

**THE CORPORATION OF THE TOWNSHIP OF BROCK**

**SUNDERLAND COMMUNITY CENTRE**

**PLANNING COMMITTEE**

**SESSION ONE**

**TUESDAY, JANUARY 17, 2006**

The First Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Tuesday, January 17, 2006, in the Upper Auditorium of the Sunderland Memorial Arena.

Members present: Mayor: Keith Shier  
Regional Councillor: Larry O'Connor  
Councillors: John Grant  
Reg Starr  
Debbie Bath  
Allan Simpson

Members absent: Councillor: Karen Windatt

Staff Members present: Clerk-Administrator George S. Graham  
(recording the minutes)  
Deputy Clerk-Administrator Thomas G. Gettinby  
Clerk-Stenographer Susan Creighton  
Planning Consultant Valerie Cranmer of Valerie Cranmer  
& Associates

Also In Attendance: Mr. Bryce Jordan of Sernas Associates  
Mr. Jim McGilton, Manager, Engineering, Planning and Studies  
Region of Durham Works Department  
Mr. Gordon Baxter, Trustee, DDSB  
Ms. Carey Trombino, Planner, DDSB  
Ms. Gloria Schwabe, Superintendent of Education, DDSB  
Ms. Celeste Terry, Planner, Region of Durham Planning  
Department

**I. CALL TO ORDER**

Chair Larry O'Connor called the meeting to order at 7:00 p.m. He thanked everyone for coming out in the inclement weather and proceeded with introductions of the Committee and Staff.

**I. PURPOSE**

TO HOLD A COMMUNITY MEETING TO INVITE PUBLIC COMMENT WITH RESPECT OF A DRAFT PLAN OF SUBDIVISION CONSISTING OF 345 LOTS TO BE USED FOR SINGLE-DETACHED AND SEMI-DETACHED (LINK) RESIDENTIAL PURPOSES TOGETHER WITH PARKLAND AS PROPOSED BY CCCC DURHAM LTD. (FILE NO.: S-B-2005-01).

**II. PRESENTATIONS**

- A. APPLICANT (Mr. Bryce Jordan)
- B. REGIONAL PLANNING DEPARTMENT (Ms. Celeste Terry)
- C. REGIONAL WORKS DEPARTMENT (Mr. Jim McGilton)
- D. DURHAM DISTRICT SCHOOL BOARD (Ms. Gloria Schwabe, Ms. Carey Trombino, Mr. Gordon Baxter)
- E. TOWNSHIP PLANNING CONSULTANT (Ms. Valerie Cranmer)

CHAIR LARRY O'CONNOR OUTLINED THE FOLLOWING POINTS FOR THE BENEFIT OF THOSE IN ATTENDANCE:

1. The purpose of this community meeting is to invite public comment in respect of an application for approval of a draft plan of subdivision to create 345 lots to be used for residential purposes. This meeting is being held as a result of Planning Committee's commitment to the residents of Sunderland who made the request to host an additional meeting.
2. Joining the members of Planning Committee this evening are Ms. Celeste Terry, Planner, Region of Durham Planning Department, Mr. Jim McGilton, Manager, Engineering, Planning, and Studies, Region of Durham Works Department, Ms. Gloria Schwabe, Superintendent of Education, Ms. Carey Trombino, Planner, Durham District School Board & Mr. Gordon Baxter, Trustee, Durham District School Board, and Valerie Cranmer, Valerie Cranmer & Associates, Planning Consultant to the Township of Brock.
3. In addition, the applicant, CCCC Durham Ltd., is represented by planning consultant, Mr. Bryce Jordan, of the Sernas Group.
4. There will be NO decision made, on behalf of the Township of Brock or Region of Durham, with respect to this plan of subdivision, at this meeting. A decision in respect of this application will not be made until a planning report is received from the Township Planning Consultant which addresses the merits of the application and the public input received.
5. The format of tonight's meeting will consist of a short presentation from the applicant to provide additional information with respect to the plan of subdivision. This will be followed by short presentations from the Region of Durham Planning Department, the Region of Durham Works Department, the Durham District School Board, and the Township of Brock as to each agency's role in the subdivision approval process.
6. At the conclusion of all presentations, the public will be afforded an opportunity to provide comment. All comments will be directed to the Chair as opposed to the individual presenters.
7. CHAIR LARRY O'CONNOR CALLED UPON THE APPLICANT AND/OR REPRESENTATIVE TO OUTLINE THE PROPOSAL FOR THE BENEFIT OF THOSE IN ATTENDANCE.

