

**Present:** Mayor Mitchell  
Councillor Alexander  
Councillor Leahy (arrived at 7:11 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 By-law Services/Town Solicitor  
R. Saunders, Commissioner of Planning and Development  
A. McCullough, Manager, Financial Planning  
S. Klein, Director of Strategic Initiatives  
C. Harris, Town Clerk  
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

**Regrets:** None noted

---

Call to Order

Call of the Roll: The Clerk

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

## **Planning and Development**

**Chair Roy assumed the Chair.**

1. Presentations

1.1 There were no presentations.

2. Delegations

**2.1** Melanie Maloney and Stacey Kerr representing Whitby Sustainability Advisory Committee

Re: Memorandum from C. Harris, Town Clerk dated May 10, 2019 regarding the Whitby Sustainability Advisory Committee's request to Declare Climate Change an Emergency

Melanie Maloney and Stacey Kerr, representing Whitby Sustainability Advisory Committee, appeared before the Committee and provided a PowerPoint presentation on climate change. Highlights of the presentation included:

- history of climate change in recent years and its impact on municipal infrastructure;
- long-term impact of climate change which has led to increase in floods, lyme disease, heat waves, droughts and forest fires in Durham Region as well as in Canada; and,
- impact of climate change on economic development, local businesses, and municipal services and infrastructure.

It was the consensus of the Committee to hear Item 3.1, Memorandum from C. Harris, Town Clerk, dated May 10, 2019 regarding the Whitby Sustainability Advisory Committee's request to Declare Climate Change an Emergency, at this time.

**2.2** Christian Prior

Re: Planning and Development Department Reports, PL 57-19 and PL 58-19

File: DEV-03-17 - Draft Plan of Subdivision Application SW-2017-05, Zoning By-law Amendment Application Z-15-17, Brock Street South, Brookfield Homes (Ontario) Whitby Limited; and,

File: DEV-05-17: Draft Plan of Subdivision Applications SW-2008-01 (MR-01-17), Zoning By-law Amendment Application Z-15-17, 1900 Brock Street South, Brookfield Homes (Ontario) Whitby Limited

**Refer to Item 4.1, PL 57-19 and Item 4.4, PL 58-19**

Christian Prior, # 803-340 Watson Street West, appeared before the Committee and raised concerns regarding floods in the area and protecting the natural heritage system. He asked for clarification on future flooding damage and who would be responsible for the costs. He

requested that the matter related to flooding be resolved prior to the construction of the building. Mr. Prior suggested that the development in the Port Whitby area should adopt a tiered approach so that the buildings would be taller near the GO station and tiered down towards the harbour front and the lake so as to not obstruct the views of the existing residents. He added that the Town's intensification goals would be met by increasing the density on the east side of Brock Street rather than on the west side. He requested that the Port Whitby area be maintained for visitors and residents use.

A brief question and answer period ensued between Members of the Committee and Mr. Prior regarding the tiered approach and seeking more clarification related to the matter.

- 2.3** Maria Gatzios representing Brookfield Homes (Ontario) Whitby Limited  
Re: Planning and Development Department Reports, PL 57-19 and PL 58-19  
File: DEV-03-17 - Draft Plan of Subdivision Application SW-2017-05, Zoning By-law Amendment Application Z-15-17, Brock Street South, Brookfield Homes (Ontario) Whitby Limited; and,  
File: DEV-05-17: Draft Plan of Subdivision Applications SW-2008-01 (MR-01-17), Zoning By-law Amendment Application Z-15-17, 1900 Brock Street South, Brookfield Homes (Ontario) Whitby Limited

**Refer to Item 4.1, PL 57-19 and Item 4.4, PL 58-19**

Maria Gatzios, representing Brookfield Homes (Ontario) Whitby Limited, appeared before the Committee and stated that both the applications met with the development criteria of the Town's Secondary Plan and the applications would not require an official plan amendment (OPA). Ms. Gatzios added that she was present to answer questions related to Reports PL 57-19 and PL 58-19.

A brief question and answer period ensued between Members of the Committee and Ms. Gatzios regarding:

- clarification on Brock Street Bridge, the associated Environmental Assessment, and ongoing detailed design work with the Region of Durham;
- recognizing the area as a bird corridor and the possibility to avoid glass balconies within the design of the proposed development;
- mitigating measures that would be used to flood-proof the roads and manage future floods in the area;
- the possibility of connecting Harbour Street with the proposed development; and,
- clarification on the reduced parking spaces within the proposed

development and the potential impact on the residents.

