

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION
OF THE TOWN OF WHITBY HELD ON MONDAY, MARCH 19, 2012 AT THE HOUR
OF 6:00 P.M. IN THE MEETING HALL OF THE WHITBY MUNICIPAL BUILDING

PRESENT: Mayor Perkins

Mayor Perkins in the Chair

Councillor Coe
Councillor Drumm
Councillor Emm
Councillor Hanson
Councillor Mitchell
Councillor Montague
Councillor Roy

STAFF PRESENT: R. Petrie, Chief Administrative Officer
S. Beale, Commissioner of Public Works
K.R. Nix, Commissioner of Corporate Services/Treasurer
B. Short, Commissioner of Planning
D. Wilcox, Town Clerk
M. Pettit, Deputy Clerk

1. DISCLOSURES OF INTEREST

There were no disclosures of interest noted.

2. ITEM FOR CONSIDERATION BY COUNCIL IN COMMITTEE OF THE WHOLE
(per Council Resolution No. 253-08)

2.1 Planning Report, Item PL 21-12
Re: Official Plan Review – Public Meeting – Draft Policy Discussion
Papers – (OPA-2007-W/04)

RESOLUTION NO. 68-12

MOVED by Councillor Mitchell
Seconded by Councillor Montague

That Council resolve itself into Committee of the Whole with Councillor Coe
in the Chair to consider Planning Report, Item PL 21-12, Official Plan
Review – Public Meeting – Draft Policy Discussion Papers – (OPA-2007-
W/04).

CARRIED

Councillor Coe in the Chair.

The Town Clerk advised members of the audience on the process of Public
Meetings.

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R. Short, Commissioner of Planning introduced the report and provided a synopsis of the process undertaken to date.

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

Robert Nixon, 9190 Ashburn Road, appeared before Committee of the Whole, and provided a brief review of the milestones and decisions since the Official Plan Review had been undertaken. Mr. Nixon expressed objections over the urban boundary expansion in North Whitby, and stated that the Ministry has made no decision on the boundary expansion and should therefore not be included in the Official Plan Review being considered. Mr. Nixon also expressed concern regarding the failure of the Official Plan Review to fully incorporate the direction of the OPA 90 Intensification Plan that was approved by Town of Whitby Council in 2011 and that the continuing exploitation of farmlands and prime agricultural land to accommodate more residential lands would be detrimental to the overall health of the community.

David Axhorn, 7421 Cochrane Street, appeared before Committee of the Whole, and enquired why Lakeridge Road or other routes could not be used for the purpose of a proposed parkway as this would be less disruptive to residents. Mr. Axhorn also enquired why a parkway would be required further north than Highway 407 and why there is a need for so much land for the road allowance. Mr. Axhorn advised in his opinion this parkway is not necessary.

R. Petrie, Chief Administrative Officer advised that the map included in the Plan is conceptual in nature and that there is no plan to have a 400 foot road allowance to accommodate the proposed parkway. Mr. Petrie also advised that the Transportation Master Plan was completed a few years ago through a public process, however given the number of residents who were not aware of this, he recommends that further public consultation with the community be undertaken to review what the future transportation needs are in Brooklin, what alternative options are to be investigated and evaluated to determine the preferred solution. Mr. Petrie advised that the Public Works Department would schedule a public meeting in this regard for the fall of this year and that all those residents who signed in tonight or whose lands would be affected by the proposed parkway would be notified by mail of the meeting date and time.

Ian Finch, 7621 Cochrane Street, appeared before Committee of the Whole, and enquired how long the environmental assessment would take and noted that property owners would be unable to sell while their residences were tied up waiting for the study to be completed, which would reduce the value of their homes. Mr. Finch enquired if the Town of

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Whitby would be compensating owners for this inconvenience.

Robin Mason, 7600 Cedarbrook Trail, appeared before Committee of the Whole, and enquired if the meeting in the fall was just postponing the matter and asked for clarification on whether this was considered the default position until such time as the review was completed. Mr. Mason advised he was supportive of getting truck traffic off Highway 12 but was not convinced this was the optimum solution to achieve this as it just relocates the problem to another area of town.

R.. Petrie, Chief Administrative Officer advised that the meeting in the fall would cover not just the proposed parkway location but would include a review of all options for the area.

Sharon Johnson, 340 Watson Street, #418, appeared before Committee of the Whole, and advised that transportation studies had been completed years ago and do not appear to be working as the current transportation system is insufficient for the volume of traffic. Ms. Johnson enquired if the study was predicting far enough in the future and if there were contingencies in the plan to deal with higher traffic volumes than anticipated.

