

Present
(electronically): Councillor Mulcahy, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
C. Harris, Town Clerk
K. Narraway, Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that due to the ongoing COVID-19 State of Emergency, the Public Meetings are being held electronically. He further advised that Members of Council may be viewing the meeting via the Town's live stream to hear feedback from the public. 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 22-20
Re: Zoning By-law Amendment Application, 360 Columbus Road East, Charles H. Best Diabetes Centre, File Number: Z-06-20

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

Ian Robertson, representing the Charles H. Best Diabetes Centre,

stated that the Centre has been operating for many years and that it assists numerous patients in Whitby. Mr. Robertson stated that the rezoning of the subject land and expansion of the Centre would be essential to accommodate the growing need in the area.

Marlene Grass, Founder of the Charles H. Best Diabetes Centre, advised that the subject property was purchased in 2009 and that she takes pride in maintaining the historical significance of the Dryden Farm where the Centre is located. She advised that diabetes is increasing in the community, and that the current Centre is unable to meet the growing need.

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

William Kelly, 604 Woodmount Crescent, Oshawa, stated that he was in support of the application. He advised that he was diagnosed with Type 1 diabetes as a teenager and at that time was given an opportunity to either go to the Charles H. Best Centre which was five minutes from his home, or to SickKids Hospital in Toronto for a two-week period. He stated that when learning to manage diabetes, it was better to be in close proximity to his home than to have to travel. Mr. Kelly noted that Type 1 diabetes was increasing and that there was a need to ensure the Centre could expand to accommodate the size and population growth in the Region of Durham. Mr. Kelly expressed his desire for the application to be approved.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.

**2. Planning and Development Department Report, PL 21-20
Re: Zoning By-law Amendment Application, 198 Des Newman Blvd.,
Clinic Buildings (1979) Ltd., File Number Z-07-20**

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

Jeff Warford, Chief Executive Officer, Oshawa Clinic Group, advised that the Oshawa Clinic Group was formed in 1927 and that it was the largest multi-disciplinary group practice in Canada. Mr. Warford stated that the Oshawa Clinic Group has grown over the last few decades, and that it currently has clinics in both Oshawa and Clarington. In response to the continued growth in the area, they were seeking to expand in West Whitby in 2024. He advised that the proposed health care complex

would be accessible due to the nearby Highway 401, Highway 407, Highway 412, and Highway 2. Mr. Warford noted that the complex would be located between two major hospitals being Lakeridge Health Ajax Pickering and Lakeridge Health Oshawa. The building would be accessible with barrier free access to each floor, unit and exam room, and that upon the centre opening there would be 85 physicians and services including, but not limited to, a cardiology centre, an x-ray clinic, a laboratory, an urgent care centre, a nine bed sleep clinic, an audiology and hearing aid centre, a psychology practice, a fertility clinic, and a physiotherapy clinic. Mr. Warford advised that he looks forward to serving residents of Whitby for their health care needs in the future.

Steve Edwards, representing the Oshawa Clinic Group, provided a PowerPoint presentation which included a detailed overview of the application.

There were no submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Parties List regarding this matter.

**3. Planning and Development Department Report, PL 20-20
Re: Zoning By-law Amendment Application, File Number: DEV-36-19, Z-21-19, 2649408 Ontario Limited, 1578 Victoria Street East**

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

Michael Fry, representing 2649408 Ontario Limited, provided a PowerPoint presentation and advised that the Whitby Official Plan designates the subject land as Special Activity Node B which permits commercial uses such as a warehouse, retail, office complexes, hotels, light industrial, and institutional. He noted that the proposed use would be permitted in accordance with the Whitby Official Plan. Mr. Fry advised that he was asking for approval for site specific requests which included an increase in the maximum height permitted for one of the buildings and a reduction in the number of required parking spaces. He advised that the proposed development would consist of two hotels being Hilton and Hilton Garden Suites which would both remain under one ownership. He further advised that Hilton Garden Suites would offer long term stays to its clientele.

There were no submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on

the Interested Parties List regarding this matter.

4. Planning and Development Department Report, PL 23-20
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Abacus Equity Infusion Limited, 7400 Thicksen Road
North, File Numbers: DEV-03-20 (SW-2020-01, Z-02-20)

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

Bryce Jordan and Mark Pavkovic, representing Abacus Equity Infusion Limited, provided a PowerPoint presentation. Mr. Jordan advised that the main access to the development from Columbus Road aligns with Selkirk Drive to the south end of Columbus Road. He further advised that there would be a Type C arterial road accessing onto Thicksen Road. Mr. Jordan noted that the proposed development would be a complete community with various public amenities that would be needed for a residential area, and that it would also provide part of the future Community Central Area at the intersection of Baldwin Street and Columbus Road.

There were no submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Parties List regarding this matter.

5. Planning and Development Department Report, PL 24-20
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, East Valley and Brooklin Development General Partner
Limited, 6605 Cochrane Street, File Numbers: DEV-05-20 (SW-2020-02,
Z-04-20)

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

Matthew Cory, representing East Valley and Brooklin Development General Partner Limited, provided a PowerPoint presentation which included a detailed overview of the applications. Mr. Cory stated that this would likely be the largest application for a Draft Plan of Subdivision in the Brooklin Secondary Plan area. He stated that the amount of development proposed and the location of the proposed development were designed to implement the Brooklin Secondary Plan. He noted that the primary extension of Carnwith Drive and Vipond Road to the west occur through the site and that the locations are nearing final determination and size pending the completion of the Brooklin North

Major Roads Environmental Assessment. Mr. Cory stated that the development of the Draft Plan of Subdivision Plan was based on typical zoning standards similar to those in the Whitby Secondary Plan area, but that they were adapted for Brooklin. He advised that Town Staff were working on a comprehensive zoning by-law for Brooklin and that it was proposed that standards contained within the by-law would be put in place to implement the proposed Draft Plan of Subdivision. He further advised that his team was working with Town Staff to coordinate between the proposed development and the zoning standards.

Mr. Cory answered questions regarding correspondence received by the Town from a member of the public raising concerns regarding:

- the proposed location of the French primary school at the corner of Ashburn Road and Highway 7;
- the use of Ashburn Road as a bypass for downtown Brooklin;
- the increase in traffic on Ashburn Road to bypass Lake Ridge Road since the completion of Highway 407; and,
- the possibility of either relocating the school or providing access to the school from a smaller road within the subdivision.

There were no further submissions from the public.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Parties list regarding this matter.

The meeting adjourned at 7:42 p.m.