

2. Planning and Development (Planning Services) Department Report, PDP 13-22  
Re: Draft Plan of Subdivision Application, Stylux Whitby Ventures Inc., 201 Hopkins Street, File Number: DEV-38-21 (SW-2021-13)

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

Caitlin Allan, Bousfields Inc., and Elizabeth Nocon, FBP Architects Inc., provided a PowerPoint presentation which included a detailed overview of the application.

The Chair indicated that comments would now be received from members of the public who registered to speak.

Mohammad Khan, 34 Gallimere Court, raised concerns about the height of the proposed three-storey townhouses being one storey taller than the existing two-storey detached houses located on Gallimere Court. He stated that the proposed development would block the sunlight and create shadows in his back yard. Mr. Khan inquired about the design and elevation of the balconies and raised concerns about the end and side unit balconies overlooking his back yard resulting in privacy issues for new and existing residents. Mr. Khan raised concerns about the location of the snow storage area, noting the potential of flooding his back yard during snowmelt. Mr. Khan inquired about the considerations and efforts made to protect the existing neighbourhood from the impact of the proposed development.

Al and Michelle Watson, 38 Gallimere Court, raised concerns about the impact of dirt and debris that would be created from the construction of the proposed townhouses on their pool which was located in their back yard. Ms. Watson raised further concerns about the location of the snow storage area, noting that the snow overflow would likely end up in their back yard. She inquired whether the waste storage area would be located in the same area as the snow storage area, noting that should this be the case that there would be an odour from the garbage that would drift into their yard. Ms. Watson raised concerns about additional traffic, traffic congestion, and the potential for accidents on side streets that were already busy due to the at-grade railway crossing on Hopkins Street and the nearby car wash.

Mr. Watson raised concerns about the height of the proposed development resulting in a lack of privacy for existing residents, noting that the residents from the new development would be able to see into their yards and windows. He raised concerns about the dirt, debris, and service interruptions that would be caused by construction and inquired about the timing and duration of construction for the proposed project. He raised further concerns about the height of the balconies which would overlook their yards and would result in a lack of privacy for existing residents.

When called upon, Abeed Aziz was not in attendance to make a delegation at the Public Meetings.

Ms. Allan, Ms. Nocon, and Staff answered questions regarding:

- the overlook into existing properties due to the height of the proposed townhouses and design/elevation of the balconies;
- the impact of shadowing on existing properties due to the height of the proposed townhouses;
- the location of the snow storage area and potential overflow of snow into the yards of existing residents;
- potential flooding of existing properties due to snowmelt from the snow storage area;
- the impact of dirt and debris created during construction on neighbouring pools;
- the timeline for and duration of construction for the proposed development;
- the possibility of constructing two-storey townhouses including a basement versus three-storey townhouses;
- a construction management plan to address concerns raised about dirt, debris, noise, construction equipment, and traffic; and,
- consultation between the existing residents, Staff, and the proponent to address the concerns raised.

There were no further 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