

**Present:** Mayor Mitchell  
Councillor Leahy (arrived at 7:27 p.m.)  
Councillor Lee  
Councillor Mulcahy  
Councillor Newman  
Councillor Roy  
Councillor Shahid  
Councillor Yamada

**Also Present:** M. Gaskell, Chief Administrative Officer  
S. Beale, Commissioner of Public Works  
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor  
K. Nix, Commissioner of Corporate Services/Treasurer  
M. Powers, Manager, Parks, Long Range Planning and Culture  
R. Saunders, Commissioner of Planning and Development  
H. Ellis, Executive Advisor to the Mayor  
S. Klein, Director of Strategic Initiatives  
C. Harris, Town Clerk  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

**Regrets:** Councillor Alexander

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The meeting commenced at 7:25 p.m. due to the Special Council Meeting held prior to the Committee of the Whole meeting.

Call to Order

Call of the Roll: The Clerk

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

## **Planning and Development**

### **Councillor Mulcahy assumed the Chair.**

#### **1. Presentations**

##### **1.1 John Taylor, Manager, Planning Administration Re: Managing Density**

John Taylor, Manager, Planning Administration, appeared before the Committee and provided a PowerPoint presentation regarding Managing Density. Highlights of the presentation included:

- the definition of intensification as defined by the Province and the Town, and the definition of density as defined in land use planning;
- the drivers of intensification and density;
- the establishment of intensification areas and corridors within the Town's built boundary through Whitby's Official Plan;
- the intensification corridors comprised of portions of regional corridors, including Dundas Street, Taunton Road, Brock Street/Baldwin Street, Victoria Street, Winchester Road, and Columbus Road;
- the minimum height for new residential and mixed-use buildings in intensification corridors, and the preferred location of buildings that have a height between four and eight storeys;
- the intensification areas in Whitby;
- the criteria for proposals for medium and high density residential development and redevelopment intensification outside of the intensification corridors;
- opportunities and benefits of properly planned intensification;
- the various challenges associated with infill intensification;
- the role of staff to assess and determine whether a proposal for new residential infill or intensification project meets the intent of the policies of the Town's Official Plan and evaluation criteria;
- preliminary considerations for intensification guidelines including height, density, tower design and setbacks;
- the compatibility of development with the surrounding neighbourhood;
- examples of existing and recently approved intensification developments at various locations in Whitby; and,
- various short, medium and long term recommendations to achieve an open, collaborative process where residents can

participate and have their voices heard.

A detailed question and answer period ensued between Members of Council and Staff regarding:

- the implications of not meeting intensification targets established through policy;
- whether developers have provided feedback on current and proposed processes for community participation;
- providing clarity to developers on the expectation of Council and staff to undertake a pre-meeting with residents prior to the Public Meeting, and to include whether or not a pre-meeting took place within the introductory report;
- the developers hosting a secondary community meeting following the Public Meeting to review concerns raised at the meeting;
- including details related to current height and density permissions for the development area within the introductory report;
- providing information to residents prior to the submission of an application that would provide the rationale for the growth in Whitby, the stages of the planning process, how the public may participate, and what residents could expect;
- informing residents about the implications of an appeal to the Local Planning Appeal Tribunal;
- the possibility of setting out design guidelines for specific development sites versus the redesign of a development at various stages of the process;
- whether the requirement for an urban design plan for higher height/density development applications was standard practice and the benefits associated with this requirement;
- tracking the quantity and location of higher height/density development to provide fairness, transparency and a better understanding of development across the Town for residents;
- the benefits of high density residential areas on the tax base to support services, and whether that benefit would be equivalent to the commercial and industrial impact on the tax base;
- the development of a detailed set of guidelines to assist in the review of development applications for high density and intensification; and,
- the timeline for a report to be presented to Council.

## 2. Delegations

- 2.1** David McKay, MHBC Planning Limited  
Re: Planning and Development Department Report, PL 4-20  
Official Plan Amendment Application and Zoning By-law Amendment Application, 70 Taunton Road East, Dymon Capital Corporation, File

DEV-22-18 (OPA-2018-W/04, Z-26-18)

Refer to Item 4.1, PL 4-20

David McKay, MHBC Planning Limited, appeared before the Committee and advised that he was in support of the staff recommendation. He stated that modifications to the proposed development were made to address comments received from the public at the Public Meeting.

