



Public Meetings Minutes

November 21, 2022, 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
R. Saunders, Commissioner of Planning and Development
K. Narraway, Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)
K. Douglas, Legislative Specialist

Public Meetings - 7:00 p.m.

K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in-person and virtually. Mr. Narraway stated that Members of Council would receive a written record of all submissions upon publication of the minutes of the Public Meetings. Mr. Narraway 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. PDP 53-22, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, 1816568 Ontario Limited, 951 Dundas Street East and 200 Mason Drive, File Number: DEV-19-22 (Z-14-22)

Justin Malfara, Planner II, provided a PowerPoint Presentation which included an overview of the application.

Rodger Miller, representing 1816568 Ontario Limited, provided a PowerPoint Presentation which included a detailed overview of the application.

There were no submissions from the public.

2. PDP 54-22, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, 305 St. John Street West, File Number: DEV-26-22 (Z-18-22)

Matthew Wianecki, Planner I, provided a PowerPoint presentation which included an overview of the application.

Mervat Awadalla and Michael Awadalla, owners of 305 John Street West, advised that they were in attendance to answer questions.

There were no submissions from the public.

3. PDP 55-22, and Development (Planning Services) Department Report

Re: Draft Proposed Official Plan Amendment, Whitby Mature Neighbourhoods Study, File Number: OPA-2021-W/02

Paul Lowes, Partner, SGL Planning and Design Inc., provided a PowerPoint presentation which included a detailed overview of the Draft Proposed Official Plan Amendment – Whitby Mature Neighbourhoods Study.

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

Adam Layton and Connor Wright, representing Icon Taunton Limited, stated that their client was the owner of four properties located at 935 Taunton Road East, 945 Taunton Road East, 3557 Garrard Road, and an unaddressed property referred to as '0' Garrard Road. Mr. Layton advised that they have been working cooperatively with Town Staff on the preparation of applications for the redevelopment of the properties. He noted that the redevelopment would be a similar format to that approved on the east side of Sebastian Street. He referenced his correspondence submitted to the Town dated November 18, 2022. Mr. Layton raised concerns about a portion of the property assembly that remains within the

study area which would be subject to the proposed Official Plan Amendment. Mr. Layton noted that his client's property has the same depth from Taunton Road as the property on the east side of Sebastian Street, that it was designated mixed-use, and that it was within an intensification corridor. He requested that the mapping associated with the proposed Official Plan Amendment be revised to remove the entirety of his client's lands from the proposed Official Plan Amendment so that the proposed policies would not apply to those lands.

Rodger Miller, Miller Planning Services, advised that he was representing the owners of 780 Garden Street. He provided a PowerPoint presentation which highlighted the concerns raised in his correspondence submitted to the Town dated November 18, 2022, regarding the proposed Official Plan Amendment, and detailed information about the development concept that was proposed for his client's lands in 2021. Mr. Miller stated that his client had provided a delegation in November 2021 which outlined the impacts of the Interim Control By-law and his development intentions for the property. He advised that the development proposal was a subject of a lengthy discussion, but that Committee was generally supportive of the development concept. He stated that his correspondence identifies proposed policies of the draft Official Plan Amendment which were contrary to the development proposal and would undo some of the positive elements of the proposal. Mr. Miller noted that his client has been actively working on matters to further the development, including a pre-consultation meeting with Town Staff in February 2022 and the commencement of detailed plans and reports required for a wholesome submission. He stated that that the work undertaken on the proposal was compatible with the surrounding neighbourhood. Mr. Miller requested that the proposed Official Plan Amendment be referred back to Staff for additional review prior to bringing the recommendation report to Council.

There were no further submissions from the public.

