

Community Advisory Committee on Planning Report

6th Meeting of the Community Advisory Committee on Planning
June 5, 2024

Attendance PRESENT: S. Bergman (Chair), M. Ambrogio, M. Bloxam, I. Connidis, J. Dent, J. Gard, A. Johnson, S. Jory, M. Rice, M. Wallace, K. Waud and M. Whalley and J. Bunn (Committee Clerk)

ABSENT: J.M. Metrailler, S. Singh Dohil and M. Wojtak

ALSO PRESENT: L. Dent, K. Edwards, K. Gonyou, M. Greguol, K. Mitchener and J. Raycroft

The meeting was called to order at 5:30 PM; it being noted that M. Ambrogio, M. Bloxam, I. Connidis, J. Dent, A. Johnson, M. Wallace and K. Waud were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clause 3.5 of the 6th Report of the Community Advisory Committee on Planning, having to do with the Notice of Revised Planning Application and Notice of Public Meeting - Official Plan Amendment and Revised Zoning By-law Amendment and Draft Plan of Subdivision - 850 Highbury Avenue North, by indicating that the proponent of the application is a member of the association that employs him.

2. Scheduled Items

None.

3. Consent

3.1 5th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 5th Report of the Community Advisory Committee on Planning, from the meeting held on May 8, 2024, was received.

3.2 Municipal Council Resolution - 4th Report of the Community Advisory Committee on Planning

That it BE NOTED that the Municipal Council resolution, from the meeting held on May 14, 2024, with respect to the 4th Report of the Community Advisory Committee on Planning, was received.

3.3 Notice of Planning Application and Public Meeting - Zoning By-law Amendment - 1458 Huron Street

That it BE NOTED that the Notice of Planning Application and Public Meeting, dated May 28, 2024, from B. House, Planner, with respect to a Zoning By-law Amendment related to the property located at 1458 Huron Street, was received.

3.4 Notice of Planning Application and Public Meeting - Official Plan and Zoning By-law Amendments - 267 York Street

That it BE NOTED that the Notice of Planning Application and Public Meeting, dated May 21, 2024, from C. Maton, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 267 York Street, was received.

3.5 Notice of Revised Planning Application and Notice of Public Meeting - Official Plan Amendment and Revised Zoning By-law Amendment and Draft Plan of Subdivision - 850 Highbury Avenue North

That it BE NOTED that the Notice of Revised Planning Application and Notice of Public Meeting, dated May 21, 2024, from M. Clark, Planner, with respect to an Official Plan Amendment and Revised Zoning By-law Amendment and Draft Plan of Subdivision related to the property located at 850 Highbury Avenue North, was received; it being noted that the Community Advisory Committee on Planning suggests that, at the time of street naming, heritage features and attributes of the property be considered.

3.6 Public Meeting Notice - Zoning By-law Amendment - 1944 Bradley Avenue

That it BE NOTED that the Public Meeting Notice, dated May 21, 2024, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 1944 Bradley Avenue, was received.

3.7 (ADDED) Updated Notice of Planning Application - Draft Plan of Subdivision - 3563 Bostwick Road

That it BE NOTED that the Updated Notice of Planning Application, dated May 31, 2024, from L. Mottram, Senior Planner, with respect to a Draft Plan of Subdivision related to the property located at 3563 Bostwick Road, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Demolition Request for the Heritage Listed Property at 520 South Street, Ward 13

That it BE NOTED that the Community Advisory Committee on Planning (CACP) reviewed a staff report, dated June 5, 2024, with respect to a Demolition Request for the heritage listed property located at 520 South Street, and the CACP supports the staff recommendation; it being noted that the CACP deplores this example of demolition by neglect.

5.2 Heritage Alteration Permit Application by G. Keane for 332 St. James Street, Bishop Hellmuth Heritage Conservation District, HAP23-017-L, Ward 6

That it BE NOTED that a staff report, dated June 5, 2024, with respect to a Heritage Alteration Permit Application by G. Keane for the property located at 332 St. James Street in the Bishop Hellmuth Heritage Conservation District, was received; it being noted that the Community Advisory Committee on Planning was not able to come to a majority decision

regarding support of the staff recommendation; it being further noted that a verbal delegation from G. Keane and a communication from C. Butler, as appended to the Added Agenda, with respect to this matter, were received.

5.3 Protection of Identified Priority Listed Properties

The following tentative Action Plan for Priority Listed Properties BE APPROVED by the Community Advisory Committee on Planning (CACP):

- any additions to the List of Priority Listed Properties Google Doc to be completed before the September 2024 CACP meeting agenda deadline;
- the list of Priority Listed Properties to be included on agenda and presented at the CACP meeting for referral to a Working Group (all subject to vote of the CACP); it being noted that a tentative goal of a maximum of 5-10 properties would be included on the list to be referred; it being further noted that the Priority Listed Properties Working Group is to be established at the CACP meeting (subject to vote of CACP), membership which will be open to any CACP member; it being noted that resource members can be added but should be identified at the meeting and approved by the CACP;
- the Working Group is to meet (in person, virtual, or by email) and assign research to members interested in particular properties, with research to focus on:
 - a) identifying whether the identified properties meet 2 or more of the criteria of O. Reg 9/06;
 - b) identifying whether there is risk of demolition or alteration when property is delisted;
 - c) identifying level of community support for designation; and,
 - d) identifying position of property owner;
- the Working Group is to meet to compile/compare research and agree on recommendations (by consent, or by vote if necessary) and aim to present recommendations at a future CACP meeting;
- CACP to vote on which properties (if any) to recommend to Council for designation;
- recommendations (if any) will ideally presented to the Planning and Environment Committee/Council at a future meeting to allow for some buffer if Council requests further reporting or follow-up from CACP or Heritage Staff; and,
- this plan to be implemented on a best-efforts basis and subject to ongoing direction/amendment from CACP as issues arise, understanding that members are volunteers, and that the timeline is short.

5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated June 5, 2024, was received.

6. Adjournment

The meeting adjourned at 6:58 PM.