



## Public Meetings Minutes

February 13, 2023, 7:00 p.m.  
Council Chambers  
Whitby Town Hall

Present: Councillor Lee, Chair of Planning and Development  
R. Saunders, Commissioner of Planning and Development  
F. Santaguida, Commissioner of Legal and Enforcement Services/Town Solicitor  
K. Narraway, Manager of Legislative Services/Deputy Clerk  
H. Ellis, Council and Committee Coordinator  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

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### 1. 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](mailto:planning@whitby.ca) or call 905.430.4306.

#### 1. PDP 03-23, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Inuka Developer Inc., 1 Ferguson Avenue, File Number: DEV-25-22, (Z-17-22)

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

Dave Meredith, representing Inuka Developer Inc., 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.

Brenda Balment, Resident, stated that she was speaking on behalf of Mainstreet Brooklin Neighbourhood Association (MBNA). She advised that her understanding of the need for the MBNA to incorporate was a requirement by the Town based on the MBNA's legal relationship with the Condominium Corporation due to the sharing of specific services and assets of the condominium site for which a monthly service fee was paid. Ms. Balment advised that the MBNA consists of 25 free hold units that back onto Heber Down Crescent with frontage on Harvey Johnston Way. She stated that the free hold units were located adjacent to the two condominium buildings backing onto Winchester Road and the proposed development. Ms. Balment stated that the Region and the Town have identified the subject property as an intensification area. She cited her understanding of an 'intensification area' and inquired whether any consideration was given to the preservation of the MBNA's village. Ms. Balment stated that the style of the buildings in the proposed development would not complement the existing housing in the neighbourhood. She indicated that there was not any need to include commercial/retail on the site right in the middle of a residential neighbourhood, noting that when the traffic lights were installed at Winchester Road and Ferguson Avenue and the development on the south side of Winchester Road was complete that there would be access to plenty of commercial and retail opportunities. Ms. Balment inquired whether the proposed development was considered high density. She raised concerns where vehicles would park, noting that the proposed development already has a deficiency of 5 surface parking spaces, that there would only be 1.25 parking spaces for each of the 60 residential units, and that most residential unit dwellings would have two vehicles. Ms. Balment raised safety concerns with respect to emergency vehicle access into and out of the proposed development given that there was one entry/exit. She raised concerns about parking and increased traffic on Heber Down Crescent that would result from the proposed residential and commercial/retail units. Ms. Balment raised further concerns about the use of Harvey Johnston Way as a short cut through the existing community, noting that Harvey Johnston Way was a private road and that the residents in the existing development were responsible for all maintenance and repairs. Ms. Balment cited an excerpt

from By-law # 1784 regarding the erection of any building or structure on a lot that fronts onto an improved public street, noting that there have not been any improvements to Heber Down Crescent for 12 years. She advised that the current proposed plan indicates that there would be eight semi-detached dwellings fronting onto Heber Down Crescent, noting that the reversal of the semi-detached dwellings to back onto Heber Down Crescent would make them aesthetically pleasing and more consistent with the existing townhouses on Harvey Johnston Way. Ms. Balment raised concerns about increased noise and emission levels due to the proposed development, and about residents from the proposed development encroaching on private property to use the parkette and playground due to the only open space in the proposed development being located on roof-tops. Ms. Balment recommended that Heber Down Crescent be designated as no street parking, and that a clause related to no encroachment on Harvey Johnston Way be incorporated into the purchase agreements for the condominiums and semi-detached units. She noted that clause would mean that vehicle traffic would not be allowed to cut through the development to avoid traffic on Heber Down Crescent, that there would not be any access to the open space playground, and that there would not be any use of the parking spaces in the MBNA's existing development.

Dean Holtby, Resident, stated that he lives directly across from the proposed development and that the 8 semi-detached dwellings and the driveway exiting the complex would be facing his property. Mr. Holtby stated that the plan indicated that there would be 16 parking spaces between the driveways and garages, noting that the size of the garages were approximately 10 feet long by 20 feet wide. He advised that the semi-detached dwellings would be 3 storeys in height and would likely attract younger residents who would likely have 2 vehicles per residence. Mr. Holtby stated that the garages were so small that there probably would not be enough room for a vehicle, resulting in vehicles parked on Heber Down Crescent directly in front of his property.

Marie Richardson, Resident, stated that residents have not been informed about traffic control at the Winchester Road and Ferguson Avenue intersection. She suggested that the developer remove all commercial space from the proposed plan due to increased traffic concerns. Ms. Richardson stated that westbound on Winchester Road is a right turning lane for Ferguson Avenue and suggested that the developer consider right-in/right-out access onto Winchester Road. She further stated that the

proposed eight semi-detached dwellings should have internal driveways rather than driveways onto Heber Down Crescent. Ms. Richardson suggested that the developer to consider a three-storey condo building to stay in keeping with the condos on the adjoining property to the east.

Andy Barrington, Resident, provided a Power Point presentation. Highlights of the presentation included:

- concerns about the commercial component of the proposed development resulting in increased traffic volume well beyond that of the residential component;
- safety concerns for pedestrians and cyclists;
- concerns about reduced sightlines for vehicles entering onto Winchester Road due to the residential/commercial building;
- an increase in the volume of speeding vehicles making right turns from Ferguson Street to Heber Down due to the shallow angle of the intersection;
- an excerpt from the 2016 Ferguson Avenue Class Environmental Assessment Study which presented an option to close Ferguson Avenue just south of Heber Down Crescent;
- the suggestion of a modified version of Option 7 from the 2016 study which would, provide land for other possible uses including a park, parking, greenspace, and housing, solve traffic issues and improve road safety on Ferguson Avenue and Heber Down Crescent, and eliminate the impact of future traffic volume in the entire Meadowcrest neighbourhood from the commercial district currently under construction south of Winchester Road/Highway 7.

Dave Meredith and Staff answered questions regarding:

- traffic infiltration into the surrounding neighbourhood and on-street parking;
- the sidewalk location on the south side of Heber Down Crescent;
- the number of parking spaces within the proposed development;
- issues pertaining to internalizing the driveways;
- the intersection at Highway 7/Ferguson Avenue and access to the Winash Development; and,

- options for the intersection at this location.

There were no further submissions from the public.

2. PDP 05-23, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, 1351789 Ontario Limited, 1621 McEwen Drive, File Number: DEV-01-23 (Z-01-23)

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

Paul Demczak, representing 1351789 Ontario Limited, provided a PowerPoint presentation which included a detailed overview of the application.

There were no submissions from the public.

3. PDP 06-23, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, 2738183 Ontario Inc., 3 Cassels Road East, File Number: DEV-36-22 (OPA-2022-W/05, Z-23-22)

Dave Johnson, Planner II, provided a PowerPoint presentation which included an overview of the applications.

Brayden Libawski, representing 2738183 Ontario 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.

Rick Sidler, Resident, raised concerns about the impact of the development on the value of his property and stated that the proposed building would be located directly in front of his windows. Mr. Sidler raised concerns regarding the zoning and whether the residential zoning of the severed lot would impact the mixed-use zoning of his property.

Staff answered questions regarding:

- the zoning of the proposed severed lot and surrounding properties; and,
- the heritage status of 3 Cassels Road.

David Breen, Resident, requested images of the proposed development and stated that the fence between the subject land and his property was not on the property line.

Brayden Libawski answered questions regarding:

- renderings of the proposed building; and,
- the process for addressing the fence line issue through reviewing land surveys.

There were no further submissions from the public.

The meeting adjourned at 8:26 p.m.