

Present: Mayor Mitchell
Councillor Alexander
Councillor Leahy
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 By-law Services/Town Solicitor
A. McCullough, Manager of Financial Planning
J. Romano, Manager of Facilities - Operations
R. Saunders, Commissioner of Planning and Development
C. Siopis, Manager of Corporate Communications
D. Speed, Fire Chief
K. Narraway, Manager of Legislative Services/Deputy Clerk
H. Oerlemans, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Call to Order

Call of the Roll: The Clerk

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

Planning and Development

2. Presentations - Planning and Development

Councillor Roy assumed the Chair

2.1 Jenny McMinn representing Urban Equation/The Planning Partnership
Re: Planning and Development Department Report, PL 23-19
Whitby Sustainable Development Guidelines: Background Report

Jenny McMinn, representing Urban Equation/The Planning Partnership, appeared before the Committee and advised of a need to develop Sustainable Development Guidelines regarding environmental, economic and policy issues. Highlights included:

- the use of incentives to encourage adherence to guidelines;
- the need for education and awareness across all stakeholders; and,
- the timeline for developing the Sustainable Development Guildelines.

A brief question and answer period ensued between Members of Committee and Ms. McMinn regarding the possibility of municipal sustainability guidelines being subject to provincial review.

It was the consensus of the Committee to hear Item 5.7, Planning and Development Department Report, PL 23-19, at this time.

3. Delegations - Planning and Development

3.1 Mike McLean and Michael Testaguzza, representing Gordon Scadding Development Limited
Re: Planning and Development Department Report, PL 22-19
Temporary Use Zoning By-law Amendment Application File: DEV-09-18 (Z-19-18), Northwest Corner of Scadding Avenue and Gordon Street, Gordon Scadding Development Limited

Mike McLean and Michael Testaguzza, representing Gordon Scadding Development Limited, appeared before the Committee and stated that they were in agreement with the conditions contained within the Staff Report to permit a temporary residential sales office for a 3 year term and were available for questions.

A question and answer period ensued between Members of Committee, Mr. McLean and Mr. Testaguzza regarding:

- whether additional locations were considered for the temporary residential sales office location;
- the conditions to restore the property to it's present condition at the end of the temporary zoning term; and,
- the proposed management of parking and traffic for the sales office.

- 3.2** Scott Waterhouse representing Zancor Homes (Parkview) Ltd.
Re: Planning and Development Department Report, PL 25-19
Zoning By-law Amendment Application, 300 Carnwith Drive East,
Zancor Homes (Parkview) Ltd., File: DEV-08-18 (Z-16-18) - Revised

Scott Waterhouse, representing Zancor Homes (Parkview) Ltd., appeared before the Committee and stated that he was in agreement with the recommendations within the Staff Report. He advised that the proposed 3 storey townhouses would create a built-form transition from the 6 storey apartment building to the surrounding neighbourhood. He further advised that a traffic study was undertaken and that the existing road network would accommodate the traffic generated from the proposed development.

- 3.3** Larry Field
Re: Planning and Development Department Report, PL 25-19
Zoning By-law Amendment Application, 300 Carnwith Drive East,
Zancor Homes (Parkview) Ltd., File: DEV-08-18 (Z-16-18) – Revised

Larry Field, 331 Carnwith Drive East, appeared before the Committee and stated that the proposed Zoning By-law Amendment would not be consistent with Official Plan Amendment # 108 and would not meet the 'Mixed Use 3' designation design guidelines (2 to 4 storeys). Mr. Field requested that the Committee not approve the recommendation contained within PL 25-19 at this time until further review on how some of Official Plan Amendment # 108 public policies could be incorporated into a revised concept site plan.

- 3.4** Chris Pliszka
Re: Planning and Development Department Report, PL 25-19
Zoning By-law Amendment Application, 300 Carnwith Drive East,
Zancor Homes (Parkview) Ltd., File: DEV-08-18 (Z-16-18) – Revised

Chris Pliszka, 19 Barchester Crescent, appeared before the Committee and stated that he represented residents in the area and that they were not in support of the proposed development. He raised concerns regarding the ability of emergency personnel to respond effectively due to the high density of the proposed development. He further stated that residents had previously understood that the 6 storey building would be a retirement home for seniors. Mr. Pliszka requested that the Committee revise the proposal to address resident concerns.

A brief question and answer period ensued between Members of the Committee and Mr. Pliszka regarding opposition to the proposed

development.

