



Planning and Development Committee Meeting Report
Tuesday, November 19, 2019
7:00 p.m.
Council Chamber, Town Hall

Mayor A. Thompson
Councillor I. Sinclair
Councillor L. Kiernan
Councillor J. Downey
Councillor C. Early
Councillor J. Innis
Councillor N. deBoer
Councillor A. Groves
Councillor T. Rosa

Acting Chief Administrative Officer: Carey Herd
Manager, Legislative Services/Deputy Clerk: A. Fusco
General Manager, Community Services: P. Tollett
Manager, Development – East: C. Blakely
Manager, Policy and Sustainability: S. Kirkwood
Senior Planner, Development: L. Lee-Yates
Senior Planner, Development: M. Nordstrom
Coordinator, Council Committee: T. Kobikrishna

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None.

CONSENT AGENDA

The Planning and Development Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on December 17, 2019:

Staff Report 2019-0236: Proposed Street Renaming, Cross Country Boulevard to Roy Clarkson Way

That a by-law to rename an identified portion of Cross Country Boulevard as Roy Clarkson Way be enacted; and

That Schedule F of Traffic By-law 2015-058 be amended to rename Cross Country Boulevard from Highway 50 (RR 50) to a point 100m west of Highway 50 (RR 50) as Roy Clarkson Way.

Heritage Caledon Committee Report

That the Heritage Caledon Committee Report dated November 11, 2019, be received.

Committee Report 2019-0245: Recommendations for Allocation of Designated Heritage Property Grant Funding for Autumn 2019

That the recommended second allocation in 2019 for the Designated Heritage Property Grant Program recipients listed in Schedule A of Staff Report 2019-0245, be approved.

Award of Excellence

That Jimmy Pountney and Luci Verdile be recognized as the 2019 recipients of the Heritage Caledon Award of Excellence.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meetings is to obtain input from the public and that any concerns or appeals dealing with the proposed applications should be directed to the Legislative Services division. He noted that any interested persons requesting further

notification regarding the proposed applications are advised to sign the appropriate notification form as required.

1. Proposed Official Plan Amendment and Zoning By-law Amendment: 13233 and 12247 Nunnville Road, Ward 5

Chair N. deBoer confirmed with Leilani Lee-Yates, Senior Planner, Development – East, that notification was conducted in accordance with the Planning Act.

Chad John-Baptiste, Director, Planning – Ontario WSP, provided a presentation regarding the application for Proposed Official Plan Amendment and Zoning By-law Amendment, municipally known as 13233 and 12247 Nunnville Road. Mr. John-Baptiste provided the proposed plan for the subdivision and highlighted the conceptual renderings and noted site opportunities. He provided a list of the supporting studies completed for the application.

Chair N. deBoer thanked Mr. John-Baptiste for his presentation.

PUBLIC COMMENTS

Jonathan Willner provided a petition signed by approximately 120 residents for the public record in opposition of the proposed development on Nunnville Road. Mr. Willner noted that in his opinion there is a lack of infrastructure to accommodate the proposed development. He expressed concerns with the impact the proposed development may have on the wildlife and natural landscape and with the density, stating that it would impact the lifestyle in adjacent area. He requested that the Town maintain the estate zoning of the subject property.

Louise Milliken stated that in her opinion the proposed development would impact the quietness, privacy and quality of life of the area. She raised concerns with parking issues and the lack of accommodation for visitors. She expressed concerns with winter maintenance within the neighbourhood and stated that in her opinion the increase in traffic would impact road safety. Ms. Milliken opposed the number of dwellings proposed and requested that the zoning remain for estate homes.

Andrea Pesa expressed concerns with the proposed number of houses and the impact it may have on the traffic in the neighbourhood.

Nancy Willner raised questions regarding the impact of the quality and quantity of water as a result of the proposed development. She opposed the density and stated that in her opinion the increased density may take away from the character of the neighbourhood.

Todd Saunders advised that in his opinion the proposal is a responsible development and includes green space and natural habitat. He stated his support of the proposed development.

Sherry Brioschi raised questions regarding the Official Plan, population allocation, and Bolton's population cap. Ms. Brioschi raised additional questions regarding the public meeting process and asked whether the applicant would offer another public meeting. She expressed additional concerns with parking for the proposed development.

Allison Jurrius stated that in her opinion the smaller homes proposed are necessary and seniors require houses that have stairs to encourage daily physical activity.