S. Beale, Commissioner of Public Works advised that the Transportation Master Plan was based on a 2031 horizon and the plan would be reviewed every five to ten years to determine if adjustments were required.

Robert Walton, 7491 Cochrane Street, appeared before Committee of the Whole, and advised that the proposed parkway has been talked about for decades but nothing has ever happened. Mr. Walton expressed concerns that the proposed parkway location would have a detrimental affect on the property value of resident's homes and queried why he and other residents were not notified by personal mail of the meeting. Mr. Walton suggested that other options be reviewed.

R. Petrie, Chief Administrative Officer, advised that the purpose of tonight's meeting was not to discuss the parkway, but to review the Official Plan Discussion papers. Mr. Petrie advised that the study is not yet underway for the proposed parkway but once it is underway all property owners affected would be notified through personal mail.

Paul Duggan, 7365 Country Lane, appeared before Committee of the Whole, and advised that he concurs with the previous speakers and that he was also unaware of the proposed parkway. Mr. Duggan advised he is not opposed to progress but objects to having his property kept in a holding pattern until a definite location for the parkway is determined.

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Phil Nicols, 17 Springsyde Street, appeared before Committee of the Whole, and advised that his parcel of land at the corner of Lakeridge Road/Highway 2, has been in his family's possession for fifty years and many proposals have been put forward throughout the years however none have ever come to fruition. Mr. Nicols questioned the Provincial plans to have an interchange at Lakeridge Road/Highway 401 and why this was not being pursued. B. Short, Commissioner of Planning, advised that the subject property is designated for employment purposes and this will be held in abeyance until ROPA 128 is settled. Mr. Short advised that Mr. Nicols could get further information by contacting Planning staff.

Karen and Paul Pearson, 7460 Country Lane, appeared before Committee of the Whole, and advised he was unaware where the proposed parkway was going to be built and that this would jeopardize any chances of selling his home, should he wish to do so in the future. Mr. Pearson advised he was unaware the meeting was occurring tonight and enquired why an alternate route further to the north could not be found that would lessen the impact on existing property owners. R. Petrie, Chief Administrative Officer, advised that the meeting taking place in the fall would include a review to determine if the parkway was necessary and review alternatives to see if there was a better option. This process would include public participation throughout and should a better solution be determined it would be included into the Official Plan.

Lydia Hartley, 7492 Ashburn Road, appeared before Committee of the Whole, and advised she firmly believes that this proposed parkway drawn on the plan will definitely affect property values and enquired if it could be removed from the drawings until the study and the review of all alternatives has been completed. R. Petrie, Chief Administrative Officer, advised that the line does not exist in the Town's existing Official Plan at this point in time and that the best thing we can do is proceed with the study to determine a location for the proposed parkway.

Sophie Bigham, 7425 Country Lane, appeared before Committee of the Whole, and enquired why she was not notified of the proposed parkway intersecting her lands as indicated on the map. Ms. Bigham feels that she cannot continue to make any improvements or changes to her home or property until this matter is settled and enquired how long it would be before residents had a firm answer on the exact location of the proposed parkway. S. Beale, Commissioner of Public Works, advised that the study is anticipated to begin in the fall and would take approximately 12-14 months to complete, however the answers to whether the parkway was even needed and the location would be determined at 6-8 months from study commencement. The requirements for the study would be a very formal public process including a Terms of Reference and an environmental assessment with the Ministry of Environment giving final approval before proceeding. Ms. Beale advised that the development of a

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Community Advisory Committee specifically dedicated to this subject is likely to be created in order to assist with the process.

Carmen Duggan, 7365 Country Lane, appeared before Committee of the Whole, and advised that in her opinion the proposed parkway was not a solution but part of the problem of over development of the area particularly if the urban boundaries are expanded north of Columbus Road. Ms. Duggan advised she was not aware of any public process taking place during the consideration of the Transportation Master Plan and enquired if residents would have any say in the future placement of the parkway. R. Petrie, Chief Administrative Officer, advised that there is a very formal public process through the Ministry of Environment and that Council and Town staff will be very interested in hearing what residents' suggestions are for alternative locations of the parkway.

Angelina Mason, 7600 Cedarbrook Trail, appeared before Committee of the Whole, and advised that when her family purchased their property they were of the understanding that this was a protected area that would not allow this kind of development and enquired if CLOCA had been involved in the decision. Ms. Mason enquired if the route shown would be the final one chosen unless another route was determined. S Beale, Commissioner of Public Works, advised that CLOCA was one of the reviewing agencies of the Transportation Master Plan as well as the Ministry of Environment and the Ministry of Transportation, who all reviewed and provided comment on the plan prior to it being approved at Council. Ms. Beale commented that the route planning of the corridor is part of the special study and that when the findings are completed there would need to be a review. Ms. Beale advised that as part of the class environmental assessment there is always the option to do nothing, or they could accept a portion of the proposed parkway route or use another alternative altogether.

