

**CITY OF BELLEVILLE  
CITY COUNCIL PLANNING COMMITTEE**

**MINUTES**

**July 4, 2018**

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from 1993388 Ontario Inc. and 2579024 Ontario Inc. (c/o Mike D'Agnillo) a Public Meeting was held in Council Chambers, 4<sup>th</sup> Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

**PRESENT:**

Mayor Taso Christopher  
Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Mike Graham  
Councillor Jack Miller

**ABSENT**

Councillor Jackie Denyes

**STAFF PRESENT:**

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Matt MacDonald, Director of Corporate Services/City Clerk  
Mr. Stephen Ashton, Manager of Policy Planning  
Mr. Greg Pinchin, Manager of Approvals

The Chair proceeded to call the Public Meeting to order and outlined, for the benefit of those present, the procedure to be followed with respect to the hearing of presentations.

**1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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No disclosures at today's meeting.

**2. OPENING REMARKS BY THE CHAIR**

"The Public Meeting is being heard by the City Council Planning Advisory Committee and public notice has been given in accordance with the Planning

Act. The non-elected members of the Planning Advisory Committee are Mr. John Baltutis, Mr. David Joyce, Mr. Mike Letwin and Mr. Ross Rae. Citizen appointees may ask questions and participate in the discussion in order to assist in making recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Planning Committee or City Council before the By-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Planning Committee to the Local Planning Appeal Board (LPAT).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to City Council or the Planning Committee before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Board (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendation with respect to today's Applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium. In general, any recommendation made today will be forwarded to the next City Council Meeting."

### **3. PUBLIC MEETING - THE PLANNING ACT**

#### **3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 STATION STREET AND 50 ALBION STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-1051 APPLICANT/OWNER: 1993388 ONTARIO INC. AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"This property has frontage of 17.3 m on Station Street and approximately 50 m on Albion Street, a lot area of 0.9 ha, and is zoned 'M1 – Restricted Industrial' and 'R4 – Residential Fourth Density'. The Applicant requests a rezoning to a specialized 'R7 – Residential Seventh Density Zone' in order to construct a 103 unit 6-storey residential apartment building on the subject lands that would also have

886 m<sup>2</sup> of commercial space on the first floor. A proposed site plan is shown on APPENDIX 1 attached. The specialized zoning is requested to recognize a proposed landscaped area of 32% instead of the required 40%, and reduced off-street parking for the proposed commercial space

resulting in 141 parking spaces in total on the site instead of the required 161 spaces. Recognition of the minimum frontage of 17.3 m along Station Street, and a minimum distance from an internal driveway to a street line of 3.4 m is also being sought.

In terms of the Official Plan, the subject lands are designated 'City Centre' within the Riverview neighbourhood. The City Centre Intensification Plan identifies opportunities for high density residential development, subject to the policies of the Plan."

Ms. Ruth Ferguson Aulhouse spoke on behalf of the Agent and provided a summary of the Development Plans, including the number of units, parking availability, water, traffic and community development.

Mr. Alex Shan resident of 35 Albion spoke in favour of the development of the vacant land, but shared concerns about traffic on Albion and sightlines.

Mr. Joe Labarge property owner of 121 Station Street noted his concerns with ground water, parking, and size of development.

Ms. Brenda Adams, 125 Station Street resident voiced concerns relating to snow removal, oil/water separation, proximity, development size, ground water and parking.

Mr. Bartolome Matamoros of 131 Station Street stated his concerns with the loss of the green space, and traffic.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Boyce  
Seconded by Councillor Miller

THAT the "1993388 Ontario INC." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 645 SIDNEY STREET, PARTS 1 & 4, PLAN 21R-17326, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1052/12T-18002  
APPLICANT/OWNER: 2579024 ONTARIO INC. C/O MIKE D’AGNILLO  
AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Manager of Approvals described the subject Application as follows:

“The property has a total area of 1.2 hectares. Currently the subject property is vacant, and abuts low density residential uses to the south on Tracey Street and Sidney Street. The subject land includes a power corridor along its northern boundary. Access to the proposed subdivision will be via the Adrian Street municipal road allowance north of Tracey Street, to extend into the development. Within the subdivision itself there is proposed to be a new east-west municipal street with a cul de sac at each end (Street A). Each of the blocks in this proposed Plan of Subdivision would be serviced with full municipal infrastructure. Stormwater management would be handled using the existing pond to the east of the proposed development.

OFFICIAL PLAN:

The land is designated ‘Residential Land Use’ in the Official Plan, and is located within the urban serviced area. A range of residential uses are permitted at various densities, subject to the policies of the Plan.

ZONING BY-LAW:

The lands are subject to a rezoning application to amend the zoning from the current UH – Urban Holding Zone to an R5 – Residential Fifth Density zone with special provisions to permit 51 street townhouses and an O1 – Open Space Zone to recognize the location of a proposed parkette on the north side towards the west end. The O3 zone of the existing hydro easement would remain unchanged.

PLAN OF SUBDIVISION:

The lands are subject to an application for a plan of subdivision to create a total of 9 blocks of land for 51 street townhouse units. A proposed parkette, along with 6 additional visitor parking spaces is proposed in the northwest corner. It should be noted that each townhouse unit is proposed to have its own driveway and garage. A 1.5 m sidewalk would run along the north side of the new street, connecting at the west end to a future multi-purpose trail within the hydro easement. A further sidewalk is proposed to run south along the west side of Adrian Street.”

Ms. Ruth Ferguson Aulhouse, Agent for the Applicant, provided an overview of the Development Plans.

Ms. Olwen Sherman who has resided on Adrian Street for the last 50 years voiced her concerns about traffic, and asked why another street couldn't be built to flow out to Sidney Street.

Mr. Ivan Filippova who resides at 12 Adrian Street also voiced concerns with traffic and with safety issues, as there are no sidewalks.

Ms. Olga Filippova also of 12 Adrian Street noted concerns surrounding noise and pollution being added to the area.

Ms. Bonnie Blaind of 48 Tracey Street voiced concerns about traffic, parking and storm water management.

Mr. Al Blaind also of 48 Tracey Street cited concerns with the storm pond capacity.

Mr. Jason Sherry who lives at 42 Tracey Street spoke about his concerns for storm pond capacity and traffic.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Boyce  
Seconded by Councillor Mike Graham

THAT the "2579024 Ontario INC. (c/o Mike D'Agnillo)"  
Planning Application be referred to the Regular  
Planning Meeting for further consideration.

- CARRIED -

#### 4. **ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -