

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, Temporary Legislative Specialist (Recording
Secretary)

Regrets: None noted

K. Narraway, Manager of Legislative Services/Deputy Clerk, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in-person and virtually. 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 43-22
Re: DEV-05-22: Zoning By-law Amendment Application, Brooknorth Holdings Inc. Lot 21, Concession 5 (Northwest Corner of Thicksen Road North and Highway 407) – File No. Z-03-22

Justin Malfara, Planner II, provided a PowerPoint presentation which included an overview of the application.

Carolyn Molinari, representing Brooknorth Holdings Inc., provided a verbal presentation which included an overview of the application. Ms. Molinari advised that she was available to answer questions.

Ms. Molinari answered a question regarding the timeline for the interim use of the inventory parking lot.

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 44-22
Re: DEV-14-22: Zoning By-law Amendment Application, EJB Holdings Inc., 513 Brock Street North, File No. Z-10-22

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

Michael Larkin and Daniel Ceron, representing EJB Holdings Inc., 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.

Donna Bonk, Resident, stated that the rear of her property abuts the subject property. Ms. Bonk raised concerns about existing water drainage onto her property due to the difference in the grade of the two properties. She stated that the changes in grading of the property to accommodate the proposed parking areas would result in additional water drainage onto her property. She stated that there were not any ditches or drainage on the property and that there should be drainage from the property out to either Chestnut Street or Maple Street. Ms. Bonk noted that a drain already exists on Chestnut Street and that a ditch could be dug at that location.

Mr. Larkin, Mr. Ceron and Staff answered questions regarding:

- concerns about drainage from the proposed development; and,
- confirmation that the proponent would contact the delegate to review the drainage issue.

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 45-22
Re: DEV-15-22: Official Plan Amendment Application OPA-2022-W/03, Zoning By-law Amendment Application Z-11-22, 11250396 Canada Inc. & 11275127 Canada Inc., 132 & 146 Brock Street North

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

Candace Hood, John Corbett, Kasra Eslahchi, and Majiid Tavaloki, representing Corbett Land Strategies Inc. c/o 11250396 Canada Inc., 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.

Susan Shahmurat, representing the Durham Condo Corporation 84, stated that she was in support of increased density in the downtown core because it would sustain a more viable downtown. Ms. Shahmurat advised that she was pleased to learn that the lower floors of the proposed building would be red brick and would complement the historical aspects of Downtown Whitby. She raised concerns about the height of the proposed apartment building, noting that an 11-storey building does not comply with the existing standards of the Downtown Whitby Secondary Plan which restricts building height to 6 storeys in the downtown core and 8 storeys outside of the downtown core. Ms. Shahmurat raised concerns about the loss of privacy and sunlight and inquired about whether the plan indicated a reduction of sunlight on neighbouring residences. She stated that the Metrolinx Bus Rapid Transit (BRT) Project would result in an increase of traffic on downtown residential streets due to the overflow of traffic from Dundas Street. Ms. Shahmurat inquired about whether a study had been undertaken to understand the flow of traffic that would increase as a result of the proposed 125 residential units. She stated that the vehicular access on Brock Street North was located at the existing left turn onto Mary Street West, and inquired about whether a study had been undertaken to understand the impact of the increased traffic at this intersection and how traffic would be managed with a left turn lane. Ms. Shahmurat advised that she understood that there would be the same number of parking spaces as residential units and inquired about requiring less parking spaces to encourage public transit use. She asked about

whether there was a plan to contribute to a healthy and green downtown environment by planting trees along Brock Street and whether the roof of the building would be green. Ms. Shahmurat stated that the existing asphalt would be covered, but that the building itself was hardscaped and inquired about landscaping. She inquired about the use of the mezzanine and whether it would be located indoors or outdoors. Ms. Shahmurat stated she understood that two buildings located at 150 and 152 Brock Street North would be retained, and inquired about whether they would be maintained to improve both the appearance and safety of the buildings.

Ms. Hood, Mr. Corbett, Mr. Eslahchi, and Mr. Tavaloki answered questions regarding:

- whether a Shadow Study has been completed, and opportunities for discussion with the Condominium Corporation to address concerns about shadows and sunlight;
- whether a Traffic Study has been completed and the impact of the proposed development on traffic in the downtown core;
- the impact of the Metrolinx Bus Rapid Transit Project on the proposed development and traffic as it relates to left turns;
- whether consideration has been given to sustainability measures within the proposed development;
- the intended use of and location of the mezzanine; and,
- whether maintenance related to their appearance and safety would take place on the heritage buildings located at 150 and 152 Brock Street North.