It was the consensus of the Committee to hear Item 4.1, PL 4-20, at this time.

- 2.2** Kevin Lauzon, Laark Enterprise Ltd. (Tim Hortons)  
Re: Planning and Development Department Report, PL 6-20  
Sign By-law Variance to Permanent Sign By-law for 516 Brock Street North (Tim Hortons) File No. SB-04-19

Refer to Item 4.3, PL 6-20

Kevin Lauzon, Laark Enterprise Ltd. (Tim Hortons), appeared before the Committee and requested support and approval for the replacement of an existing menu board sign that was not repairable. Mr. Lauzon advised that Tim Hortons had adopted a new signage strategy for their drive-throughs which would use digital menu board signs, noting that the Tim Hortons located at 501 Dundas Street West currently has a digital menu board sign. He provided a number of reasons to approve the exception to the current by-law including the replacement of an existing structure, the differences between the lighting of the current and new sign which would result in eliminating light casting into the neighbouring properties, and the ability to digitally change the menu options for the new sign which would eliminate potential hazards to staff when manually changing the menu board in inclement weather. Mr. Lauzon raised concerns that Tim Hortons would no longer support the point of sale material for the current menu board sign and that he would not be able to keep his menu pricing current. He advised that the drive-through wraps around Jiffy Lube, noting that the sign was barely visible from the street and was concealed from passing traffic. He further advised that the menu board sign does not promote his business as customers have already made the decision to enter the drive-through. Mr. Lauzon stated that this was the only drive-through located within the boundary of Downtown Whitby, noting that granting an exception to the by-law on that basis would not provide an opportunity for other business to request such an exception.

A brief question and answer period ensued between Members of Council and Mr. Lauzon regarding whether the menu board sign would

be the same as the menu board sign board at the Dundas Street location, and whether there have been any complaints from the residents in the area of the Dundas Street location.

It was the consensus of the Committee to hear Item 4.3, PL 6-20, at this time.

3. Correspondence

3.1 Durham Region Transit Update

Chair Mulcahy provided details regarding the cancellation of some of the Durham Region Transit (DRT) bus routes between December 2019 and January 2020 due to the inability to meet peak vehicle requirements for buses. She provided an update regarding the impact on Whitby residents and details on measures undertaken including mitigating the impact to customers, ensuring customers were aware of the temporarily cancelled trips in order to use alternative routes, fleet adjustments to allocate the maximum availability, and DRT's provision of ongoing management and support to the contracted service providers. Chair Mulcahy advised that as of January 17, 2020 the actions undertaken have reduced the number of last minute route cancellations. She stated that the contracted service provider implemented several measures to address the availability of buses. She advised that Routes 302 and 305 would be reinstated once DRT was confident that the contracted service provider was able to sustain the required bus availability.

4. Staff Reports

4.1 Planning and Development Department Report, PL 4-20  
Re: Official Plan Amendment Application and Zoning By-law  
Amendment Application, 70 Taunton Road East, Dymon Capital  
Corporation, File DEV-22-18 (OPA-2018-W/04, Z-26-18)

A question and answer period ensued between Members of Council and Staff regarding the concerns raised by the adjacent commercial plaza owned by SmartCentres with respect to the existing easement on their property and access rights between the two properties.

Recommendation:

Moved By Mayor Mitchell

1. That Council approve Official Plan Amendment Number 117 to the Whitby Official Plan (File: OPA-2018-W/04), as shown on

Attachment #6, and that a By-law to adopt Official Plan Amendment Number 117 be brought forward for consideration by Council;

2. That Council approve an amendment to Zoning By-law # 1784 (File: Z-26-18), and that a By-law to amend Zoning By-law # 1784 be brought forward for consideration by Council;
3. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision; and,
4. That the Clerk forward a copy of the Planning Report PL 4-20, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment Number 117 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development.

**Carried**

It was the consensus of the Committee to hear Item 2.2, Delegation by Kevin Lauzon, at this time.