Mr. Bryce Jordan, Planner, of Sernas Associates attended on behalf of the owner of the proposed subdivision development, CCCC Durham Ltd., a subsidiary of the Kaitlin Group. He addressed the minor changes to the plan which are subsequent to the July 18, 2005 public meeting as well as the issue of phasing.

Mr. Jordan explained the intent to extend the existing grid road pattern – James, Albert and Rynard Streets, in addition to a new street, north from River Street and on the north side of the fairgrounds to meet the intent of the Durham Official Plan policy concerning living areas.

Parklands have been centralized to the area of the existing fairgrounds and under the water tower as well as the creation of open streets to the parkland and downtown for use on bicycle and on foot.

Some lots on the west side of the fairgrounds have been deleted to provide better access to the fairgrounds.

A significant watercourse has been identified adjacent the proposal and will require a 30m buffer on each side of the watercourse. This has resulted in the elimination of two lots on the proposed new road and the creation of open space.

The semi detached housing proposed along River Street has been changed to single family dwellings resulting in a reduction of units proposed from 345 to 339 units/lots.

In addressing the issue of phasing, the developer has been advised there is only enough water/sewage capacity in Sunderland for 140-150 units, therefore, their proposal involving 339 units cannot happen overnight. Mr. Jordan advised that Sunderland is currently an untested market, the last plan being registered in the area during 1996 and in combining the capacity issue and the untested market, the developer will not build everything at once unless he is sure of the market and return. Durham Region will not consider taking action to expand capacity in the area, until development takes place, and as this development takes place, pressure to expand capacity will take place. Phasing of the development is proposed in 6 phases of 57 lots each. In looking at storm water



year of the first phase there will be two new children, year 2 – two new children, years 3 and 4 – three new children and in years 5-7 – six new children. Additional students will result as each new phase is registered. She advised this is a gradual process as not all of the children will be of school age. She reiterated that there are currently 421 children at the Sunderland Public School and that numbers are projected to decline to 338 by 2009. Declining enrollment is also evident in south Durham Region, although there are certain growth pockets. As of 2009 enrollment is projected to decline to 635 from 671 students and this proposed new growth will assist in sustaining growth at the Sunderland Public School. The growth rate at secondary schools is much lower at only .2 students per unit.

11. CHAIR LARRY O'CONNOR CALLED UPON THE TOWNSHIP PLANNING CONSULTANT, MS. VALERIE CRANMER.

Municipal Planning Consultant, Ms. Valerie Cranmer addressed the role of the municipality, advising that to date, the Brock Planning Committee has not received a lot of information concerning this proposal. Her role is to prepare a report for the Planning Committee which will address all input – public and agency, comments, studies, any recommendations for change, all pertaining to the proposal, in order that the Committee can make an informed decision. Anyone notifying the municipality will be advised when this report is available for public viewing. The report is usually made available at least 2 weeks in advance of the meeting where it is scheduled for consideration.

Chair/Regional Councillor Larry O'Connor advised that representation from the LSRCA had been invited to the meeting. He requested that staff address the comments contained within the letter received from them. The Deputy Clerk-Administrator advised that the LSRCA would review the proposal according to their mandate, policy and procedures, looking at the quality and quantity of storm drainage, and offering their comments. All subdivision developments require storm water comments which are reviewed by Regional Planning and the Municipal Engineers who work closely with the Conservation Authority in view of the fact that the water retention ponds eventually become the property of the municipality.

12. CHAIR LARRY O'CONNOR OPENED THE MEETING TO THE PUBLIC TO RECEIVE INPUT CONCERNING THE SUBJECT APPLICATION.

Ms. Denise Marsh, 48 River Street, Sunderland, thanked the Planning Committee for the opportunity of a second public meeting. She advised her questions pertained to the rezoning application and its purpose. She enquired whether the rezoning will change the required lot sizes and was advised it would not. She enquired whether 50 foot lot frontages will remain and was advised in the affirmative. She advised that no one has said when the rezoning will be approved, will it be before all studies are received or after and was advised by the Chair that the studies are necessary prior to any approvals being obtained, and that it could be some time before the rezoning is approved/denied.

