

Present: Mayor Mitchell
Councillor Drumm
Councillor Emm
Councillor Gleed
Councillor Leahy (arrived at 7:03 p.m.)
Councillor Mulcahy
Councillor Roy
Councillor Yamada (arrived at 7:05 p.m.)

Also Present: M. Gaskell, Chief Administrative Officer
S. Beale, Commissioner of Public Works
A. Kennedy, Executive Advisor to the Mayor
P. LeBel, Commissioner of Community & Marketing Services
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
R. Short, Commissioner of Planning
C. Harris, Town Clerk
S. Dave, Legislative Coordinator (Recording Secretary)

Regrets: None noted

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

Resolution # 337-17

Moved By Councillor Gleed
Seconded By Councillor Drumm

That Council resolve itself into Committee of the Whole with Councillor Roy, Chair of Planning Committee, in the Chair.

Carried

2. Presentations

2.1 Paul Lowes, Principal, SGL Planning
Re: Planning and Development Report PL 69-17, Public Meeting -
Proposed Official Plan Amendment - Brooklin Community Secondary
Plan

Paul Lowes, Principal, SGL Planning, appeared before the Committee and provided a PowerPoint presentation. Highlights of the presentation included:

- An overview of the public consultation process that resulted in a number of changes to the Brooklin Community Secondary Plan;
- Types of changes incorporated into the current plan, including: changing the zoning of certain areas to medium or high density;
- School location changes and consultations with the two district school boards with respect to the new locations for schools;
- Increased number of district parks, parks and parkettes in the area; and
- Commercial areas, new and modified collector roads, and policy changes based on public feedback.

The public meeting with respect to Item 3.1 began at this time.

2.2 Sheri Harmsworth, Senior Project Manager, Transportation Systems
Planning, AECOM
Re: Public Works Department Report PW 21-17, Draft Brooklin
Transportation Master Plan (TMP)

S. Harmsworth, Senior Project Manager, Transportation Systems Planning, AECOM, appeared before the Committee and provided a PowerPoint presentation. Highlights of the presentation included:

- Explanation of the assessment of alternative road network options, including preferred arterial road networks and preferred collector road networks;
- Active transportation including walking and cycling;
- Location of roundabouts, and intersection upgrades;
- Access management and A.O.D.A requirements; and
- The implementation plan, including short term, mid-term and long term deadlines.

The public meeting with respect to Item 3.2 began at this time.

3. Public Meetings

3.1 Planning and Development Department Report, PL 69-17
Re: Public Meeting - Proposed Official Plan Amendment - Brooklin
Community Secondary Plan

The time being 7:20 p.m. the public meeting began.

C. Harris, Town Clerk, provided the purposes and guidelines of the public meeting, included as Agenda Item 3.1 to members of the audience.

The Chair opened the floor for comments from the public.

Matthew Cory, Principal at Malone Given Parsons Ltd., 201-140 Renfrew Drive, Markham, appeared before the Committee and advised that he represents the Brooklin Landowners Group, and had worked closely with Town Staff to provide feedback on the current plan. He advised that his client was happy with the proposed plan, as it incorporated many of their comments. He further advised that his client was anxious to proceed with the process, and requested that the next report on this matter come forward for Council approval as soon as possible.

Andrew Palumbo, Associate, MHBC Planning, representing the Conlin Employment Area Landowners Group, appeared before the Committee and requested clarification on whether small retail or convenience retail would be added as permitted uses to the employment lands. He also requested clarification with respect to whether there would be further studies to reduce or remove the linkage area within the lands owned by the Conlin Landowners Group, as well as the alignment of the collector road proposed in the area.

Justin Clevett, 78 Carson Ave, appeared before the Committee and inquired about 6545 Baldwin Street being designated as medium density in the draft Plan when it is currently low density.

Valerie Cranmer, 681 High Point Road, Port Perry, representing Mr. Gus Brown, appeared before the Committee and sought clarification on whether Ferguson Avenue would be extended south across Winchester Road, and whether lights would be installed at the Ferguson Street and Winchester Road intersection. Ms. Cranmer inquired about access still being permitted to 1 Ferguson Street after road and signalized intersection upgrades have been completed.

