



Public Meetings Minutes

September 11, 2023, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Councillor Lee, Chair of Planning and Development
F. Santaguida, Commissioner of Legal and Enforcement
Services/Town Solicitor
K. Douglas, Sr. Legislative Specialist
R. Saunders, Commissioner of Planning and Development
H. Ellis, Council and Committee Coordinator (Recording
Secretary)

Public Meetings - 7:00 p.m.

K. Douglas, Senior Legislative Specialist, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in-person and virtually. Ms. Douglas stated that Members of Council would receive a written record of all submissions upon publication of the minutes of the Public Meetings. Ms. Douglas provided an overview of the format of the public meetings. She 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. PDP 34-23, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Whitby Taunton Holdings Limited, 4330 Coronation Road, File Number: DEV-20-23, (Z-05-23)

Liam England, Planner I, provided a PowerPoint presentation which included an overview of the application.

Samantha Chow, representing Whitby Taunton Holdings Limited, provided a verbal presentation which included a detailed overview of the application.

The Chair indicated that comments would now be received by members of the public.

There were no submissions from the public.

2. PDP 35-23, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Frontdoor Developments (Garrard) Inc., East Side of Garrard Road, North of Eric Clarke Drive, File Number: DEV-22-23, (SW-2023-01, Z-06-23)

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

Steve Edwards and Mark McConville, representing Frontdoor Developments (Garrard) Inc., provided a PowerPoint presentation which included a detailed overview of the applications.

The Chair indicated that comments would now be received by members of the public.

George Lysyk and Max Lysyk, Residents, raised concerns regarding grading and drainage impacts to their property. M. Lysyk requested information regarding the proposed designs of this project pertaining to their shared property line, storm water drainage, and whether functional servicing and storm water management would be contained on the development site. G. Lysyk requested information regarding servicing plans, impacts to the local park, and whether basements were included in the proposed development designs.

Darren Marks, Civil Engineer, GHD, representing Frontdoor Developments (Garrard) Inc., answered questions regarding:

- planned locations for water and sanitary servicing, and storm water drainage;
- closures to the park during construction; and,
- whether basements were included in the designs for the proposed development.

Louise Corbett, Resident, raised concerns regarding drainage and closures to the park. Ms. Corbett stated that the number of proposed dwellings would increase on-street parking and impact pedestrian safety. She suggested that the developer consider reducing the number of homes and height of the buildings proposed.

Arthur Gravanis, Resident, raised concerns regarding the density of the proposed development within an established residential area and the disruption to the existing community. Mr. Gravanis raised concerns regarding closure of the park to the local residents and families. He suggested that the Town consider using the site to enhance community life rather than build additional residential units. He further suggested a stop sign at Donald Wilson Street and Garrard Road to mitigate existing traffic issues and requested to view the traffic calming study for the area.

The Chair and Staff answered questions regarding:

- ownership of the subject lands;
- Provincial growth targets;
- the stages of development applications;
- traffic calming measures and use of stop signs; and,
- accessing plans and reports.

Neelofer Kalla, Resident, raised concerns regarding potential damage to adjacent properties during construction and asked where she could direct those concerns. Ms. Kalla requested information regarding:

- projected increases to the student population and whether the local schools would be able to accommodate an increase;
- how environmental pollutants, including dust and noise, would be addressed; and,
- whether the local park would be altered and closed during the construction period.

Staff answered questions regarding:

- addressing construction impacts to existing properties;
- the role of the school board to ensure school capacity and teacher to student ratios are met; and,

- requiring a Construction Management Plan that addresses dust and noise suppression.

Mark McConville answered questions regarding:

- completing preconstruction surveys to assess conditions of the area and adjacent homes pre and post construction;
- compensating local property owners for repairs;
- completing the Construction Management Plan to address noise and dust control; and,
- minimizing interruptions to the park.

Val Flight, Resident, raised concerns regarding increased on street parking and existing drainage issues on the subject lands. Ms. Flight raised concerns regarding the density of the proposed development in comparison to the size of the subject lands. She suggested that the applicants complete site visits to better understand the current drainage concerns on the property.

Max Lysyk, Resident, readdressed the Chair and requested clarification regarding storm water management.

Staff answered questions regarding:

- reviewing the functional servicing and storm water management reports;
- adhering to Town standards; and,
- encouraging direct dialogue between Mr. Lysyk and the applicant.

There were no further submissions from the public.

The meeting adjourned at 8:16 p.m.