



Public Meetings Minutes

December 9, 2024, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Councillor Mulcahy, Chair of Planning and Development
J. Taylor, Director, Planning
K. Douglas, Sr. Legislative Specialist
H. Ellis, Council and Committee Coordinator (Recording Secretary)

Public Meetings - 7:00 p.m.

K. Douglas, Sr. 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 or call 905.430.4306.

1. PDP 58-24, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision Application and Zoning By-law Amendment Application, Strathdale Developments Inc., 410 Taunton Road West, File Number: DEV-30-24 (SW-2024-03, Z-14-24)

Liam England, Planner I, Current, provided a PowerPoint presentation which included an overview of the applications.

Rodger Miller, representing Strathdale Developments 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.

Geoff Pethick, Resident, raised concerns about the density of the proposed development and stated that the proposed development was not compatible with the density of the surrounding homes. Mr. Pethick raised concerns regarding traffic along Christine Elliott Avenue and asked whether additional parking spaces would be provided for the proposed commercial units facing Christine Elliott Avenue. Mr. Pethick stated the land along Micklefield Avenue was originally proposed to be a school site, noting that the proposed development was for 49 residential units. He asked about where local students would attend school and the location of school bus stops. Mr. Pethick inquired about the development of the property located at the corner of Country Lane and Taunton Road, and future recreational space for residents in the area.

Srinath Appala, Resident, raised concerns regarding an increase in traffic from the proposed development and the impact on pedestrian safety. Ms. Appala requested information regarding plans to ensure the safety of students at school bus stops.

Rajesh Sonawane, Resident, raised concerns regarding traffic congestion and speeding. Mr. Sonawane inquired about plans to ensure pedestrian safety.

Yashwant Verma, Resident, raised concerns regarding the privacy and security for residents living along Christine Elliott Avenue directly across from the proposed commercial units. Mr. Verma raised additional concerns regarding traffic congestion along Christine Elliott Avenue, student safety at school bus stops, and the quality of life for residents due to the proposed development. Mr. Verma stated that there was a need for a school in the immediate area, and requested that additional parking for the proposed commercial space be considered.

Rodger Miller answered questions regarding:

- evaluating the need for additional recreational space and land use needs;
- determining whether additional parking spaces were required for the commercial block;
- details about the type of commercial business expected in the proposed development; and,

- reviewing the Traffic Impact Study and Parking Analysis to determine potential impacts of the proposed development on traffic congestion and pedestrian safety.

Staff answered questions regarding:

- the process for assessing school expansions and capacities by the Durham District School Board and Durham Catholic District School Board; and,
- details about the designated land use for the property at the corner of Country Lane and Taunton Road.

There were no further submissions from the public.

2. PDP 59-24, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment Application and Zoning By-law Amendment Application, Baldwin Street Holdings Inc. (Ollie Switch Corporation), 91, 95 and 99 Baldwin Street, File Number: DEV-24-24 (OPA-2024-W/08, Z-11-24)

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

Raj Lamichhane, representing Baldwin Street Holdings Inc. (Ollie Switch Corporation), 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.

Ryan Schuck, Resident, raised concerns regarding increased traffic and difficulties entering and exiting the proposed development from Baldwin Street. Mr. Schuck raised additional concerns regarding the proximity of the subject lands to the floodplain, water runoff from the subject land, and potential displacement of natural water flow. He sought information regarding water management considerations during the construction phase including runoff into Lynde Creek, protecting surrounding properties from runoff, and storm water management design measures that take into consideration the floodplain and water saturated lands. Mr. Schuck requested information about bore holes that were dug on his property and who was responsible for removing the bore holes.

Raj Lamichhane, Adrian Soo and Mark Bristol answered questions regarding:

- details about the construction management plan and storm water management design measures to address water runoff during and after construction;
- the Traffic Impact Study and the Baldwin Street access point;
- details about building setbacks from the lot line; and,
- further investigations into the bore holes on the delegate's property.