The municipal planning consultant explained that the subject lands are currently in a holding category and must be rezoned accordingly to permit the subdivision development, and that there will be no approval until the municipality is satisfied with the subdivision and often forms a condition of approval for the development. The development will reflect lot size, location of semi detached and single family dwellings, open space area and stormwater ponds. The rezoning would put the plan of subdivision in place as well as consider the use of a holding category for subsequent phases of the development.

Ms. Marsh enquired whether the council would have input should this developer sell the development to another developer and was advised that any changes would be subject to another application in relation to the development not in relation to ownership.

Mr. Bob MacDermid, 151 River Street, Sunderland, thanked the committee for hosting a second public meeting. He advised that he would like to obtain the Municipal Planning Consultant's report on the matter at least one month before it is to be discussed by the committee in order to give the public time to review the information and lobby the council. It is his hope that council will keep the public informed of any further changes to the plan and that he would like to have the information stated by DDSB Planner, Carey Trombino with respect to the formula used to determine the impact of new development on existing schools, in writing. He enquired whether the link housing that has been removed from the plan is removing the required affordable housing component of the development.

Chair Larry O'Connor advised that the purpose of the meeting is for input and not debate.

Mr. Bryce Jordan advised that the links abutting River Street have been the only ones deleted from the plan and that the development still contains a minimum of 20% links which meets the affordable housing criteria.

Mr. MacDermid enquired whether all of the affordable housing will be contained within the final phases of the development and was advised it will be contained throughout all phases of the plan.

Mr. MacDermid commented that the LSRCA was critical of some of the aspects of the plan, now including provisions for the watercourse and of technical deficiencies in the Sernas study. He referenced storm water quality and quantity as storm water retention advising that these ponds will contain runoff from the subdivision and that such infrastructure is not to be situated on lands outside of an urban area, as is to be the case with this proposal. He commented that the storm water ponds within the urban boundaries of the plan would result in fewer houses and less money in the pocket of the developer. He requested input from municipal staff in this regard to which the Clerk-Administrator advised that this will be part of the review process and because the storm water ponds are considered infrastructure the matter is debatable under the provisions of the Greenbelt Legislation, but will be looked at by the Municipal Planning Consultant and Regional Planning/Works as part of the servicing structure.

Ms. Anna Edwards, Concession 3, advised that she is a member of the Durham Region Environmental Advisory Committee which possibly gives her a better understanding of this process, but she is here tonight as a private citizen. She commented that the plan is aggressive for the area and in view of this she is suggesting that a charrette be formed, which is an alternative to the "design and present" approach to development. It is a collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible plan that represents transformative community change. It is comprised of a small committee of stakeholders and involves:

- At least 4 consecutive days of stakeholder interaction
- An open process that includes all interested parties
- A collaborative process involving all disciplines in a series of short feedback loops
- A process that produces a feasible plan
- A generalist, holistic approach.

It would provide a framework for creating a shared vision with community involvement, the benefits being:

- Trust that is developed between citizens and government through involvement and education.
- Vision – It fosters a shared community vision and turns opposition into support.
- Feasibility – It increases the likelihood of getting projects built by gaining broad support from citizens, professionals and staff. It creates a better plan through diverse input and involvement.
- Economy – It avoids costly rework and utilizes highly productive work sessions.
- Marketing – The charette itself is a marketing event for the project and provides a good story for the press.

Mrs. Nancy Loraine, R.R. #2, Sunderland, advised that her concerns involve density, amenities and expectation of developer and priority factors insofar as the plan of subdivision and who determines these factors. She thanked the committee for arranging a second meeting and advised that a good plan compliments a community. She supports intensification based on pedestrian uses, noting that this plan is still reliant on road uses. The plan needs to integrate the existing community and provide opportunity for public uses.

Chair Larry O'Connor requested of the speaker whether she has a recommendation for parkland to which Mrs. Loraine responded that she is recommending that parkland not be forfeited and the density reduced to permit public uses/parkland. She advised that high density and high end row housing are more suited in a large urban area but does not incorporate well into a small urban area.

Mrs. Loraine advised that the residents who would move here, are moving from larger areas and will expect the same amenities, and once the revenue from development charges are consumed in infrastructure, costs will fall to the residential taxpayer because Brock has no commercial or industrial development.

