

Present: Councillor Lee, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
M. Powers, Manager of Parks, Long Range Planning and Culture
E. Belsey, Manager of Long Range Policy Planning
J. Austin, Manager of Development Control, Design, and Technical Services
K. Narraway, Manager of Legislative Services/Deputy Town Clerk
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

Public Meetings - 7:00 p.m.

1. Planning and Development Department Report, PL 32-19
Re: Heathwood Homes, Zoning By-law Amendment Application, Block 633, 4145 Country Lane, File: DEV-02-19 [SW-2011-01 (MR-01-19), Z-01-19]

The time being 7:00 p.m. the public meetings began.

K. Narraway, Manager of Legislative Services/Deputy Town Clerk, provided an overview of the format of the public meetings to members of the audience.

Brian Moss, representing Heathwood Homes, provided an overview of the application.

The Chair opened the floor for comments from the public.

There were no submissions from the public.

2. Planning and Development Department Report, PL 30-19
Re: Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications, 201, 209 and 211 Brock Street South and 208 Green

Street, Brookfield Residential (Ontario) Station No. 3 Limited, File: DEV-06-19 (OPA-2019-W/01, Z-04-19, SP-03-19)

N. Omer, Planner I, provided a PowerPoint presentation which included an overview of the application.

Stephanie Kwast, representing Brookfield Residential (Ontario) Station No. 3 Limited, provided an overview of the application.

The Chair opened the floor for comments from the public.

Linda Mastrobuono, 216 Brock Street South, raised concerns with the size of the proposed development, traffic congestion it may cause, and the impact the development could have on existing parking in the area. Ms. Mastrobuono stated that removal of municipal parking lot # 4 needed to be addressed and residents needed to be provided with an alternate parking solution. She stated that municipal parking lot # 5 needed to be enhanced to provide additional parking spaces to accommodate downtown businesses, their staff and their clients. She stated that her business and Valentino's Grande Salon require a total of 80 parking spaces and that parking in the area is already insufficient. Ms. Mastrobuono indicated that business owners were concerned about the upcoming construction and the impact that it will have on their businesses. Ms. Mastrobuono also indicated the need for a cross walk for customers to safely walk from municipal parking lot # 5 to various businesses in Downtown Whitby.

Mark Woitzik, 244 Brock Street, raised concerns with the development charge exemption that was available for the proposed development. He stated that certain classes of small business were not eligible for the same exemption and stated that this was a flaw in the Town's Community Improvement Plans (CIP).

The Chair advised Mr. Woitzik that the issue of the CIP was not within the scope of the public meeting and he advised Mr. Woitzik to detail his concerns through an email so that they could be considered by Council at an appropriate time.

Mr. Woitzik raised concerns related to insufficient parking and stated that as business owners they had to pay cash in lieu for parking and an additional \$200,000 over and above development charges. He stated that the development would remove two parking lots from Downtown Whitby and his business would suffer due to lack of parking spaces. He also stated that the Town has not yet addressed the parking problem in Downtown Whitby. Mr. Woitzik asked if Members of Council plan on exempting small business owners from development charges; if the developer will be required to pay cash in lieu for parking spaces that are

removed; if the developer will be required to replace the parking spaces that are removed; if the Town would provide additional parking in Downtown Whitby; and, if the developer is not required to pay cash in lieu for parking, would his business be entitled to a refund for the cash in lieu it paid during development?

Elaine Palmer, 404 Peel Street, raised concern with the proposed high-rise development in Downtown Whitby. She stated that high-rise buildings would destroy the heritage character of Downtown Whitby and would add to congestion in the area. She raised concerns with Whitby losing its character as a senior friendly town, traffic congestion, and safety.

Kam Rathee, 112 Colborne Street East, stated concerns relating to parking. He indicated that he was excited about the development and hoped that the development would make Downtown Whitby more vibrant. He indicated that he supported the development.

There were no further submissions from the public.

3. Planning and Development Department Report, PL 33-19
Re: Official Plan Amendment Application and Zoning By-law
Amendment Application, 70 Taunton Road East, Dymon Capital
Corporation, File: DEV-22-18 (OPA-2018-W/04, Z-26-18)

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

David McKay, representing Dymon Capital Corporation, provided an overview of the application.

The Chair opened the floor for comments from the public.

