Vista Drive.

The Director of Operations and Infrastructure was requested to provide a forecast for resurfacing of Duclos Point Road.

17. BY-LAWS *None.*18. CLOSED SESSION *None.*

- (1) Motion to move into closed session of Council
- (2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

19. CONFIRMING BY-LAW

Moved by Regional Councillor Wheeler, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0183

That the following by-law be approved:

- (1) By-law No. 2016-0023 (COU-2), a by-law to confirm the proceedings of Council on April 13, 2016.

Carried.

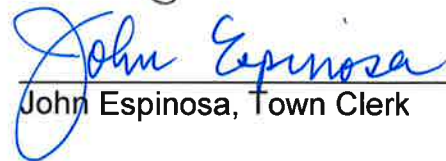
20. MOTION TO ADJOURN

Moved by Councillor Neeson, Seconded by Councillor Harding

That the meeting adjourn at 8:36 p.m.

Carried.


Margaret Quirk, Mayor


John Espinosa, Town Clerk