3.5 Olga Labaj

Re: Planning and Development Department Report, PL 26-19
Zoning By-law Amendment Application File: DEV-10-18 (Z-21-18),
1154936 Ontario Limited, 665 Taunton Road East

Olga Labaj, 7 Butterfly Court, appeared before the Committee and stated that residents living in the area were concerned about the impact of the proposed development on pedestrian safety and requested that traffic lights be installed at the intersection of Chatterson Street and Taunton Road East.

A brief question and answer period ensued between Members of the Committee and Ms. Labaj regarding traffic lights at the intersection of Chatterson Street and Taunton Road East, and if traffic lights would decrease u-turns and increase pedestrian safety.

4. Correspondence - Planning and Development

4.1 There was no correspondence.

5. Staff Reports - Planning and Development

5.1 Planning and Development Department Report, PL 22-19

Re: Temporary Use Zoning By-law Amendment Application File: DEV-09-18 (Z-19-18), Northwest Corner of Scadding Avenue and Gordon Street, Gordon Scadding Development Limited

A question and answer period ensued between Members of Committee and R. Saunders, Commissioner of Planning and Development regarding:

- whether residents concerns were considered in the decision to use the site;
- what mitigation measures would be implemented to manage additional traffic;
- proposed restoration of the site at the end of the 3 year term;
- whether the development would be delayed should a new site location be considered; and,
- whether a policy exists that addresses sales trailers on Town property.

Recommendation:

Moved By Councillor Leahy

1. That Council approve an amendment to Zoning By-law # 1784 (Application Z-19-18) subject to the conditions contained in Report PL 22-19; and,
2. That the Zoning By-law Amendment to permit a residential sales office for a 3 year term be brought forward for Council's consideration.

Carried

5.2 Planning and Development Department Report, PL 25-19
Re: Zoning By-law Amendment Application, 300 Carnwith Drive East, Zancor Homes (Parkview) Ltd., File: DEV-08-18 (Z-16-18) - **Revised**

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

- the likelihood of an appeal and potential decision by the Local Planning Appeal Tribunal should the Zoning By-law Amendment Application not be approved;
- the potential fire hazards and the ability for emergency personnel to respond related to the proposed development;
- the estimated number of people to reside in the new development; and,
- traffic calming measures at the intersection of Thickson Road and Carnwith Drive.

Recommendation:

Moved By Councillor Leahy

1. That Council approve an amendment to Zoning By-law # 1784 (Application Z-16-18) subject to the conditions contained in Report PL 25-19; and,
2. That the Zoning By-law Amendment be brought forward for consideration by Council at such time as the applicant has provided the requested information to the Public Works Department and has submitted an acceptable application for Site Plan Approval to the satisfaction of the Planning and Development Department.

Carried

5.3 Planning and Development Department Report, PL 26-19
Re: Zoning By-law Amendment Application File: DEV-10-18 (Z-21-18),

1154936 Ontario Limited, 665 Taunton Road East

A discussion ensued between Members of Committee and Staff regarding:

- opportunities to improve pedestrian safety through consultation with Region of Durham Staff;
- ongoing discussions between Town and Regional Staff to review traffic lights at intersections; and,
- the Region of Durham's criteria in determining where traffic lights would be placed in conjunction within the overall road network.

Recommendation:

Moved By Councillor Yamada

1. That Council approve an amendment to Zoning By-law # 1784 (Application Z-21-18) to permit the proposed development; and,
2. That a Zoning By-law Amendment to implement the proposed development be brought forward for Council's approval.

Carried

- 5.4** Planning and Development Department Report, PL 27-19
Re: Zoning By-law Amendment Application, 811 Dundas Street West, Sys-X Corporation, File: DEV 23-18 (Z-18-18)

Recommendation:

Moved By Councillor Newman

1. That Council approve the proposed amendment to Zoning By-law # 2585 (Application #Z-18-18), subject to the conditions contained in Report PL 27-19; and,
2. That a Zoning By-law Amendment to implement the proposed development be brought forward for Council's approval, at such time that the proponent has satisfied all conditions of approval.

Carried

- 5.5** Planning and Development Department Report, PL 24-19
Re: Draft Plan of Condominium Application CW-2017-05, Whitby (Brock and Rossland) Developments, Highmark Homes, Triumph Subdivision (Phase 3), Southwest Corner of Civic Centre Drive and Kenneth Hobbs

Avenue

Recommendation:

Moved By Councillor Newman

1. That Council approve the Draft Plan of Condominium (File CW-2017-05) subject to the comments included in Planning Report PL 24-19 and the conditions of draft plan approval included in Attachment #4;
2. That Staff be authorized to prepare a Condominium Agreement;
3. That the Mayor and Clerk be authorized to sign any necessary documents; and,
4. That the Clerk advise the Commissioner of Planning and Economic Development at the Region of Durham of Council's decision.

