

Present: Councillor Yamada, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
W. Mar, 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 to leave a message.

1. Planning and Development Department Report, PL 26-21
Re: Official Plan Amendment Application, Baldwin Street South, Winash Developments Limited, File Number: DEV-11-21 (OPA-2021-W/05)

Deanna Schlosser, Planner II, provided a PowerPoint presentation which included an overview of application.

Bryce Jordan, GHD, Russel White and Matt West, Fieldgate Developments, 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.

2. Planning and Development Department Report, PL 28-21
Re: Official Plan and Zoning By-law Amendment Applications, 412 Dundas Development Ltd., (Vaultra Storage), Block 270 on Plan 40M-2657 (West Side of Des Newman Boulevard), File Numbers: DEV-10-21 (OPA-2021-W/04, Z-07-21)

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

Bryce Jordan, GHD, and Shawn Shamuganathan, Vaultra Asset Management, 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.

Nav and Monica Nijhawan, 2654964 Ontario Inc., 27 Edgar Avenue, Richmond Hill, stated that they were the owners of the property located just south of the proposed development. Mrs. Nijhawan stated that they were opposed to the proposed Official Plan Amendment to permit storage facilities that were in contravention of the current Zoning By-law. Mrs. Nijhawan stated that the subject land was currently zoned as a Prestige Employment Zone and that it specifically excluded storage facilities. She advised that the commercial/residential landowners who purchased surrounding properties were aware of the current zoning on the site. Mrs. Nijhawan raised concerns about sustainable employment in the area, noting that storage facilities on this site would not provide sustainable employment and that appropriate employment lands create secondary employment opportunities including restaurants and service facilities. Mrs. Nijhawan stated that the storage facility would remove the vibrancy of the area, noting that it would create a dead zone with people accessing and exiting the storage facilities, that it would create additional traffic in a residential neighbourhood, but that it would not provide any ancillary employment opportunities to generate revenue for the community. She raised concerns about the storage facility's control over the storage of dangerous and hazardous chemicals and illegal

products, noting that it could present a security risk for the surrounding neighbourhoods. Mrs. Nijhawan raised further concerns that the storage facilities could pose a risk to attendees at the future school planned in the area, that the value of surrounding properties may be negatively impacted, and that the approval of this application would provide the potential for other landowners to seek amendments that would change the character of the community. She advised that the storage facilities would be better suited to areas zoned industrial and located out of residential communities.

There were no further submissions from the public.

3. Planning and Development Department Report, PL 29-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, 5095, 5125, and 5245 Anderson Street, Conland Development Corporation, File Numbers: DEV-13-21 (SW-2021-03, Z-08-21)

Justin Malfara, Planner I, provided a PowerPoint presentation which included an overview of the applications.

Lindsay Dale-Harris representing Conland Development Corporation, provided a PowerPoint presentation which included a detailed overview of the applications.

There were no submissions from the public.

Lindsay Dale-Harris answered questions regarding:

- the concerns raised by Hard-co Construction Ltd. about noise and land use compatibility, whether any discussions had taken place with the owners of Hard-co Construction Ltd., and how those concerns would be addressed; and,
- ensuring safe access/exit to and from the proposed community including the consideration for traffic signals at Anderson Street.

4. Planning and Development Department Report, PL 30-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, 5035 Anderson Street, Whitby Anderson Estates Inc., File Numbers: DEV-14-21 (SW-2021-04, Z-09-21)

Justin Malfara, Planner I provided a PowerPoint presentation which included an overview of the applications.

Jonathan Sasso representing Whitby Anderson Estates Inc., provided a PowerPoint presentation which included a detailed overview of the applications.

There were no submissions from the public.

Jonathan Sasso answered a question regarding opportunities to engage in discussions with Hard-co Construction Ltd. to address their concerns.

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 31-21
Re: Zoning By-law Amendment Application, 1180 Dundas Street West, Delmanor Whitby Inc., File Numbers: DEV-08-21 (OPA-2021-W/03, Z-05-21)

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

Adam Fineman, Joe Nanos, Kara Green, Kate Cooper, Paul Icke, Stephen Bahadoor, and Mike Mestyan representing Delmanor Whitby 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.