- 2.4** Adam Layton representing Evans Planning Inc.  
Re: Planning and Development Department Report, PL 60-19  
Urban Design Plan for the Northeast Corner of Rossland Road East and  
Garden Street

**Refer to Item 4.2, PL 60-19**

Adam Layton, representing Evans Planning Inc., appeared before the Committee and provided a PowerPoint presentation regarding the Urban Design Plan for the Northeast corner of Rossland Road East and Garden Street and provided an overview of the application.

A question and answer period ensued between Members of the Committee and Mr. Layton regarding:

- clarification on the next steps and timelines for development applications, should the recommendations within Report PL 60-19 be approved;
- the possibility of conducting information sessions to address resident concerns;
- development being guided by design plans but details still subject to development applications submitted;
- clarification on whether non-participating landowners were approached to discuss the potential Urban Design Plan; and,
- traffic study reports not being a component of the Urban Design Plan development.

- 2.5** Maureen Moloney  
Re: Planning and Development Department Report, PL 60-19  
Urban Design Plan for the Northeast Corner of Rossland Road East and  
Garden Street

**Refer to Item 4.2, PL 60-19**

Maureen Moloney, # 1207-712 Rossland Road East, appeared before the Committee and raised concerns regarding the Urban Design Plan and the potential impact on traffic congestion and parking. She indicated that the existing residents faced traffic congestion issues which made it difficult for them to turn east on to Rossland Road East during peak hours and raised safety concerns. She indicated lack of planning on internal roads with concerns for traffic flow and parking. Ms. Moloney indicated that the Urban Design Plan (UDP) lacked in providing details about commercial and visitors' parking.

- 2.6** Robert Weindorfer representing Durham Condo Corp # 124  
Re: Planning and Development Department Report, PL 60-19  
Urban Design Plan for the Northeast Corner of Rossland Road East and Garden Street

**Refer to Item 4.2, PL 60-19**

Robert Weindorfer, # 1206-712 Rossland Road East, representing Durham Condo Corp # 124, appeared before the Committee and stated that the proposed Urban Design Plan (UDP) would impact the water supply, sewer capacity, response time of fire and emergency services, and storm water run off. He indicated that the UDP and the future increase in transit and cars would add to congestion on Rossland Road. Mr. Weindorfer stated that the report miscalculated the density ratio as the Durham Condo Corp's units and green space were used to calculate density. Mr. Weindorfer added that the proposed UDP had wrongly presumed the roadway shared with RBC Bank would be made available as a common roadway to the new development. He requested the Council to defer the matter until all items of concern were resolved.

A question and answer period ensued between Members of the Committee and Mr. Weindorfer regarding:

- the possibility of the condominium corporation's willingness to share the roadway in the future;
- whether the developer had approached the residents of the condominium corporation to discuss the UDP; and,
- clarification on the current traffic condition.

- 2.7** Chris Pereira representing Lanvenue Enterprises Inc.  
Re: Planning and Development Department Report, PL 60-19  
Urban Design Plan for the Northeast Corner of Rossland Road East and Garden Street

**Refer to Item 4.2, PL 60-19**

Chris Pereira, representing Lanvenue Enterprises Inc., appeared before the Committee and stated that they supported the general vision of the Urban Design Plan (UDP); however, indicated concerns for the potential development at 708 and 714 Rossland Road East. He added that the UDP did not reflect the appropriate density and height for these specific development sites and requested that the UDP be considered as a general design guideline rather than a benchmark for the development. He requested that the owners of sites 708 and 714 Rossland Road East be permitted to develop buildings that may vary from the suggested UDP in height and density. Mr. Pereira requested that flexibility for future

developments in terms of height and density be maintained.

A question and answer period ensued between Members of the Committee and Mr. Pereira regarding how proposed development would differ in height and density and whether their team was consulted during the UDP's development.

