

Excerpt from Public Meeting Minutes, November 8, 2021

Public Meetings Minutes

November 8, 2021 - 7:00 PM

Virtual Meeting

Minutes November 8, 2021 - 7:00 Virtual Meeting

Present: Councillor Yamada, Chair of Planning and Development
R. Saunders, Commissioner of Planning and Development
K. Narraway, Manager of Legislative Services/Deputy Clerk
K. Douglas, Legislative Specialist
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

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

Michael Fry, representing R&R Developments, 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.

Murray Campbell, 15 Knox Crescent, advised that there were currently 20 single family dwellings on Knox Crescent and a recent addition of 16 condominium townhouse units on Cornerside Way which has resulted in an increase in vehicular traffic and parking on Knox Crescent. He stated that part of the problem was due to a large block of the townhouses on Cornerside Way facing onto Knox Crescent which has resulted in residents parking their vehicles in front of their homes to easily access their front doors. He raised concerns about the design of the proposed buildings, noting that units 10 to 16 of the proposed development would also face onto Knox Crescent and would likely result in an increase in parking along the street and the corner of Knox Crescent. Mr. Campbell stated that units 14 and 16 would abut his property at the front door and would not be able to face onto Knox Crescent, noting that they would likely be rear yard units facing north with an entrance/exit only from the private driveway. He suggested that the entirety of the Block, units 10 to 16, could all be designed in the same way which would lessen the likelihood of on-street parking on Knox Crescent. Mr. Campbell stated that including the proposed development there would be approximately 52 single family dwellings on Knox Crescent which was a small street. He advised that Wells Crescent, located north of Knox Crescent, has a maximum of 40 units and that the traffic combined with traffic from Sawyer Avenue would result in a lot of traffic in and out of a very small subdivision. Mr. Campbell noted that Thorndyke Crescent, a similar sized crescent, has 32 units and that Knox Crescent was already a busy traffic area. He raised concerns about Cornerside Way having an entrance and exit from Knox Crescent and an exit onto Winchester Road to lessen the traffic on Knox Crescent, but that the proposed development does not include an entrance/exit from Winchester Road.

Mr. Campbell answered questions regarding:

- Details about the feedback from residents at the community open house;
- The primary concern that the delegate would like to have resolved; and
- Whether an entry/exit onto Winchester Road would relieve the concerns of the residents in the area.

Nancy Stairs, 5 Watford Street, stated that she was in agreement with the statements made by the previous delegate. Ms. Stairs noted she does not live on Knox Crescent, but that she picks up her mail on Knox Crescent and already has difficulty parking on Knox Crescent. She raised concerns about 16 more units in addition to the existing townhouse complex, noting there was a bus stop on Knox Crescent, that Knox Crescent was a very small crescent, and that it would be too much traffic to enter/exit off the street. Ms. Stairs expressed concerns about the community meeting as there was not any response to the comments or concerns raised by the residents. She raised concerns about the loss of mature trees, the loss of privacy, the impact on animals, the increase in traffic, and the increase in noise, noting that she already has difficulty entering or exiting her driveway and that she has not been able to enjoy family events or open windows due to the noise from existing traffic.

Ms. Stairs answered questions regarding:

- The delegates overall impression of the community meeting hosted by the developer; and,
- The primary concern that the delegate would like to have resolved.

There were no further submissions from the public.

Mr. Fry answered questions regarding:

- Details about discussions with the Region of Durham regarding the possibility of access from Winchester Road;
- Whether the developer was amenable to an entry/exit from Winchester Road should in be achievable; and,
- How the concerns raised about the entrance/exit to the proposed development, additional on-street parking, increased traffic, the loss of privacy, and noise would be addressed.

K. Narraway, Manager of Legislative Services/Deputy Clerk, indicated how members of the public could submit comments and be placed on the Interested Party List regarding this matter.