

Present: Councillor Roy, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
J. Austin, Manager, Development, Control, Design and Technical Services
E. Belsey, Manager, Long Range Policy Planning
K. Narraway, Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Public Meetings - 7:00 p.m.

K. Narraway, Manager of Legislative Services/Deputy Clerk, provided an overview of the format of the public meeting to members of the audience.

1. Planning and Development Department Report, PL 75-19
Re: DEV-19-19, Draft Plan of Subdivision Application (SW-2019-01) and Zoning By-law Amendment Application (Z-11-19), Madison Brooklin Developments Ltd., South of Roybrook Avenue, East of Baldwin Street South

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

Billy Tung, KLM Planning Partners and Ryan Chin, representing Madison Brooklin Developments Ltd., provided a PowerPoint presentation which included a detailed overview of the applications.

The Chair opened the floor for comments from the public.

Terry Simzer, 61 Tempo Way, stated that he understood that the Comprehensive Block Plan was available for viewing through the Planning and Development Department and inquired whether it was also

posted on the Town's website. He advised that he was the President of the Condominium Association of the townhouses located at the northeast side of the proposed development and raised concerns regarding the proposed high-rise building overlooking the existing residents' backyards and infringing upon their privacy. Mr. Simzer further stated that the existing residents cherish and would like to maintain their privacy. Mr. Simzer asked whether the three-storey townhouses would have basements and about the size of the footprints of the townhouses. He raised further concerns regarding traffic flow and the potential for traffic congestion due to an increase in vehicles as well as having only one entrance/exit into and out of the proposed development. He inquired whether the proposed development would include stop signs or traffic lights and how traffic and pedestrian safety would be addressed. Mr. Simzer noted that the gas station located to the northwest of the proposed development was under construction and that the nearby plaza was very busy and overly congested with traffic. He raised concerns about the traffic exiting the gas station site and vehicle and pedestrian safety as there would only be one entrance/exit to and from the gas station. He advised that there was a right turn only where Chelmsford Drive meets Winchester Road and that should traffic from the gas station be forced to turn right, vehicular traffic would have no choice but to follow the Chelmsford Road route which would face the congestion at Winchester Road.

Chair Roy inquired whether Mr. Simzer and the community would be willing to meet with the proponent in order to have a better understanding of the proposed development. She further advised that the gas station was an independent application and was not related to the proposed development.

Teresa Jewitt, 77 Tempo Way, stated that the proposed development would be located at the entrance of the of the historic village of Brooklin and would set the tone for the area, noting that the development would not be in keeping with the image that she would like protected and encouraged. She further stated that the proposed townhouses would not blend in or be complimentary to the existing townhouses. Ms. Jewitt raised concerns regarding parking, noting that there was not enough space being provided to park two cars at each townhouse. She raised further concerns regarding water problems in the area. She advised that the original secondary plan for Brooklin indicated that a park would be located at the end of Tempo Way and advised that she would like to see the park remain at that location. She noted that existing residents did not have access to a park, parkette, or play area, and suggested that when the park was built that it be named in honour of Roy Ormiston. Ms. Jewitt raised traffic concerns regarding the nearby plaza. She raised a concern about access to the development, noting that there would be

only one entrance for 73 townhouses, a projected 250 apartments, and the prestige building which would include employees and customers, and stated that the current traffic congestion would be exacerbated with the additional traffic from the proposed development.

Lynda Armstrong, 144 Way Street, stated that Roy Ormiston meant a great deal to many people, that he was one of the most important people to Whitby, that he had donated funding and land for a hospital, and that a park in his name and a historic plaque or a statue would be well deserved. She further stated that she hoped that the proposed development would not look out of place and that she would prefer that the design be in keeping with the character of Brooklin.

John Fielding, 17 Telstar Way, advised that he was in agreement with many of the concerns and statements made by other delegates, particularly with regard to the legacy of Roy Ormiston. He inquired whether utilities including hydro, water, and sewage would be upgraded to accommodate the proposed development. He further inquired about the proposed condominium status for the townhouses as well as the high and medium density residential units. He raised concerns regarding the proposed park being close to Highway 407 and inquired whether it could be relocated to Chelmsford Drive or Telstar Way. Mr. Fielding inquired about the proposed pricing of the townhouses and apartment units in relation to the price of the existing houses on Tempo Way and Telstar Way. He raised further concerns regarding traffic and parking and was concerned about the south end of Chelmsford Drive becoming a dead end. He inquired whether parking would be permitted on the street and whether there would be parking enforcement. He requested that a bicycle lane be installed from Winchester Road to the south end of the proposed development to encourage a different mode of transportation and to decrease vehicle traffic.