Staff answered questions regarding the process for addressing access to and from the subject lands, storm water management, location to the floodplain, and the construction management plan submitted by the applicant.

There were no further submissions from the public.

3. PDP 60-24, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, GHD (Vandenboom Properties), 301, 315, 317 Colborne Street East, 304, 320 Dunlop Street East, and 205, 207 Athol Street, File Number: DEV-38-24 (Z-19-24)

Kerstin Afante, Planner II, Policy, provided a PowerPoint presentation which included an overview of the application.

Steve Edwards and Philip Rowe, representing GHD (Vandenboom Properties), provided a PowerPoint presentation which included a detailed overview of the application.

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

Kathy Proctor, Resident, raised concerns about potential damage to the foundation of her home during the construction of the proposed development. She raised additional concerns regarding increased stress placed on existing infrastructure, including roads and sewage systems from the proposed development. She sought information about submitting claims and who to contact should her property be damaged.

Philip Rowe, Dave Angelakis, and Jennifer Bates answered questions regarding:

- completing preconstruction surveys to assess conditions of the area and adjacent properties pre and post construction, and compensating property owners for repairs should damage to property occur;
- the Traffic Impact Study prepared by the applicant and reviewed by Town Staff; and,
- storm water management plans to address drainage and water runoff concerns.

There were no further submissions from the public.

4. PDP 61-24, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment Application, Draft Plan of Subdivision Application, and Zoning By-law Amendment Application, Anatolia Investments Corp., 975 Conlin Road and 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

Kerstin Afante, Planner II, Policy, provided a PowerPoint presentation which included an overview of the applications.

Mallory Nievas, representing Anatolia Investments Corp., 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.

Daniel MacPherson, Resident, raised concerns regarding impacts to the quality of life for residents. He raised additional concerns regarding the compatibility of the proposed development with the surrounding land uses, long-term benefits of the community, the environment, and agricultural resources.

Mike Domovitch, representing 1654697 Ontario Inc., stated that 1654697 Ontario Inc. intends to develop the abutting parcel of land located at 1800 Thornton Road North, Oshawa. Mr. Domovitch provided several recommendations for amending the proposed development including:

- increasing the setback of Building 3 and the eastern parking area from the lot line;

- an alternate location for the snow storage area due to potential salt contamination to 1800 Thornton Road North;
- including trespassing and privacy protection measures between the proposed development and 1800 Thornton Road North;
- building a retaining wall between the proposed development and 1800 Thornton Road North to preserve existing elevations and prevent soil erosion;
- an environmental site assessment to investigate potential soil contamination at the south end of the subject lands;
- removing the arterial road near the south end of the subject lands;
- converting the private road between Building 1, 2, and 3 to a public road and widening the east end to 20 metres; and,
- increasing the number of parking spaces for the proposed development.

Mallory Nievas answered questions regarding:

- the timeline for construction;
- reviewing the construction management plan and mitigating the impacts on neighbouring properties;
- details about the designated land use within the Region and Town's Official Plan;
- details about the building setbacks from the east property line, the stormwater management plan, removal of the arterial road, and no plan to convert the private road into a public road;
- investigating the grading of the site and providing mitigation strategies to prevent soil erosion; and,
- information about the number of parking spaces in the proposed development.

Anto Bozic, representing the cultural club located at 4785 Garrard Road, raised concerns regarding his well water due to potential disturbances to the water table resulting from the proposed development. Mr. Bozic sought information regarding access to water and compensation should the well run dry. He requested that noise and dust pollution be addressed during the construction of the proposed development. Mr. Bozic raised concerns

regarding potential soil and water contamination from the salt stands on the proposed development. He sought information about proposed privacy measures for 4785 Garrard Road.

Mallory Nievas answered questions regarding:

- seeking additional information about potential impacts on the water table;
- proposed privacy and noise mitigation features for abutting properties; and,
- details about stormwater management including two stormwater ponds.

Staff answered questions regarding the removal of the private road through the subject lands and jurisdiction of the arterial road.

There were no further submissions from the public.

The meeting adjourned at 9:00 p.m.