



## Public Meetings Minutes

March 27, 2023, 7:00 p.m.  
Council Chambers  
Whitby Town Hall

Present: Councillor Lee, Chair of Planning and Development  
R. Saunders, Commissioner of Planning and Development  
K. Narraway, Manager of Legislative Services/Deputy Clerk  
K. Douglas, Legislative Specialist  
H. Ellis, Council and Committee Coordinator (Recording Secretary)

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### Public Meetings - 7:00 p.m.

K. Douglas, Senior Legislative Specialist, advised that the Public Meetings are being held in a hybrid meeting format with members of the public attending both in-person and virtually. Ms. Douglas stated that Members of Council would receive a written record of all submissions upon publication of the minutes of the Public Meetings. Ms. Douglas provided an overview of the format of the public meetings. She 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](mailto:planning@whitby.ca) or call 905.430.4306.

#### 1. PDP 12-23, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment  
Applications, Whitby 108 Victoria Inc., 106 & 110 Victoria Street West, File Number: DEV-33-22 (OPA-2022-W/04, Z-22-22)

Edward Belsey, Senior Manager, Policy and Heritage Planning, provided a PowerPoint Presentation which included an overview of the applications.

Marshall Smith, representing 108 Victoria Inc., provided a PowerPoint Presentation which included a detailed overview of the applications.

The Chair indicated that comments would now be received by members of the public.

Wenda Abel, Resident, noted elements of the proposed building design such as commercial amenities and features that support environmental sustainability, including the green roof design. Ms. Abel raised concerns regarding the height and density of the proposed building, as well as the impact on traffic, pedestrian safety, and walkability in surrounding neighbourhoods. She stated that the proposed development will increase traffic congestion on Victoria Street and surrounding neighbourhoods, which already experience high traffic volumes due to proximity to Highway 401, the waterfront, and other amenities. Ms. Abel further stated that modes of active transportation such as walking and cycling were not feasible to Taunton Road and would lead to future residents using vehicles and adding to traffic congestion in the area. Ms. Abel raised concerns regarding the displacement of current tenants, including the potential financial impact on those being displaced. She requested that the proposed building design include a reasonable number of affordable rental units, and suggested that the Town support the current tenants in finding new lodging and affordable housing. Ms. Abel recommended that future development and intensification must consider the wellbeing of residents and affordability.

Sam Mercado, owner of the subject lands, answered questions regarding:

- the design of the building to address issues of human scale and experience;
- whether the height of the building meets the current maximum designation of 18 storeys;
- design elements that would support modes of active transportation, such as cycling, in order to mitigate increased traffic concerns; and,
- communicating with tenants through the site superintendents.

Marilynn Hall, Resident, stated that the residents of 110 Victoria Street West did not receive any communication regarding the applications or the impact on current tenants. Ms. Hall raised concerns regarding existing traffic conditions and density on Victoria Street. She raised additional concerns regarding financial burdens associated with relocating long-term tenants.

Staff answered questions regarding:

- the current stage of the application process;
- legislated requirements for circulating and posting notifications regarding the applications;
- responsibilities of the property owner to notify tenants; and,
- receiving notifications and updates by registering as an Interested Party.

Diane El-Hachem, Resident, requested information regarding the average time frame for similar applications to be approved. Ms. El-Hachem inquired whether interested parties would receive notification when site plans were submitted.

There were no further submissions from the public.

The meeting adjourned at 7:57 p.m.