Lindsay Fisher, 72 Tempo Way, stated that existing townhouses in the area were two storeys and that similar two-storey townhouses within the proposed development would be a better fit. She stated that there were a lot of young families in the community and that there was a lack of green space and parks where children could play. Ms. Fisher stated that she was happy that there would be a park and inquired regarding the amenities that would be provided within the park as well as whether the park could be located further away from Highway 407.

There were no further submissions from the public.

Billy Tung, KLM Planning Partners and Ryan Chin, representing Madison Brooklin Developments Ltd. answered questions posed by Chair Roy regarding:

- the market value of the townhouses, whether the townhouses

would be two or three storeys in height, and whether they would include basements;

- whether the townhouses would be condominiums or freehold units;
- the number of parking spaces per unit and whether visitor parking would be provided;
- the size and location of the park as well as the provision of amenities within the park;
- the possibility of a multi-use trail system and bicycle lane in the area;
- the location of the mid-rise buildings in relation to the existing townhouse development;
- the appropriateness of the high density block within the development and the provision of a transitional area between the high density block and the existing townhouse development;
- concerns raised related to traffic and safety as well as the results of the Traffic Impact Study;
- the possibility of pedestrian walkways to tie the park into the high density area;
- whether the capacity of the existing services and roads would support the proposed development;
- the possibility of honouring Roy Ormiston within the proposed development; and,
- the facilitation of hosting a meeting with community members.

R. Saunders, Commissioner of Planning and Development, answered questions regarding:

- whether the Comprehensive Block Plan had been posted on the Town's website; and,
- whether there was an expectation of architectural design in keeping with historical Brooklin.

**2. Planning and Development Department Report, PL 84-19
Re: DEV-23-19, Zoning By-law Amendment Application (Z-14-19), Dr. Michael Pellegrino, 121 Kendalwood Road**

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

Ray Abbott, representing Dr. Michael Pellegrino, and Dr. Michael Pellegrino provided a verbal presentation which included an overview of the application.

The Chair opened the floor for comments from the public.

Alison Jimmo, 112 Hunter Street, advised that Hunter Street was a small

street with a limited number of homes and that it was used as a cut through street to bypass the traffic lights at Kendalwood Road and Dundas Street to access the nearby plaza and various businesses. She stated that increased traffic and parking on Hunter Street would no longer make the street residential in character. Ms. Jimmo indicated that she understood that the proposed development would be used for the purposes of a law office and optometrist office and inquired about future uses of the building should one of the businesses move out. She stated that the units would face Hunter Street and noted that people would park their cars on Hunter Street as opposed to the parking lot which would lead to increased traffic on Hunter Street. She further stated that she was aware of only one other residential street in Whitby that has a commercial building facing it, noting that the street was much wider and the commercial building was set back further. Ms. Jimmo raised concerns regarding the noise and disruption that would be created from garbage collection, additional traffic, and parking that would occur on Hunter Street due to the proposed development. She advised that she would have no objection to the proposed development should the parking lot be located on the north side of the building where vehicles could enter from Kendalwood Road.

Dan Goldsmith, 105 Hunter Street, advised that the proposed development was located directly across the street from his property. He raised concerns regarding the elevation of the proposed development, noting that it would have an adverse effect on the market value of his property. He raised further concerns regarding traffic noise and overflow parking due to insufficient parking for the size of the development, noting that there would be four parking spaces allocated per unit which would be used by staff and customers, rather than visitors. Mr. Goldsmith inquired whether garbage removal would be roadside or on-site collection. He further inquired regarding the timeline associated with the road widening on Kendalwood Road and how it would impact traffic on Kendalwood Road and Hunter Street. Mr. Goldsmith advised that Hunter Street was a quiet residential street and commented that the proposed development would create a nuisance.

