

The Corporation of the City of Kawartha Lakes
Minutes
Planning Advisory Committee Meeting

PC2019-08
Wednesday, December 2, 2020
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Deputy Mayor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Jason Willock

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1. Call to Order and Adoption of Agenda

Chairperson Deputy Mayor O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Manager of Planning R. Holy, Policy Planning Supervisor L. Barrie, Supervisor of Development Engineering C. Sisson, Economic Development Officer - Heritage Planning E. Turner, and Planners II D. Harding, A. Kalnina, and K. Stainton were also in attendance.

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

PAC2020-055

Moved By Councillor Veale

Seconded By M. Barkwell

That the agenda be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2020-059

Applications to amend the Town of Lindsay Official Plan and Lindsay Zoning By-law 2000-75 on the property described as Part Lot 5, S of Wellington St, Part 1, 57R-5112, former Town of Lindsay, identified as 44-64, 66 William Street North - J Eighteen Corp

David Harding, Planner II

3.1.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any,

received to date.

Mr. Harding confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that two signs were posted on the subject property. He summarized the application, explaining that it proposes to permit an 11 storey approximately 207 unit apartment building with ground floor commercial uses and establish applicable development standards. The building is proposed to be a 207-unit apartment building, with commercial uses on the first floor. The apartments are proposed to be marketed to seniors and retirees. The apartment units are proposed on storeys 2-10, and will range in size from 41 to 57 square metres (441-613 square feet). The 11th storey is proposed to contain indoor and outdoor amenity space along with the mechanical room. The 1st floor proposes 331 square metres of retail space and 157 square metres of restaurant space, to be used by the general public as well as building residents. A combination of surface and underground parking is proposed off a driveway entrance on William Street North. Review of the application for consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Official Plan is ongoing. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Building Division with no concerns, nearby resident Sandra Hood who had raised concerns, and that the applicant had submitted the required Heritage Impact Assessment as required by the Heritage Planning Officer. Staff are recommending that the application be referred back to staff for until such time as all comments and concerns have been addressed. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application.

Kent Randall of EcoVue Consulting spoke as applicant on behalf of the owner J Eighteen Corp (who was represented by Tom Zhou at the meeting). He stated that this proposal is the culmination of years of work, and is unlike anything ever brought forward to the City for approval. He noted that the location is within the proximity of the downtown area, without being in the heritage district. He stated that the Heritage Impact Assessment and the Shadow Study showed no negative effects on the surrounding properties, and that modern planning standards have been applied to the proposal. He verified that this project meets requirements for intensification in urban areas, and meets demand for residential rental units. Overall he concluded that he hopes this can be a landmark the community can be proud of. He responded to questions from Committee members.

The Chair inquired if anyone wished to speak to the application.

The Chair and Recording Secretary noted that Sandra Hood was participating electronically in the meeting, however due to technical difficulties, was unable to speak. It was noted that Ms. Hood submitted correspondence opposed to the development that was circulated to the members of the committee. A copy of her correspondence is attached to the minutes.

No other persons spoke to the application.

3.1.2 Business Arising from the Public Meeting

PAC2020-056

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report PLAN2020-059, **Part Lot 5, S of Wellington St, Part 1, 57R-5112, former Town of Lindsay, now City of Kawartha Lakes, identified as 44-64, 66 William Street North, J Eighteen Corp. – D01-2020-005, and D06-2020-023**, be received; and

That PLAN2020-059 respecting Applications D01-2020-005, and D06-2020-023 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

3.2 PLAN2020-060

An application to amend the Township of Bexley Zoning By-law 93-09 on the property identified as 1093 North Bay Drive, Kirkfield - Makarios Corporation

Kent Stainton, Planner II

3.2.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Zoning By-law Amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Stainton confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application,

explaining that it proposes to change the zoning on a portion of the land from Rural General (RG) Zone to the Rural Residential Type Three (RR3) Zone. As a condition of provisional consent for a lot boundary adjustment, the zoning by-law amendment is required to ensure the resulting zoning for the property at 1093 North Bay Drive is uniform and consistent with the existing zoning on property. The owner of an abutting property at 1093 North Bay Drive sought to acquire a 306.37 square metre portion of land from the subject property in order to address the placement of an accessory building situated on the subject lands. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Stainton summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Community Services with no objections. Staff are recommending that the application be referred to Council for approval.

The Chair inquired if the applicant wished to speak to the application.

Garry James made himself available for any questions if required.

The Chair inquired if anyone wished to speak to the application.

No other persons spoke to the application.

3.2.2 Business Arising from the Public Meeting

PAC2020-057

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2020-060, **respecting Part of Lots 31 to 34, Part of Part 1 on 57R-4102 and Part 2 on 57R-8168, Geographic Township of Bexley and identified as 7 Copes Lane – Application D06-2020-026**, be received;

That a Zoning By-law Amendment respecting application D06-2020-026, substantially in the form attached as Appendix D to Report PLAN2020-060, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

3.3 PLAN2020-057

Additional Residential Units

Anna Kalnina, Planner II

3.3.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan Amendments and Zoning By-law Amendments. He also asked staff to briefly describe the proposed amendments.

Ms. Kalnina and Ms. Barrie confirmed that the required notice was given in accordance with the Planning Act. They summarized the amendments, explaining that they propose to implement the Additional Residential Unit requirements of the Planning Act and O. Reg. 299/19, and bring the City's Official Plans and Zoning By-laws into conformity with policy direction introduced in the Growth Plan for the Greater Golden Horseshoe, 2019 and Provincial Policy Statement, 2020. Their presentation, including a summary of the proposal, and changes from the proposal presented at the November Planning Advisory Committee meeting is attached to the minutes. They stated that the comments received to date have been considered and incorporated into the draft amendments as appropriate. Staff are recommending that the amendments be referred to Council for approval. Ms. Barrie and Ms. Kalnina responded to questions from Committee members.

