



**Public Meeting of Council  
Wednesday, September 9, 2015 at 7 PM  
Council Chambers – City Hall**

**Mayor Clifford Lee Presiding**

**Present:**

<b>Deputy Mayor Mike Duffy</b>	<b>Councillor Greg Rivard, Chair</b>
<b>Councillor Edward Rice (left 7:45p.m.)</b>	<b>Councillor Kevin Ramsay</b>
<b>Councillor Kevin Ramsay</b>	<b>Councillor Terry Bernard</b>
<b>Councillor Robert Doiron</b>	<b>Councillor Mitchell Tweel</b>
<b>Councillor Jason Coady</b>	<b>Councillor Terry MacLeod</b>

**Also:**

<b>Donna Waddell, DCS</b>	<b>Alex Forbes, PHM</b>
<b>Jesse Morton, UP</b>	<b>Laurel Palmer Thompson, PDO</b>
<b>Victoria Evans, PHAA</b>	

**Regrets:**

<b>Councillor Melissa Hilton</b>	<b>Roy Main, CAO</b>
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Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application.

**1. 99 Pownal Street (PID# 339994)**

A request to consider an amendment to the Downtown Mixed Use Neighbourhood (DMUN) Zone of the Zoning & Development Bylaw to add “Fitness Centre as it pertains to 99 Pownal Street (PID# 339994)” as a permitted use. While the DMUN Zone does not permit Fitness Centres, this amendment would allow a Fitness Centre to be permitted only at 99 Pownal Street (PID# 339994).

Councillor Rivard then introduced Bill Chandler, Chandler Architects, the architectural firm working on the proposed development, and David “Eli” MacEachern, owner of Dynamic Fitness.

Mr. Chandler explained the proposed layout for the new development. He explained that the Royal Canadian Legion will remain a tenant on the first floor, the second floor will be used for office space, and the third floor will be used as a fitness centre for Dynamic Fitness.

Mr. MacEachern then gave a brief overview of Dynamic Fitness. He stated that Dynamic Fitness has a very small clientele base, and therefore there will be very limited traffic.

Mayor Lee opened the floor to questions and comments from the public and Council. There being no questions, Councillor Rivard introduced the next application.

## **2. Final Draft of the East Royalty Master Plan**

The Final Draft of East Royalty Master Plan is the culmination of a visioning workshop and numerous public meetings to address land use issues and traffic in this area of the City. The Final Draft Master Plan reflects public input on issues such as traffic, future land use, recreational areas, environmental sensitive areas, housing, etc.

Councillor Rivard then introduced Laurel Palmer Thompson, Planning & Development Officer, who gave a presentation explaining the process which produced the East Royalty Master Plan.

Ms. Palmer Thompson stated that the objective of the Master Plan is to direct future long-term growth in East Royalty, and prevent haphazard development. She noted that following numerous public visioning workshops, the Planning Partnership of Toronto, Ontario presented the “Final Draft” of the East Royalty Master Plan to the public on February 4, 2014. The Final Draft included the policy document, Urban Design Guidelines and Schedule 1 (the Neighbourhood Structure Plan), Schedule 2 (the Land Use Map) and Schedule 3 (the Transportation Plan).

She explained that following the February 4, 2014 meeting due to comments received Planning staff felt that further review of the final draft was required. In March of 2015 Planning Staff began a more in depth review of the East Royalty Master Plan and its associated schedules with the comments received from the public. Ms. Palmer Thompson then noted the changes made. Firstly, density was mirrored, in that properties on opposite sides of the same street would have the same density. She also stated that the undeveloped land south of Hertz Road was changed to Future Development Area as it was determined that this area will not have services readily available in the near future. Ms. Palmer Thompson indicated that the revised plan had been presented to the public at an open house held at the Malcolm Darrach Centre on June 24, 2015. She said reception to the Master Plan at the open house was largely positive, and that staff was able to clarify many misconceptions regarding the Master Plan.

Mayor Lee then opened the floor to questions and comments from the public and Council.

### **Harvey Livingston**

Mr. Livingston expressed concern regarding a proposed road that will go through his property.

