

Present: Councillor Mulcahy, 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
S. Dave, Legislative Specialist, Council and Support Services
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 hybrid meeting format, with a limited number of people attending in person and others attending 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 to leave a message.

1. Planning and Development Department Report, PL 30-20
Re: Official Plan Amendment Application and Zoning By-law
Amendment Applications, Star Residence Limited, 812, 816, 900, 904,
and 908 Rossland Road East, File Numbers: DEV-04-20 (OPA-2020-
W/01 and Z-03-20)

R. Saunders, Commissioner of Planning and Development, provided a

PowerPoint presentation which included an overview of the applications.

Adam Layton, representing Star Residence 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.

Don Davis, 1110-712 Rossland Rd. East, representing DCC124 Condo Corporation, advised that he and his wife reside in a 12-storey condominium residence located at 712 Rossland Road East, and that he was speaking as a member of the Condo Corporation's Re-zoning Committee as well as for himself. He noted that the condominium owners have contributed to the Town of Whitby tax revenue for over 27 years. Mr. Davis stated that the 162-unit condominium building was located within the same Urban Design Plan (UDP) area as the proposed development, noting that every structure currently within the UDP area was proposed to be demolished with the exception of the condominium building. Therefore, only the residents of the condominium building would be impacted by all aspects of the proposed development and any further future development. He advised that there was only one driveway into and out of the condominium building which was located a few hundred meters east of the intersection at Rossland Road East and Garden Street. Mr. Davis provided detailed information regarding how the driveway was developed. He stated that residents were required to travel south through a neighbouring property in order to access Rossland Road. He commented on the increased traffic on Rossland Road East at Garden Street, noting that traffic stopped at the traffic lights at the intersection blocks access to the driveway. He further stated that left-hand turns across heavy, speeding traffic was a challenge. Mr. Davis raised concerns about the increased traffic that would be created by the proposed development, noting that it would exacerbate the blockage of the westbound lanes in front of the access to the condominium building. He commented on the likelihood that the condominium owners would view the design of the proposed development favourably, and that they would like to form a cooperative relationship with the proposed new neighbour as there would likely be future issues of mutual concern. Mr. Davis inquired about the significance of the dotted lines in the proposed site plan submission that extends west from the end of the east/west internal roadway to the proposed development property line shared with the neighbouring property. He requested written assurance that the intent of the developers was not to seek a future linkage to the north/south driveway.

Sarath Chandra Chitturi and Praneetha Mulpuri, 11 Brimley Court, stated that they reside adjacent to the proposed development and that

they would be directly impacted by the proposed development. Ms. Mulpuri advised that they purchased their property three years ago with the understanding that the area would remain a quiet neighbourhood. Ms. Mulpuri raised concerns regarding the disruption to the neighbourhood and the lack privacy, noting that the height of the proposed mixed use building would be five storeys plus a penthouse and that the height of the fence between her property and the proposed development would not offer any privacy. Ms. Mulpuri raised further concerns about the retention of the trees located on property and the impact the trees have had on her eaves troughs and foundation, noting that the eaves troughs had to be replaced last year. Mr. Chitturi commented on animals climbing the trees and entering their attic. Mr. Chitturi expressed concerns regarding the construction for the proposed development and the impact it would have on the foundation of the house, and inquired how this matter would be addressed.

There were no further submissions from the public.

Mr. Layton answered questions regarding:

- concerns raised about traffic, overflow parking and the location of the parking structure;
- the height and location of the mixed use buildings;
- the impact on the foundations of adjacent existing dwellings from the construction of the proposed development;
- mitigation measures in place to protect the foundations of homes in the area of the construction site;
- the location of the construction equipment access and the implementation of noise, dust and traffic control measures;
- the retention of the trees on the property and boulevards;
- an explanation of the dotted lines contained within the proposed site plan; and,
- concerns raised about privacy and the height of the proposed fence.

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 31-20
Re: Draft Plan of Subdivision Application and Zoning By-law
Amendment Applications, Winash Developments Limited, 5380 and
5505 Baldwin Street South and Other Unaddressed Baldwin Street
South Properties, File Numbers: DEV-12-20 (SW-2020-05 and Z-10-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Bryce Jordan and Russel White, representing Fieldgate Developments, 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.

- 3.** Planning and Development Department Report, PL 33-20
Re: Zoning By-law Amendment Application, Stacey Whittington and Keith Bryan, 108 and 110 Craydon Road, File Number: DEV-17-20 (Z-12-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the application.

Rodger Miller, representing Stacey Whittington and Kieth Bryan, provided a detailed overview of the application.

There were no submissions from the public.

Mr. Miller answered questions regarding:

- the retention and maintenance of mature trees on the property; and,
- concerns about increased water drainage/runoff onto neighbouring properties.

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 34-20
Re: Official Plan Amendment and Zoning By-law Amendment Applications, 20 Taunton Road East, Calloway REIT (Whitby NE) Inc., File Numbers: DEV-16-20 (OPA-2020-W/02 and Z-11-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Jinny Tran, SmartCentres, Allan Scully, SmartCentres, Bliss Edwards, SmartStop, and Mike Dror, Bousfields, representing Calloway REIT (Whitby NE) 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.

5. Planning and Development Department Report, PL 35-20
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, 7150 Thickson Road North, 7150 Thickson Developments
Limited, File Numbers: DEV-11-20 (SW-2020-04 and Z-09-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Bryce Jordan and Russel White, representing Fieldgate Developments, 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.

6. Planning and Development Department Report, PL 36-20
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, 625 Columbus Road West, File Numbers: DEV-10-20
(SW-2020-03 and Z-08-20)

R. Saunders, Commissioner of Planning and Development, provided a PowerPoint presentation which included an overview of the applications.

Matthew Corey and Russel White, representing 625 Columbus Developments Limited, 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 8:23 p.m.