

Wednesday, June 17th, 2009
7:30 p.m.
Council Chambers, Dundas Town Hall

The Dundas Community Council met.

There were Present: Russ Powers, Councillor
Maria Antonakos
Larry Button
Bob James
Fiorigio Minelli
Stan Nowak, Heritage
Jeff Saunders
Keith Sharp, Sports & Recreation
Libby Toews, Arts & Culture

Regrets:

Bill Kennedy, Environment
Phyllis Kraemer, Business
Carolyn Cornale
David Sweet, MP

Also Present: Craig Campbell, Dundas Star News
Arlene VanderBeek, Councillor's Office

- 1. Remarks from the MP, MPP, School Trustees - None**
- 2. Previous Meeting Report**

The report from the May 20th, 2009 meeting was received as distributed and was moved by Larry Button seconded by Keith Sharp to accept the minutes, as presented. Carried.

3 Presentations and Discussions

- Presentation by a group of residents from the neighbourhood of 24 Brock St. N.
- Clr. Powers explained that this is not an official meeting, under The Planning Act, the Community Council has no authority to make any decision on the proposal and can pass on comments only.
- A Public Meeting under the Planning Act will probably not take place until the Fall of this year.

- Lorna Johnson, 25 Brock St. N., spoke on behalf of the group of neighbours and interested others in opposition to the 24 Brock St. N., and the retention of the integrity and the character of Dundas, as a whole. Her home has been dated back to 1860. 337 Park St. West was built in the same era. 5 Brock St. is a stone cottage with great historical significance. 6 Brock is another documented historical home in this area.
- The multi-storey development will tower over the neighbouring homes. The character of the neighbourhood is small 1 storey homes.
- Niagara-on-the-Lake has preserved the historical integrity and architecture while planning new development.
- Citizens play an active role in the preservation and planning of their future.
- This property is at the foot of the historic peak.
- We need to consciously preserve its rich heritage and exploit its architectural, geographical and social qualities.
- We must be proactively involved in new development projects.
- Other recent development in the neighbourhood supports the character of the neighbourhood. Townhomes would be profitable for the developer.

Discussion:

- Comment from Clr. Powers: He assured the group that he will do what he can to oppose it. He explained the challenges: The area, originally zoned under the Town and Regional Official Plans, allows for 6 storeys. The site is now zoned for 3 stories due to site-specific zoning by the previous owner and developer of the property. Therefore the current developer is making application to change the 3 storey limit to 6 storeys. The current OP allows for it. The biggest challenge is that Provincial legislation protects the rural area (with the Greenbelt) and changed the Planning Act to encourage intensification and maximum use of land. This will probably end up at the OMB. The OMB decision is final and the City has no further control. They will only hear planning and technical issues.
- The application was filed. The proponent has not rescinded his application. He is maintaining the timelines for OMB filing and study completion.
- Larry Button discussed the impact on transit and infrastructure and commented that the Provincial Places to Grow policies encourage intensification.
- Maria thanked Laura for her presentation and asked if there are cases where the OMB has made decisions in favour of the residents.
- An audience member asked about doing independent studies on the land. The Councillor advised that it is private property.
- An audience member asked (1) Did Sundial require an emergency exit over the railway. Clr. Powers advised that there were some stability issues on the upper portion, not the lower portion which would be behind this property. (2) Mudslides happened due to improper grading in the Sundial survey. (3) Still have run-off from the hill that flows down Melville Street for a number of blocks. Clr. Powers explained that silt run-off does not affect stability. (4) CNR has a major say in any development in that area and must sign-off for approval. CNR is

- one of the 38 agencies required to comment on a new development. Sometimes CNR comments are deemed frivolous.
- Jane Lowery lives right behind the proposed development. She commented that the NEC has been asked to comment, but apparently they do not have the power they used to have. What is the position of the NEC. Clr. Powers explained that they are a commenting agency. It does not fall within their jurisdiction at this location, so they have no veto rights. 2. Does the Fire Dept get to comment on safety. Clr Powers confirmed that they are a commenting agency.
 - John Coles of 341 Park St. W. spoke to Dave Valvasori and he told him that CN is requiring significant work for sound and crash barriers. The Clr explained that ultimately, CN often relaxes their requirements in the final resolution.
 - An audience member asked if the developer is required to pay for upgrades. Clr. Powers explained that this is part of the development charges that the developer pays.
 - Jane Lowery is in touch with Cam Thomas, who calls her regularly to give her updates. On Easter weekend, they did collect 750 names on a petition. Anyone who wants to provide their name and address, may still do so and then they will receive updates.
 - Maria summarized that 1) get the precedents from OMB and build friendships with other councillors than Russ, so find out who is on the Economic Dev Committee. Clr. Powers clarified that Maria Pearson is the current chair of the Ec Dev Committee and, when the neighbourhood has something definitive, they might go and see her. He mentioned that Councillors are sensitive to the desires of the Ward Councillor.
 - Larry Button mentioned that, although development charges pay for additional infrastructure, those charges do not pay for the complete costs of the on-going costs of the increased development.

