

Attachment #7

Excerpt from Public Meeting Minutes, March 25, 2019

Public Meetings Minutes
March 25, 2019 - 7:00 PM

5. **Planning and Development Department Report, PL 31-19
Re: Applications for Official Plan Amendment, Zoning By-law
Amendment and Site Plan Approval, 2002 Rossland Road East, Devon
Downs Developments Ltd. File: DEV-21-18 (OPA-2018-W/06, Z-33-18,
SP-43-18)**

G. Wilson, Planner I, provided a PowerPoint presentation which included an overview of the application.

Michael Fry, from D.G. Biddle and Associated Ltd., representing Devon Downs Developments Ltd., provided an overview of the application.

The Chair opened the floor for comments from the public.

Patricia Weber, 8 William Davidson Street, raised concerns about the creek running behind her property and asked if the proposed development would cause environmental concerns. She expressed privacy concerns about the proposed development. Ms. Weber stated that the proposed development would add to traffic congestion, making it difficult to turn onto Rossland Road and that the development would impact mature trees and the scenery from her backyard. She stated that the creek is home to wildlife and she expressed concerns that this area would be destroyed.

The Chair requested that the proponent comment on the environmental assessment report.

The proponent stated that an environmental study was completed. The results indicated that the creek was a drainage ditch and not a creek. The former creek in the area was diverted many years ago by a development in the adjacent area. The report stated that there were no environmental issues with the proposed development.

Amy Duga, 21 Pogson Drive, stated concerns with losing the dense wooded lot behind her home, privacy in her backyard, and her quiet neighbourhood. She indicated that these features were the main

attractions when she bought her property. She requested that a 10 foot high sound proof fence be built between her property and the proposed development. Ms. Duga stated that the location of the amenity area in the development was behind the building and she requested that the developer provide security and lighting to ensure safety of residents and neighbours.

Phil Egginton, 90 Bedell Court, raised concerns regarding the proposed development's compatibility with the existing community. He stated that most homes in the area were bungalows and the 4-storey development would change the look of the neighbourhood. Mr. Egginton requested access to the environmental assessment report and stated that the creek was a wildlife sanctuary.

The Chair advised that Central Lake Ontario Conservation Authority (CLOCA) had reviewed the report. The proponent confirmed the report had been reviewed by CLOCA.

Carolyn Mcnabney, 14 William Davidson Street, asked when the CLOCA report was issued and indicated that CLOCA had not shared the environmental assessment report with neighbours when they requested. Ms. Mcnabney noted that the creek hosted wildlife and rare birds and was part of Corbett Creek which flows into Lake Ontario. She raised concerns with the height of the development, the existing topography, and asked if the area would be levelled for construction. She stated that loss of privacy and constant shadowing were concerns. Ms. Mcnabney raised concerns with the size of proposed development and stated that the neighbourhood is not suitable for a high-rise building. She added that the community needed to be provided with more information and indicated that the mature trees on the property needed to be maintained. She stated that adding high cedars and privacy fencing would help to maintain privacy to existing residents in the neighbourhood.

The Chair requested Planning and Development Department Staff to comment on the environmental assessment report.

Planning and Development Department Staff stated that reports and documents submitted by the proponent would be analyzed. Staff added that they had received the environmental assessment report in December 2018.

William Espie, 18 William Davidson Street, raised concerns relating to privacy and the proposed 4-storey building casting shadows on neighbouring homes. He noted safety concerns related to traffic congestion that the development would cause.

Patty Pietrow, 17 William Davidson Street, raised concern with having limited information about the proposed development. She stated that the proposed 4-storey structure was too tall and not compatible with the existing density of the neighbourhood. She expressed concern about shadows from the proposed development. She added that zoning changes would encourage other high-rise developments within the area. She asked if the Oshawa Executive Airport was consulted as the proposed development would be within the flight path. Ms. Peitrow

raised concern related to on-street parking and wanted information about visitor's parking for the proposed development. She raised concerns with parking of construction vehicles during and after the construction, mature trees being cut down, and stated that the proponent needed to provide a privacy fence.

Christina Hall, 31 Lloyd Gibson Crescent, raised concerns that there were empty parcels of land in the area that could be used for future high-rise developments and change the character of the neighbourhood. She indicated concerns with density and said turning onto Rossland Road would be difficult due to added traffic congestion from the proposed development. The Chair advised that documents and reports pertaining to the proposed development were available for public viewing in the Town's Planning and Development Department. The Chair requested that the Planning and Development Department Staff speak to the Oshawa Executive Airport issue.

Planning and Development Department Staff stated that the proponent had submitted an airport proximity report and that they were awaiting response from the City of Oshawa.

Michael Newell, 22 William Davidson, raised concerns with the zoning by-law amendment and increasing the height of the development from 3 to 4-storeys. He stated that the proposed development was in line with the east-west approach for a runway at the Oshawa Executive Airport. He stated that the planes circled over the intersection of Rossland Road and Garrard Road before landing at the airport. He raised safety concerns as trainee pilots flew planes in the area at low altitudes, and that the approach path would be over the proposed development, raising the possibility of an accident. Mr. Newell stated the proposed development would require aircraft warning lights installed on the roof and this would add to light pollution for neighbouring residents. He noted that the proposed development would depreciate the value of homes.

Adam Hillen, 3315 Garrard Road, raised environmental concerns with the development. He stated that the area had saturated soil and asked for access to the environmental assessment report. Mr. Hillen stated that a driveway going to a nearby Church had a drainage ditch which ran from west to east on the south side of the property and that this ditch was filled in December 2018. He asked if the modifications to the drainage ditch were part of the development, and if so, was drainage considered before the environmental assessment report was prepared.

The Chair advised that the environmental assessment report was available in the Town's Planning and Development Department and stated that the Town Staff would examine the drainage ditch issue.

There were no further submissions from the public.

The Chair asked the proponent if they would be willing to organize a public open house for area residents to discuss their concerns in more detail.

The proponent indicated a public open house would be an option, but he needed to confirm this with the owner of the proposed development.

The meeting adjourned at 8:56 p.m.

Kevin Narraway, Manager of Legislative
Services/Deputy Town Clerk