Carried

- 5.6** Planning and Development Department Report, PL 21-19
Re: Application for Zoning By-law Amendment Recommendation Report, Amtullah Homes, 224 Hickory Street North, File: DEV-07-18, (Z-14-18)

A brief discussion ensued between Members of Committee and Staff regarding whether the number of parking spaces were adequate for the proposed development.

Recommendation:

Moved By Councillor Alexander

1. That Council approve the proposed amendment to Zoning By-law # 2585 (Application #Z-14-18), to remove the Holding (H) Symbol and permit the proposed development; and,
2. That a Zoning By-law Amendment to remove the Holding (H) Symbol be brought forward for Council's approval at such time as the proponent has satisfied conditions related to servicing through the site plan approval process.

Carried

- 5.7** Planning and Development Department Report, PL 23-19
Re: Whitby Sustainable Development Guidelines: Background Report

Recommendation:

Moved By Councillor Newman

That Report PL 23-19 be received for information.

Carried

It was the consensus of the Committee to hear Item 3.1, delegation from Mike McLean and Michael Testaguzza representing Gordon Scadding Development Limited, at this time.

5.8 Planning and Development Department Report, PL 28-19
Re: Amendment #1 to Growth Plan for the Greater Golden Horseshoe (2017)

A discussion ensued between Members of Committee and Staff regarding:

- identification by the province of significant employment areas;
- protection of greenspace areas;
- the difficulty of implementing the previous version of the Growth Plan due to the requirements for intensification for new growth across the Greater Toronto and Hamilton Area.

Recommendation:

Moved By Councillor Mulcahy

1. That the comments contained in Report PL 28-19 be forwarded to the Ministry of Municipal Affairs and Housing as the Town of Whitby's comments on Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe; and,
2. That a copy of Council's resolution and Report PL 28-19 be sent to the Region of Durham and the other area municipalities in Durham Region.

Carried later in the meeting [See following motion]

Recommendation:

Moved By Councillor Newman

That Item 1 of the main motion be amended by adding the following after 'Growth Plan for the Greater Golden Horseshoe':
with special emphasis on the Town's request that the province expand the designation of provincially significant employment zones to include Prestige Industrial and General Industrial designated lands along Highways 412 and 407

Carried

The main motion, as amended, was then carried.

6. New and Unfinished Business - Planning and Development

6.1 Mayor Mitchell inquired regarding the status of Item MD 4636 with respect to Land Development Signage. R. Saunders, Commissioner of Planning and Development, advised that a report would be brought to Council at an upcoming meeting.

6.2 Management of Infill Housing Height Transitions

Mayor Mitchell raised the matter of the management of height transitions for infill housing so that new development does not disrupt existing residential areas.

Recommendation:

Moved By Mayor Mitchell

That staff be directed to report back on a planning policy or approach to address the tiering or matching of height between proposed and existing residential uses.

Carried

It was the consensus of the Committee to take a short recess. The Committee recessed at 8:13 p.m. and reconvened at 8:20 p.m.

General Government

7. Presentations - General Government
Councillor Yamada assumed the Chair

7.1 Chris Potvin, Active Transportation Supervisor and Tara Painchaud, Manager, Transportation and Parking

Re: Public Works Department Report, PW 7-19
Active Transportation Plan (ATP) Status Update

Chris Potvin, Active Transportation Supervisor and Tara Painchaud, Manager, Transportation and Parking, appeared before the Committee and provided a PowerPoint presentation regarding the Active Transportation Plan (ATP) Status Update. Highlights of the presentation included:

- the goals of the Active Transportation Plan;
- the benefits of active transportation networks for recreational, commuter, consumer, and youth users;
- a proposed 203 kilometer expansion to the existing active transportation networks; and,
- the need for a year round active transportation network.

Discussion ensued between Members of Committee and Staff regarding:

- the need for winter maintenance on active transportation routes and identifying routes that would take priority for winter maintenance;
- consulting with the Region of Durham to develop networks that would interact with regional roads;
- connecting homes to destinations to ensure active transportation paths would be well used; and,
- marketing active transportation to seniors and partnerships with other groups.

