

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 of Development Control, Design, and Technical
Services K. Narraway, Manager of Legislative Services/Deputy
Clerk
S. Mulekar, 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 meetings to members of the audience.

1. Planning and Development Department Report, PL 53-19
Re: Temporary Use Zoning By-law Amendment Application, Northeast
Corner of Columbus Road East and Thickson Road North, Brooklin
Northeast Developments CR Inc., File: DEV-15-19 (Z-09-19)

K. Friesen, Planner I, provided a PowerPoint presentation which included an overview of the application.

D. Teodorovic, representing Brooklin Northeast Developments CR Inc., indicated that he was available to provide clarification and answer questions about the proposed development.

The Chair opened the floor for comments from the public.

Andrew Neal, 47 Burning Springs Place, requested clarification about the potential future land uses for the property and raised traffic safety concerns on Columbus Road.

Shaun Mackenzie, 30 Bellhouse Place, indicated that he was seeking

clarification about the potential future land uses for the property and requested information about future public meetings for the development of the entire parcel of land.

R. Saunders advised that the application is for a temporary sales office and is not related to the overall development of the parcel of land. He indicated that any future development proposal on the overall parcel of land would include public engagement opportunities and would require submission of a detailed traffic study.

There were no further submissions from the public.

2. Planning and Development Department Report, PL 52-19
Re: DEV-04-17: Draft Plan of Subdivision Application SW-2017-08 and Zoning By-law Amendment Application Z-19-17, Winash Developments Limited, 5550 Baldwin Street South and a Portion of 145 Winchester Road West

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

B. Jordan, representing Winash Developments Limited, provided an overview of the application and indicated that he was available to provide clarification and answer questions about the proposed development.

The Chair opened the floor for comments from the public.

Anthony Hunt, 6 Ferguson Avenue, expressed concerns with potential traffic congestion and pedestrian safety issues on Ferguson Avenue should it connect to the proposed development in the future. He requested that Ferguson Avenue become a dead-end street.

R. Saunders advised that Ferguson Avenue and its connection to the proposed development would be examined through a separate Environmental Assessment in the future. He clarified that the application does not propose to connect to Winchester Road or Ferguson Avenue at this time.

Shea Mackenzie, 30 Bellhouse Place, expressed concern with the height of the proposed buildings within the development and indicated that the development was not compatible with the existing neighbourhood.

Teresa Jewitt, 77 Tempo Way, expressed concern with the height of the proposed buildings within the development and asked for clarification on the location of the parkette. She also expressed a concern that there

would be insufficient parking for businesses within the development.

R. Saunders clarified that the applicant has proposed building heights of 4 to 5 storeys and that up to 8 storeys is permitted in the Town's Official Plan. He advised that the Town Staff were in discussion with the Ministry of Transportation about establishing a park at the southwest corner of Baldwin Street and Winchester Road.

Jason Naagel, 23 Ferguson Avenue, indicated that there has been no consultation about the latest Traffic Impact Study and that there was a delay in sharing information contained in the study.

Leah Naagel, 23 Ferguson Avenue, expressed concern about the potential traffic signal at Winchester Road West and Ferguson Avenue. In addition, she mentioned a general concern about the traffic volume in the area.

Andy Barrington, 25 Ferguson Avenue, recommended that the application be denied until such time as the Environmental Assessment related to Winchester Road is completed. He expressed concern with potential traffic congestion and questioned why only a portion of the property is proposed to be developed at this time.

Kevin Cosgrove, 105 Winchester Road West, indicated that he was in favour of the development, but expressed concern about the lack of sidewalks on Winchester Road. He proposed that his business should be integrated into the proposed development through an internal road connection to help alleviate traffic.

B. Jordan clarified that the owner is interested in constructing 4 or 5 storey buildings on the property. He stated that the proposed retirement home may function as a traditional facility and may include condominiums for seniors. He advised that the development may include a rental apartment building for all ages and that an urban square and parkette would be included in the future.

There were no further submissions from the public.

The meeting adjourned at 7:53 p.m.