**2.8 Don Davis**

Re: Planning and Development Department Report, PL 60-19  
Urban Design Plan for the Northeast Corner of Rossland Road East and Garden Street

**Refer to Item 4.2, PL 60-19**

Don Davis, # 1110-712 Rossland Road East, appeared before the Committee and reiterated concerns already raised on behalf of Durham Condo Corp # 124, including the UDP adding high density to the area and increasing the traffic congestion in the neighbourhood. He stated that their condominium would be surrounded by several high rise buildings making it difficult to access the main streets in the area. He requested the Council to approve an access road from 712 Rossland Road East condominium to Teddington Crescent and added that the UDP be endorsed subject to thorough consultation with the existing neighbours.

A brief question and answer ensued between Members of the Committee and Mr. Davis regarding clarification on the open access to Teddington Crescent.

**2.9 Anthony Biglieri and Mike Pettigrew representing Conlin and Anderson Landowners Group**

Re: Planning and Development Department Report, PL 56-19  
Conlin Anderson Landowners Group – Brooklin Community Secondary Plan Area – Comprehensive Block Plan

**Refer to Item 4.3, PL 56-19**

Anthony Biglieri and Mike Pettigrew, representing the Conlin and Anderson Landowners Group, appeared before the Committee and provided a PowerPoint presentation regarding the Brooklin Community Secondary Plan Area – Comprehensive Block Plan and provided an overview of the comprehensive block plan layout.

A question and answer period ensued between Members of the Committee, Mr. Biglieri and Mr. Pettigrew regarding:

- clarification on adjacent landowners and whether they were consulted and their input sought; and,
- whether the residents on the west end of Conlin Road were informed about the potential storm water management ponds in their neighbourhood.

It was the consensus of the Committee to hear Item 4.3, PL 56-19, at this time.

- 2.10** Valerie Cranmer representing 2417349 Ontario Inc.  
Re: Planning and Development Department Report, PL 61-19  
Zoning By-law Amendment Application, Thicksen Road North, 2417349 Ontario Inc., File: DEV-01-15 (Z-11-15)

**Refer to Item 4.5, PL 61-19**

Valerie Cranmer, representing 2417349 Ontario Inc., appeared before the Committee and stated that the proposed lot would include two automobile dealerships and that she was present to answer questions.

A question and answer period ensued between Members of the Committee and Ms. Cranmer regarding clarification on the type of automobile dealership and the possible mitigating measures that would be used to address the light pollution and noise concerns.

It was the consensus of the Committee to hear Item 4.5, PL 61-19, at this time.

- 2.11** Lauren Capilongo representing Mobco Developments Inc., and Josh Bedard representing ABA Architects Inc.  
Re: Planning and Development Department Report, PL 63-19  
Zoning By-law Amendment Application, 101 Victoria Street West, and 1510-1520 Brock Street South, Mobco Developments Inc., File: DEV-20-18 (Z-32-18)

**Refer to Item 4.6, PL 63-19**

Lauren Capilongo, representing Mobco Developments Inc. and Josh Bedard representing ABA Architects Inc., appeared before the Committee and provided a PowerPoint presentation regarding Zoning By-law Amendment Application, 101 Victoria Street West, and 1510-1520 Brock Street South, Mobco Developments Inc., File: DEV-20-18 (Z-32-18) and provided an overview of the application.

A question and answer period ensued between Members of the Committee, Ms. Capilongo and Mr. Bedard regarding:

- clarification on the parking allocation and whether it would be dependent on the size of the units;
- whether the units would be accessible and the size of the smallest unit in the building;
- the possibility of receiving additional information related to the heritage seating art piece and should there be material changes, that the Heritage Whitby Advisory Committee would be updated; and,
- whether green initiatives would be considered within the design of the development.

It was the consensus of the Committee to hear Item 4.6, Report PL 63-19, at this time.

- 2.12** Mathew Cory representing Brooklin North Landowners Group Inc.  
Re: Planning and Development Department Report, PL 55-19  
Brooklin North Landowners Group Inc. – Brooklin Community  
Secondary Plan Area –Comprehensive Block Plan

**Refer to Item 4.9, PL 55-19**

Mathew Cory, representing Brooklin North Landowners Group Inc., appeared before the Committee and stated that they have worked with the participating owners to develop the comprehensive block plan and gave an overview of the plan.

