

Present: Councillor Yamada, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
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 Department Report, PL 67-21
Re: Zoning By-law Amendment Application, Otter Creek Co-Operative Homes Inc., Lands Between 835 McQuay Boulevard and 855 McQuay Boulevard, File Number: DEV-29-21 (Z-19-21)

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

Tim Welch, and Stacey Leadbetter, representing Otter Creek Co-Operative Homes Inc., provided a PowerPoint presentation which included a detailed overview of the application.

Stacey Leadbetter advised that there was a need for the proposed apartment building to meet the demands of the Otter Creek community and other communities in Whitby and the Region. She stated that many of the residents that would move into the proposed building were single women who had moved into Otter Creek when it was first developed, had raised their children there, and would be moving into one-bedroom units which would open up two and three-bedroom townhouses. Ms. Leadbetter stated that Otter Creek has served many families and individuals in the community.

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 Department Report, PL 66-21
Re: Zoning By-law Amendment Application for Woodrow Court (Part 3 Plan 40R-30467), Hwy 6773 Inc., File Number: DEV-25-21 (Z-15-21)

Justin Malfara, Supervisor, Zoning & Regulation and Principal Planner, provided a PowerPoint presentation which included an overview of application.

Lorelei Jones, Frank Mei, Roland Roovers, and Alan Zhu, representing Hwy6773 Inc., 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 Party List regarding this matter.

3. Planning and Development Department Report, PL 65-21
Re: Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment Applications, Brookfield Residential, 100 Garden Street and 604 Dundas Street East, File Numbers: DEV-26-21 (OPA-2021-W/08, SW-2021-09, Z-16-21)

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

Kevin Persaud and David Murphy, representing Brookfield Residential (Ontario) Garden Limited), advised that they were in attendance to answer questions.

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

Mark Tutton, representing Petrus Development Corporation and owner of 126 Garden Street, advised that he shares three property boundaries with Brookfield Residential (Ontario) Garden Limited. He raised concerns about the proposal to reduce the expanse of the Pringle Creek floodplain in Blocks 4 and 5, noting that the Blocks would be dedicated as Open Space and would result in his lands being encompassed by Open Space blocks. Mr. Tutton advised that this would minimize any use of the property located at 126 Garden Street which was unacceptable. He suggested that a re-evaluation of the floodplain along Garden Street be undertaken with an offering of a complete and comprehensive development plan for both the Brookfield property and his property. Mr. Tutton commented that there may be errors with flood plain mapping itself, and that there may be solutions that could reduce the expanse of the floodplain. Mr. Tutton advised that he had a conversation with a representative from Brookfield who indicated a willingness to work together on the matter. He advised that he would be happy to pursue a route that would collectively resolve the matter.

Mr. Tutton answered questions regarding whether he has had an opportunity to consult with Town Staff about his concerns.

Rosita Stone-Gomez, 607 Mary Street East, advised that her initial concern was about the location of the proposed high density six-storey buildings being adjacent to her property. She stated that her property was located just north of the proposed development and that she shares the existing fence. Ms. Stone-Gomez advised that she had spoken with Mr. Persaud regarding her concerns and was assured that the buildings adjacent to her property would be medium density three-storey buildings with basements. She advised that her concerns were quelled, and that she was happy about the open communication between the representatives of Brookfield Residential (Ontario) Garden Limited and the neighbouring residents.

There were no further submissions from the public.

Mr. Persaud and Mr. Murphy answered a question about having continued dialogue with neighbouring residents that would be affected by the proposed development.

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 Department Report, PL 64-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Xarch Capital Corp, 7152 Ashburn Road, File Numbers: DEV-27-21 (SW-2021-10, Z-17-21)

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

Michael Pettigrew, representing Xarch Capital Corporation, 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 Party List regarding this matter.

5. Planning and Development Department Report, PL 62-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, R&R Developments, 430 - 440 Winchester Road East, File Numbers: DEV-16-21 (SW-2021-05, Z-10-21)

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

Michael Fry, representing R&R Developments, 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.

