

**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  
E. Belsey, Manager of Long Range Policy and Planning  
M. Powers, Manager of Parks, Long Range Planning and Culture  
K. Narraway, Manager of Legislative Services/Deputy Town Clerk  
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

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

1. Planning and Development Department Report, PL 10-19  
Re: Zoning By-law Amendment Application, Showcase Woodycrest Inc.,  
3775 Brock Street North, File Z-28-18

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.

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

Elliot Kirshenbaum representing Showcase Woodycrest Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Peter Sennett, 38 Tincomb Crescent, asked what is considered a temporary use, and whether the property will be developed for residential purposes.

The Chair asked Town Staff to provide an explanation to Mr. Sennett.

Town Staff stated that the temporary use is for a maximum of 3 years and the applicant could apply for an extension.

Mr. Sennett asked whether the site will remain blocked off to public access. He questioned if there were plans to demolish the existing building on site, and asked if there would be additional paving over the open space on the site.

The proponent, Mr. Kirshenbaum, explained that there are no applications for demolition, and that the site is fenced off and locked for safety purposes. He added that he was not aware of any development plans at the moment.

There were no further submissions from the public.

2. Planning and Development Department Report, PL 12-19  
Re: Draft Plan of Subdivision and Zoning By-law Amendment  
Application, 4300 Country Lane Developments Limited, 4300 Country Lane, File SW-2018-04 and Z-20-18

Town Staff did not make a presentation with respect to the application.

Bryce Jordan, representing 4300 Country Lane Developments Limited, provided an overview of the application.

The Chair opened the floor for comments from the public.

There were no submissions from the public.

It was the consensus of the Committee to hear Item 4, PL 14-19, at this time.

3. Planning and Development Department Report, PL 17-19  
Re: Draft Plan of Subdivision Application SW-2018-05 and Zoning By-law Amendment Application Z-22-18, Sabrina Homes Inc., 400 and 414 Mary Street East and Vacant Hickory Street North Land

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

Eldon Theodore, representing Sabrina Homes Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Susan Farrugia, 420 Mary St. E., raised concerns related to contamination on the property. She stated that her house was adjacent

to the property, and as such, she was concerned about contamination. She raised concerns regarding the heritage status of her property and what building standards would be considered in order to mitigate damage to her property. She raised a concern related to privacy and how she would lose her privacy once the buildings are constructed. She indicated that the garbage dumpster for the site should be in a different location as it was facing her property at the moment.

Kirk LeReverend, 61 Matthewson Place, asked if garbage pickup would be provided by the municipality. He also asked if it was possible to conduct a vibration test prior to and after construction to assess the condition of his home to see if damage had occurred during construction. He raised concerns related to noise, quiet enjoyment, and how his property value will be affected.

The Chair asked the proponent if he was willing to work with the neighbours to discuss the development. The proponent, Mr. Theodore, stated that he would meet with neighbours and discuss their concerns.

There were no further submissions from the public.

4. Planning and Development Department Report, PL 14-19  
Re: Applications for Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-Law Amendment for 4335 Garden Street, by Signature 4335 Garden Inc., Files OPA-2018-W/03, SW-2018-06, and Z-23-18

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

David McKay representing Signature 4335 Garden Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Richard Klingler, 4835 Garden St. N., stated that he was concerned that the land is currently zoned as agriculture and that he would prefer if the development was comprised of 2-storey buildings. He noted that all the lands to the east of the site are environmentally protected and that the lands to the north are 10 acre lots that are environmentally protected. He indicated that the area has sand deposits and that the development will impact ground water for area residents on wells and septic systems. He raised concerns related to snow plowing in the area, given that streets in the area serve as school bus routes for children.

Chair Roy indicated that the staff report will be sent to the Central Lake Ontario Conservation Authority for comment on environmental issues.

Robert Montoni, 4780 Garden Street, expressed concerns related to

excessive pedestrian traffic in the area. He stated that the end of his street is frequently a site for illegal dumping. He indicated that people currently use the street as a jogging route and to walk their dogs and that it would get busier with the new development. He stated that the existing residents would lose their serenity as the area becomes busier. He indicated that he was concerned about the impact the development would have on wells and septic systems in the area.

There were no further submissions from the public.

5. Planning and Development Department Report, PL 15-19  
Re: Zoning By-law Amendment Application, 1154936 Ontario Limited, 665 Taunton Road East, File Z-21-18

Kathryn Kram, Planner II, provided a PowerPoint presentation which included an overview of the application.