John Pellegrini inquired whether there would be new intersections to accommodate the proposed development on Nunnville Road and whether there are possibilities for to add more access points to the development.

Bob Skaltsiotis expressed concern with the boulevard and the treeline on Nunnville Road at Riverwood Terrace. He stated that in his opinion current traffic in the neighbourhood is damaging the treeline on the boulevard. He expressed concerns with illegal activity occurring at the boulevard and treeline.

Rick Gelger raised concerns with the proposed development's effect on the boulevard.

Peter Canali raised questions regarding the affect the zoning by-law amendment may have on property values and suggested the trail off of Nunnville Road be closed.

WRITTEN COMMENTS - none.

Members of Council asked questions and received responses from staff and Mr. John-Baptiste.

The Committee recessed at 8:14 p.m. and resumed at 8:22 p.m.

2. Proposed Official Plan Amendment and Zoning By-law Amendment: 4 Walker Road, Ward 3

Chair N. deBoer confirmed with Mary Nordstrom, Senior Planner, Development – East, that notification was conducted in accordance with the Planning Act.

Sara Gregory from Weston Consulting, provided a presentation regarding the application for Proposed Official Plan Amendment and Zoning By-law Amendment, municipally known as 4 Walker Road. Ms. Gregory provided an overview of the proposed development and highlighted the proposed official plan and zoning by-law amendments.

Chair N. deBoer thanked Ms. Gregory for her presentation.

PUBLIC COMMENTS - none.

WRITTEN COMMENTS - none.

3. Zoning By-law Amendment and Site Plan Amendment: 0 Coleraine Drive, 12300 Coleraine Drive, 12400 Coleraine Drive and 12592 Coleraine Drive, Ward 4

Chair N. deBoer confirmed with Mary Nordstrom, Senior Planner, Development – East, that notification was conducted in accordance with the Planning Act.

Jonathon Rodger, Zelinka Priamo Ltd, provided a presentation regarding the application for Zoning By-law Amendment and Site Plan Amendment, municipally known as 0, 12300, 12400 and 12592 Coleraine Drive. Mr. Rodger spoke to the proposed site plan and the draft zoning by-law.

Chair N. deBoer thanked Mr. Rodger for his presentation.

PUBLIC COMMENTS

Sherry Brioschi raised questions regarding the impact of the proposed GTA West Corridor interchange on Coleraine Drive and its impact on the proposed development.

WRITTEN COMMENTS - none.

Members of Council asked questions and received responses from staff and Mr. Rodger.

PRESENTATIONS

1. GTA West Corridor Route Planning and EA Study

Lukasz Grobel, Senior Project Manager, Ministry of Transportation and Jim Dowell, Consultant Project Manager, WSP provided a presentation regarding the GTA West Corridor Route Planning and EA Study. Mr. Grobel provided an overview of the study and highlighted the new multimodal corridor which will be designed as a 4-6 lane

highway with a separate adjacent transitway. He provided information regarding the route evaluation process, advising that they are currently at the route selection process. Mr. Grobel presented the technically preferred route to Council and Mr. Dowell spoke to the various preferred alternative routes and emphasized the benefits of each of the alternative routes. Mr. Dowell provided an explanation of the evaluation criteria for selecting preferred interchange locations and spoke to the preferred interchange locations for the GTA West Corridor. The proposed transit way, consultation and engagement strategies, and next steps were outlined by the presenters.

Members of Council asked questions and received a response from the presenters.

DELEGATIONS

Matthew Cory from Malone Given Parsons Ltd. delegated regarding the GTA West Corridor Route Planning and EA Study. Mr. Cory advised that his firm would prefer the S4(2) route if it were modified to be straighter and did not intersect the Mayfield residential area.

Sherry Brioschi expressed concerns with the GTA West Corridor Route Planning and EA Study and the proposed Coleraine Drive interchange. She stated that in her opinion the proposed interchange may result in an increase in traffic. She raised questions whether the proposed route may be a toll route. She added that there should be a greater focus on public transit.

CORRESPONDENCE

Members of Council provided comments with respect to the letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing regarding the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Members of Council asked questions and received responses from staff.

Members of Council provided comments with respect to the Memorandum from Sylvia Kirkwood, Manager, Policy and Sustainability, regarding the Official Plan 2041 Review Update.

Members of Council asked questions and received responses from staff.

ADJOURNMENT

The Committee adjourned at 9:56 p.m.