It was the consensus of the Committee to move to Item 10.5, Public Works Department Report, PW 7-19, at this time.

8. Delegations - General Government

8.1 There were no delegations

9. Correspondence - General Government

9.1 There was no correspondence.

10. Staff Reports - General Government

10.1 Office of the Chief Administrative Officer Report, CAO 06-19
Re: Special Events Volunteer Program Update

A discussion ensued between Members of Committee and Staff regarding:

- communicating volunteer opportunities with stakeholders and other groups;
- advising local secondary schools of volunteer opportunities;
- the age requirements for volunteering (minimum 14 years of age); and,
- using an online portal to accept volunteer applications.

Recommendation:

Moved By Councillor Leahy

That Report CAO 06-19 be received for information.

Carried

10.2 Office of the Chief Administrative Officer and Human Resources
Services Joint Report, CAO 11-19
Re: Corporate Strategic Plan

Recommendation:

Moved By Councillor Newman

1. That Council receive CAO Report 11-19 as information;
2. That Council endorse the proposed Corporate Strategic Plan; and,
3. That the Corporate Strategic Plan be used as a framework to develop business plans and to inform operating and capital budgets.

Carried

10.3 Human Resource Services and Office of the Town Clerk Joint Report,
CAO 12-19
Re: Pregnancy or Parental Leaves for Members of Council Policy

Recommendation:

Moved By Councillor Mulcahy

That the Pregnancy or Parental Leaves for Members of Council Policy appended to Report CAO 12-19 as Attachment #1 be approved.

Carried

- 10.4** Fire and Emergency Services Department Report, FR 01-19
Re: Master Fire Plan - Implementation Update

Recommendation:

Moved By Councillor Lee

That report FR 01-19 be received as information.

Carried

- 10.5** Public Works Department Report, PW 7-19
Re: Active Transportation Plan (ATP) Status Update

Recommendation:

Moved By Councillor Newman

1. That Report PW-07-19 regarding the Active Transportation Plan (ATP) study be received for information; and,
2. That Staff continue to provide Council with status updates on the ATP study and report back to council with the final Active Transportation Plan for Council's consideration.

Carried

It was the consensus of the Committee to move to Item 10.1, Office of the Chief Administrative Officer Report, CAO 06-19, at this time.

11. New and Unfinished Business - General Government

- 11.1** Councillor Roy inquired about the status of Item MD 4577, opportunities to establish a bike park. John Romano, Manager of Facilities, advised that he will investigate and provide Council with an update regarding this file.
- 11.2** Councillor Mulcahy advised that Item MD 2451 was approved in the budget and should be removed from New and Unfinished business.

11.3 Winter Maintenance for Active Transportation Routes

Councillor Mulcahy requested that Staff identify active transportation routes suitable for winter maintenance and further requested that a report regarding a winter maintenance program be prepared prior to the 2020 budget.

Recommendation:

Moved By Councillor Mulcahy

That Staff communicate with Town and Regional active transportation committees to identify active transportation routes suitable for winter maintenance for the purpose of encouraging walkable schools, connections to our downtowns, and high-use connectivity routes in the community and report back prior to the 2020 budget with cost implications of implementing winter maintenance on these routes.

Carried

11.4 Review of Council Expense Policy

A discussion ensued between Members of Committee regarding:

- requesting Staff to provide information about historical expense spending including a breakdown of expenses into various categories;
- opportunities to reduce Council expenses through the use of public engagement resources including the Town's webpage and other online communication; and,
- the ability to host Town Hall information sessions.

Recommendation:

Moved By Councillor Leahy

1. That Staff be directed to review the Council Expense Policy as per the requirement within the policy that it be reviewed following a general municipal election or as directed by Council; and,
2. That Staff report back to Council in Q2 2019 as a result of the review, and specifically report on best practices in other jurisdictions related to the following matters:
 - a. Incurring of expenses related to seeking advice from the Integrity Commissioner for matters pertaining to the Municipal Conflict of Interest Act;

- b. A comparison of expense allotments for the Mayor and Councillors at GTA municipalities of a similar population size; and,
- c. Hospitality at conferences or official functions.

Carried

12. Adjournment

12.1 Motion to Adjourn.

Recommendation:

Moved By Councillor Leahy

That the meeting adjourn.

Carried

The meeting adjourned at 9:13 p.m.

13. Advisory Committee Minutes – For Information Only

- 13.1**
- Ethno-cultural and Diversity Advisory Committee Minutes - February 7, 2019