Nikolas Papapetrou, representing the owner of 40 Taunton Road East, stated that Planning and Development Staff had provided a conditional access easement on their property and it was registered on title to provide mutual access rights to adjacent property owners. He indicated that the easement had limited development opportunities on their property. He requested that the Staff enforce the easement condition on the proposed development.

The Chair asked Planning and Development Department Staff to comment on the easement issue.

Planning and Development Department Staff indicated that easement common access policies would be considered while analyzing the proposed development application.

There were no further submissions from the public.

4. Planning and Development Department Report, PL 29-19
Re: Zoning By-law Amendment Application, 300 High Street, 2622974
Ontario Inc., File: DEV-05-19 (Z-03-19)

J. Malfara, Planner I, provided a PowerPoint presentation which included an overview of the application.

Mike Zavershnik and Joey Giaimo, representing High St. Manor at 300 High Street, provided an overview of the application.

The Chair opened the floor for comments from the public.

Cristal Diemer-Ewles and Mark Ewles, 303 High Street, raised concerns that the new development would result in additional traffic, add to congestion, and impact the existing neighbourhood. Ms. Diemer-Ewles stated that High Street had aging infrastructure and lacked curb space for vehicle parking. She stated that the area had ditches and culverts and that the development could create groundwater issues. She expressed concern that the construction would destroy mature trees on the property.

The Chair asked the proponent to comment on the concern related to mature trees on the property.

The proponent stated that the proposed building would be located in a clearing on the property. He stated that 3 small trees would be impacted by the development and that mature trees would not be destroyed.

Lesley Dath and Brian Heringer, 117 High Street, raised concerns that the 4-storey building would cast shadows into neighbour's backyards and create privacy issues. The neighbourhood used culverts, and they were concerned if the culverts would be able to handle drainage from the new development. Ms. Dath stated that development would add to parking issues and would cause congestion in the neighbourhood. She stated that the building would be within 12 feet from the street and that in her opinion would be too close. Mr. Heringer stated that the current zoning permits one building on the lot, whereas the proposed development was for two buildings. He stated that the maximum permitted lot coverage was 14 percent and the development proposed was at 21 percent. He also indicated that the development would result in congestion and traffic concerns.

Kerry Maxwell, 300 High Street, stated that the existing building had long-term tenants. She indicated that several tenants chose to live at the location due to its proximity to Fairview Lodge. She stated that the

building housed young families with children, nurses who worked at Fairview Lodge, and other tenants who chose to live there due to the building's proximity to services. She stated that an additional development in the same location would offer more people with an opportunity to enjoy the benefits of the location.

Hazel Holt, 300 High Street, stated that High Street was used for parking by people in the neighbourhood and tenants of the building. She indicated that visitors to the neighbourhood use on-street parking.

There were no further submissions from the public.

5. Planning and Development Department Report, PL 31-19
Re: Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval, 2002 Rossland Road East, Devon Downs Developments Ltd. File: DEV-21-18 (OPA-2018-W/06, Z-33-18, SP-43-18)

G. Wilson, Planner I, provided a PowerPoint presentation which included an overview of the application.

Michael Fry, from D.G. Biddle and Associated Ltd., representing Devon Downs Developments Ltd., provided an overview of the application.

The Chair opened the floor for comments from the public.

Patricia Weber, 8 William Davidson Street, raised concerns about the creek running behind her property and asked if the proposed development would cause environmental concerns. She expressed privacy concerns about the proposed development. Ms. Weber stated that the proposed development would add to traffic congestion, making it difficult to turn onto Rossland Road and that the development would impact mature trees and the scenery from her backyard. She stated that the creek is home to wildlife and she expressed concerns that this area would be destroyed.

The Chair requested that the proponent comment on the environmental assessment report.

The proponent stated that an environmental study was completed. The results indicated that the creek was a drainage ditch and not a creek. The former creek in the area was diverted many years ago by a development in the adjacent area. The report stated that there were no environmental issues with the proposed development.

Amy Duga, 21 Pogson Drive, stated concerns with losing the dense wooded lot behind her home, privacy in her backyard, and her quiet neighbourhood. She indicated that these features were the main

attractions when she bought her property. She requested that a 10 foot high sound proof fence be built between her property and the proposed development. Ms. Duga stated that the location of the amenity area in the development was behind the building and she requested that the developer provide security and lighting to ensure safety of residents and neighbours.

