



Public Meetings Minutes

June 16, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Councillor Lee, Chair of Planning and Development
John Taylor, Director, Planning
K. Douglas, Supervisor, Legislative Services
H. Ellis, Council and Committee Coordinator (Recording Secretary)

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

K. Douglas, Supervisor, Legislative Services, 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 32-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, RWD Thickson Road Limited, 5385 Thickson Road North, File Number: DEV-19-25 (Z-12-25)

Nikolas Kohek, Planner II, Development Control, provided a PowerPoint presentation which included an overview of the application.

Steve Thompson and Andrew Palumbo, RWD Thickson Road Limited, provided detailed information about the application. Mr. Palumbo explained that the purpose of the application was to rezone the lands to a prestige industrial zone. He highlighted ongoing coordination efforts with

the Central Lake Ontario Conservation Authority (CLOCA) to map and buffer the natural heritage features at the rear of the property.

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

There were no submissions from the public.

2. PDP 33-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, 1942259 Ontario Limited, 5290 Garrard Road, File Number: DEV-04-25 (OPA-2025-W/01, Z-03-25)

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

Mitch Morawetz and Justin Mamone, representing 1942259 Ontario Limited, 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 the proposed rezoning of the subject property from agricultural and prestige industrial to general industrial. Mr. MacPherson raised concerns about the long-term consequences of losing farmland and natural habitats, including impacts on the ecosystem, aquifers, sustainability, and quality of life. He stated that the proposed rezoning would impact the property value of surrounding properties and would cause an increase in noise, air, and traffic pollution. He raised concerns regarding increased tractor-trailer traffic, impacting safety and straining local infrastructure.

Mitch Morawetz answered questions regarding:

- details about the purpose of the applications;
- information about the designation of the subject property for urban development;
- provincial policy changes under the Provincial Planning Statement, which aim to protect land designated for traditional employment uses through updated land use planning frameworks; and,

- future discussions between the applicant and Daniel MacPherson to address the delegate's concerns.

There were no further submissions from the public.

3. PDP 34-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, 625 Conlin Ltd., 625 Conlin Road, File Number: DEV-09-25 (Z-05-25)

Lori Riviere-Doersam, Project Manager, Development Control, provided a PowerPoint presentation which included an overview of the application.

Rob Harding, Owner, provided details about the application and proposed operations of the development. Mr. Harding highlighted the intended use for the property including a hydro-vac operation, contractor's yard, processing and storage of soil, production of aggregate, concrete and asphalt products, a ready-mix concrete batch plant, and sales, service and office uses. He stated that a holding (H) provision was proposed for the site which would be removed upon an Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks.

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

Scott Waterhouse, representing Laurelcrest Homes, advised that he was providing comments on behalf of his client who was a neighbouring property owner. Mr. Waterhouse advised that Laurelcrest Homes' application for subdivision on the adjacent property intends to co-exist with the industrial development application for the subject property. He stated that Laurelcrest Homes supports the holding (H) provision for the proposed industrial development of the subject property.

Rob Harding addressed concerns regarding:

- future discussions between the applicant and Laurelcrest Homes;
- details about the Peer Review for noise and odor study; and,
- information about the holding (H) provision.

There were no further submissions from the public.

4. PDP 35-25, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mykinder Holding Corporation, 7245 Cedarbrook Trail, File Number: DEV-14-25 (SW-2025-01, Z-07-25)

Lori Riviere-Doersam, Project Manager, Development Control, provided a PowerPoint presentation which included an overview of the applications.

Scott Waterhouse, representing Mykinder Holding 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.

Max Lysyk, representing 1628755 Ontario Ltd., raised concerns about the proposed construction of a future roundabout and road widening at Bergamot Road and Cedarbrook Trail. He sought clarification about whether the proponent was required to dedicate a portion of the subject property to facilitate the urbanization of Cedarbrook Trail.

Staff and Scott Waterhouse answered questions regarding:

- details about the conveyance of lands along Cedarbrook Trail for the proposed construction of a future roundabout; and,
- updating the proposed draft plan of subdivision to address comments received from Town Staff.

There were no further submissions from the public.

5. PDP 36-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Nihal and Lachman Inc., 7030 Baldwin Street North, File Number: DEV-15-25 (Z-08-25)

Justin Malfara, Principal Planner, Zoning and Regulation, provided a PowerPoint presentation which included an overview of the application.

Kevin Duguay, representing Nihal and Lachman Inc., provided details about the application. Mr. Duguay stated that the application was located within a strategic community area intended to offer a complete living environment. He advised that intensification of the subject property was supported.

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

Fateh Al-Joundi, Resident, raised concerns about the anticipated population growth resulting from the proposed development and questioned how essential services and infrastructure, such as schools, will be able to accommodate the increased demand. Mr. Al-Joundi raised additional concerns about the proximity of the proposed development along a provincial highway. He sought clarification regarding the process for ensuring that development applications do not conflict with future provincial planning objectives.

Staff answered questions regarding the Town's standard practice of circulating development applications to various agencies, including local school boards and provincial development bodies, for review and comment. Staff explained that this process helps determine the need for additional schools and ensures compatibility with future provincial planning objectives.

There were no further submissions from the public.

6. PDP 37-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, Upperview Winchester Inc., 21, 25 and 27 Winchester Rd. E., File Number: DEV-16-25 (OPA-2025-W/02, Z-09-25)

Danielle Coore, Planner I, Policy, provided a PowerPoint presentation which included an overview of the applications.