Qun Li, 53 Bluegill Crescent, stated that she was the owner of the property located at 53 Bluegill Crescent. Ms. Li advised that she was opposed to the proposed development. She stated that she purchased her property in January 2017 based on the area being a low-rise, low density residential neighborhood, noting that Mattamy Homes did not inform residents of any high rise plans at that time. Ms. Li stated that she would not have purchased her property had she been aware of a future high density building located in front of her property, noting that residents were now faced with a rezoning proposal for the development of a 9-storey building comprised of 285 units in a small area. Ms. Li stated that the neighbourhood was small with a lot of back-to-back townhouses that do not have back yards or basements, noting that children play on the driveways. She raised concerns about the additional traffic from the proposed development, noting that it would result in traffic gridlock and safety concerns, and frustration for road users including pedestrians and cyclists. Ms. Li raised further concerns about noise and environmental pollution that would result from the construction of such a large complex, and the impact that the proposed development would have on the value of properties in the area. Ms. Li advised that her tenant was considering relocating due to the proposed development.

Maxim Pazos, 53 Bluegill Crescent, stated that he has been a tenant of Ms. Li's since February 2021, that he moved from Toronto to Whitby to enjoy a quiet neighbourhood, and that he was happy at this location. He advised that the neighbourhood was beautiful and that he expected to continue to have the view that he has currently. He advised that the area was heavily tenanted and that many tenants were considering relocating should the proposed development be approved. He raised concerns about noise, dust, and construction equipment during construction of the 9-storey building and the impact of the project on residents that purchased their homes 4 years ago.

There were no further submissions from the public.

Adam Fineman, Joe Nanos, Kara Green, Kate Cooper, Paul Icke, Stephen Bahadoor, and Mike Mestyan answered questions regarding:

- mitigation of traffic safety concerns and preventing gridlock;
- concerns about the proposed development casting shadows on neighbouring properties; and,
- mitigation of roof-top equipment noise.

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 27-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, 6760 and 6900 Baldwin Street North, Malone Given
Parsons on Behalf of Geranium Corporation, File Numbers: DEV-07-21
(SW-2021-02, Z-04-21)

Justin Malfara, Planner I, provided a PowerPoint presentation which included an overview of the applications.

Matthew Cory, Cheryl Shindruk, Mark Schollen, Carolyn Glass, John Priamo, Mark Jamieson, and Steve Keenan representing Geranium Corporation, 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.

Mae Chiang, 2 Camber Court, stated that she resides at the north end of Camber Court, that her home was constructed in Brooklin about seven years ago, and that she loves the neighbourhood. Ms. Chiang advised that she was speaking on behalf of her neighbours on Camber Court and more specifically for the four closest neighbours who would be most

impacted by the height and sight lines of the stacked townhouses across from of their single family dwellings. She advised that since residents of Camber Court met with representatives of Geranium Corporation on May 18, 2021 and voiced their concerns there has been collaboration between representatives of the neighbours and Geranium Corporation. Mr. Chiang noted that Geranium Corporation agreed to a tree buffer and a fence between the existing houses and the proposed development, and that they have made alterations to the original plan by replacing street townhouses with single family dwellings adjacent to Camber Court. Ms. Chiang stated that there were gaps in the Brooklin Secondary Plan leaving room for interpretation. She advised that Camber Court was a mature low density neighbourhood consisting of single family dwellings. She noted that the proposed development would have single family homes transitioning to three-storey street townhouses and then transitioning to four-storey stacked townhouses at the corner of Camber Court and Columbus Road directly across from the existing houses. Ms. Chiang advised that she appreciated the objective for medium density housing along arterial roads to support future transit and active transportation. She raised concerns about having a smooth transition between housing density zones. She stated that the abrupt change in height from Camber Court and the new development would be exacerbated by the grading which would mean that the height of the proposed four-storey stacked townhouses would be another 5 to 10 feet higher. Ms. Chiang noted that the density in the area would range from one of the lowest densities to one of the highest densities in Brooklin. She stated that the Brooklin Secondary Plan was to protect the character of existing mature neighbourhoods, provide appropriate transition between new development and existing development in mature residential neighbourhoods, and provide a transition in height and density for medium density residential development adjacent to low density residential designations. Ms. Chiang stated that the proposed transition was described as appropriate, gentle and compatible, noting that this description did not apply to the transitioning of density and height along one-third of Camber Court. She requested assurances that Geranium Corporation would develop an appropriate and gentle transition between the existing houses and the new development that would be comfortable and compatible with the existing neighbourhood of Camber Court. Ms. Chiang stated that the proposed development would occur in the context of road widening of Columbus Road which would become an arterial road with multi-use paths. She inquired how the road widening and the proposed development would be coordinated to minimize impact on the neighbourhood.

