

Present: Councillor Newman, 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
K. Douglas, Legislative Specialist
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 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.

1. Planning and Development (Planning Services) Department Report, PDP 15-22
Re: Zoning By-law Amendment Application, Triovest Realty Advisors Inc., 4140 and 4150 Garden Street, File Number: DEV-01-22 (Z-01-22)
[Revised]

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

Eric Saulesleja, GSP Group, and Peter Kulkarni, Trio Vest, provided a PowerPoint presentation which included a detailed overview of the application.

Mr. Saulesleja and Mr. Kulkarni answered a question regarding whether there was a specific focus with respect to the additional uses being sought. Mr. Kulkarni indicated that the application would support attracting tenants to the commercial buildings on the site.

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 Party List regarding this matter.

2. Planning and Development (Planning Services) Department Report, PDP 13-22
Re: Draft Plan of Subdivision Application, Stylux Whitby Ventures Inc., 201 Hopkins Street, File Number: DEV-38-21 (SW-2021-13)

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

Caitlin Allan, Bousfields Inc., and Elizabeth Nocon, FBP Architects Inc., provided a PowerPoint presentation which included a detailed overview of the application.

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

Mohammad Khan, 34 Gallimere Court, raised concerns about the height of the proposed three-storey townhouses being one storey taller than the existing two-storey detached houses located on Gallimere Court. He stated that the proposed development would block the sunlight and create shadows in his back yard. Mr. Khan inquired about the design and elevation of the balconies and raised concerns about the end and side unit balconies overlooking his back yard resulting in privacy issues for new and existing residents. Mr. Khan raised concerns about the location of the snow storage area, noting the potential of flooding his back yard during snowmelt. Mr. Khan inquired about the considerations and efforts made to protect the existing neighbourhood from the impact of the proposed development.

Al and Michelle Watson, 38 Gallimere Court, raised concerns about the impact of dirt and debris that would be created from the construction of the proposed townhouses on their pool which was located in their back yard. Ms. Watson raised further concerns about the location of the snow

storage area, noting that the snow overflow would likely end up in their back yard. She inquired whether the waste storage area would be located in the same area as the snow storage area, noting that should this be the case that there would be an odour from the garbage that would drift into their yard. Ms. Watson raised concerns about additional traffic, traffic congestion, and the potential for accidents on side streets that were already busy due to the at-grade railway crossing on Hopkins Street and the nearby car wash.

Mr. Watson raised concerns about the height of the proposed development resulting in a lack of privacy for existing residents, noting that the residents from the new development would be able to see into their yards and windows. He raised concerns about the dirt, debris, and service interruptions that would be caused by construction and inquired about the timing and duration of construction for the proposed project. He raised further concerns about the height of the balconies which would overlook their yards and would result in a lack of privacy for existing residents.

When called upon, Abeed Aziz was not in attendance to make a delegation at the Public Meetings.

Ms. Allan, Ms. Nocon, and Staff answered questions regarding:

- the overlook into existing properties due to the height of the proposed townhouses and design/elevation of the balconies;
- the impact of shadowing on existing properties due to the height of the proposed townhouses;
- the location of the snow storage area and potential overflow of snow into the yards of existing residents;
- potential flooding of existing properties due to snowmelt from the snow storage area;
- the impact of dirt and debris created during construction on neighbouring pools;
- the timeline for and duration of construction for the proposed development;
- the possibility of constructing two-storey townhouses including a basement versus three-storey townhouses;
- a construction management plan to address concerns raised about dirt, debris, noise, construction equipment, and traffic; and,
- consultation between the existing residents, Staff, and the proponent to address the concerns raised.

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.

3. Planning and Development (Planning Services) Department Report, PDP 14-22
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mattamy (Thickson) Limited, 7480 and 7590 Garrard Road, File Numbers: DEV-02-22 (SW-2022-01, Z-02-22)

Kaitlin Friesen, Planner I provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory, representing Brooklin (Thickson) Limited, provided a PowerPoint presentation which included a detailed overview of the applications.

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

Ken and Jeannie Lynde, 30 Brawley Road East, inquired about whether the dead end of Brawley Road would be reconstructed and extended into the proposed subdivision. Mr. Lynde asked about whether utilities such as gas, water, storm sewers and sanitary sewer lines would be installed on Brawley Road East. He advised that there was a problem with flooding on Brawley Road East, noting that the underground infrastructure would limit space for water drainage/evaporation. He inquired about the timeline for the construction of underground infrastructure. Mr. Lynde stated that he had just installed a new septic bed system and inquired whether sanitary sewer services would be installed on Brawley Road East and whether he would have to connect to the sanitary sewer line.