Bruce Shie, 114 Winchester Road East, appeared before the Committee and requested further clarification about his property, as it is currently designated as "Special Purpose Commercial" but under the proposed plan would be designated as a "Mixed Use 2 Midrise".

David Mills, 7680 Cedarbrook Trail, appeared before the Committee and advised that Cedarbrook Trail was near a major conservation area, enjoyed by many residents. He advised that he was against

development near the area, due to its proximity to Lynde Creek and many residents using the road to walk or jog. Over the last decade, he had observed the erosion and widening of the creek due to the impact of development. He stated that the proposed collector road crossing Cedarbrook Trail would increase traffic and adversely impact residents and noted the current dangerous situation of the Brawley Road and Cedarbrook Trail intersection. He further stated that he was opposed to commercial zoning at the corner of Columbus Road and Cedarbrook Trail, as it would increase traffic to the area. He further requested that Cedarbrook Trail north of Columbus, up to Brawley Road not be upgraded and remain as is. He also stated that he supports apartments, but noted that are not enough sites.

David Scoular, 174 Montgomery Avenue, appeared before the Committee and stated that he lived in the same area as Mr. Mills, and agreed with his comments. Mr. Scoular noted that children and adults use Cedarbrook Trail for recreational purposes. It was noted that the site line issues at the Montgomery Avenue and Columbus Road intersection should be addressed. Mr. Scoular further advised that he operates a business at 114 Winchester Road East, and sought clarification about whether there would be opportunities for commercial sites to expand his automotive garage.

Vicki Pettigrew, 4680 Anderson Street, appeared before the Committee and sought clarification about whether CLOCA had been consulted on the draft plan, as the property to the north of her is protected land. Ms. Pettigrew stated her preference that this protected land not be developed and be maintained as a protective buffer.

Kevin Fernandes, 41 Aster Crescent, appeared before the Committee and requested clarification on the zoning in the area near Baldwin Street and Carnwith Drive. He further requested clarification on how the density designations are calculated in the plan, being on a per unit or per person basis. Mr. Fernandes inquired what a density of 52.5 persons per hectare or 200 to 300 units per hectare looks like. He advised that although the plan represented a vision for a new Brooklin, he was concerned that there were two separate set of rules for historic downtown Brooklin and other areas.

Melinda VosKamp, 5385 Thickson Road North, appeared before the Committee and requested clarification with respect to her property's zoning and zoning of adjoining lands. Ms. VosKamp further inquired about access to her property from the fronting road and about emergency vehicles accessing the area.

Kevin Casey, 1060 Brawley Road West, appeared before the Committee, and requested that Brawley Road not become a bypass

road. He further stated that when Brawley Road is upgraded, there should be an extension of the road down to the lake, so that residents could continue to enjoy the street.

Dan Bartley, 7675 Thickson Road, appeared before the Committee and inquired about the widening of Thickson Road to accommodate the Highway 7/12 designation and the impact of this widening on front yard setbacks, notably the impact on structures that are already in close proximity to the roadway.

Anthony Biglieri, Principal, The Biglieri Group, representing the Conlin and Anderson Landowners, appeared before the Committee and advised that his clients were satisfied with the proposed plan.

There were no further submissions from the public.

E. Belsey, Manager, Long Range Policy Planning, S. McGregor, Principal Planner, Long Range, and P. Lowes, SGL Planning, appeared before the Committee to answer questions regarding:

- What the density targets would look like in terms of development opportunities, including high density targets for identified lands of 200 to 300 units per hectare;
- Lands identified that would permit development of apartment style housing;
- New versus old areas of Downtown Brooklin and the need for different policies to govern the two areas;
- Types of businesses that would be allowed on the employment lands, including retail uses, and continuing the dialogue with stakeholders regarding this issue;
- Changes to densities under the proposed plan;
- Applications within the secondary plan area that are active and the status of those applications, including designation of subject lands;
- Discussions that have taken place with the school boards with respect to site selection, size of the school area, and the location of parks near proposed school locations;
- Difficulty of attracting apartment type developments and tools the municipality can deploy to attract such developments;
- Density targets being set by the Provincial Growth Plan, and the impact of these targets on the Secondary Plan area;
- Parkland requirements and the type of park designations (i.e. district versus local parks);
- Walkability, including to local commercial areas;
- Potentially removing the commercial land use at the corner of Columbus Road and Cedarbrook Trail;
- The possibility of designating Cedarbrook Trail as a natural

- heritage road, thereby protecting the road;
- The realignment of Baldwin Street with respect to the future trail system;
- The pedestrian promenade and clarification on the meaning of “ground floor animation”; and
- Ensuring that the natural heritage of Brooklin is preserved and celebrated through the proposed plan.