Sean Hertel representing Camber Court Owners Association, 4-190 Brickworks Lane, Toronto, stated that he was retained by the Camber Court Owners Association, which consisted of 17 homeowners, to

provide planning advice and support throughout the approval process. Mr. Hertel referenced his correspondence submitted to the Town dated May 31, 2021. He advised that the Association has no objections in principle to the proposed development, and that the Camber Court residents expected that the site would be developed in the future. Mr. Hertel raised concerns about design and implementation, including a well vegetated buffer and fence along the east side of Camber Court, the built form transitional relationship between the northern most stacked townhouse block and Camber Court particularly for the homes located immediately across the street. He raised further concerns about the size and design of the active transportation connection proposed for Camber Court. Mr. Hertel stated that there were concerns about the adequacy of on site parking and the potential for overflow parking on Camber Court, the design and built form quality including compatibility with the current built form on Camber Court, and the monitoring, phasing, and staging details of the proposed development including mitigation of dust, noise, and vibration. Mr. Hertel advised that on site meetings have occurred to address ways to build a sensitive interface including fencing and natural tree lines to have a good transition and to mimic the natural landscape that Camber Court residents have become accustomed to. Mr. Hertel advised that representatives of Geranium Corporation have been responsive in providing information and renderings following meetings, and that the Camber Court Owners Association was reviewing the latest plans.

Steve Harvey, representing the owner of 7030 Baldwin Street North advised that due to the proposed development being located at the intersection of Baldwin Street and Columbus Road he wanted to ensure that the future application for development on their site would not be negatively affected by decisions made on the proposed development. He noted the size of the ground floor area of the 12-storey building and the total commercial area on the ground floor and inquired whether it would fulfill the vision of a mixed-use site at the intersection. Mr. Harvey advised that Street B of the proposed development would not align with their proposed development entrance which would be slightly west of the existing concrete plant entrance off Columbus Road. He noted that due to the size of the site at the intersection they would be restricted on the location of entrances on their site. He advised that they would require full turning movements, and inquired whether the proposed Street B could be aligned with their proposed entrance. Mr. Harvey inquired about the lowest and highest height range within the Block Plan that would be acceptable at the intersection of Columbus Road and Baldwin Street. He raised concerns about potable water pressures and sanitary sewer capacities and requested confirmation from the Town and the Region of Durham that their site would still have available potable water pressure and sanitary sewer capacities on completion of

the proposed development. Mr. Harvey stated that he wanted to ensure that their storm water outlet was always kept open, noting that the proponent was proposing to close the outlet into their site and redirect the storm water westerly on Columbus Road. He requested confirmation about where the storm water would be redirected to, and assurances that it would not drain onto their site. Mr. Harvey inquired about when Columbus Road West would be urbanized, when the ownership of Baldwin Street would be transferred from the Ministry of Transportation to the Region of Durham, and the requirements for sight triangles at the intersection of Baldwin Street and Columbus Road. He further inquired about the proposed building at the intersection and the number of parking spaces proposed for underground and surface parking at it relates to the commercial space proposed on the first floor. Mr. Harvey advised that they did not have any issues with the proposed development, but requested that answers to their questions be provided prior to the consideration of approval of the recommendation report.

There were no further submissions from the public.

Matthew Cory, Cheryl Shindruk, Mark Schollen, Carolyn Glass, John Priamo, Mark Jamieson, and Steve Keenan answered questions regarding:

- the concerns raised about the height and grading of the stacked townhouses;
- water drainage from the proposed development;
- the supply of parking and the potential for overflow parking on Camber Court; and,
- mitigation measures regarding noise, dust and vibration during 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 9:07 p.m.