Bryce Jordan representing 1154936 Ontario Limited, provided an overview of the application.

Olga Labaj, 7 Butterfly Court, stated that she had concerns related to the proposed density of the development. Considering traffic congestion, she stated that the area requires low density homes to compliment the current single-detached homes in that area. She stated that due to traffic on Taunton Road, the area has high number of vehicles performing u-turns, and with this development there would be an increase in the number of vehicles in the area. She indicated that there is a heavy pedestrian traffic in the area and a nearby school. She asked if there is a possibility of installing a traffic light in the area to increase pedestrian safety and reduce the number of vehicles performing u-turns.

Planning staff indicated that traffic impacts would be evaluated by the Town's Public Works Department as part of the application.

There were no further submissions from the public.

6. Planning and Development Department Report, PL 18-19  
Re: Zoning By-law Amendment Application Z-24-18, 2349500 Ontario Inc., 850 Taunton Road East

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

Rodger Miller representing 2349500 Ontario Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Tina Lawton, 8 Thistledown Crescent, expressed concern regarding the current zoning of the property which is agricultural and the high density being proposed. She expressed concerns regarding the dynamic that the development would bring to the subdivision, and access to Taunton Road and increased traffic that would be generated once the building is completed. She stated that the street she lives on has limited traffic, and that the construction will result in safety issues in her neighbourhood. She also stated that the proposal indicated a reduction of on-site parking and this would further impact street parking in the area.

Terry Rudkins, 4 Thistledown Crescent, stated that he had the same concerns as expressed by Ms. Lawton.

There were no further submissions from the public.

7. Planning and Development Department Report, PL 16-19  
Re: Zoning By-law Amendment Application, 1056626 Ontario Inc.,  
Garden Street, File Z-29-18

Kathryn Kram, Planner II, provided a PowerPoint presentation which included an overview of the application.

Bryce Jordan, representing 1056626 Ontario Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

William Kemp, 1120 Green Street, stated that residents were not informed of the upcoming development. He stated that he was concerned regarding the density and the impact that it would have on the whole community, not only to residents living within 120 meters of the proposed development. He asked for more information as the development moves forward. He stated that traffic will be a concern, and that he is concerned that the Town does not have enough emergency services to service all the new developments occurring. He expressed concern regarding a nearby creek that would be impacted by the development, and indicated that the creek was a salmon spawning ground.

There were no further submissions from the public.

8. Planning and Development Department Report, PL 11-19  
Re: Official Plan Amendment Application OPA-2018-W/05, Zoning By-law Amendment Application Z-30-18, Site Plan Application SP-44-18,  
7902484 Canada Inc c/o Triovest Realty Advisors, 304, 308, 368, 372,  
374 and 378 Taunton Road East

Deanna Schlosser, Planner II, provided a PowerPoint presentation which included an overview of the application.

Eric Saulesleja representing 7902484 Canada Inc c/o Triovest Realty Advisors, provided an overview of the application.

The Chair opened the floor for comments from the public.

Graham Bye, 915 Green Street, questioned how the Town's existing transportation corridors would get traffic from new developments to Highway 401. He expressed concern about the number of schools, senior's residences, and hospitals in the Town, indicating that there may not be enough of these resources in the Town to serve a rapidly growing population.

Chair Roy advised that when applications are made by developers, they are also submitted to other agencies for response such as Durham Region Transit, the Region of Durham, and the Durham Regional Police Service so that these agencies can provide comment.

There were no further submissions from the public.

- 9.** Planning and Development Department Report, PL 13-19  
Re: Zoning By-law Amendment Application, 101 Victoria Street West and 1510-1520 Brock Street South, Mobco Developments Inc., File Z-32-18

Nusrat Omer, Planner II, provided a PowerPoint presentation which included an overview of the application.

Matthew Heather representing Mobco Developments Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

There were no submissions from the public.

- 10.** Planning and Development Department Report, PL 9-19  
Re: Zoning By-law Amendment Application Z-31-18, 1201 and 1207 Brock Street South and 1200 and 1202 Green Street, Bara Group (Whitby) Inc.

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

Claudio Brutto representing Bara Group (Whitby) Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Graham Bye, 915 Green Street, noted the absence of Green Street in the traffic study for the development. He stated he was concerned that with residential development, that traffic in the area would increase considerably. He raised concerns related to pollution, pedestrian safety, loss of privacy, and decreased property values.