The Chair inquired if anyone wished to speak to the application.

No other persons spoke to the application.

3.3.2 Business Arising from the Public Meeting

PAC2020-058

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report PLAN2020-057, **Additional Residential Units**, be received;

That By-laws to implement the proposed Official Plan Amendments, substantially in the form attached as Appendices B, C, D, E, and F to Report PLAN2020-057, be referred to Council for adoption;

That the Zoning By-law Amendment to the Oak Ridges Moraine Zoning By-law 2005-133 substantially in the form attached as Appendix G to Report PLAN2020-057, be referred to Council for adoption;

That the Zoning By-law Amendment to the City's 18 Zoning By-laws, substantially in the form attached as Appendix H to Report PLAN2020-057, be referred to Council for adoption;

That the Additional Residential Unit Registration By-law, substantially in the form attached as Appendix I to Report PLAN2020-057 be referred to Council for adoption; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Carried

4. Deputations

5. Correspondence

6. City of Kawartha Lakes Reports

6.1 PLAN2020-058

Request by Three Lakes Developments Inc. to Enter into a Subdivision Agreement for Plan of Subdivision 16T-87002, File No. D05-19-006, Former Rokeby Subdivision

Richard Holy, Manager of Planning

Mr. Holy confirmed that this matter has had a history with the municipality dating back to 1989 and he noted that development interest was renewed four years ago with new ownership of the lands. He summarized the plan, explaining that it initially proposes to create 68 residential lots on roads with connections to Front Street in Bobcaygeon, with future phases for additional residential development when capacity will permit it. Mr. Holy confirmed that no new Zoning By-law Amendments or Official Plan Amendments are required for this site. He outlined highlights of the subdivision agreement as outlined in his report, and recommended that subdivision agreement, and plan for payment of Development Charges be approved. He responded to questions from Committee members.

PAC2020-059

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2020-058, **Three Lakes Developments Inc. (Former Rokeby) Subdivision Agreement**, be received;

That the Subdivision Agreement for the Three Lakes Developments Inc. (Former Rokeby) Subdivision, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2020-058 be approved by Council;

That the recommended payment of Development Charges, as outlined in the draft subdivision agreement contained in Appendix C to Report PLAN2020-058, be received and approved by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this Agreement.

Carried

6.2 ED2020-026

Economic Recovery Task Force Sub-Committee Recommendations

Emily Turner, Economic Development Officer - Heritage Planning

Ms. Turner provided an overview of some of the development related recommendations from the Economic Recovery Task Force and expanded on the following topics in her presentation (attached to the minutes):

- Economic Recovery Task Force overview
- Recommendations for Fast Tracking of Shovel-Ready Applications
- Implementation of a Planning Application Spreadsheet for tracking purposes
- Implementation of a Concierge Pilot Program for Site Plan Approvals

Ms. Turner, Mr. Marshall, and Mr. Holy responded to questions from Committee members.

PAC2020-060

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report ED2020-026, **Economic Recovery Task Force Sub-Committee Recommendations**, be received for information.

Carried

6.3 ENG2020-014

Municipal Infrastructure Design Guidelines - Annual Update

Christina Sisson, Supervisor, Development Engineering

Ms. Sisson provided an overview of her report noted the follow updates to the design guidelines including:

- Federal testing evaluation for any proposed oil and grit separator;

- Final lift or top course road surface shall be comprehensive – no patching; and
- Minor typographic errors corrected.

PAC2020-061

Moved By Councillor Veale

Seconded By Mayor Letham

That Report ENG2020-014, **Municipal Infrastructure Design Guidelines – Annual Update**, be received;

That Staff be directed to continue to update and to add to the information available on the City's website, including templates and details, to facilitate engineering design submissions for development; and

That Staff be directed to continue to monitor for any communication improvements and for any current legislative or regulatory enhancements requiring updates to the existing guidelines on the City's website.

Carried

6.4 ENG2020-015

Subdivision Agreement Template Updates

Christina Sisson, Supervisor, Development Engineering

Ms. Sisson provided an overview of her report noting the areas of modification to the subdivision agreement template being:

- The projected length of time for completion of public services has been refined to specify all public services;
- The construction management plan will include a schedule/timelines, communication plan, and all contact information for the parties involved;
- The grading deposit proposed for vacant lots remaining after assumption is being recommended to be removed from the subdivision agreement;
- Annual updates to the City (e.g. financial securities);
- The applicable H.S.T. is recommended to be included in the cost estimate for securities;
- The Development Charge process has been outlined in the current template to align with the current practice and policies of the City; and

- The warnings clauses have been updated to include the City's noise by-law and to include wording for infiltration trenches.

She responded to questions from Committee members.

PAC2020-062

Moved By Councillor Seymour-Fagan

Seconded By J. Willock

That Report ENG2020-015, **Subdivision Agreement Template Updates – Engineering and Corporate Assets**, be received;

That the City's subdivision agreement and cost estimate schedule templates be updated and amended, as outlined in Appendix A and B, respectively, to Report ENG2020-015; and

That Staff be directed to continue to monitor for any improvements to the language in the template of the subdivision agreement to ensure there are opportunities to refine the timelines and clarity of language with the development process.

Carried

7. Adjournment

PAC2020-063

Moved By M. Barkwell

Seconded By J. Willock

That the Planning Advisory Committee Meeting adjourn at 2:29 p.m.

Carried