Murray Evans, representing Upperview Winchester 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.

Teresa Jewitt, Resident, raised concerns about the height and density of the proposed development and stated that the proposed development was not compatible with the density of the heritage district. Ms. Jewitt raised further concerns regarding a potential increase in traffic along Roybrook Avenue resulting from the proposed development.

Alex Salogaev, Resident, raised concerns regarding the location of the proposed development within the Brooklin Community Secondary Plan and stated that the proposed development does not maintain the small town community feel as indicated in the Brooklin Community Secondary

Plan. Mr. Salogaev stated that the proposed development would negatively impact the character of the neighbourhood. He raised concerns about traffic congestion, lack of parking, and the capacity of local schools to accommodate additional students. Mr. Salogaev recommended that the proposed development be modified to the permitted four storeys.

Murray Evans answered questions regarding:

- addressing concerns pertaining to traffic congestion and available parking through the future Traffic Impact Study;
- continuing to collaborate with Policy and Heritage Planning Division Staff to ensure the design is compatible with the surrounding area;
- circulating the proposed development applications to various agencies, including local school boards and government bodies, for review and comment; and,
- intensifying development at appropriate locations.

The Chair asked whether the proponent had engaged with the community to discuss their concerns, and whether they would be willing to continue dialogue with the community moving forward.

There were no further submissions from the public.

7. PDP 38-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment and Zoning By-law Amendment Applications, NIGICO Holdings Inc., Southeast Corner of Brock Street North and Taunton Road East, File Number: DEV-17-25 (OPA-2025-W/03, Z-10-25)

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

Mallory Nievas, representing NIGICO Holdings 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.

Lydia Martin, Resident, raised concerns regarding the density and height of the proposed development. Ms. Martin stated that the proposed development application would increase traffic congestion in the area and

highlighted that current public transit schedules do not encourage public transit use. She requested information about plans to address traffic impacts and increase public transit frequency. Ms. Martin recommended that the proposed development be modified to include smaller buildings of approximately ten storeys in height. She requested information about the process for the community to circulate a petition opposing the proposed development.

Wes Martin, Resident, raised concerns about the capacity of local schools to accommodate additional students.

Staff addressed concerns regarding the capacity of local schools and stated that all proposed development applications and supporting materials are circulated to various agencies, including local school boards, for review and comment. Staff explained that feedback from these agencies is summarized by Town Staff in a Staff Report.

Donna Guertin, Resident, raised concerns regarding the height of the apartment buildings within the proposed development. Ms. Guertin recommended that the height of the apartment buildings be reduced and the average square footage of the units be increased.

Greg Aletto, Resident, raised concerns about shadowing caused by the proposed development. Mr. Aletto stated that the 18 to 25 storey apartment buildings were incompatible with the current scale and density of the surrounding homes. He raised additional concerns about parking, school capacity, dust control, and ground water contamination. He requested information about whether studies have been conducted on the potential impact of the proposed development on the surrounding area with respect to shadowing, noise mitigation before and after construction, and an up-to-date traffic study. He asked whether green space was included in the proposed development.

Joyce Woodrow, Resident, raised concerns about the overall size and density of the proposed development and stated that the size of the proposed development was incompatible with the surrounding area.

Arlene Howell, Resident, raised concerns about the height and density of the proposed development.

Mallory Nievas answered questions regarding:

- details about the proposed apartment building heights and square footage of the units;

- requiring a Construction Management Plan that addresses shadowing, dust and noise suppression; and,
- mitigation strategies to minimize traffic and parking demands resulting from the proposed development.

There were no further submissions from the public.

8. PDP 39-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications, Whitby Ashburn Holdings Inc., 7302 Ashburn Road, File Number: DEV-18-25 (OPA-2025-W/04, SW-2025-02, Z-11-25)

Lori Riviere-Doersam, Project Manager, Development Control, provided a PowerPoint presentation which included an overview of the applications.

Rachelle Larocque, representing Whitby Ashburn Holdings 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.

There were no submissions from the public.

9. PDP 40-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, GHD Limited on behalf of Garrard Limited Partnership, 5305 and 5365 Garrard Road, File Number: DEV-22-25 (Z-13-25)

Madrid Guinto, Planner I, Development, provided a PowerPoint presentation which included an overview of the application.

Steve Edwards, representing Garrard Limited Partnership, provided a PowerPoint presentation which included a detailed overview of the application.

Staff advised that Council and Staff received correspondence from Malone Given Parsons Ltd., on behalf of the Brooklin Landowners Group Inc., regarding conditions of their cost-sharing agreement with the Town.

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

Daniel MacPherson, Resident, raised concerns regarding the increased traffic, noise, and loss of farmland resulting from the proposed development. Mr. MacPherson raised concerns about increased tractor-trailer traffic resulting in an impact to safety and strains on local infrastructure.

There were no further submissions from the public.

10. PDP 41-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Mario and Teresa Palumbo, 6680 Coronation Road, File Number DEV-25-25 (Z-14-25)

Jeffrey Takeuchi, Planner I, Development, provided a PowerPoint presentation which included an overview of the application.

Mario Palumbo, Owner, advised that he was available to answer questions.

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

There were no submissions from the public.

The meeting adjourned at 9:30 p.m.