Mrs. Loraine urged the committee to make their decision on the long term of the community and not just look at the financial aspect.

Mr. Patrick Mikuse, 128 River Street, Sunderland advised that he spoke to the Deputy Clerk-Administrator at the Official Plan Review Meeting held previously in Sunderland insofar as his concerns involving the gravel pits in the Sunderland area and their possible impact on the water for Sunderland. He recommended that water and sewage capacity for the area be looked at prior to consideration being given to permitting further development in the area.

Mr. James Wilkes, S16420 Sideroad 17A, Sunderland enquired further to the school projections provided whether they are based on current demographics including the proposed development, to which Carey Trombino, DDSB Planner advised that the formula is based on .5 per student across Durham Region as a whole. She reiterated that enrollment at the Sunderland Public School is declining as there have been no new registered plans in Sunderland since the late 1990's and that student projection yields are based over seven years.

Mr. Wilkes commented that age demographics will impact who purchases these homes and the numbers of children. He enquired whether consideration has been given to extending GO Transit from Uxbridge, Stouffville or Richmond Hill to accommodate commuters?

Ms. Trombino advised that their information is based on historic information reflecting on the .5 formula and that they are unable to predict who will purchase the homes.

Mr. Wilkes commented that twice before he has seen area schools have to bring in portables to accommodate increased enrollment as the result of development, and does not wish to see this happen in Sunderland.

Mr. Ron Burdenuk, prospective buyer and long-time friend of the Yerema family, commented that education is crucial and he would like to recommend an evaluation committee for community input.

Mr. Bill Tiller, 73 Lorne Street, Sunderland, enquired as to additional recreational programs/activities in order to keep children active and off the streets?

Mr. Derrick Cornish of Peterborough, advised that he has purchased the former Anglican Church property on River Street in Sunderland, and that he purchased the property because of the community as it exists today. He advised that he operates an electrical site servicing business that works in subdivisions, and although he has very limited information concerning the development, it appears that it is poorly laid out, there are no green areas and the homes are of such a high density that they are like "sardines in a can". He commented the development is on the extreme outer limits of commuting distance to the GTA and that it will appeal to low end commuters who are willing to pay less because of the commuting distance. It is a shame to see this type of project permitted and that to allow it would not be in the best interests of the community. His initial observation is that the development is institutional planning with no artistic creativity that will result in cheap housing. He does not feel it would be in the best interests of the community to permit the development.

Chair Larry O'Connor requested that those present refrain from yelling or clapping during the presentations because it is disruptive to those making a presentation.

Allison Fenson, 34 River Street, Sunderland, commented that Sunderland Public School is now over capacity by 80 students and they have four portables. If the formula used by DDSB is not accurate, how will the additional students be accommodated, and will they be bused out to other schools?

Gloria Schwabe, DDSB Superintendent of Education advised that numbers as they happen will be monitored by the DDSB and in response to growth, additions to schools may be constructed as has been the case previously at the Sunderland Public School.

Kathleen Brethour, 16 Whippetree Lane, Sunderland, reiterated that there is currently servicing capacity for 140-150 homes in Sunderland. She enquired as to the status of the

development proposed across the street from the Sunderland Public School and was advised by the Deputy Clerk-Administrator that there are currently two plans in the Sunderland area which have been draft approved, these being 90 units behind the Ross Doble property, draft approved in 1990 and 57 units across from the Sunderland Public School. Neither development is registered and will require subdivision agreements with units being deducted from the existing servicing capacity. More recently, a subdivision application has been submitted for 24 units south of Southern Court, the intent of which is to develop in conjunction with the proposal across from the public school. The public meeting for this proposed development is to be held on February 13, 2006 at the Sunderland Arena.

Mr. Rob Weafer, 100 River Street, Sunderland thanked the committee for the second meeting and the residents who have attended. He advised that the development is not what he wants to see in the area, as he moved here for the rural life style and if he wanted high density development he would have moved to Brooklyn. He commented that to double the size of Sunderland in this way is wrong. Mr. Weafer asked why the developer did not get input from the community and advised council to remember the community's stand on the issue, especially in November!

Suzanne Crone, 28 Water Street, Sunderland, commented on the need for more green space and sidewalks and that the .5 formula used by the DDSB region wide is not suitable for use in this area as compared to Whitby.