David Chapin, 201 Kendalwood Road, advised that his property was located at the corner of Kendalwood Road and Hunter Street, directly across from the proposed site. He raised concerns regarding future parking and traffic problems on Hunter Street due to it being a narrow road. He stated that should cars park on Hunter Street other vehicles have to go around parked vehicles by getting close to the roadside drainage ditch. Mr. Chapin advised that his driveway which was located on Hunter Street became unusable when the back of the nearby plaza was opened up, noting that the Town installed a new driveway on the other frontage of his property. He inquired how he would get in and out

of his driveway with the proposed development directly across the street. He raised concerns regarding traffic as well as parking due to existing nearby businesses and institutions. Mr. Chapin stated that he understood that two of the units would be used for an optometrist and lawyer; however, the other two units did not have designated uses, noting that there could be vehicles coming and going all day long. He inquired whether garbage collection at the proposed development would be roadside or on-site.

There were no further submissions from the public.

Ray Abbott representing Dr. Michael Pellegrino, and Dr. Michael Pellegrino answered questions regarding:

- clarification on the number of buildings within the proposed development;
- where the garbage would be stored, whether it would be collected roadside or on-site, and the size of the garbage storage area;
- the types of uses and business that would be on the site; and,
- the possibility of meeting with residents on Hunter Street to address their concerns related to the proposed development.

R. Saunders, Commissioner of Planning and Development, answered questions regarding:

- widening of Kendalwood Road, indicating that there were no plans to widen the street; and,
- concerns raised regarding the width of Hunter Street, parking in the community, the number of parking spaces per unit, and whether the number of parking spaces could be modified.

3. Planning and Development Department Report, PL 77-19
Re: Official Plan and Zoning By-Law Amendment Applications, 840 Rossland Road West, 840 Rossland Road Developments Ltd. (Ace Developments Ltd.), File Nos. DEV-21-19 (OPA-2019-W/02, Z-13-19)

Nusrat Omer, Planner II, provided a PowerPoint presentation which included an overview of the applications.

Brian Moss, Brian Moss and Associates Ltd., and David Drake, Director, Development, Ace Developments Ltd., provided a PowerPoint presentation which included a detailed overview of the applications.

The Chair opened the floor for comments from the public.

Nicole Khoun, 45 Lonsdale Court, raised concerns regarding the lack of privacy that would be created by the proposed development due to its height and density, noting that the backyards of the existing residential homes were visible in all of the photographs presented during the

proponents presentation. She stated that there were already traffic and parking issues in the area that this would be made worse due to the lack of parking planned for the proposed development. She inquired regarding the impact of the additional traffic and parking on the existing community as well as the results of the Traffic Impact and Parking Study. She expressed additional concerns pertaining to the density with high density being located in the middle of a low density community. Ms. Khoun advised that amenities such as shopping were currently five minutes away from her property and that an urban development at the west end of Whitby was not needed. She indicated that commercial space associated with the development would not help the community thrive and would negatively affect the value of homes in the surrounding area. Ms. Khoun raised further concerns regarding the proposed development blocking the existing view of the trees, hills, and sky. She advised that she would submit correspondence outlining all of her concerns.

Phil Wake, 16 Lonsdale Court, advised that his property backs onto Rossland Road and that he lives in a quiet neighbourhood. He advised that there were always concerns regarding lands to the west being re-developed once the extension of Highway 407 took place. He stated that the development would not be sustainable and that there was already a traffic volume concern in the area. He further stated that new developments to the north and west of the existing residents have not been populated as yet, and inquired about the number of people that would reside in the proposed development. He raised further concerns about the proposed development having only one entrance/exit to and from Rossland Road and the additional traffic that would be created. He stated that the privacy and the sense of community of existing residents would be lost, and that the value of his property would be diminished. He advised that he does not need retail space located directly north of his property and that businesses were available only a few minutes away from his property. He inquired regarding the benefits of the proposed development to the residents of the street and to the Town of Whitby as a whole. He commented that the identity of Whitby was being lost due to development.

Brian Pavlich, 41 Lonsdale Court, advised that he shared the sentiments stated by previous delegates. He raised concerns regarding the loss of privacy due his backyard being visible from the proposed development. He raised further concerns regarding the change in zoning of the subject land from agricultural to high density, noting that it was too much change with no buffer between the low and high density areas. He noted that all traffic from the area would exit onto Rossland Road and further onto McQuay Boulevard. Mr. Pavlich advised there were not any commercial shopping centres in the area other than travelling down McQuay

Boulevard which was a small, narrow, residential road with schools and parks. He commented that the proposed development consisted of 474 units, noting the large number of additional vehicles that would travel on McQuay Boulevard. Mr. Pavlich raised concerns regarding the safety of children in the proposed development due to the location of the railway tracks and the lack of sidewalk on the north side of Rossland Road. He raised further concerns regarding the timing of the proposed development in relation to the developments to the north and west of the existing residents. He inquired whether homeowners in these developments had received notices of the Public Meeting, and whether they would have the opportunity to express their opinions as their properties would be impacted as much as any others.

