

A meeting of the **Planning and Economic Development Standing Committee** is held this day commencing at 4:30 o'clock p.m. in Council Chambers there being present the following members:

Councillor Marra (Chair)
Councillor Dilkens
Councillor Payne
Councillor Sleiman

Citizens

Barb Bjarneson
Merrill Baker
Cheryl Cross-Leal

Regrets

Councillor Hatfield

Delegations

Craig Kondruk(son) for Doreen Kondruk, resident Ward 7 – Item 1
Elaine Price – resident Ward 7 – Item 1
Linda Fraser – resident Ward 7 – Item 1
Dorothy Montgomery – resident Ward 6 – Item 3
Valery Simons – resident Ward 6 – Item 3
Leigh Ann King, representing King Development – Item 4

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Lee Anne Doyle, Executive Director/Chief Building Official
Bill Jean, Manager of Permit Services/Deputy Chief Building Official
Adam Szymczak, Planner III
Jim Abbs, Planner III
Justina Nwaesei, Planner II
Stacy Shyshak, Engineering
Marianne Sladic, Steno Clerk Senior
Agatha Armstrong, Deputy City Clerk

1. **CALL TO ORDER**

The Chair calls the meeting of the Planning and Economic Development Standing Committee to order at 4:30 o'clock p.m.

2. **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None disclosed.

3. **ADOPTION OF MINUTES**

Moved by Councillor Payne, seconded by Councillor Sleiman,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held June 10, 2013 **BE ADOPTED** as presented.

Carried.

Moved by Councillor Payne, seconded by Councillor Sleiman,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee held July 15, 2013 **BE ADOPTED** as presented.

Carried.

4. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

Item 4 **Request for Waiver of Development charges – King Development – Central Park Athletics Development Project – 3400 Grand Marais East**

At the request of the Solicitor representing King Development, this matter is being deferred to a future meeting to allow for the Applicant to be in attendance.

Moved by Councillor Dilkens, seconded by Councillor Sleiman,
That the report of the Chief Building Official dated July 3, 2013, entitled “Request for Waiver of Development Charges – King Development- central Park Athletics Development Project – 3400 Grand Marais East” **BE DEFERRED** to a future meeting of the Planning and Economic Development Standing Committee to allow for the Applicant to be in attendance.

Carried.

5. **PRESENTATIONS AND DELEGATIONS**

Item 1 **Zoning By-law 8600 Housekeeping Amendments 2013-1 Building Height**

Minutes for the Planning Act Matters are attached as Appendix “A”

Moved by Councillor Payne, seconded by Councillor Sleiman,
THAT the recommendations given **BE DEFERRED**; and

THAT a report **BE BROUGHT FORTH** on appropriate reduction in maximum heights to avoid a repetition of excessive discrepancies between height of new buildings and existing buildings.

Ms. Bjarneson commends both the Building & Planning Departments for their work. She doesn't want their efforts discounted in any fashion. Wants their work recognized. Wants to find a workable solution to avoid this kind of discrepancy in the future.

Mr. Baker requests wording in respect to implications raised by Mr. Szymczak should the maximum height restrictions be lowered.

Councillor Sleiman advises any changes to the by-law will not affect any existing homes.

The Chair reiterates Ms. Bjarneson's comments, advising the purpose of the report was to clean up the by-law and provide a more comprehensive description for measurement.

Councillor Dilkens advises that in the future, it is quite likely that the existing home in question will probably be replaced with a much larger home. But how does that evolution happen? The importance is to provide a solution for a more neighbourly way, not done to the detriment to those who have established themselves previously? Hopefully a solution can be found to maximize properties in an orderly and natural progression.

Carried, Unanimously.

6. **PLANNING ACT MATTERS**

Minutes for the Planning Act Matters are attached as Appendix "A".

Item 2 **Rezoning, 1118486 Ontario Ltd., 2085 Industrial Drive, allow health studio as additional permitted use on the subject land**

Moved by Councillor Dilkens, seconded by Ms. Bjarneson.

1. That an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the property located on the southeast corner of the intersection of Ambassador Drive and Industrial Drive, known municipally as 2085 Industrial Drive and described as Lots 879-888, Part of Lot 878 and Part of Block E on Plan 991; Lots 16-21, Part of Lots 22, 14, 15, 23, and Part of Whittaker Avenue on Plan 1405; Part 1 on Plan 12R7544; by adding a site specific provision to allow a Health Studio as an additional permitted use on the subject land; and

2. That the proposed change in Use **BE DEEMED** a development; thereby requiring a Site Plan Approval.

Carried.

Item 3 **Lauzon Tavern, 7880 Wyandotte Street East, to permit the existing parking area and to facilitate improvements to the existing parking area**

Moved by Councillor Dilkens, seconded by Mr. Baker.

1. That an amendment to Zoning By-law 8600 Be Approved amending the zoning Part of Lots 52 to 54 (inclusive), Plan 1135 from Residential District (RD) 1.2 to Commercial District (CD) 1.7 to permit an existing parking lot.

Carried.

7. **ADMINISTRATIVE ITEMS**

Nil

8. **COMMITTEE MATTERS**

International Relations committee minutes of meeting held June 24, 2013

Moved by Councillor Dilkens, seconded by Councillor Payne

THAT the minutes of the International Relations Committee meeting held June 24, 2013 **BE RECEIVED** for information.

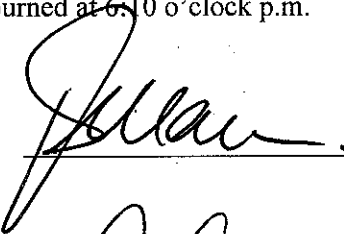
Carried.

9. **QUESTION PERIOD**

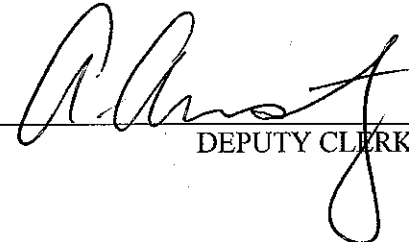
None

10. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 6:10 o'clock p.m.



CHAIR



DEPUTY CLERK