Denise Marsh, 48 River Street, Sunderland, reiterated a question she asked Mr. Jordan at the public meeting held in July in Cannington and for which no answer was available at that time, the question being what will be the price range of the houses? She further asked what the development charge fees will be for single family dwellings and link housing and was advised by the Deputy Clerk-Administrator that the development charges for single family and semi detached housing in an urban area is:

Durham Region	\$12,571.00
Durham District School Board	\$ 1, 296.00
Twp. of Brock	\$ 8,841.00

Chair Larry O'Connor advised that the developer is currently unable to advise of housing prices within the development as they have not yet been determined.

Mrs. Nancy Loraine, R.R. #2, Sunderland, enquired whether there will be sidewalks within the development and was advised in the affirmative. Chair Larry O'Connor advised that sidewalks will form part of the subdivision agreement and that the municipality realizes the importance of sidewalks.

Mrs. Loraine enquired of the representatives from the DDSB whether students from the development will be required to walk to River Street then bused to the school, or whether buses will go into the development and was advised by Gloria Schwabe that it appears as though the students will be walkers and not riders based on the DDSB 1.6 km. policy.

Mrs. Loraine commented that families moving into the development will expect that there will be sidewalks, even where there is currently no sidewalk, for their children to walk to school.

Ms. Jay Yerema Weafer, 100 River Street, Sunderland, enquired of the committee whether the municipality will undertake a tax impact study, and was advised by the Chair that answers to the questions distributed at this evenings meeting will form part of the final report.

Ms. Yerema Weafer likened the development to an isolated fortress at the edge of town, and advised of the need for walkways to the downtown area to assist in keeping the downtown businesses viable, otherwise people will shop on their way home. She commented on the need for positive intensification as it is good for business.

Mr. Neil Crone, 28 Water Street, Sunderland, thanked the committee for hosting a second meeting. He commented that he knows ugly and beauty and that Sunderland as it currently exists is beautiful. He recommended that council ask for the moon from the developer for the privilege of being able to develop in Sunderland and by asking for the moon, if they miss, at least they will end up in the stars.

Ms. Donna White, 9 Church Street, Sunderland, enquired whether approval of this

rezoning will set precedent for change and who will enforce by-law change approved by council. The Municipal Planning Consultant, Valerie Cranmer again reiterated the need to rezone the subject lands to permit the subdivision development and that the rezoning will not be approved until the municipality is totally satisfied and the plan receives draft approval. There is always the appeal option to the OMB.

Ms. White referenced a recent matter involving a minor variance application and her option to appeal the decision to the OMB.

Mr. Stan Wilson, 154 River Street, Sunderland, advised of his concern respecting the increased traffic the development will generate which will result in the need for stop lights, speed bumps and additional signage in order to protect the residents of Sunderland.

Chair Larry O'Connor enquired of Mr. Wilson whether he had specific intersections in mind where stop lights would be required and was advised on all of the roads exiting the development, i.e. Doble and Rynard Streets.

Mr. Mike Lowe, R.R. #3, Sunderland, advised he has noticed there is no access to Hwy. 12 from the development and enquired whether this would be possible especially for emergency response purposes.

Chair Larry O'Connor advised that this consideration involves another plan of subdivision and is not part of this proposal.

Mrs. Denise Wilson, 154 River Street, Sunderland, commented that the large turnout should be an indication to council as to how the community feels regarding this development. She suggested that the council take a drive to Quaker Village in Uxbridge and although it is not perfect, it is close to the type of development they would like to see in Sunderland with lots of green space and walking paths.

Ms. Tracey Cooper, 205 River Street, Sunderland, turned to the local press to advise that the residents in attendance are the concerned citizens of Sunderland who are not trying to scare anyone, only to get the information out to the people.

Chair Larry O'Connor advised those present that the option is still open to submit submissions in writing to the municipal office. He also thanked those who traveled from the DDSB, and Durham Planning and Works for their attendance.

13. There being no further input received concerning the subject application, Chair Larry O'Connor requested a motion to close the meeting.

V. ADJOURNMENT

Resolution No. 1-1

MOVED BY Reg Starr that the Public Meeting of the Planning Committee as held concerning Zoning Application File Number 2-2005-RA – CCCC Durham Ltd., now be closed at 9:00 p.m.

MOTION CARRIED

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CHAIR

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SECRETARY