Chris Reed, 36 Lonsdale Court, stated that most of his concerns were noted by previous delegates. He advised that his main concern was parking, noting that there would not be enough parking within the proposed development. He raised concerns regarding the entrance/exit and inquired about the service road noted by the proponents. He inquired whether the apartments would be condominiums or rentals as well as the rent range should they be rentals. Mr. Reed stated that homeowners in the development to the north and west of the proposed development would suffer from shade created by the proposed development. He raised concerns regarding noise from additional traffic and garbage collection. Mr. Reed inquired about being provided more detail regarding the proposed retail space as well as the timeline associated with the construction of the proposed development from start to finish.

Mike Yurkoski, 38 Tamarisk Street, inquired about the installation of traffic lights at the intersection of McQuay Boulevard and Rossland Road, whether there would be a right turn lane into the proposed development, whether Rossland Road was a transit corridor, and whether the area was identified for intensification. He commented on housing supply in Durham Region, the Greater Toronto Area and the Golden Horseshoe, noting that this development may ease some of the housing supply burden and that it may be beneficial to proceed with the development.

Andria Vaides, 1045 McQuay Boulevard, stated that most of the negative impacts that the proposed development would bring into the community were raised by previous delegates. She raised concerns regarding crime that the development may bring into the community, noting that tall buildings bring higher crime rates. She inquired whether statistics and reports were available to the public. She raised concerns with respect to the loss of green space, additional noise, dirt and dust in the area due to the construction of the new development. She raised

further concerns regarding the additional traffic, the speed of traffic, accidents already occurring at McQuay Boulevard and Rossland Road, noting that additional vehicles would mean additional traffic and accidents. Ms. Vaides advised that she would submit written details of her concerns and inquired whether the minutes from the meeting would be available to the public.

The Chair advised that statistics about crime rates and trends in the Town of Whitby were available through the Durham Regional Police Service.

James Larkin, 1046 McQuay Boulevard, inquired whether the buyers of the homes currently being constructed to the north and west of the site were aware of the proposed 11 storey buildings that would be overlooking their properties. He further inquired whether Council and Staff were aware of the fresh water creeks within the area and whether an environmental assessment would be undertaken.

Adolfo Rengel, 1046 McQuay Boulevard, advised that his prime concern was the safety of his children, noting that upon viewing the proposed buildings it reminded him of the Highland Towers Apartments where prostitution, stabbings, and murders have taken place. He stated that high rise buildings and rental apartments lead to crime. He inquired about what the difference would be between the Highland Towers Apartments and the proposed high rise buildings in relation to crime. Mr. Rengel advised that Rossland Road and McQuay Boulevard was a beautiful area surrounded by creeks and landscaping and that it would be changed by the proposed development. He commented that residents value the area and were not aware that there would be three buildings located right in front of their homes. He raised concerns regarding the lack of privacy, noting that the buildings would overlook the backyards of residents. Mr. Rengel advised that he was not in support of the proposed development.

Nancy Wilkinson, 1050 McQuay Boulevard, stated that she agreed with the previous delegates comments and concerns. She further stated that the subject land lends itself to green space, noting that all of the green space behind the existing properties was being lost to development. She advised that the residents had believed that there would be a park behind their properties. She raised concerns regarding the impact of the proposed development on the value of all the homes in the area, noting that residents have invested in the community to make it beautiful. Ms. Wilkinson stated that consideration should be given to other options for the subject land such as green space.

There were no further submissions from the public.

Brian Moss, Brian Moss and Associates Ltd., and David Drake, Director, Development, Ace Developments Ltd. answered questions regarding:

- whether the buildings would be condominiums or rentals and how they would be marketed;
- the concerns raised with respect to parking and traffic, the requirements for parking and traffic as well as the results of the Traffic Impact and Parking Study related to the proposed development;
- environmental concerns including nearby creeks; and,
- whether there was a willingness to meet with the area residents.

R. Saunders, Commissioner of Planning and Development, answered a question regarding whether the property owners to the north and west were located within the 120 meter circulation radius to receive the Public Meeting notices.

The meeting adjourned at 9:22 p.m.