4. PDP 56-22, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, 1628755 Ontario Limited, 320 & 360 Columbus Road West,
File Numbers: DEV-24-22 (SW-2022-05 and Z-16-22)

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

Joanna Fast, representing 1628755 Ontario Ltd. and George Lysyk provided a PowerPoint presentation which included a detailed overview of the applications. Ms. Fast advised that her client was not part of the Brooklin Landowners Group, but that discussions about cost sharing would take place in the future.

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

Matthew Cory, representing the Brooklin Landowners Group, stated that he was happy to hear that the proponent acknowledged and would be participating in cost sharing discussions prior to the development of the lands. He advised that the Brooklin Landowners group was working hard to implement the Brooklin Community Secondary Plan and to advance infrastructure and bring development to the community. Mr. Cory noted that it was required by the Town that the landowners undertake and collect costs related to infrastructure. He requested that discussions with other landowners about joining the Brooklin Landowners Group and cost sharing take place, noting that this would allow those landowners access to infrastructure. Mr. Cory further requested that the Town place a condition on the draft plan that would require cost sharing, and a hold on any Zoning By-law amendments until cost sharing obligations were released by the trustee of the group.

Matthew Cory, representing Lakeview Homes Inc., stated that his client's property was located immediately west of 320 & 360 Columbus Road West. He advised that property owner has been in discussions with his client to coordinate and resolve grading and other issues between the two sites. Mr. Cory advised that applications for Lakeview Homes and the lands to the west were submitted two years ago and that they want and need to proceed to draft plan approval. He noted that they could proceed while working with the adjacent property owner to find solutions through the detailed design.

George Lysyk, owner, stated that he understood that he has an obligation to the Brooklin Landowners Group for his share of the cost related to infrastructure. He advised that he was currently working with Lakeview Homes Inc. and that the landowners all needed to work together. Mr. Lysyk stated that the concern about the Lakeview Homes Inc. site was

that the grade difference from Ashburn Road to Cedarbrook Trail was 21 metres and that his property was relatively flat. He noted that there was pressure from Lakeview Homes Inc. to increase the grade of his property. Mr. Lysyk suggested that the landowners develop a grading plan together that would be more equitable.

There were no further submissions from the public.

5. PDP 57-22, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Minto Communities Inc., Columbus Road West at Baldwin Street North, File Numbers: DEV-27-22 (SW-2022-06 and Z-19-22)

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

Peter Maleganovski, representing Minto Communities Canada, 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.

Peter Ronson, representing the Camber Court Owners Association, stated that he was a resident of Camber Court. He noted that the residents like the extensive landscaping proposed as part of the storm water management pond located to the north of Camber Court and the transition from the larger lower density lots to the proposed higher density development. Mr. Ronson requested that the Town ensure that there would be significant landscaping including larger trees around the storm water management pond and throughout the new development beyond the landscape renderings. Mr. Ronson stated that the proposed plan aligns a new street D with Camber Court. He raised concerns about traffic, noting that despite several no-exit signs, vehicles regularly drive on Camber Court creating safety concerns for residents. He further noted that Camber Court does not have any sidewalks which has resulted in close calls with children and vehicles. Mr. Ronson requested that a review of the proposed street alignment take place. He suggested that it would make sense to align the new street D to the main entrance/exit street into the Treasure Hill development on the old Brooklin Concrete site, noting that

there was a lot more housing proposed on that site. He requested that traffic calming measures be implemented on Camber Court should street D have to be aligned with Camber Court. Mr. Ronson requested that consideration be given to a construction management plan that would manage all the development in the area to ensure that construction vehicles would not be on residential streets.

There were no further submissions from the public.

6. PDP 58-22, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Whitby Con Seven Developments Limited, File Number: DEV-30-22 (SW-2022-07 and Z-21-22)

Delegations:

1. Matthew Cory representing Whitby Con Seven Developments (Virtual Attendance)

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

Matthew Cory and Russel White representing Whitby Con Seven Developments, provided a PowerPoint presentation which included a detailed overview of the applications.

There were no submissions from the public.

The meeting adjourned at 8:32 p.m.