A question and answer period ensued between Members of the Committee and Mr. Cory regarding the progress on the appeal with the Local Planning Appeal Tribunal in relation to the secondary plan in Brooklin and whether the comprehensive block plan would adhere to the secondary plan as a guideline.

It was the consensus of the Committee to hear Item 4.9, Report PL 55-19, at this time.

- 2.13** Nick Conforti representing Optilinx Systems Inc.  
Re: Planning and Development Department Report, PL 65-19  
Whitby Official Plan Amendment and Zoning By-Law Amendment  
Applications for 4560 Thickson Road North (Optilinx) Files: DEV-01-16,  
OPA-2016-W/04, Z-19-16; Regional Official Plan Amendment  
Application (Optilinx) Regional File: OPA-2016-003

**Refer to Item 4.11, PL 65-19**



Nick Conforti, representing Optilinx Systems Inc., appeared before the Committee and stated that he did not have a representative at present and that he had received Report PL 65-19 on short notice. He requested for more time to present his concerns related to the Report PL 65-19 and added that the Council's decision would impact 150 jobs and \$30 million in revenue. Mr. Conforti added that his business provides services to other businesses such as Rogers and Bell and that the residents in the Durham Region would be impacted. He requested that the Council defer the report and give him additional time to comment on the report.

A brief question and answer period ensued between Members of the Committee and Mr. Conforti regarding the Report PL 65-19 being deferred to the June 24, 2019 Council meeting. Mr. Conforti requested a deferral of longer than two weeks to allow time to retain representation.

It was the consensus of the Committee to hear Item 4.11, Report 65-19, at this time.

### 3. Correspondence

#### 3.1 Memorandum from C. Harris, Town Clerk dated May 10, 2019 regarding the Whitby Sustainability Advisory Committee's request to Declare Climate Change an Emergency

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

- exploring the possibility of including climate change mitigation initiatives into the 2020 budget and seeking additional support from the Federal government to implement climate change measures;
- clarification and seeking details on electrification of the Town's fleet; and,
- the possibility of including purchase of electric vehicles into the 2020 budget.

Recommendation:

Moved By Councillor Yamada

That the Whitby Sustainability Advisory Committee requests that the Council of the Town of Whitby endorse the following:

1. That Council recognizes that climate change poses a significant threat to both the current and future social, economic, and environmental well-being of the community;

2. That Council recognizes the need to strive for an extensive reduction in greenhouse gas emissions to reduce the local and global impacts of climate change;
3. That measures to promote mitigation and resiliency be considered and implemented across the community to ensure that the community remains prosperous and protected from climate change;
4. That Council declare a climate emergency as a way of strengthening Whitby's commitment to reducing the short and long term impacts of climate change;
5. That Council demonstrate leadership and encourage the community to consider the urgency of climate change in all daily activities, and;
6. That Council request Staff to consider climate change as a priority in all activities and works completed across the municipality to strive for a deep reduction in greenhouse gas emissions and to consider comprehensive and proactive implementation of measures to promote mitigation and resiliency in the face of climate change.

**Carried**

It was the consensus of the Committee to hear Item 2.3, Delegation by Maria Gatzios, at this time.

4. Staff Reports

- 4.1** Planning and Development Department Report, PL 57-19  
Re: File: DEV-03-17 - Draft Plan of Subdivision Application SW-2017-05, Zoning By-law Amendment Application Z-15-17, Brock Street South, Brookfield Homes (Ontario) Whitby Limited

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

- the timelines for connecting Harbour Street to Water Street, and responsibility for construction and cost;
- whether the proposed development would include underground parking; and,
- clarification on the potential construction management plan during the construction phases and the possible mitigating measures that would be used to address traffic congestion, GO train capacity, and parking issues.

Recommendation:

Moved By Councillor Leahy

1. That Council approve the Draft Plan of Subdivision, File: SW-2017-05 subject to the comments included in Planning Report PL 57-19 and the conditions of draft plan approval included in Attachment # 8;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That the Region of Durham Commissioner of Planning be advised of Council's decision;
4. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision;
5. That Council approve the amendment to Zoning By-law # 2585, File: Z-15-17 as outlined in Planning Report PL 57-19; and,
6. That a By-law to amend Zoning By-law # 2585 be brought forward for consideration by Council.

**Carried**

It was the consensus of the Committee to hear Item 4.4, Report PL 58-19, at this time.

