

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF
THE TOWN OF WHITBY HELD ON THURSDAY, MARCH 18, 2010 AT THE HOUR OF 7:00
P.M. IN THE MEETING HALL OF THE WHITBY MUNICIPAL BUILDING AS CALLED BY THE
HEAD OF COUNCIL

PRESENT: Mayor Perkins

Mayor Perkins in the Chair

Councillor Coe

Councillor Drumm

Councillor Emm left the meeting at 8:33 pm

Councillor Pitchforth

Councillor Roy

Councillor Scott

ABSENT: Councillor Mitchell

STAFF PRESENT: R. Petrie, Chief Administrative Officer (CAO)

S. Beale, Director of Public Works

S. Edwards, Manager of Parks, Marina, Long Range Planning,
Tourism & Culture

R. Short, Director of Planning

D. Wilcox, Town Clerk

M. Pettit, Deputy Clerk

1. DISCLOSURES OF INTEREST

There were no disclosures of interest declared.

2. PUBLIC MEETING

Refer to Item 3.1 of the minutes.

3. ITEM FOR CONSIDERATION

RESOLUTION NO. 90-10

MOVED by Councillor Coe

Seconded by Councillor Emm

That Council move into Committee of the Whole to hear Planning Report, Item
PL 09-10, and Intensification Strategy – Whitby Official Plan Review – Public
Meeting – (OPA-2009-W/02).

CARRIED

- 3.1 Re: Planning Department Report, PL 09-10
Intensification Strategy – Whitby Official Plan Review – Public Meeting
(OPA-2009-W/02)
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R. Short, Director of Planning, introduced the report.

Chair Coe declared the meeting to be a public meeting and invited submissions from the audience.

Dr. Dan Betterinski, 120 Cashay Drive, Brooklin, appeared before Committee and advised he is concerned that the areas of intensification identified in the report have already been developed and yet there are a number of areas not developed in Town and it appears they have not been considered. He also expressed concerns about the potential loss of soccer pitches, recreational areas and heritage elements in order to put up high rises to meet the intensification objectives.

Stan Aveltowics, 107 Wellington Street, appeared before Committee and stated that he understood that intensification was required, noting that a balance of being able to live, work and shop was important. He noted that Whitby had a lot of commuters to Toronto, who also spend their money in Toronto which is a missed opportunity. In summary he stated that when reviewing intensification, could there be a concentration on areas to make it a true place to live, work and shop right in the community. He further advised that all parks should be left alone.

Doug Anderson, Whitby resident, appeared before Committee and provided a detailed powerpoint presentation. He stated that he resided in Olde Whitby and intensification was a threat to this area. He provided an overview of past planning within the Town and felt that there was a disconnect between residential and commercial development. He advised that development should have height, rather than single storeys with wide open parking lots. In summary, he stated that the Town needed to change the perception of developable lands.

Mike Baber, 408 Brock Street North, appeared before Committee and indicated that he was glad to see the provincial reports, such as the Places to Grow as it helped to move forward development within parameters. Mr. Baber concurs with previous speakers about the need for mixed and residential uses in order to meet intensification. He expressed appreciation for a very comprehensive report from Planning staff and emphasized that the Town has to be proactive in developing policy. He further advised that a peer review process should be utilized when developing a large project. He is encouraged by the idea of developing a pedestrian-friendly environment and embracing the concept of urban design. He expressed concern with the Eco-place development as the presentation at the previous meeting was very poor and they should obtain the services of an architect, rather than copying from another project. He noted that the soccer fields' needs to be redesigned as they have great potential and should be used for multi-use

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Francesco Nino, 10 Regatta Drive, advised many concerns had already been expressed tonight by previous speakers. He stated that the mandate to intensify should not be considered a problem, but rather an opportunity, especially in the Port Whitby area. He noted that the combination of live/work spaces that allow employment in the same area is key for residents. The Town needs to attract the high paying employment that provides for these opportunities. He further advised that a well planned development can become the focal point of the Town of Whitby right on the waterfront and this in turn will create employment opportunities.

Andy Belick, 7 Billings Street, appeared before Committee and noted that his neighbourhood had a very active social network who have discussed this matter and understand that intensification is coming and generally support it. He advised that in supporting intensification it should be done equitably throughout the town, noting that it can take on many forms. He further advised that there is no need for high rises unless non-developed. He indicated that thoughtfulness in development, transitions in development and thinking of the big picture are essential. In summary he advised that there should be smooth transition of the development areas.

Nancy Shanks, Whitby resident questioned if Camp X and Intrepid Park would be protected? She advised that she would prefer to see all plans on one map overlaid so that they can determine what it is going to look like and questioned if developers can be forced to go beyond minimum code? She questioned the amount of public access to the lakefront and if development with a mixed use was being considered.

Joseph Ieraci, 228 Wellington Street, stated that he would like to see intensification in the downtown area only, specifically near four corners of downtown. He further noted that there were lots of places along main corridors that would benefit from intensification.

Thomas Dawson, 22 Eva Court, appeared before Committee, and requested clarification on the status of a property south of Burns, east of Garden. Staff provided clarification on this specific item, noting that applicant had the right to participate in this process just as the other members of the public does.

There being no further submissions from the public, Chair Coe closed the public meeting.

RESOLUTION NO. 91-10

MOVED by Mayor Perkins

1. That Planning Report PL 9-10 be received for information;

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2. That the presentations to Council in Committee of the Whole together with public input and all other written submissions received by the Town be reviewed and assessed by the Planning Department for report back to Council in Committee of the Whole together with a proposed Draft Official Plan Amendment; and,
3. That Planning Staff bring forward a proposed Draft Official Plan Amendment for Council's consideration in Committee of the Whole, in accordance with the requirements of the *Planning Act*.

CARRIED AS AMENDED
[See Following Motions]

MOVED by Mayor Perkins

That the main motion be amended by adding the following as Item 3 and renumbering Item 3 to Item 4:

3. That the proposed Draft Official Plan Amendment prepared by staff identify the municipally owned property located on the southeast corner of Victoria Street and Gordon Street as Major Open Space.

CARRIED

MOVED by Mayor Perkins

That the main motion be amended by adding the following as Item 4 and renumbering Item 4 to 5:

That the proposed Draft Official Plan Amendment prepared by staff define the extent and delineation of the boundaries of the Commuter Station identified in ROPA 128 at the Whitby GO Station such that it includes all of the employment lands immediately west of Gordon Street and north of Victoria Street.

MOTION LOST

The main motion, as amended, was then CARRIED.

RESOLUTION NO. 92-10

MOVED by Councillor Coe

That Council rise from Committee of the Whole and ratify the actions taken.

CARRIED

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4. CONFIRMATORY BY-LAW NO. 6304-10

RESOLUTION NO. 93-10

MOVED by Councillor Coe, seconded by Councillor Drumm, that leave be granted to introduce a by-law and to dispense with the reading of the by-law by the Clerk to confirm the proceedings of the Council of the Town of Whitby at its special meeting held on March 18th, 2010, and that the same be considered read a first, second and third time and finally passed and that the Mayor and the Clerk sign the same and the Seal of the Corporation be thereto affixed.

CARRIED

5. ADJOURNMENT

RESOLUTION NO. 94-10

MOVED by Councillor Drumm
Seconded by Councillor Coe

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:31 p.m.

Debi A. Wilcox, Town Clerk

Patricia Perkins, Mayor