Mr. Cory and Staff answered questions regarding:

- whether Brawley Road East would be extended in order to complete the Draft Plan of Subdivision;
- whether Mr. Lynde would be able to remain on the septic bed system should sanitary sewers be installed on Brawley Road East;
- whether underground infrastructure would service existing properties on Brawley Road East;
- whether gas, water and sanitary sewers would be installed to service properties on Brawley Road East in connection with the proposed development;

- the timeline for the commencement of and completion of construction of the development;
- the timing for future infrastructure upgrades and installation of streetlights on Brawley Road East; and,
- consultation between residents, the proponent, and Staff to address concerns raised by residents.

Lawrence Thiffault, 25 Brawley Road East, advised that his property was located on the southeast corner of Thickson Road and Brawley Road East. He advised that he has two entrances into his property and that he wanted to construct a garage on the west side of his property. He inquired about whether he would still have an entrance at the west side of his property once Thickson Road was extended and the roundabout at the corner of his property was constructed. Mr. Thiffault asked about the starting location and flow/direction in which construction of the proposed development would take place. He further inquired about the timeline for commencement of and completion of the project. Mr. Thiffault raised concerns about the impact of the dust and debris created by construction on his pool, and the type and timing for construction of the fence along his property.

Mr. Cory and Staff answered questions regarding:

- consultation between Town Staff and Mr. Thiffault regarding his plans to construct a garage on the west side of his property;
- the starting location and flow/direction of development for the proposed project;
- the timeline for the commencement of construction and completion of the proposed development; and,
- the type of fencing/shielding that would be constructed along Mr. Thiffault's property at the western edge of the woodlot.

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.

4. Planning and Development (Planning Services) Department Report, PDP 16-22
Re: Brooklin Urban Expansion Area Zoning By-law

John Taylor, Senior Manager, Zoning & Regulation, provided a PowerPoint presentation which included an overview of the Brooklin Urban Expansion Area Zoning By-law.

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

Jack Wong, representing Brooklin North Landowners Group, advised that he has received and reviewed the proposed by-law. He noted that the draft by-law was modeled after the Zoning By-law for the lands located within West Whitby and that it included zoning provisions and development standards save and except some of the defined terms within the definition sections, the general provisions related to amenity space, and the parking requirement. He stated that the residential zone standard should include yard requirements such as the minimum lot frontage, the minimum lot area, and other housekeeping items. Mr. Wong noted that details of the zoning provisions and development standards were summarized in correspondence previously submitted to Staff. He stated that a lot of the suggested changes would assist in achieving the density target and delivering housing forms that would be compatible with the Brooklin community. He advised that there would be continued dialogue with Staff regarding the draft by-law. He noted that there were a number of subdivision plans that were anticipated to be approved in 2022. Mr. Wong commented on the importance of the Town having standards in place to ensure an orderly development of a complete community as defined within the Brooklin Community Secondary Plan.

Philip Stewart representing Brooklin Garrard Inc. and Brooklin Garrard Limited Partnership, provided a PowerPoint presentation regarding the Brooklin Urban Expansion Area Zoning By-law. Highlights of the presentation included:

- the location and details about the '0' Garrard Road property located within the Conlin Employment Area;
- reference to the submission of correspondence to the Town on March 16, 2022;
- a detailed rationale for each of the following requests:
 - a revision to the proposed by-law to include a zoning by-law map schedule that establishes zoning for the Industrial lands for the Conlin Employment Area;
 - the effective implementation of the Brooklin Community Secondary Plan as it relates to the '0' Garrard property being in full compliance Official Plan Policy 4.7.3.2.3; and,
 - including the Warehouse Distribution Facility definition in the proposed by-law, in accordance with Official Plan Policy 4.7.3.2.3 permitting the site specific special provision or exceptions under the By-law's Prestige Industrial Zone designation.

- the benefit of having an opinion from the Town's Economic Development Office on the economic value of pre-zoning the Employment Industrial lands to support investment and generate employment in accordance with the Town's Official Plan.

Mike Pettigrew, representing Brooklin South Land Owners Group, stated that his concerns and comments were covered by Mr. Wong during his delegation. Mr. Pettigrew provided a PowerPoint presentation regarding the Brooklin Urban Expansion Area Zoning By-law. Highlights of the presentation included;

- details about the location and size of lands represented by the Brooklin South Land Owners Group;
- an image of the composite plan indicating a wide variety of uses proposed by the Brooklin Community Secondary Plan; and,
- detailed information about concerns with the proposed by-law including some of the definitions, the lot and unit frontages definitions and widths, the amenity areas, landscaped open spaces, parking and loading, and the angular plane.

Mr. Pettigrew stated that the matters of concern could be clarified and/or modified in consultation with Staff.

Staff answered a question regarding the willingness of Staff to have continued dialogue with the delegates.

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.

The meeting adjourned at 8:53 p.m.