**4.2** Planning and Development Department Report, PL 60-19  
Re: Urban Design Plan for the Northeast Corner of Rossland Road East and Garden Street

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

- clarification on the purpose of the Urban Design Plan (UDP) and number of landowners in the study area;
- the possibility of collaborating with all the landowners to develop a cohesive UDP;
- whether the matter could be deferred and the possible implications;
- the possibility that the UDP would be flexible for future developments;
- requiring a tiered approach to respect the surrounding low density residential neighbourhood; and,
- addressing the concerns of residents.

Recommendation:

Moved By Councillor Yamada

That the Urban Design Plan for the northeast corner of Rossland Road

East and Garden Street, dated May 6, 2019, prepared by Evans Planning Inc. and John G. Williams Limited on behalf of Whitby Realty Developments Inc. and Star Residence Ltd., be endorsed by Council and used in the review and consideration of associated development applications.

**Carried**

- 4.3** Planning and Development Department Report, PL 56-19  
Re: Conlin Anderson Landowners Group – Brooklin Community  
Secondary Plan Area – Comprehensive Block Plan

Recommendation:

Moved By Councillor Lee

That the Comprehensive Block Plan for the South Brooklin, Conlin / Anderson Land Owners Group, dated May 2019, prepared by the Biglieri Group Ltd. be endorsed and used in the review and consideration of future development applications.

**Carried**

It was the consensus of the Committee to hear Item 2.10, Delegation by Valerie Cranmer, at this time.

- 4.4** Planning and Development Department Report, PL 58-19  
Re: DEV-05-17: Draft Plan of Subdivision Applications SW-2008-01  
(MR-01-17), Zoning By-law Amendment Application Z-15-17, 1900 Brock  
Street South, Brookfield Homes (Ontario) Whitby Limited

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

- clarification on Block 'C' (Open Space Water Lot Block) and private crescent road and whether the ultimate ownership would be held by the future condo corporation;
- the tiered approach and the need for new buildings to respect existing view corridors;
- the rationale behind site specific permission to build 33 storeys and the standard of 18 storey buildings within the intensification corridors;
- the possibility of Council reviewing the site plan by rescinding delegated authority to the Commissioner of Planning and Development for this site;

- the timelines for construction and completion of the proposed development and the possibility of Council receiving construction phase updates;
- whether the land is within the flood plain and the possibility of providing additional measures to mitigate flooding in the area;
- clarification on the widening of Brock Street and whether the developer would share the cost for the improvements; and,
- whether the widening of the bridge would include a multi-use path.

Recommendation:

Moved By Councillor Yamada

1. That Council approve the Major Redline Revision to the Draft Approved Plan of Subdivision (File: SW-2008-01 [MR-01-17]) subject to the comments included in Planning Report PL 58-19 and the Conditions of Draft Plan Approval included in Attachment # 8;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That the Region of Durham Commissioner of Planning be advised of Council's decision;
4. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision;
5. That Council approve the amendment to Zoning By-law # 2585, File: Z-15-17 as outlined in Planning Report PL 58-19; and,
6. That a By-law to amend Zoning By-law # 2585 be brought forward for consideration by Council.

**Carried**

It was the consensus of the Committee to hear Item 2.4, Delegation by Adam Layton, at this time.

- 4.5** Planning and Development Department Report, PL 61-19  
Re: Zoning By-law Amendment Application, Thickson Road North, 2417349 Ontario Inc., File: DEV-01-15 (Z-11-15)

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

- clarification on the Town's policy in relation to lighting and noise attenuation; and,
- the possibility of including larger trees to act as a buffer between the commercial space and the residential area.

Recommendation:

Moved By Councillor Alexander

1. That Council approve an amendment to Zoning By-law # 1784, File: Z-11-15 to change the zoning of the subject land from D(NR) – Development (Non-Residential) to C2-S – Special Purpose Commercial and M1A – Prestige Industrial with an exception to permit an automobile sales establishment; and,
2. That the Zoning By-law Amendment be brought forward for consideration by Council.

**Carried**

It was the consensus of the Committee to hear Item 2.11, Delegation by Lauren Capilongo and Josh Bedard, at this time.

