



Public Meetings Minutes

February 10, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Deputy Mayor Mulcahy, Chair
John Taylor, Director, Planning
K. Douglas, Supervisor, Legislative Services
H. Ellis, Council and Committee Coordinator (Recording Secretary)

1. Public Meetings - 7:00 p.m.

K. Douglas, Supervisor, Legislative Services, 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 04-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Whitby Curling Club, 815 Brock Street North, File Number: DEV-35-24 (Z-17-24)

Nikolas Kohek, Planner II, Development Control, provided a PowerPoint presentation which included an overview of the application.

Brendan Graham, representing Whitby Curling Club, provided a PowerPoint 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 05-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Bousfields Inc., on behalf of Yeda Whitby Limited Partnership, 307 Brock Street South, File Number: DEV-27-24 (Z-12-24)

Lori Riviere-Doersam, Project Manager, Development Control, provided a PowerPoint presentation which included an overview of the application.

Mona Al-Sharari, representing Yeda Whitby Limited Partnership, provided a PowerPoint 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.

3. PDP 06-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Madison Winchester Limited, Winchester Road East and Cachet Boulevard, File Number: DEV-39-24 (Z-20-24)

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

Courtney Fish, representing Madison Winchester Limited, provided a PowerPoint 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.

4. PDP 07-25, Planning and Development (Planning Services) Department Report

Re: Temporary Use Zoning By-law Amendment Application, RAI Architect Inc. c/o Charles McVety, 300 Water Street, File Number: DEV-01-25 (Z-01-25)

Jeffrey Takeuchi, Planner I, Development, provided a PowerPoint presentation which included an overview of the application.

Morry Edelstein, Principal and Senior Architect, RAI Architect Inc., and Michael Postell, Director of Communications, Canadian Christian College, provided detailed information about the application. Mr. Postell highlighted the community involvement of Canadian Christian College and the measures implemented to ensure the safe operation of their shuttle service from the Whitby GO Station to their location.

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

Lin Lin, Director, and Sandra Arff, Principal, Cambridge International Academy, provided information about the Cambridge International Academy. Ms. Lin stated that 90 percent of the students were local and 10 percent were international students. She highlighted the students' national excellence achievements and recognition for their academic and recreational activities. Sandra Arff stated that students at Cambridge International Academy positively impact the Whitby community through volunteer and summer school programs.

Lanny Simmonds, Resident, stated that his children attend Cambridge International Academy and that the Academy has created an environment where his children thrive academically. Mr. Simmonds stated that he supports the application.

Oleg Cuhtenco, Hampton Resident, stated that his children are thriving academically and socially since enrolling in Cambridge International Academy. Mr. Cuhtenco stated that he supports the application.

There were no further submissions from the public.

5. PDP 08-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Whitby Brock Estates Ltd., 423, 425, 427, and 435 Brock Street North, File Number: DEV-40-24 (Z-21-24)

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

Arthur Grabowski, representing Whitby Brock Estates Ltd., provided a PowerPoint presentation which included a detailed overview of the application.

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

Bonnie Berry, Resident, stated that this proposal was brought forward approximately six years ago but was not approved. She requested information about why the previous application was not successful. Ms. Berry raised concerns about increased traffic and difficulties entering and exiting the proposed development from Brock Street. Ms. Berry raised additional concerns about the height of the proposed development due to the sloped grade along Brock Street, which would make the building appear larger when approaching from the south. She raised concerns regarding ground water and the water table for the surrounding area.

Staff answered questions regarding:

- the previous application brought forward in 2019;
- reviewing the impact of traffic and parking on surrounding neighbourhoods; and,
- details about stormwater management plans to address ground water and drainage.

Garry Berry, Resident, raised concerns regarding increased traffic and difficulties entering and exiting the proposed development from Brock Street.

Lynn Perry, Resident, raised concerns regarding increased traffic, difficulties entering and exiting the proposed development from Brock Street, and parking. Ms. Perry raised additional concerns about privacy and shadowing to surrounding homes due to the height of the proposed development. Additionally, she raised concerns regarding potential impacts to the environment, particularly the removal of established trees and ground water.

Wendell Perry, Resident, raised concerns regarding increased traffic and difficulties entering and exiting the proposed development from Brock Street.

Arthur Grabowski answered questions regarding:

- details about stormwater management;
- the future Traffic Impact Study and revising plans accordingly; and,
- preserving mature trees along the frontages of the property.

There were no further submissions from the public.

6. PDP 09-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, Coronation Properties Inc., 5900 Coronation Road, File Number: DEV-42-24 (OPA-2024-W/11, Z-22-24)

Justin Malfara, Principal Planner, Zoning and Regulation, provided a PowerPoint presentation which included an overview of the applications.

Mike Pettigrew, representing Coronation Properties 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.

There were no submissions from the public.

7. PDP 10-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Paul Demczak c/o 2490987 Ontario Inc., 1399 Dundas Street East, File Number: DEV-03-25 (Z-02-25)

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

Paul Demczak, representing 2490987 Ontario Inc., provided a PowerPoint 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.

8. PDP 11-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, MHBC Planning Limited on behalf of 5515 Garrard Real Estate Inc., 5515 Garrard Road, File Number: DEV-34-24 (Z-16-24)

Madrid Guinto, Planner I, Development, provided a PowerPoint presentation which included an overview of the application.

David McKay, representing 5515 Garrard Real Estate Inc., provided a PowerPoint 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.

9. PDP 12-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, GHD on behalf of 1151 Whitby GP Inc., 1151 Dundas Street West, File Number: DEV-46-24 (OPA-2024-W/12, Z-23-24)

Madrid Guinto, Planner I, Development, provided a PowerPoint presentation which included an overview of the applications.

Steven Edwards, representing 1151 Whitby GP 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.

Avneesh Kohli, Resident, stated that a portion of the property was protected wetlands and conservation lands. Mr. Kohli raised concerns about the proposed development application and its potential impact on residents' quality of life, the environment, and noise and dust pollution, particularly during the construction phase. Mr. Kohli requested that the approval of the proposed development application be withheld.

Kregg Fordyce, Resident, inquired about whether any considerations had been made to convert the private road to a public road to provide access to adjacent lands.

Stephanie Robinson, Resident, raised concerns about the proposed development's impact on the environment and wildlife. Ms. Robinson

raised additional concerns regarding increased traffic on Dundas Street. Ms. Robinson stated that she was not in favour of the proposed development application.

Rod Smith, Resident, raised concerns regarding increased traffic and difficulties entering and exiting the proposed development from Dundas Street.

Sherry Robinson, Resident, raised concerns about the location of the proposed development in proximity to the flood plain and removing greenspace. Ms. Robinson raised additional concerns about increased traffic on Dundas Street. Ms. Robinson stated that she was not in favour of changing the zoning from agricultural to industrial.

Steven Edwards and Staff answered questions regarding:

- reviewing access to adjacent lands;
- the Environmental Impact Study for the subject lands and area;
- projected traffic patterns and mitigation strategies to minimize traffic impacts;
- preparing a Construction Management Plan that addresses noise and dust suppression;
- details about the height of the proposed buildings; and,
- consultation with Central Lake Ontario Conservation Authority (CLOCA) regarding the Environmental Impact Study.

There were no further submissions from the public.

The meeting adjourned at 9:09 p.m.