The Chair requested that Town Staff contact members of the public that had specific questions with respect to their properties.

Moved By Councillor Yamada

1. That the Planning and Development Report PL 69-17 be received for information; and
2. That the Planning and Development Department report back to Council at such time as input from the public, commenting agencies and departments has been received and assessed.

Carried

It was the consensus of the Committee to hear Item 2.2 at this time.

3.2 Public Works Department Report, PW 21-17
Re: Draft Brooklin Transportation Master Plan (TMP)

The time being 8:46 p.m. the public meeting began.

C. Harris, Town Clerk, provided the purposes and guidelines of the public meeting, included as Agenda Item 3.2, to members of the audience.

The Chair opened the floor for comments from the public.

Rick DeGraw, 7940 Old Thicksen Road North, appeared before the Committee and requested clarification regarding the proposed roadway that would travel through his property.

Laura Butler, 7940 Old Thicksen Road North, appeared before the Committee and requested clarification about what it means when there are references to the “impact to the residents will be mitigated”. She further requested clarification on the rezoning of her property to medium and high density and what this would do to the value of her property given the proposed land use changes.

Valerie Clement, 31 Winchester Road East, appeared before the

Committee and stated that the draft plan does not provide information with respect to the plans for Winchester Road. She advised that this road is very busy during rush hours, and is currently only a two lane road between Baldwin Street and Thickson Road. She requested that more information be provided with respect to the future of Winchester Road.

Larry Laycock, 60 Winchester Road East, appeared before the Committee and advised that Winchester Road is heavily used, but experienced a brief respite from the heavy traffic when the Highway 407 was toll free. Mr. Laycock referenced the high volume of traffic on this road documented through previous traffic studies. He requested information on the future of Winchester Road and what would be done to mitigate traffic volumes.

There were no further submissions from the public.

T. Painchaud, Manager, Transportation and Parking, B. Jamieson, Vice President, AECOM and S. Harmsworth, Senior Project Manager, AECOM , appeared before the Committee to answer questions regarding:

- The future of Winchester Road and mitigating the traffic issues on that road;
- Consideration of public comments regarding the future of Thickson Road, including the use of roundabouts on the road;
- Site lines at the intersection of Brawley Road and Cedarbrook Trail;
- Timelines for development and construction of road improvements and implementation of the TMP by 2031;
- Alignment with the Region's timeframes and funding for improvements;
- The need to obtain local control of Baldwin Street and the requirement of the province to build a by-pass highway to realize this goal;
- The future of alternative transportation and public transit (i.e. micro transit) and the consideration of these modes when undertaking current planning; and
- Ensuring that the Active Transportation Plan is taken into account when determining transportation corridors and intersection safety.

Moved By Councillor Drumm

1. That the Public Works Report PW 21-17, regarding the Brooklin Transportation Master Plan, be received for information; and
2. That staff incorporate applicable comments received during the

public consultation period into the draft TMP and that a final Transportation Master Plan be brought forward for ratification in the fall.

Carried

Mayor Mitchell assumed the Chair.

4. Rise and Ratify the Recommendations from Committee of the Whole

4.1 Rise from Committee of the Whole

Moved By Councillor Drumm

That Council rise and ratify the directions from Committee of the Whole.

Carried

5. Adjournment

5.1 Motion to Adjourn

Resolution # 338-17

Moved By Councillor Leahy

Seconded By Councillor Yamada

That the meeting adjourn.

Carried

The meeting adjourned at 9:25 p.m.

Christopher Harris, Town Clerk

Don Mitchell, Mayor