- 4.6** Planning and Development Department Report, PL 63-19  
Re: Zoning By-law Amendment Application, 101 Victoria Street West, and 1510-1520 Brock Street South, Mobco Developments Inc., File: DEV-20-18 (Z-32-18)

Recommendation:

Moved By Councillor Shahid

1. That Council approve an amendment to Zoning By-law # 2585, File: Z-32-18 to permit a mixed use (residential-commercial) building on the subject land; and,
2. That a Zoning By-law Amendment be brought forward for Council's approval at such time as the proponent has provided a satisfactory updated Transportation Study (including the parking rationale) to the satisfaction of the Public Works Department.

**Carried**

- 4.7** Planning and Development Department Report, PL 54-19  
Re: Heathwood Homes – Zoning By-law Amendment Application for Block 633 – 4145 Country Lane, File: DEV-02-19, SW-2011-01 (MR-01-19), Z-01-19

Recommendation:

Moved By Councillor Lee

1. That Council approve the amendment to Zoning By-law # 1784, File: Z-01-19, as outlined in Planning Report PL 54-19; and,
2. That a By-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

**Carried**

**4.8** Planning and Development Department Report, PL 59-19  
Re: Downtown Whitby Action Plan June 2019 Update

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

- items within the Downtown Whitby Action Plan that have been completed; and,
- upcoming consultation with the residents on the Parking Master Plan.

Recommendation:

Moved By Councillor Newman

That Report PL 59-19, Downtown Whitby Action Plan June 2019 Update, be received as information.

**Carried**

It was the consensus of the Committee to hear Item 4.12, Report PL 62-19, at this time.

**4.9** Planning and Development Department Report, PL 55-19  
Re: Brooklin North Landowners Group Inc. – Brooklin Community Secondary Plan Area –Comprehensive Block Plan

A question and answer period ensued between Members of the Committee and Staff regarding the possibility for Staff to facilitate a meeting with the landowners and how the Comprehensive Block Plan approval would impact the ongoing secondary plan appeal.

Recommendation:

Moved By Councillor Lee

That the Comprehensive Block Plan prepared for the Brooklin North Landowners Group Inc. dated April 2019, prepared by Malone Given Parsons Ltd., be endorsed in principle and used in the review and consideration of future development applications.

**Carried**

**4.10** Planning and Development Department Report, PL 64-19  
Re: Removal of 400 Mary Street East from the Municipal Heritage Register

Recommendation:

Moved By Councillor Newman

1. That the property municipally known as 400 Mary Street East be removed from the Town's Municipal Heritage Register;
2. That a full Heritage Documentation Report be prepared prior to demolition and submitted to the Town to be deposited at the Whitby Archives; and,
3. That the final elevations for the proposed redevelopment be reviewed by the Heritage Whitby Advisory Committee.

**Carried**

It was the consensus of the Committee to hear Item 2.13, Delegation by Nick Conforti, at this time.

**4.11** Planning and Development Department Report, PL 65-19  
Re: Whitby Official Plan Amendment and Zoning By-Law Amendment Applications for 4560 Thickson Road North (Optilinx) Files: DEV-01-16, OPA-2016-W/04, Z-19-16; Regional Official Plan Amendment Application (Optilinx) Regional File: OPA-2016-003

Recommendation:

Moved by Councillor Newman

That the Report PL 65-19 be deferred to the June 24, 2019 Council meeting.



**Carried**

**4.12** Planning and Development Department Report, PL 62-19  
Re: Downtown Whitby Community Improvement Plan Grant Program  
Uptake and Recommended Amendments

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

- the timelines required for the reallocation of funds and the impact on the ongoing projects;
- clarification on current funding status and whether there were sufficient funds at this time for the ongoing projects;
- concerns with the proposed cash-in-lieu of parking figure as it would be more expensive than parking costs associated with greenfield development; and,
- whether the interior heritage building grants have strict guidelines and clarification on the application process.

Recommendation:

Moved By Councillor Newman

That the Report PL 62-19 be referred back to Staff to consider the reallocation of funding for the Downtown Whitby Community Improvement Plan Grant Program.

**Carried**

It was the consensus of the Committee to hear Item 2.12, Delegation by Matthew Cory, at this time.