Shawn Lowes, 203 Clemence Street, stated the development would impact his privacy. He stated that there was little community engagement and the residents were provided with short notice about the development. He questioned when construction would begin, and what would be done to mitigate noise, dirt, and air pollution during construction and after it was completed. He stated that the development did not have sufficient parking spaces for the retail space and that this would impact existing streets. He questioned how the development would impact existing infrastructure including water, sewer, and waste collection, and noted that the development would have a negative effect on his solar panels and vegetable gardens due to shadowing.

Stewart Lawrence, 208 Clemence Avenue, stated that the proposed development site was one of the busiest intersections in the Town, and the proposed commercial space would add to traffic. He questioned if the development had plans to provide for parking for the residents, visitors, as well as parking spaces for retail customers and delivery vehicles. He stated that he felt the development was inappropriate and the process lacked transparency.

Susan Honderich, 1109 Green Street, stated that during the municipal election the issue of excessive traffic and excessive speed was raised. She stated that the proposed construction will add to the existing problems of traffic safety and would negatively impact her quiet community.

Diane Huson, 1116 Green Street, stated that the development will interfere with direct sunlight onto her property and would negatively impact the solar panels on her roof. She questioned if a shade study had been conducted. Ms. Huson stated parking may not be sufficient, and that allowing the developer to pay cash in lieu for parking spaces and reducing the total number of parking would create more safety and traffic hazards on Green Street. She noted that noise from added traffic and construction was a concern.

William Kemp, 1120 Green Street, expressed concern that the construction will ruin the balance of the community. He noted there would be increased traffic flow on already narrow streets, leading to



difficult navigation in the proposed area. He noted that he would lose privacy due to the height of the proposed building.

Shellie Taylor, 1126 Green Street, noted that the Town lacked resources such as first responders, teachers, doctors, and hospitals to service all the new development occurring in the community. She noted the area was prone to flooding, and that this problem could get worse with additional development.

Maree Donoghue, 110 Clemence Street, raised concerns with the ground water in the proposed development area. She stated that the development would block sunlight and impact privacy. She noted that the architecture of the proposed building was not keeping with Whitby's heritage image. Ms. Donoghue asked about the maintenance and upkeep of the building and how the Town would ensure that the developer would keep to its plan for the development.

Simon Bye, 915 Green Street, stated that the development was at a busy intersection, and he was concerned about safety and the impact that the development would have on the school bus routes in the area due to traffic congestion and construction.

Bill Huson, 1116 Green Street, questioned if the Canada Post super-mailbox would be relocated. He noted safety concerns as sidewalks near super mail-boxes in the area were not being cleared of snow.

Chair Roy advised that the location of super-mailboxes is determined by Canada Post.

David Hiscox, 911 Athol Street, expressed concern related to traffic congestion. He questioned whether Burns Street would be widened. He noted that Athol Street from Clemence to Burns Street is unobstructed as there are no stop signs for 4 blocks along the street. He expressed safety concerns with people speeding through the area. He noted that the traffic lights in the area create traffic issues each morning. He noted that most parents drive their children to school in the mornings and that there is no available on-street parking on Green Street. He questioned where commercial vehicles servicing the development would park.

Pearl Bird, 1110 Green Street, raised concern about the removal of trees from the property. She noted there would be an increase in carbon emissions, increased flood risk, air pollution, light pollution, reduced biodiversity, local water scarcity, increased risk of traffic accidents, and noise pollution.

Janet Armstrong, 1115 Byron Street S., raised a concern about traffic congestion. She noted that it is difficult to turn south on Brock Street to get to Highway 401 due to traffic pulling into the GO station. She stated



that on weekends, Arthur Street has cars parked along its length, effectively reducing traffic to one lane. Ms. Armstrong noted that the south side of Byron Street has traffic congestion due to ongoing water pipe repairs and construction in the area. She noted concerns related to noise due to ongoing construction and heavy equipment in the area.

Chair Roy asked the proponent to respond to the concerns brought forward by members of the public.

The proponent, Mr. Brutto, indicated that a reduction in parking spaces was possible because there was both residential and commercial spaces in the development. He noted that these uses tend to require parking at different times of the day.

The proponent indicated that there would be a construction management plan in place to reduce noise, dust, and dirt.

The proponent stated that a shadow study had been completed, showing that the impacts to neighbouring properties would be later in the evening.

There were no further submissions from the public.

The meeting adjourned at 10:08 p.m.

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Kevin Narraway, Manager of Legislative  
Services/Deputy Town Clerk