

**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  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

**Regrets:** None noted

---

The meeting commenced at 7:11 p.m. due to the Special Council Meeting held prior to the Public Meetings.

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](mailto:planning@whitby.ca) or call 905.430.4306 to leave a message.

The Chair advised that Item 2., PL 11-21, would be heard at this time.

1. Planning and Development Department Report, PL 12-21  
Re: Proposed Official Plan Amendment – Transportation Amendments,  
File Number: DEV-06-21 (OPA-2021-W/01)

Deanna Schlosser, Planner II, provided a PowerPoint presentation which included an overview of the proposed Official Plan Amendment -

Transportation Amendments.

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.

2. Planning and Development Department Report, PL 11-21  
Re: Draft Plan of Subdivision and Zoning By-law Amendment  
Applications for Seaboard Gate and Vista Beach Court, by Cedar City  
Seaboard Gate Inc., File Numbers:. DEV-02-21 (SW-2021-01, Z-02-21)

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

Steve Edwards, Beth Halpenny, and Steven Silverberg, representing Cedar City Seaboard Gate Inc., provided a PowerPoint presentation which included a detailed overview of the applications.

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

Jared McCormick, 146 Point Hope Place, raised concerns about the proposed development and the impact the increased density would have on Whitby Shores Public School. He stated that the school was built in 2010 to serve the needs of neighbourhood at that time. Mr. McCormick advised that the capacity of the school had been exceeded based on the number of students attending the school, noting that there were portables located on the park space behind the school to accommodate students. He stated that in addition to the proposed development there was a much larger development in the southeast portion of the neighbourhood which would also have an impact on the number of students attending the school. He inquired about future plans to accommodate more class room space for students. He further inquired about how the proposed development would be in the best interest of residents of Whitby Shores or of the Town.

Shelley Auger, 45 Breakwater Drive, raised concerns about the safety of pedestrians and increased traffic within Whitby Shores. She noted that on a typical summer evening vehicles park along Seaboard Gate and Portage Trail due to the use of the soccer fields, and the baseball diamonds at the park. Ms. Auger advised that her daughter was studying animal habitats in school and raised concerns about the impact of the proposed development on the environment, noting there would be a loss of green space and nesting areas for birds and other animals. She raised further concerns about the impact of the proposed

development on access to the park and school, noting that currently residents could easily access the park and the back side of the school from the north end of Seaboard Gate by cutting through the field. Ms. Auger stated that she understood from the Durham District School Board that there would not be a walking path through the fence to the school, noting that there was not a walking path to the park or school and that the proposed development would affect the flow of pedestrian and vehicular traffic through the neighbourhood. Ms. Auger raised concerns about the proposed density, noting that 39 homes on the site would be a large number of homes for the size of the property. She stated that the properties would have small front and rear yards, and would include parking for two vehicles. She stated that one vehicle space would likely be in the garage and one in the driveway, noting that this would likely result in additional vehicles parking on the roads creating further concerns with parking and traffic flow.

John Stimpson, 50 Seaboard Gate, advised that he resides directly across from the proposed development. He raised concerns about the existing amount of traffic and parking on Seaboard Gate. He stated that when he moved to the area the Durham Transit bus route went along Whitby Shores Greenway. Mr. Stimpson noted that the road had a specific width to accommodate bus routes, but that prior to the COVID-19 pandemic the buses had been using Seaboard Gate. He stated that the buses were not currently running due to the COVID-19 pandemic; however, when things get back to normal the buses would be back in service. Mr. Stimpson raised concerns about the increased density and additional on-street parking that would occur on Seaboard Gate due to the proposed development and requested that Whitby Shores Greenway be used for the bus route instead of Seaboard Gate. He raised further concerns about the natural spring water in and around the southwest corner of the proposed development and requested that the water drainage from that area be redirected to ensure that it would not enter the homes of existing residents on Seaboard Gate.

There were no further submissions from the public.

Steve Edwards, Beth Halpenny, Steven Silverberg, and Staff answered questions regarding:

- whether discussions have taken place with the Durham District School Board regarding the capacity of the existing public school;
- the impact that the proposed development would have on parking, traffic, and the environment;
- the concerns raised about water drainage from the proposed development; and,
- communicating the concerns raised about the bus route along Seaboard Gate and the possibility of using Whitby Shores

Greenway for the bus route.

The Chair advised that Item 1., PL 12-21, would be heard at this time.

- 3.** Planning and Development Department Report, PL 13-21  
Re: Green Life Retirement, 106, 118 & 126 Mary St. East, Zoning By-law Amendment Application, File Number: DEV-03-21 (Z-03-21)

Peter Henley, Planner II, provided a PowerPoint presentation which included an overview of the application.

Sean McGaffey, representing Green Life Retirement, provided a PowerPoint presentation which included a detailed overview of the application.

David Mills, Mills and Associates Ltd. Inc. Architect, advised that the previous delegate provided a good overview of the proposed development. He stated that the proposed development would meet all of the needs for assisted living for seniors. Mr. Mills advised that he was available to answer questions.

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.

The meeting adjourned at 7:56 p.m.