

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. Austin, Manager of Development Control, Design, and Technical Services
K. Narraway, Manager of Legislative Services/Deputy Clerk
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Public Meetings - 7:00 p.m.

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

1. Planning and Development Department Report, PL 69-19
Re: Zoning By-law Amendment Application, S & A Developments Limited, Southeast Corner of Taunton Road East and Sebastian Street, File No. DEV-04-19 (Z-02-19)

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

R. Guetter, representing S & A Developments Limited, provided an overview of the proposed development and indicated that he was available to provide clarification and answer questions.

The Chair opened the floor for comments from the public.

Rafaeel Chaudhry, 145 Lady May Drive, raised concerns with the grading of the proposed development and the potential for flooding. He indicated that the proposed development would add to traffic congestion in the surrounding area and would increase the amount of time needed to turn onto Taunton Road. Mr. Chaudhry expressed concern with the

reduction in parking for the proposed development and indicated that Sebastian Street would experience an increase in on-street parking due to the proposed development.

Elizabeth and William Kelly, 177 Nonquon Road, Oshawa, representing Halloway Developments, indicated that they were the previous land owners and were in favour of the proposed development. Ms. Kelly indicated that as per a settlement agreement, cash-in-lieu of parkland needed to be provided to Halloway Developments.

Lindsay Cowell, 147 Lady May Drive, raised a concern with the proposed development indicating that the area is flood prone and that the development would increase flooding. She stated that she had concerns with on-street parking, traffic congestion and asked for clarification on the roof heights of the buildings in the proposed development. She indicated concerns with the reduction of visitors' parking, the reduction of green space, and asked about the sale price of homes in the development.

Tony Dilollo, 161 Lady May Drive, indicated a concern with the grading for the proposed development and the impact it would have on the existing drainage system in the area. He indicated that the development would block the views from adjacent yards and raised concerns with traffic congestion and noise and dust associated with construction.

Mr. Guetter indicated that a drainage proposal and traffic impact study had been submitted with the application and both were available for public review. He advised that there is currently no drainage system in place to the south of the development and that the development would include a storm water management system that would handle the majority of the site's storm water. He indicated that the traffic impact study is currently being reviewed by Town Staff and takes into account forecast growth and recommends adjustments to traffic signal timing on Taunton Road. He clarified that the proposed development could accommodate reduced parking as it shared parking spaces associated with the commercial and office components of the development that would be available for general use during non-peak hours. Mr. Guetter clarified the roof heights of the buildings in the proposed development and indicated that each unit would include a private amenity space and added that the proposed development would include a mix of housing types. He stated that the developer would develop a construction management plan in coordination with Town Staff in order to reduce the impacts of construction. Mr. Guetter stated that pricing for the units was not available at this time and indicated that he was agreeable to organizing an open house to hear the concerns of area residents.

There were no further submissions from the public.

- 2.** Planning and Development Department Report, PL 70-19
Re: DEV-20-19, Zoning By-law Amendment Application Z-12-19, Barnes Memorial Funeral Home, 5295 Thickson Road North

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

The Chair opened the floor for comments from the public.

There were no submissions from the public.

- 3.** Planning and Development Department Report, PL 68-19
Re: TFP Whitby Developments Limited, Zoning By-law Amendment Application, Part of Lots 31 & 32, Concession 3, DEV-17-19, SW-2013-02 (MR-02-19), Z-10-19

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

The Chair opened the floor for comments from the public.

There were no submissions from the public.

The meeting adjourned at 7:34 p.m.