

Downtown Whitby Development Steering Committee Minutes
April 18, 2019 – 8:00 AM
Meeting Room 1B, Whitby Central Library
405 Dundas Street West

Present: Yvonne Chornobay
Kimberly Copetti, Chair
Karey Anne Large
Rick McDonnell
Matt Parish
Lara Perroni
Natalie Prychitko
Paul Rolland, Vice-Chair
Chris van der Vliet

Also Present: Regional Councillor Leahy, Mayor's Designate
Rhonda Jessup, Whitby Public Library Representative
Dhaval Pandya, Public Works Representative
Maria McDonnell, Staff Liaison, Manager, Sustainability, Heritage,
Downtown and Community Development
Christy Chrus, Staff Liaison, Principal Planner
Heather Oerlemans, Council and Committee Coordinator
Shivani Mulekar, Council and Committee Coordinator (Recording
Secretary)

Regrets: Bob Baker
Lynn Winterstein

1. Disclosures of Interest
 - 1.1 There were no disclosures of interest.

2. Approval of Previous Minutes
 - 2.1 Minutes - February 21, 2019

Recommendation:

Moved By Karey Anne Large

That the Downtown Whitby Development Steering Committee minutes of February 21, 2019 be approved.

Carried

3. Presentations

3.1 Stephanie Kwast, Bousfields Inc., representing Brookfield Residential (Ontario) Station No. 3 Limited
Re: 201, 209, 211 Brock Street South and 208 Green Street -
Development Proposal

Stephanie Kwast, representing Brookfield Residential (Ontario), Station No. 3 Limited, appeared before the Committee to present information about the proposed development for 201, 208, 211 Brock Street South and 208 Green Street, including:

- the development would have commercial and residential uses;
- that the owner is seeking removal of the 'H' - Holding Symbol from the subject property and is seeking a zoning by-law amendment;
- that the maximum height of the development would be 6 storeys;
- the proposed development includes 157 units; 147 standard condominium units, 10 townhouses, and 1 guest suite;
- the ground floor would include a double height commercial retail space, townhouse units, and bike storage;
- the mezzanine floor would include the second level of townhouse units, indoor amenity space, a guest suite, storage lockers, and bike storage;
- the second floor would include residential units, parking, storage lockers, and bike storage;
- the third floor residential units would have access to a courtyard located within the development;
- the fifth floor would include indoor amenity space and a party room with open space;
- that the loading dock would be located on the southwest side of the development; and,
- that the street frontage would be improved by landscaping including additional trees.

Discussion ensued regarding:

- whether the proposed parking spaces would be sufficient for the development, including retail customers and if additional parking had been considered;
- whether there was discussion with the Heritage Whitby Advisory Committee to improve the heritage character of the development;
- the pricing of units in the development;
- the construction timeline and tentative date of project completion;

- and,
- whether the Town's Parking Study would offer insights into parking for the development.

Christy Chrus stated that Staff are seeking alternate design options to ensure compatibility with the existing neighbourhood. Ms. Chrus stated heritage elements and materials would be incorporated into the building's design.

Dhaval Pandya stated that the proposed development lacked short-term parking. He stated that as per the Town of Whitby's Zoning By-law the development was short 49 parking spaces.

Recommendation:

Moved by Yvonne Charnobay

That the Downtown Whitby Development Steering Committee supports the proposed development at 201, 208, 211 Brock Street South and 208 Green Street and recommends that modifications be made to include a linear streetscape pattern in keeping with the current downtown streetscape.

Carried

It was the consensus of the Committee to hear Item 7.1, Council Update, at this time.

