

Present: Councillor Yamada, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
K. Narraway, Manager of Legislative Services/Deputy Clerk
K. Douglas, Legislative Specialist
H. Ellis, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that due to the ongoing COVID-19 pandemic, the Public Meetings are being held in a virtual meeting format. Mr. Narraway stated that Members of Council will receive a written record of all submissions upon publication of the minutes of the Public Meetings.

Public Meetings - 7:00 p.m.

K. Narraway, Manager of Legislative Services/Deputy Clerk, provided an overview of the format of the public meetings. He advised that members of the public who wish to be notified of the next report related to any of the public meetings or who wish to be placed on an Interested Parties List for a matter should email the Town's Planning and Development Department at planning@whitby.ca or call 905.430.4306.

1. Planning and Development Department Report, PL 40-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Winash Developments Limited, 145 Winchester Road
West, File Numbers: DEV-23-21 (SW-2021-07, Z-13-21 [Phase 2])

Lauren Taylor, Planner II, provided a PowerPoint presentation which included an overview of application.

Steve Edwards and Russell White, representing Winash Development Limited, provided a PowerPoint presentation which included a detailed overview of the application.

The Chair indicated that comments would now be received from members of the public who registered to speak.

Kevin Cosgrove, 125 Colston Avenue, stated that he had concerns regarding pedestrian traffic through the car wash property to access the parkette, and the location of the road allowance accessing Winchester Road West. He requested that staff and developers consider installing a fence and sidewalk on the west side of the subject lands and that the sidewalk and road allowance be located on Fieldgate's property. Mr. Cosgrove requested additional information regarding access into the subdivision and whether there would be a fully signalized intersection at Winchester Road West and Ferguson Avenue. He further requested information regarding who would be responsible for the costs associated with signalization. Mr. Cosgrove stated that he had concerns regarding the location of the parkette. He requested a meeting with the Town's Planning and Development Department to further discuss the matter.

Steve Edwards answered questions regarding:

- the concerns raised by Kevin Cosgrove about a sidewalk and road allowance on the west side of the proposed community; and,
- ensuring safe access/exit to and from the proposed community from Winchester Road West.

Roger Saunders advised that a meeting would be scheduled to discuss the matter further with Mr. Cosgrove.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

2. Planning and Development Department Report, PL 41-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, 1631057 Ontario Inc., Northwest and Southwest Corners of Conlin Road at Anderson Street, File Numbers: DEV-17-21 (SW-2021-06, Z-11-21)

Carl Geiger, Principal Planner, provided a PowerPoint presentation which included an overview of application.

Mike Pettigrew, Manny Zanders, and Anthony Biglieri, representing Winchcoron Holdings Ltd., provided a PowerPoint presentation which included a detailed overview of the application.

The Chair indicated that comments would now be received from members of the public who registered to speak.

Richard Klingler, 4835 Garden Street, stated that he had concerns regarding the storm management ponds and water run off being redirected into Lynde Creek. Mr. Klingler stated that previous developments and rerouting of water have caused erosion and embankment damage to Lynde Creek. He requested further information regarding how drainage from the eaves troughs of housing would be routed, whether there would be future infringement on the Natural Heritage Lands, and whether the heritage of the property would be honoured by naming a street after the Arksey family.

Mike Pettigrew answered questions regarding:

- the concerns raised by Richard Klingler about storm water management and water run off from the houses;
- ensuring the protection of the natural environment and avoiding negative impacts to the environment; and,
- honouring the heritage of the property.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

3. Planning and Development Department Report, PL 42-21
Re: Draft Plan of Subdivision Application and Zoning By-law Amendment Application, 1579894 Ontario Limited (Nideva Properties), South of Conlin Road and East of Anderson Street, File No. DEV-24-21 (SW-2021-08, Z-14-21) [REVISED]

Kaitlin Friesen, Planner I, provided a PowerPoint presentation which included an overview of application.

Steve Edwards representing Nideva Properties, provided a PowerPoint presentation which included a detailed overview of the application.

There were no submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

4. Planning and Development Department Report, PL 43-21

Re: Official Plan and Zoning By-law Amendment Applications, 693316 Ontario Limited, 605 Winchester Road West, File Numbers: DEV-19-21 (OPA-2021-W/06, Z-12-21)

Justin Malfara, Planner I, provided a PowerPoint presentation which included an overview of applications.

Manny Zanders, Mike Pettigrew, and Anthony Biglieri, representing 693316 Ontario Limited, provided a PowerPoint presentation which included a detailed overview of the applications.

There were no submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

5. Planning and Development Department Report, PL 44-21
Re: Official Plan Amendment Application, Madison Brooklin Developments Ltd., Portion of the Southeast Corner of Roybrook Avenue and Chelmsford Drive (High Density Block 5), File Number: DEV-22-21 (OPA-2021-W/07)

D. Schlosser, Planner II, provided a PowerPoint presentation which included an overview of application.

Billy Tung, Christian Lamanna, and Ryan Chin, representing Madison Brooklin Developments, provided a PowerPoint presentation which included a detailed overview of the application.

There were no submissions from the public.

The meeting adjourned at 8:29 p.m.