Staff answered questions regarding:

- confirmation of receipt of a Shadow Study and a Transportation Study and that both studies would be made available to the public;
- opportunities for ongoing communications with the proponents to address the concerns raised; and,
- following up with the owners of 150 and 152 Brock Street North to ensure that the buildings were brought into a safe condition.

Mary Marlow, Resident, noted that the proponent mentioned minimizing the impact of the proposed development on the community and requested that the proponent provide clarification about what minimizing the impact means. Ms. Marlow stated that there were three historical buildings located on the subject property and that all three buildings should be preserved.

Ms. Hood, Mr. Corbett, Mr. Eslahchi, and Mr. Tavaloki answered questions regarding:

- clarification on the term minimizing the impact of the proposed development; and,
- the retention of two heritage buildings and whether the preservation of the heritage building located at 148 Brock Street North would be reviewed.

Nadine Wilkes, Resident, raised concerns about the proposed apartment building height, noting that there would be a lack of privacy and sunlight due to the proposed building overlooking her rear yard. She advised that she was not in support of the 11-storey apartment building and that the proposed development would not be appropriate in the area due to its height and size. Ms. Wilkes noted that she currently receives sunlight in her back yard in the morning, and that she has a garden and pool in the back yard.

Murray Visser, Resident, stated that he was not opposed to development, but that he had concerns about traffic issues. Mr. Visser noted that there was an exit from the proposed development onto Elm Street which was a westbound, one-way street which may be helpful to the community. He noted that the left turn northbound where traffic was only one lane was already problematic due to the way Elm Street functions in that area. He inquired about whether the entrance into the property from Brock Street North would be both right and left turn in or right turn only from the southbound lane.

Ms. Hood, Mr. Corbett, Mr. Eslahchi, and Mr. Tavaloki, answered a question regarding whether access to the proposed development from Brock Street North would be a left and right turn or a right turn only.

Mary Ellen McQuay, Resident, commented on the proposed application for an 11-storey apartment building and the various impacts it would have on the community. She inquired about the rationale for the Town to consider an 11-storey building that would be twice as high as what was permitted in the existing by-law.

Staff answered questions regarding:

- the rationale and requirement to consider the proposed 11-storey apartment building; and,
- the timeline for a recommendation report to Council and whether the community would be included in the process.

Rick McDonnell, Resident, advised that for many years there has been a focus on protecting the key downtown heritage buildings and creating an atmosphere of walkability, openness, and maintaining the feel and character of the area. Mr. McDonnell noted that the proposed 11-storey apartment building would not be appropriate in the downtown heritage area. He noted that previous delegates raised valid concerns, noting

that nearby heritage buildings have never been in such shadowing, the importance of protecting the heritage building stock and the character of the downtown. Mr. McDonnell commented on various steps taken by the Town to improve Downtown Whitby including façade improvement grants, beautifying the streets, tree planting, and installing benches. He stated that the development of Brock Street Brewery was an example of a beautiful building that was in a suitable location in Downtown Whitby.

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 46-22

Re: DEV-17-22: Official Plan Amendment Application OPA-2022-W/02, Draft Plan of Subdivision Application SW-2022-03, Zoning By-law Amendment Application Z-13-22, 1351637 Ontario Limited (Mansouri Group), 4400 & 4440 Garden Street

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

Lindsay Dale-Harris, David Milano, Maryam Mansouri Hurst, and Colin Mclachlan, representing 1351637 Ontario Limited (Mansouri Group), provided a PowerPoint presentation which included a detailed overview of the applications.

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 (Planning Services) Department Report, PDP 47-22

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications – Delpark Homes (Brooklin) Inc. – 7963 Ashburn Road, File Nos. DEV-20-22 (SW-2022-04, Z-15-22)

Carl Geiger, Principal Planner, provided a PowerPoint presentation which included an overview of the applications.

Jack Wong, representing Delpark Homes (Brooklin) Inc., provided a PowerPoint presentation which included a detailed overview of the applications.

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.

The meeting adjourned at 8:35 p.m.