**5. New and Unfinished Business**

**5.1** There was no new and unfinished business.

**General Government**

**Councillor Yamada assumed the Chair.**

**6. Presentations**

**6.1** There were no presentations.

7. Delegations

**7.1** There were no delegations.

8. Correspondence

**8.1** There was no correspondence.

9. Staff Reports

**9.1** Corporate Services Department Report, CS 44-19  
Re: Audit and Accountability Fund

A brief question and answer period ensued between Members of the Committee and Staff regarding the possibility to conduct a service delivery review to find additional efficiencies and to take advantage of the grant.

Recommendation:

Moved By Mayor Mitchell

1. That Council respectfully decline to participate in the application for the Audit and Accountability Fund; and,
2. That the CAO prepare a letter to the Minister highlighting efforts that have been taken to proactively find efficiencies and improve service delivery at the Town of Whitby.

**Carried**

10. New and Unfinished Business

**10.1** Regional Governance Review

A brief question and answer period ensued between Members of the Committee and Staff regarding the timelines for an announcement resulting from the Regional Governance Review.

Recommendation:

Moved By Councillor Mulcahy

Whereas the Regional Governance Review Terms of Reference for Special Advisors Michael Fenn and Ken Seiling states that all materials

produced by the Special Advisors, including research analysis, reports and recommendations, are the exclusive property of the Ministry of Municipal Affairs and Housing and may be released publicly at the discretion of the Ministry;

Whereas the Regional Governance Review must be transparent in the interest of accountability and in consideration of the potential impacts to local and regional municipal governments;

Whereas the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) has requested that the report containing the Special Advisors findings and recommendations to the Minister of Municipal Affairs and Housing that is due to be presented in early July be made public;

Now Therefore be it Resolved:

That the Council of the Town of Whitby endorses AMCTO's position that the report prepared by the Special Advisors regarding the Regional Government Review be released upon its finalization and presentation to the Minister in July; and,

That the Clerk be directed to circulate a copy of this resolution to the Minister of Municipal Affairs and Housing, Lorne Coe M.P.P, Special Advisors Michael Fenn and Ken Seiling, AMCTO, AMO, and all GTA municipalities.

**Carried**

## **10.2 Short-Term Rentals**

A brief question and answer period ensued between Members of the Committee and Staff regarding clarification on regulating short-term rentals through zoning or licensing.

Recommendation:

Moved By Councillor Newman

Whereas the use of residential housing for short-term rentals through sites like Airbnb pose challenges for existing stable neighbourhoods, including increased noise, garbage, and parking issues;

And Whereas the negative impacts of short-term rental accommodations

are increased when entire homes are rented, and the homeowner is not present;

And Whereas other municipalities across Ontario have investigated and implemented solutions to attempt to mitigate the negative impacts of short-term rental accommodations in their communities;

Now Therefore be it Resolved:

That Council direct staff to report back in Fall 2019 regarding potential measures and options to regulate short-term rental accommodations in Whitby, including a review of what other municipalities have undertaken in this matter and the impact of short-term rental rules in their communities.

**Carried**

**10.3 Traffic Calming on Robert Attersley Drive and Promenade Drive**

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

- the timelines of the traffic calming pilot project and possible immediate steps that could be taken to resolve the matter; and,
- clarification on the traffic calming pilot project report and whether it would detail best practices used by other municipalities.

Recommendation:

Moved By Councillor Lee

That Staff be directed to report back by Q4 2019 about traffic calming opportunities and/or traffic calming pilot projects that could be implemented for Robert Attersley Drive and Promenade Drive.

**Carried**

**10.4 Reinstate the garbage receptacles for Calais Park**

A discussion ensued between Members of the Committee and Staff regarding the placement of garbage receptacles in Calais Park and the need to have such receptacles near the entrance of the park. It was determined that the matter would be raised as a motion at the June 17, 2019 Committee of the Whole meeting.

## **Adjournment**

Motion to Adjourn

Recommendation:

Moved By Councillor Alexander

That the meeting adjourn.

### **Carried**

The meeting adjourned at 10:29 p.m.

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

- Whitby Sustainability Advisory Committee Minutes - May 1, 2019
- Accessibility Advisory Committee Minutes - May 7, 2019
- Whitby in Bloom Committee Minutes - May 14, 2019
- Heritage Whitby Advisory Committee Minutes - May 14, 2019