

Public Meeting Minutes from December 6, 2023
File DEV-25-23 (OPA-2023-W/03, SW-2023-03, Z-09-23)

Carl Geiger, Supervisor, Development and Principal Planner, provided a PowerPoint presentation which included an overview of the applications.

Steve Edwards and Mark McConville, representing Frontdoor 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.

Gordon Bradley, Resident, raised concerns regarding the anticipated impact of the proposed development on the value of residential properties in the surrounding area. Mr. Bradley noted existing issues caused by Palmerston Park patrons using on-street parking on Palmerston Avenue. He sought clarification regarding the amount of sunlight exposure and shade cast by the proposed development on surrounding properties. Mr. Bradley expressed a desire for the subject land to maintain its existing Institutional zone category, and requested the applicant erect privacy fencing on the subject property. Mr. Bradley noted concerns about potential flooding associated with developing the land and mentioned that electrical service to the neighbourhood may not be sufficient to support the development.

Michael Twitchin, Resident, raised concerns regarding the density of the proposed development, residential unit types, and building heights. Mr. Twitchin questioned whether the applications were in keeping with the Town's Official Plan and policies for managing residential infill and intensification within certain areas of the Town, including the subject land. He noted existing traffic concerns in the neighbourhood.

Greg Rea, Resident, noted the potential impact of the proposed development on existing traffic concerns in Whitby. Mr. Rea expressed concerns with the density of the proposed development and disruption to the character of the existing neighbourhood. He requested clarification regarding Council's authority to address the community's concerns with the application and the process of appealing Council's decision to the Ontario Land Tribunal.

Jack Bremer, Resident, raised concerns regarding the density of the proposed development. Mr. Bremer argued that the proposed development will impact the character and safety of the existing neighbourhood.

Lisa Puccia, Resident, requested the applications be amended to include low density housing units. Ms. Puccia sought clarification regarding the cost to purchase units within the proposed development, as well as the proposed parking plan. She raised safety concerns regarding on-street parking and the absence of sidewalks. Ms. Puccia sought clarification regarding whether an independent traffic study has been completed and strategies to address on-street parking concerns on Palmerston Avenue.

James Kita, Resident, suggested reducing the number of units in the proposed development to mitigate the impact on existing infrastructure. Mr. Kita sought clarification regarding the cost to purchase units within the proposed development and expressed a desire for the development to align with the character of the existing neighbourhood.

Geogina Princz, Resident, raised concerns regarding existing traffic concerns in the neighbourhood and requested an additional Traffic Impact Study be conducted.

Joanne Evans, Resident, noted the impact of the closure of the school formerly located on the subject land. Ms. Evans expressed a desire for the proposed development to enhance and align with the character of the existing neighbourhood. She raised concerns regarding the density, parking plan, and the impact on the value of residential homes in the surrounding neighbourhood.

The Chair answered questions regarding the School Board's control over decisions concerning the disposition of their land and explained that Council does not have authority over these matters.

Mark Greenley, Resident, raised concerns regarding the density of the proposed development and the impact on existing traffic issues in the neighbourhood.

Keith Stevenson, Resident, clarified Council's authority to consider and approve zoning by-law amendment applications.

Gord Burrows, Resident, inquired about the impact of the proposed development on park land, as well as noise pollution during construction.

Michael Twitchin, Resident, requested additional resources be allocated toward enforcing the Town's Noise By-law and adherence to dust mitigation measures during construction.

Steve Edwards, Mark McConville, Staff, and the Chair answered questions regarding:

- the application presented at the Community Information Centre;
- proposed swales, catch basins, and a new storm water servicing line to address drainage concerns;
- a construction management plan to be completed at the detailed design phase to consider dust and noise mitigation;
- traffic data currently being reviewed by Regional and Town Staff;
- calculation of density in accordance with the Town's Official Plan;
- the proposed fencing and landscaping plan; and,
- the Traffic Impact Study prepared by the applicant and reviewed by Town Staff.

There were no further submissions from the public.

The meeting adjourned at 9:43 p.m.