Keith moved and seconded by Larry that:

“Dundas Community Council is opposed to the current development proposal for 24 Brock St. N. and, further, that the developer be encouraged to work with City staff and area residents to come up with a plan that is more in keeping with the character of the neighbourhood.”

The meeting broke to allow the residents to leave the room at 7:50 p.m.

4. Updates on Business from Previous Report:

1. Proposed and on-going projects in Dundas

- 17-1/2 Park St. E. – house is gone and sanitary and sewers are being installed.
- 201 King St. East – No date established for mediation or hearing. Proponent has made application and documentation and the City has or is about to submit theirs.
- 234 York Road – no application has been made to the City yet.
- York and Valley Road – The two Ministries have not made a ruling about whether they are in favour.
- District – Valvasoris are working through the issues
- St. Joseph's Villa Project – studies are being undertaken – will probably be fall before it comes to a public meeting.
- 133-135 King St. W. – Application has been made and plot plan and elevation plans are available. Meetings have taken place and the BIA has discussed the issue. They do not have a problem with the Shopper's Drug Mart, but have challenges with the orientation of the building. Clr. Powers has made his concerns known with regard to Albert Street access and condition along with other comments and suggestions to City staff.
- Carnegie Gallery will be reported on by Libby in her report.
- Dundas Post Office – nothing more definitive from Canada Post
- A new application has been received for the property at Loomis Root.
- No application yet, but the Good Times Fishing and Hunting Club has been sold and anticipate an application for 6 storey ground floor retail, second floor commercial and upper residential.
- Sydenham restaurant purchase has been finalized and work is underway.

5. Correspondance

- None

6. Information/Discussion Items:

7. Community Reports from Members

(a) Arts and Culture – Libby Toews

- Successful sale and great event
- Hoe down on June 27th - fundraiser
- Dundas Valley Art School has classic beginnings
- Dundas Concert Band will soon start their concerts in the park and will extend the season this year in the new bandstand.
- The Concert and Pipe Band will have an official bandshell opening

(b) Business – Phyllis Kraemer – None

- Clr. Powers mentioned that the Dundas Farmers Market will open tomorrow at 2:45 and will operate every Thursday from 3:00 to 7:00 for the next 20 weeks.

(c) Environment – Bill Kennedy - None

(d) Heritage – Stan Nowak - Report attached.

(e) Sports and Recreation – Keith Sharp

- Lost one of our two great sports people: Dave Stewart, who played in the 40's, and was very involved with sports in Dundas for many years
- Soccer, baseball is well underway.

8. Other Issues/Questions:

- a) Clr. Powers reported that work is coming along very well on the Fire Hall and it is anticipated that they will relocate to the new building in July and they are planning a welcome back at the new facility.
- b) Maria mentioned the new turnoff from Hwy 6 and was disappointed to see that there is no sign to direct people to Dundas. Clr. Powers reported that they have agreed to put signs on the #403 and Hwy #6 directing people to “Dundas Town Centre”.
- c) Doug asked about the rebuilding of York Road. Clr. Powers responded that the Province and Federal Government did not approve any funding for Dundas projects in the stimulus funding projects.
- d) Maria asked about the Stimulus Funding. Clr. Powers responded that Dundas projects were highly ranked on the list. The criterion was that the projects be substantially completed by March of 2011 and he questioned whether the projects that were approved could be completed in time, and then the governments will not pay anything.
- e) Fiorigio asked how the City can retain control over what happens, to protect and preserve the integrity of the area. Clr. Powers pointed out that the City can come up with a vision by way of studies and suggestions, but the Planning Act provides for the proponent to be able to apply for all kinds of things.

8. Upcoming Meetings/Events

No meetings in July or August. Next meeting is scheduled for Tuesday, September 15th, 2009. Note the change of day for this meeting only is Tuesday.

9. Adjournment at 9:30 p.m. moved by Keith Sharp and seconded by Larry Button.

Respectfully Submitted,

**Russ Powers
Councillor**