- 4.2** Planning and Development Department Report, PL 5-20  
Re: Town of Whitby Tree Protection Guidelines: 2020 Update

This item was withdrawn.

- 4.3** Planning and Development Department Report, PL 6-20  
Re: Sign By-law Variance to Permanent Sign By-law for 516 Brock Street North (Tim Hortons) File No. SB-04-19

A brief question and answer period ensued between Members of Council and staff regarding the location of the new menu sign board on the subject property and the visibility of the sign from the street.

Recommendation:

Moved By Mayor Mitchell

That Council approve the request for a variance and a site specific amendment to the Town of Whitby Permanent Sign By-law # 7379-18 for Tim Hortons at 516 Brock Street North based on consideration of the unique circumstances associated with the application, given that the proposed signs will primarily be visible to persons who enter the Tim Hortons property for the purpose of accessing the drive-through.

**Carried**

It was the consensus to hear Item 3.1, Correspondence, at this time.

Recommendation:

Moved By Councillor Roy

That the rules of procedure be suspended to introduce a motion regarding Expanded Paid Parking at Go Rail Stations due to its time sensitive nature.

**Carried on a Two Thirds Vote**

5. New and Unfinished Business - Planning and Development

5.1 Expanded Paid Parking at GO Commuter Rail Stations

Councillor Roy introduced a motion regarding expanded paid parking at GO Commuter Rail Stations.

Discussion ensued between Members of Council regarding:

- consultation with Metrolinx on the proposed parking modernization program;
- the current availability of parking at the Iroquois Park Sports Centre;
- the possible financial impact to the municipality, and the revenue from the paid parking that would be received by the municipality;
- informing residents about how they would be impacted by paid parking;
- the implications of implementing a parking fee for residents using GO Rail;
- the lack of transit to support Whitby residents, and how residents would get to the GO Rail Station without driving a vehicle;
- the possibility of residents being forced to use transit versus driving due to the cost of parking, and the opportunity to offer a package for transit to residents that reside in close proximity to the GO Rail Station;
- the inability for future residents of Whitby to park their vehicles at the GO Rail Station,
- the opportunity to lower the fee for using the train should there be a fee for parking; and,
- understanding the scope of the plan, and when the plan would be implemented.

Recommendation:

Moved By Councillor Roy

Whereas the proposed parking modernization program being considered by Metrolinx is expected to result in an increase in paid parking spaces in Metrolinx parking lots near GO Commuter Rail Stations;

Whereas the conversion of free parking spaces to paid parking spaces in Metrolinx parking lots may result in commuters choosing to drive to work for financial reasons, rather than taking public transit, thereby increasing the number of vehicles on Greater Toronto Area highways;

Whereas the implementation of additional paid parking spaces may result in impacts to surrounding communities due to motorists seeking out free parking, which could result in an increase to on-street parking and parking in nearby public and private parking lots; and,

Whereas the Town has worked collaboratively with Metrolinx for shared parking arrangements near the Whitby GO Station, and any decision to implement paid parking spaces in Metrolinx parking lots will impact the availability of parking spaces at the Iroquois Park Sports Centre.

Now Therefore be it Resolved:

1. That Staff be directed to engage with Metrolinx about their proposed parking modernization program;
2. That the Council of the Town of Whitby can only support the expansion of paid parking at the Whitby GO Station subject to Metrolinx undertaking consultation with the Town and the community, and an understanding of the impacts these changes will have, including financial impacts, on local GO Transit ridership; and,
3. That the Clerk be directed to forward a copy of this resolution to Durham Area Municipalities, M.P.P. Lorne Coe, the Hon. Caroline Mulroney, and Metrolinx.

**Carried**

## **Adjournment**

Motion to Adjourn



Recommendation:

Moved By Councillor Lee

That the meeting adjourn.

**Carried**

The meeting adjourned at 9:15 p.m.

### **Advisory Committee Minutes – For Information Only**

- Joint Brooklin Downtown Development Steering Committee and Downtown Whitby Development Steering Committee Minutes - November 28, 2019
- Accessibility Advisory Committee Minutes - January 7, 2020