Phil Egginton, 90 Bedell Court, raised concerns regarding the proposed development's compatibility with the existing community. He stated that most homes in the area were bungalows and the 4-storey development would change the look of the neighbourhood. Mr. Egginton requested access to the environmental assessment report and stated that the creek was a wildlife sanctuary.

The Chair advised that Central Lake Ontario Conservation Authority (CLOCA) had reviewed the report. The proponent confirmed the report had been reviewed by CLOCA.

Carolyn Mcnabney, 14 William Davidson Street, asked when the CLOCA report was issued and indicated that CLOCA had not shared the environmental assessment report with neighbours when they requested. Ms. Mcnabney noted that the creek hosted wildlife and rare birds and was part of Corbett Creek which flows into Lake Ontario. She raised concerns with the height of the development, the existing topography, and asked if the area would be levelled for construction. She stated that loss of privacy and constant shadowing were concerns. Ms. Mcnabney raised concerns with the size of proposed development and stated that the neighbourhood is not suitable for a high-rise building. She added that the community needed to be provided with more information and indicated that the mature trees on the property needed to be maintained. She stated that adding high cedars and privacy fencing would help to maintain privacy to existing residents in the neighbourhood.

The Chair requested Planning and Development Department Staff to comment on the environmental assessment report.

Planning and Development Department Staff stated that reports and documents submitted by the proponent would be analyzed. Staff added that they had received the environmental assessment report in December 2018.

William Espie, 18 William Davidson Street, raised concerns relating to privacy and the proposed 4-storey building casting shadows on neighbouring homes. He noted safety concerns related to traffic congestion that the development would cause.

Patty Pietrow, 17 William Davidson Street, raised concern with having

limited information about the proposed development. She stated that the proposed 4-storey structure was too tall and not compatible with the existing density of the neighbourhood. She expressed concern about shadows from the proposed development. She added that zoning changes would encourage other high-rise developments within the area. She asked if the Oshawa Executive Airport was consulted as the proposed development would be within the flight path. Ms. Peitrow raised concern related to on-street parking and wanted information about visitor's parking for the proposed development. She raised concerns with parking of construction vehicles during and after the construction, mature trees being cut down, and stated that the proponent needed to provide a privacy fence.

Christina Hall, 31 Lloyd Gibson Crescent, raised concerns that there were empty parcels of land in the area that could be used for future high-rise developments and change the character of the neighbourhood. She indicated concerns with density and said turning onto Rossland Road would be difficult due to added traffic congestion from the proposed development. The Chair advised that documents and reports pertaining to the proposed development were available for public viewing in the Town's Planning and Development Department. The Chair requested that the Planning and Development Department Staff speak to the Oshawa Executive Airport issue.

Planning and Development Department Staff stated that the proponent had submitted an airport proximity report and that they were awaiting response from the City of Oshawa.

Michael Newell, 22 William Davidson, raised concerns with the zoning by-law amendment and increasing the height of the development from 3 to 4-storeys. He stated that the proposed development was in line with the east-west approach for a runway at the Oshawa Executive Airport. He stated that the planes circled over the intersection of Rossland Road and Garrard Road before landing at the airport. He raised safety concerns as trainee pilots flew planes in the area at low altitudes, and that the approach path would be over the proposed development, raising the possibility of an accident. Mr. Newell stated the proposed development would require aircraft warning lights installed on the roof and this would add to light pollution for neighbouring residents. He noted that the proposed development would depreciate the value of homes.

Adam Hillen, 3315 Garrard Road, raised environmental concerns with the development. He stated that the area had saturated soil and asked for access to the environmental assessment report. Mr. Hillen stated that a driveway going to a nearby Church had a drainage ditch which ran from west to east on the south side of the property and that this ditch was filled in December 2018. He asked if the modifications to the

drainage ditch were part of the development, and if so, was drainage considered before the environmental assessment report was prepared.

The Chair advised that the environmental assessment report was available in the Town's Planning and Development Department and stated that the Town Staff would examine the drainage ditch issue.

There were no further submissions from the public.

The Chair asked the proponent if they would be willing to organize a public open house for area residents to discuss their concerns in more detail.

The proponent indicated a public open house would be an option, but he needed to confirm this with the owner of the proposed development.

The meeting adjourned at 8:56 p.m.

Kevin Narraway, Manager of Legislative
Services/Deputy Town Clerk