

Present: Councillor Roy, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
J. Romano, Manager of Facilities - Operations
J. Austin, Manager of Development Control, Design, and Technical Services
K. Narraway, Manager of Legislative Services/Deputy Town Clerk
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Public Meetings - 7:00 p.m.

The time being 7:02 p.m. the public meetings began.

K. Narraway, Manager of Legislative Services/Deputy Town Clerk, provided an overview of the format of the public meetings to members of the audience.

1. Planning and Development Department Report, PL 41-19
Re: Zoning By-law Amendment and Site Plan Applications, 500 Dundas Street East, Castlevue 500 Development Inc., File: DEV-14-18 (Z-27-18, SP-30-18)

N. Omer, Planner I, provided a PowerPoint presentation which included an overview of the application.

M. Lafontaine and T. Van Elslander, representing Castlevue 500 Development Inc., provided an overview of the application.

The Chair opened the floor for comments from the public.

Kenneth Darley, 121 Pine Street, raised concerns with the proposed development indicating that it would add to traffic congestion in the area. He indicated that there was already an approved seven storey development on Pine Street and that the street would not accommodate the additional traffic from the proposed development. He stated that it is

already difficult to turn onto Dundas Street East from Pine Street and that there are frequent accidents at the intersection, along with the intersection of Dundas Street East and Reynolds Street. He stated that an increase in traffic would create additional safety concerns for pedestrians in the area. Mr. Darley indicated that the architectural design of the proposed development did not preserve enough of the heritage home on the property, but that he liked the brick cladding for the building. He expressed concern with the main floor units being used as retail space.

Mr. Lafontaine advised that the main floor units would be provided with patios and that they would be residential units.

Karen Briard, 103 Reynolds Street, indicated that she was concerned with the size of the building and the impact it would have on the view from her home. She expressed an interest in the proponent additionally consulting with the residents on Reynolds Street. She indicated that due to recent development in the area, there would be traffic congestion.

Mr. Lafontaine stated that he was open to organizing a public open house for area residents.

Michelle Hunt, 111 Cedar Street, raised concerns with the proposed development indicating that it would cause traffic congestion in the area and that she would lose privacy in her backyard.

Christine Raymer, 328 Palace Street, expressed concerns with the development adding to traffic congestion and not having sufficient visitor parking. She indicated that there were not enough parks and recreation spaces in the area for children.

Debbie Melohe, 6 Burdge Court, raised concerns with the loss of mature trees and development contributing to the urban heat island effect. She indicated that the downtown needs to be a walkable community. Ms. Melohe requested that Council consider a tree preservation by-law to protect the tree canopy in the Town. She indicated that she would prefer to see the land used as a community garden and that she did not want to see the heritage home on the property removed.

Chair Roy advised that the proponent would be required to plant trees on the property and that Town Staff were in the process of developing a forestry management plan.

There were no further submissions from the public.

2. Planning and Development Department Report, PL 42-19
Re: Zoning By-law Amendment Application, 5360 Thickson Road North,

Thickson Road 407 Whitby Limited, File: DEV-11-19 (Z-06-19)

C. Geiger, Principal Planner, provided a PowerPoint presentation which included an overview of the application.

S. Thompson, representing Thickson Road 407 Whitby Limited, indicated that he was available to provide clarification and answer questions about the proposed development.

The Chair opened the floor for comments from the public.

Nancy Lucas, 115 Robert Attersley Drive East, indicated that she was not directly affected by the proposed development, but that she was concerned about the conversion of agricultural lands for businesses. Ms. Lucas added that there was a need to build affordable housing and was concerned with changing the designation of heritage buildings.

Debbie Malohe, 6 Burdge Court, raised concerns with the development as it would convert agricultural land to a business use. She indicated that she would like to see incentives for agricultural owners to encourage operation of farms.

Mikhail Yurkoski, 38 Tamarisk Street, indicated that he was in favour of the development as it would generate employment opportunities, but raised concerns with potential traffic congestion near the intersection of Thickson Road and Conlin Road.

Rick Barnes, 5295 Thickson Road North, indicated that he was in favour of the development as it would generate employment opportunities and grow the non-residential tax base in the Town. He raised concerns with traffic congestion near the intersection of Thickson Road and Conlin Road and indicated that the mid-block arterial was needed urgently to address traffic.

Casey Bakker, 5055 Thickson Road North, indicated that he is not opposed to the development, but would like to see a plan in place to address groundwater in the area. He stated that the development would require a storm water management plan in order to avoid flooding the surrounding lands.

R. Saunders advised that a storm water management plan would be considered as part of the development process and that Town Staff would review storm water management with the Central Lake Ontario Conservation Authority.

There were no further submissions from the public.

The meeting adjourned at 7:52 p.m.

Kevin Narraway, Manager of Legislative
Services/Deputy Town Clerk