Murray Campbell, 15 Knox Crescent, advised that there were currently 20 single family dwellings on Knox Crescent and a recent addition of 16 condominium townhouse units on Cornerside Way which has resulted in an increase in vehicular traffic and parking on Knox Crescent. He stated that part of the problem was due to a large block of the townhouses on Cornerside Way facing onto Knox Crescent which has resulted in residents parking their vehicles in front of their homes to easily access their front doors. He raised concerns about the design of the proposed buildings, noting that units 10 to 16 of the proposed development would also face onto Knox Crescent and would likely result in an increase in

parking along the street and the corner of Knox Crescent. Mr. Campbell stated that units 14 and 16 would abut his property at the front door and would not be able to face onto Knox Crescent, noting that they would likely be rear yard units facing north with an entrance/exit only from the private driveway. He suggested that the entirety of the Block, units 10 to 16, could all be designed in the same way which would lessen the likelihood of on-street parking on Knox Crescent. Mr. Campbell stated that including the proposed development there would be approximately 52 single family dwellings on Knox Crescent which was a small street. He advised that Wells Crescent, located north of Knox Crescent, has a maximum of 40 units and that the traffic combined with traffic from Sawyer Avenue would result in a lot of traffic in and out of a very small subdivision. Mr. Campbell noted that Thorndyke Crescent, a similar sized crescent, has 32 units and that Knox Crescent was already a busy traffic area. He raised concerns about Cornerside Way having an entrance and exit from Knox Crescent and an exit onto Winchester Road to lessen the traffic on Knox Crescent, but that the proposed development does not include an entrance/exit from Winchester Road.

Mr. Campbell answered questions regarding:

- details about the feedback from residents at the community open house;
- the primary concern that the delegate would like to have resolved; and,
- whether an entry/exit onto Winchester Road would relieve the concerns of the residents in the area.

Nancy Stairs, 5 Watford Street, stated that she was in agreement with the statements made by the previous delegate. Ms. Stairs noted she does not live on Knox Crescent, but that she picks up her mail on Knox Crescent and already has difficulty parking on Knox Crescent. She raised concerns about 16 more units in addition to the existing townhouse complex, noting there was a bus stop on Knox Crescent, that Knox Crescent was a very small crescent, and that it would be too much traffic to enter/exit off the street. Ms. Stairs expressed concerns about the community meeting as there was not any response to the comments or concerns raised by the residents. She raised concerns about the loss of mature trees, the loss of privacy, the impact on animals, the increase in traffic, and the increase in noise, noting that she already has difficulty entering or exiting her driveway and that she has not been able to enjoy family events or open windows due to the noise from existing traffic.

Ms. Stairs answered questions regarding:

- the delegate's overall impression of the community meeting hosted by the developer; and,

- the primary concern that the delegate would like to have resolved.

There were no further submissions from the public.

Mr. Fry answered questions regarding:

- details about discussions with the Region of Durham regarding the possibility of access from Winchester Road;
- whether the developer was amenable to an entry/exit from Winchester Road should it be achievable; and,
- how the concerns raised about the entrance/exit to the proposed development, additional on-street parking, increased traffic, the loss of privacy, and noise would be addressed.

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.

6. Planning and Development Department Report, PL 63-21
Re: Zoning By-law Amendment Application, 2751757 Ontario Inc., 1717 Brock Street South and 1716 & 1718 Dufferin Street, File Number: DEV-28-21 (Z-18-21)

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

Francesco Fiorani, Claudio Brutto, Joseph Caricari, Miranda George, and Lily Butler representing 2751757 Ontario 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.

Wenda Abel, 105-360 Watson Street West, stated she was a resident in the Port Whitby area, that she resides in a condominium, and that she was not opposed to condominium development. Ms. Able expressed concerns about the development reflecting and enhancing the character of the neighbourhood. She advised that she was pleased to see that comments made at the community meeting about the design of the building were considered. Ms. Abel stated that the proposed building was formidable and overpowering given its location, amongst an already established residential community, noting that it would be appropriate if located at an urban corner. She stated that it would be more suitable if it was more reflective of the waterfront, the residential, the recreational and historical area, and was less imposing, and had a lighter presence with more glass. Ms. Abel advised that she would like the proposed

building to be set back further from the street so that it would not overshadow the single family dwellings that have deep frontages and to be more in keeping with the streetscape. Ms. Abel advised that she was pleased to hear about a cafe or restaurant within the building. She raised concerns about having sufficient on site parking for residents and visitors. Ms. Abel advised that the community consists primarily of seniors that need to have a safe, walkable, and livable space. She noted that the two single family detached dwellings fronting Dufferin Street were heritage homes and cautioned that changes to the zoning in the area would not guarantee that those dwellings would remain.

Ms. Abel answered a question regarding clarification on design elements that would result in a less imposing building.

There were no further submissions from the public.

Mr. Fiorani, Mr. Brutto, Mr. Caricari, Ms. George, and Ms. Butler answered questions regarding:

- concerns about the design, massing, and aesthetics of the building, the set back from the street and consideration for the natural surroundings of the area; and,
- addressing concerns about noise pollution, the lack of parking for tenants and visitors, community safety, the lack of privacy of rear yards and nearby homes, the sight line for vehicles, snow removal, construction dust and dirt, and property damage caused by construction.

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 8:48 p.m.