Marie Cockburn, 985 Brawley Road, Ashburn, appeared before Committee of the Whole, and advised she attended all the workshops last year and doesn't recall any mention of a proposed parkway in the Brooklin area. S. Beale, Commissioner of Public Works, advised that the Transportation Master Plan public meetings were a couple of years ago and separate and distinct from the Official Plan public workshops that were held last year.

Robin Mason, 7600 Cedarbrook Trail, suggested that Council put forward a resolution removing the proposed parkway from the Transportation Master Plan and the Official Plan review in favour of a more general statement for getting heavy truck traffic off of Highway 12. R. Petrie, Chief Administrative Officer, advised that the proposed parkway would always be in the public realm as noted in the Transportation Master Plan subject to further study and staff would have to review and report back on the best

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way to deal with the issues raised tonight.

Barry Hum, 87 Tormina Boulevard, appeared before Committee of the Whole, and commented specifically in regard to the Official Plan, suggesting that benchmarks should be determined to review and measure how well we are doing in meeting the goals of the Official Plan, that partnerships be formed with the Boards of Education, business development communities, Durham College and UOIT and hospitals as examples in order to make the best use of community infrastructure. Mr. Hum also suggested the implementation of fibre optic communications throughout the Town to increase communication which could lessen the need for expanded transportation routes. Mayor Perkins advised that the Town of Whitby is the lower tier of the two tier structure and that not all functions are the sole responsibility of the Town. The Region is looking into fibre optics for Durham Region and the hospital falls under the jurisdiction and authority of the Province. B. Short, Commissioner of Planning, advised that benchmarks are set out under the Planning Act as well as some internally developed benchmarks and that the Town is moving forward in this direction.

Matthew Cory, of Malone Given Parsons, appeared before Committee of the Whole, on behalf of the Brooklin North Land Owners group, and advised that he did appear at the public meetings when the Transportation Master Plan was being considered and that they encouraged the Town to take a longer term horizon of 50 years at that time and when looking at the arterial parkway that other alternatives be looked at by considering an option that made the most use of existing infrastructure. Mr. Cory advised that they believe that planning of the area done over the long term and determination of land uses should be undertaken simultaneously with the planning of the road system. Mr. Cory advised that a clear definition of environmental features and policies is required as the environmental assessment process is often delayed when these have not been determined. Mr. Cory advised that the group has not submitted their written comments as of this date but intend to do so very shortly. B. Short, Commissioner of Planning, advised that they have definitions in terms of looking at natural heritage features and that this technical exercise can be advanced as the Region has undertaken an environment first approach in other instances.

Geoff Nova, 7505 Cedarbrook Trail, appeared before Committee of the Whole, and advised they had been told the study area is due to a need for more transportation and that the line as it is currently drawn dissects his property. Mr. Nova suggested that the study be completed first and then come back to residents who may or may not be affected but in the interim remove the line from the map.

There were no further public submissions. Chair Coe closed the public

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meeting.

A detailed question and answer period ensued specifically in regard to the comments made by residents this evening, the next steps in the process, the opportunity for a Community Advisory Committee to be established, the need to determine the best viable option that addresses community concerns and the importance and method to be used to notify residents of future meetings on the subject matter.

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RECOMMENDATION:

MOVED by Councillor Drumm

1. That Planning Report PL 21-12 be received for information; and
2. That comment provided at this Public Meeting be considered along with the written submissions received from the public and stakeholders as part of the comment period for the draft Policy Discussion Papers; and
3. That a Final Directions Paper be prepared by Meridian Planning Consultants with consideration for the comments and feedback received from the public and stakeholders and presented.

CARRIED

MOVED by Councillor Coe
Seconded by Councillor Emm

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

CARRIED

Mayor Perkins resumed the Chair.

4. CONFIRMATORY BY-LAW NO. 6596-12

RESOLUTION NO. 69-12

MOVED by Councillor Coe seconded by Councillor Emm 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 19th, 2012 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

By-law No. 6596-12 considered read a first, second and third time and finally

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passed.

5. ADJOURNMENT

RESOLUTION NO. 70-12

MOVED by Councillor Emm
Seconded by Councillor Coe

That the meeting be adjourned.

CARRIED

The meeting adjourned at 8:40 p.m.

Debi A. Wilcox, Town Clerk

Patricia Perkins, Mayor