4. Delegations

4.1 There were no delegations.

5. General Business and Reports

5.1 Downtown Whitby Development Steering Committee 2019-2022 Work Plan

Christy Chrus provided information regarding updates to the Committee's 2019-2022 Work Plan including:

- that the Heritage Whitby Advisory Committee and the Downtown Whitby Development Steering Committee work together to set up a booth at upcoming farmers' markets;
- promotion of facade grants, the Downtown Whitby Community Improvement Plan, and making walking tour brochures available through the booth;

- educating business owners and helping them understand the resources available to prevent graffiti;
- working with the Whitby Business Improvement Area to conduct a pedestrian count in fall 2019; and,
- installing heritage plaques to better inform residents of the Town's heritage.

5.2 Strategic Action Plan Update

Christy Chrus provided an update regarding a subcommittee working meeting to be held on May 16, 2019 to discuss the 2011 Strategic Plan and analyze the goals that have been accomplished through 2019.

5.3 Newsletter Topics

Christy Chrus advised that the Downtown Whitby Development Steering Committee newsletter would include an article on how to prevent graffiti and details of a workshop for business owners to safeguard their businesses against graffiti vandals.

5.4 Downtown Whitby Residential Developments

Christy Chrus provided information regarding Downtown Whitby Residential developments at various locations in the downtown and surrounding area.

5.5 Downtown Whitby Action Plan

Community Improvement Plan

Christy Chrus provided information regarding grants used for facade improvement. A total of \$ 87,000 has been invested through the facade improvement program as of March 2019.

Culture Plan

Maria McDonnell provided information regarding the first community engagement opportunity for the Culture Plan which is scheduled for June 4, 2019.

5.6 Downtown Whitby Business Improvement Area Update

Karey Anne Large provided an update regarding the Downtown Whitby Business Improvement Area events and advised that the Mardi Brock Event had been cancelled. She added that Brock Street Brewery had opened. Ms. Large added that three new businesses were going to open

in downtown Whitby shortly.

5.7 Chamber of Commerce Update

Natalie Prychitko provided an update about the upcoming Mayor's Luncheon event scheduled for May 1, 2019.

5.8 Olde Whitby Neighbourhood Association Update

Christy Chrus provided an update that a hearing was held before the Local Planning Appeal Tribunal (LPAT) on March 4, 2019 for the Werden's Plan Heritage Conservation District (HCD). The LPAT hearing dealt with two appeals by property owners in the proposed district. The Town proposed a settlement with one property owner and provided evidence in support of the HCD Plan with respect to an appeal by another property owner. A decision on the hearing has not yet been made by LPAT.

5.9 Heritage Whitby Advisory Committee Update

Rick McDonnell advised that the Brock Street Brewery has a commemorative plaque regarding the history of the building and horse hitching rings installed on the side of the building.

5.10 Whitby Public Library Update

Rhonda Jessup provided an update regarding the success of the recent How-to in 10 event and added that the electronic resources at the library were updated to offer a user friendly experience.

5.11 Economic Development Update

Maria McDonnell provided an update regarding the restructuring in the Town's Office of the Chief Administrative Officer indicating that Sarah Klein, Director of Strategic Initiatives would be responsible for the Economic Development Department.

5.12 Public Works Department Update

Dhaval Pandya provided updates regarding the Active Transportation Plan, the Parking Study, and the Transportation and Pedestrian Safety Study.

6. Correspondence

6.1 There was no correspondence.

7. Council Update

7.1 Regional Councillor Leahy provided an update on the Nordik Spa. He added that the Town of Whitby's Corporate Rebrand project would soon be available to the public for review and feedback.

It was the consensus of the Committee to hear Item 4.1, Delegations, at this time.

8. Other Business

8.1 2018 Annual Report

Kim Copetti requested that the Committee review the 2018 Annual Report and advised that once comments were submitted the Report would be presented to Council.

9. Next Meeting

9.1 June 20, 2019 - 8:00 a.m.
Regal Room, Centennial Building
416 Centre Street South

10. Adjournment

10.1 Motion to Adjourn

Recommendation:

Moved By Natalie Prychitko

That the meeting adjourn.

Carried

The meeting adjourned at 9:40 a.m.

S. Mulekar, Council and Committee
Coordinator

Kim Copetti, Committee Chair