Ms. Palmer Thompson replied to Mr. Livingston and explained that the subject road is a proposed connector from Riverside Drive to Marshfield. She asserted that the subject road will only be constructed when the traffic levels on St. Peter’s Road reach capacity. However, she noted that the present traffic levels are far from capacity. She clarified that the purpose of depicting this road on

the map is only to designate a corridor so that development does not occur in this area, and that this road would not be considered unless it is warranted well into the future.

Councillor Bernard also responded to Mr. Livingston. He stated that St. Peter's Road is nowhere near capacity and if traffic levels did significantly increase, St. Peter's Road could be widened first. He also noted that this proposed road is a long-term option.

Mayor Lee asked staff about Hertz Road being designated as a Future Development Area and what that designation meant.

Ms. Palmer Thompson explained that Future Development Areas require a comprehensive plan and public consultation before any development is permitted.

Mayor Lee asked if the proposed road connecting Riverside Drive and Marshfield is in a Future Development Area. Ms. Palmer Thompson confirmed that it is.

Mr. Livingston asked about the area below Hertz Road shown as parkland and asked for clarification as to why the City could accept parkland from two separate property owners. He said a different person owns the land that borders the water.

Ms. Palmer Thompson indicated that the area south of Hertz Road is where the City would accept parkland should there be an application to subdivide that particular property. She explained that 10% parkland dedication would be required from each property owner as they applied to subdivide.

Mr. Livingston asked for clarification regarding this parkland.

Ms. Palmer Thompson indicated that the City, through the Zoning & Development Bylaw, requires that 10% of a proposed subdivision be devoted to parkland and deeded to the City or cash in lieu paid instead. This would not be required until a property owner applied to subdivide his property.

### **Dalbert Livingston**

A gentleman questioned if the property near the waterfront could potentially be developed as housing.

Ms. Palmer Thompson explained that this is a potential flood area. She stated the East Royalty Master Plan, along with the Waterfront Master Plan, and the Eastern Gateway Plan work together to provide a continuous connector along the water's edge. A main priority of these documents is to limit development in potential flood areas, and have a common objective of providing the public access to these waterfront areas.

### **Mary-Anne MacKay**

Ms. MacKay wondered about a proposed realignment of MacRae Drive and St. Peter's Road, and questioned staff on this issue, in particular, what the time frame for this project is.

Ms. Palmer Thompson stated that the traffic study completed in 2013 in conjunction with the Province identified Oakland Drive and MacRae Drive as a potential site for traffic lights, and a

potential realignment. However, she indicated that the horizon for this is approximately 10 years, but that these details would need to be confirmed with the Public Works Department and the Province.

Councillor Tweel asked Ms. Palmer Thompson if Rails to Trails are a priority for the East Royalty Master Plan. He stressed the importance of these trails for active living.

Ms. Palmer Thompson stated that trails are a central component of the East Royalty Master Plan. She explained there are several trails proposed and they will be consistent throughout the neighborhood.

Councillor Tweel also raised the issue of required parkland deeded to the City by developers. He explained that often the required parkland that is received from developers is not ideal. He stressed that parks should not be an afterthought and that careful consideration and planning is needed. Ms. Palmer Thompson agreed with Councillor Tweel and explained that certain areas have been designated as the areas where the City would prefer to accept parkland.

#### **Yvonne Cummiskey**

Ms. Cummiskey asked staff and Council what the next step is with the East Royalty Master Plan.

Mayor Lee explained that the process of producing the Master Plan has been lengthy as Council and staff wanted to receive as much public input as possible. He stated that the Master Plan is intended to be a long-term plan for development, and any new proposals for development will be evaluated against the Master Plan.

Alex Forbes, Manager of Planning & Heritage, outlined the next step is to consider the zoning of East Royalty. He indicated that the zoning will need to be coordinated with the Master Plan.

#### **Unidentified**

A woman expressed concern regarding a proposed roundabout and apartment building at MacWilliams Road and St. Peter's Road where she lives.

Mr. Forbes indicated that if a roundabout is constructed, the City or Province may need to acquire a small portion of property at the intersection; however, there are no plans to construct this roundabout in the short-term.

Councillor Bernard thanked the Planning & Heritage Department for their work.

**The meeting was adjourned at 7:55p.m.**