

Present: Councillor Yamada, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
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 7:06 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 or call 905.430.4306 to leave a message.

1. Planning and Development Department Report, PL 04-21
Re: Manorville Homes, 917 Dundas Street West, Zoning By-law Amendment Application, File No. DEV-01-21 (Z-01-21)

R. Saunders, Commissioner of Planning and Development, provided a

PowerPoint presentation which included an overview of the application.

Matthew Jamieson, representing Manorville Homes, advised that the existing dwelling on the property was a bungalow with a loft and that it was used as a rental property for a number of years. He further advised that the application proposes to demolish the existing dwelling and construct a semi-detached dwelling with accessory apartments to provide rental units within the area.

There were no submissions from the public.

2. Planning and Development Department Report, PL 03-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Brooklin Northeast Developments CR Inc., 400 Columbus Road East, File Nos. DEV-30-20 (SW-2020-07, Z-15-20) [Revised]

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Lynn Collins, Frank Filippo, and Thomas Kilpatrick representing Brooklin Northeast Developments CR Inc., provided a PowerPoint presentation which included a detailed overview of the applications.

There were no submissions from the public.

Ms. Collins answered a question regarding concerns raised by residents about dust control measures during construction.

3. Planning and Development Department Report, PL 05-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, 2068681 Ontario Inc. (Lakeview Homes Inc.), Northeast Corner of Ashburn Road and Columbus Road West, File Nos. DEV-27-20 (SW-2020-06, Z-14-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory, representing 2068681 Ontario Inc. (Lakeview Homes Inc.), provided a PowerPoint presentation which included a detailed overview of the applications.

Mr. Cory answered a question regarding concerns raised by residents about dust and noise mitigation measures during construction.

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

Robert Gibson, Evans Planning Inc., 8481 Keele Street, Vaughan,

stated that he was representing the Lysyk family and 1628755 Ontario Inc. He advised that the Lysyk family owns 360 Columbus Road West which abuts the east side of the proposed development. Mr. Gibson referenced his correspondence submitted to the Town dated January 27, 2021. He stated that his client has been working cooperatively with Lakeview Homes Inc. and would continue to work cooperatively to devise a work plan to address four concerns that have been identified. He raised concerns about the significant grade change from west to east between the Lysyk's property and the proposed development and inquired how the grade could be best transitioned between the two properties to ensure that there are no adverse impacts to either property. Mr. Gibson advised that a small parcel of land located in the northeast portion of the proposed development was part of the Natural Heritage System. He stated that the small size and characteristics of the parcel of land appear to have limited environmental value, and requested that a review take place to determine alternative approaches for the small portion of the Natural Heritage System. Mr. Gibson further advised that the proposed Draft Plan of the Subdivision identifies a small portion of land as a future school site, noting that his client was looking to accommodate the expansion of that portion of land so that the school site could be a comprehensive size, dimension, and location, but also accommodate the grade changes. Mr. Gibson stated that he would like Lakeview Homes' engineering consultant to work with his engineering consultant to resolve future servicing issues and to ensure that a sound servicing strategy would be implemented for all landowners in the area. He advised that on behalf of his client, he was preparing a pre-consultation submission to the Town to begin the review of the Draft Plan of Subdivision and Zoning By-law Amendment applications for his client's land, and to assist in the coordination between the two sites.

George Lysyk, 72 Southwood Street, Oshawa, stated that his family has owned their property and has been part of the community for over 60 years. He advised that the family wants to cooperate and work together with Lakeview Homes Inc., noting that they want to be sure that the grading, particularly at the northwest quadrant of the property where the proposed east/west collector road would be constructed, was fair. He further advised that they had not seen an Environmental Assessment Report on the roads and raised concerns about the elevation change of seven metres between the proposed collector road and his property.

Paul Lysyk, 65 Riverside Drive North, Oshawa, advised that his concerns were raised by previous delegates.

There were no further submissions from the public.

The meeting adjourned at 7:49 p.m.

