



## CITY OF ORILLIA COUNCIL MINUTES

2005-1

### MINUTES OF THE PUBLIC MEETING OF COUNCIL ON PLANNING MATTERS, MONDAY, JANUARY 17, 2005 AT 7:30 P.M. IN THE COUNCIL CHAMBER

**Present:** Mayor R. Stevens in the Chair  
Councillors: R. Cipolla  
D. Downey  
W. Gardy  
C. Garland  
T. Lauer  
G. Morano  
F. Smith  
P. Spears

**Also**

**Present:** Andrew Fyfe, Senior Planner  
Laura S. Lee, Manager of Council Services/Clerk  
Janet Nyhof, Assistant to the Manager of Council Services  
  
2 members of the public  
2 members of the media  
Telecast on Cable 10

The meeting was opened with the singing of O Canada and a moment of silence.

#### **Disclosure of Interest**

- None declared.

1. Purpose of meeting - Mayor Stevens.

Mayor Stevens explained that the purpose of the meeting was to present one proposed amendment to the Official Plan and one proposed amendment to the two Zoning By-laws.

An advertisement giving notice of the meeting was placed in the Packet and Times on December 17, 2004. Notices were also mailed to all property owners within 120m of the site.

The Senior Planner explained the procedures for the meeting and the manner and form of notice for the application. He outlined the Planning Act provisions in respect of appeals and advised of the advertisement date and circulation notice process and date. He advised members of the public that unless they make an oral or written submission to the Council before Council makes a decision on the application, that the Board may dismiss any subsequent appeal to the Ontario Municipal Board.

- A. Application by Parklane Homes Ltd. (D. Pica) - 600 Sundial Drive.

#### **Correspondence**

- a) Planning Advisory Committee - recommending the Zoning Amendment, with conditions.
- b) Staff Report PD-04-039 as considered by Planning Advisory Committee on December 8, 2004.
- c) Ministry of Transportation (Kevin DeVos, C.E.T.), Dec. 2, 2004.  
Atlas Block Co. Limited (David Alexander, Manager), Dec. 8, 2004.  
R. Bouwmeester & Associates (Ralph Bouwmeester, P.Eng.), Dec. 7, 2004.

No written comments from any members of the public respecting the proposed amendments were received.

Andrew Fyfe, Senior Planner, explained the nature of the two proposed amendments.

Mr. Gerry Jorden, Planning Consultant, presented the details of the application and introduced Frank Pizzitelli, solicitor and David Pica, applicant.

The meeting was then opened to questions and comments from members of the public and Council.

Councillor Spears asked if this proposal would be any different from the Birchmere Retirement Residence.

Mr. Fyfe responded that it would be similar but the intent is to keep the restaurant/banquet facility open to the public and the Birchmere does not have this type of facility.

Councillor Spears commented that the noise concerns shouldn't be any different than when the property was a motel. He also asked about the Ministry of Transportation concerns regarding the entrance.

Mr. Fyfe responded that with regards to the entrance, the Engineering Department have been asked to comment and there will be further discussions with the M.T.O. to address their requirements.

Councillor Spears asked what happened to the piece of property that was previously severed close to Laclie Street.

Mr. Fyfe responded that it is a separate piece of property with separate ownership with similar zoning and it is currently zoned like the Travelodge.

Councillor Morano spoke in support of the proposal and stated that this is an excellent opportunity to revitalize the Sundial. This proposal will fill a need for occupancy for retirement people as well as create jobs.

Councillor Lauer supports the proposal and commented that the M.T.O. letter is very strongly worded regarding the two entrances.

Mr. Pizzitelli responded that the M.T.O. sent a follow-up letter suggesting that the driveway be moved, less than a width of the current driveway, to the south. The M.T.O.'s main concern is the entrance near the highway. Mr. Pizzitelli stated that the applicant is prepared to do whatever needs to be done.

Councillor Lauer asked about the Highway 11 noise and if there will be any wall or barrier proposed.

Mr. Jorden responded that the building itself is a barrier. It is totally oriented away from the highway. The highway side is the blank corridors and the noise study confirmed that the highway noise problem is not a concern.

Councillor Cipolla supports this proposal and commented that it is a great use of the land. He is concerned about Atlas Block and asked what is preventing the new residents from filing a noise complaint a couple of years down the road about the business.

Mr. Fyfe responded that this was a concern and a representative of Atlas Block actually attended the Planning Advisory Committee meeting. Atlas Block has been working on the dampening down of the sound and is constantly trying to modify the operation to reduce the complaints. A complaint can always be filed but they cannot force remedial action if the plant is in compliance. The Noise Study shows that it is within MOE guidelines.

Councillor Garland supports the proposal and commented that hotels in the area are fighting for clients. Subsequently, this proposal takes additional hotel rooms out of the marketplace and puts the property to good use.

Councillor Downey supports the proposal and asked if the transit buses currently go to the immediate south of the Sundial.

Mr. Pizzitelli responded that the last bus stop on Lacie Street is not far from the building's entrance. He hopes to see the bus stop come to the front door in the future with ample room for bus turning.

Councillor Smith supports the proposal for the "grand old lady of Orillia" and commented that the opening of the Casino hotel had doomed the Sundial.

**2005-1** Moved by Gardy, seconded by Cipolla, that Council adopt the recommendations of the Planning Advisory Committee from its meeting held on December 8, 2004 for an application to amend the Official Plan to clarify the uses permitted on lands in the City designated as "Employment Area" to allow other institutional uses not specifically allowed at present;

AND THAT the application for a Zoning By-law Amendment by Parklane Homes Ltd. for 600 Sundial Drive to rezone the subject lands by modifying the existing "Tourist Commercial" (C4) zoning to add "Retirement Home" and ancillary uses as a permitted use. Carried.

**2005-2** Moved by Cipolla, seconded by Gardy, that By-law Number 2005-1, Amendment Number 5 to the Official Plan for the City of Orillia (Parklane Homes - Employment Area Policies for Institutional Uses), be now introduced and read a first, second and third time today. Carried.

**2005-3** Moved by Spears, seconded by Lauer, that By-law Number 2005-2, Amendment Number 443 to By-law Number 1973-100, the Zoning By-law for the City of Orillia (Parklane Homes Ltd. - 600 Sundial Drive), be now introduced and read a first, second and third time today. Carried.

**2005-4** Moved by Lauer, seconded by Spears, that By-law Number 2005-3, Amendment Number 14 to By-law Number 2004-20, the Zoning By-law for the City of Orillia (Parklane Homes Ltd. - 600 Sundial Drive), be now introduced and read a first, second and third time today. Carried.

Andrew Fyfe, Senior Planner, advised that anyone who wishes to be notified of Council's decision respecting the proposed official plan and zoning amendments must leave a written request with the Clerk. Forms are provided in the Council Chamber for this purpose.

**MEETING ADJOURNED - 7:30 P.M.**

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MAYOR

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CLERK