

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION
OF THE TOWN OF WHITBY HELD ON MONDAY, NOVEMBER 7, 2011 AT THE
HOUR OF 7:00 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, Director of Public Works
P. LeBel, Director of Community & Marketing Services
K.R. Nix, Director of Corporate Services/Treasurer
B. Short, Director of Planning
D. Wilcox, Town Clerk
M. Pettit, Deputy Clerk

1. DISCLOSURES OF INTEREST

There were no disclosures of interest.

2. PRESENTATIONS

2.1 Remembrance Day Observance
Royal Canadian Legion – Whitby and Brooklin Branches

A colour guard comprised of members of the Royal Canadian Legion from Branches 112 and 152 led Council through a Remembrance Day Observance.

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

3.1 Planning Report, Item PL 66-11
Whitby Official Plan Review: Intensification Strategy – Policies for Other
Intensification Sites – (OPA-2009-W/02)

RESOLUTION NO. 314-11

MOVED by Councillor Drumm
Seconded by Councillor Coe

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That Council resolve itself into Committee of the Whole with Councillor Coe in the Chair to consider Planning Report, Item PL 66-11, Whitby Official Plan Review: Intensification Strategy – Policies for Other Intensification Sites – (OPA-2009-W/02)

CARRIED

Councillor Coe in the Chair.

R. Short, Director of Planning introduced the report and noted that correspondence had been received from Brian Smith objecting to the introduction of medium or high density housing on the East side of Garden between Burns Street East and Consumers Drive and also from Bousfields Inc. regarding Nordeagle Development Ltd. providing their comments regarding proposed revisions to OPA No. 90.

Nick MacDonald, Partner, Meridian Planning Consultants, provided a review of the process undertaken to date and outlined the highlights and intent of the revised policies related to “Other Intensification Sites” that provide clear guidelines and criteria governing the type of intensification at these sites. Mr. MacDonald advised that intensification in these areas occurs by exception and would need to be reviewed on a case by case basis.

A question and answer period ensued between Committee members and the consultant, specifically in regard to the effect ROPA 128 would have on this amendment, clarification regarding the estimated growth numbers proposed in the report in comparison to the allocation provided by the Region of Durham, the effect of heritage designations in an identified growth area, and opportunities for balancing intensification throughout the Town.

Chair Coe invited submissions from the audience.

Sharon Johnston, 340 Watson Street West, Suite #418, appeared before Committee and inquired what measures were in place to prevent the Province from overturning Council decisions made in this regard and expressed concerns about the intensity of growth in the Port Whitby area and the resulting traffic congestion and need for infrastructure support. R. Short, Director of Planning advised that any affected property owner had the right to appeal to the Ontario Municipal Board but if Town policies were consistent and based on solid planning merit then chances were good that they would be upheld. S. Beale, Director of Public Works advised that transit would form an integral part of the development process and the development of the Master Transportation Plan, which provides a framework and guideline for the next 20 years, would assist in alleviating traffic congestion due to intensification growth. R. Petrie, Chief

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Administrative Officer advised that with strong planning rationale and policies that are consistently applied across the entire Town the likelihood of having them overturned by the OMB is diminished and that any infrastructure improvements are funded through development charges.

Andy Billick, 43 Ennisclaire Place, appeared before Committee and enquired why the area on Highway 2 south of the Gus Brown dealership, which appeared to him to be a prime candidate for intensification, had only low density development; what the plans for development were for the Dryden Boulevard and Anderson Street area, and what the plans were for a hospital within the Town. R. Short, Director of Planning, advised the speaker that the low density development was approved through the public consultation process but there are future opportunities for higher intensification if desire is there and invited the speaker to attend at the Planning Department to review the land use and zoning on file with the Town for the Dryden Boulevard/Anderson Street area. Mayor Perkins advised the speaker that the Town has been advocating for a new hospital for some time and that the Taskforce is currently trying to convince the Province that this is the right thing to do. Mayor Perkins also advised that the Taskforce is expected to make a presentation to Council in the New Year to update them on their progress to date.

Joe Worona, 10 Dymond Drive, appeared before Committee and advised that he was encouraged by the wording in the policy but concerned that the OMB might be able to overturn Council's decisions. Mr. Worona asked for clarification on the definition of underutilized and infill and expressed concern about the practice of demolishing and replacing homes in older established neighbourhoods with million dollar homes that do not mesh with the existing landscape of the area and advised that he supported the idea of mixed use intensity dwelling units to maximize the concentration of people while providing services in the area at the same time. N. MacDonald advised the speaker that underutilized does not apply to larger single family plots but deals with larger sites that can accommodate apartment buildings and townhouse type dwellings and that they are looking at policies to protect those well established residential areas.

Bryce Jordan, Sernas Associations, on behalf of the West Whitby Landowners Group, appeared before Committee and suggested that the wording in 4.13.7.8.2 *Criteria for Development and Redevelopment* be softened to encourage a range of dwelling types as opposed to a one size fits all approach which may not be appropriate in all cases due to the size of a site or proximity.

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Robert Nixon, 9190 Ashburn Road, appeared before Committee and asked for clarification on whether the growth numbers allocated can be achieved within the existing urban boundary and expressed concern about the loss of prime agricultural land, particularly north of Columbus Road and if the Whitby Official Plan conforms with the Region's Official Plan. N. MacDonald advised the speaker that the intensification numbers can be accommodated within the built boundaries, but that intensification within the built boundary, is different from total population growth allocated to the Town of Whitby. R. Petrie, Chief Administrative Officer, clarified that the Whitby Official Plan conforms to the Regional Official Plan and that the Regional Official Plan Amendment 128 had not been approved yet by the Province. Mr. Nixon enquired when the discussion papers would be made available to the public. N. MacDonald advised that the discussion papers have been prepared and are currently going through an internal process and R. Short, Director of Planning advised that they plan to bring them before Council on November 28th not for public discussion but in order for Council to receive and to provide the public with copies. R. Short advised that due to the volume of the documents this will give everyone a chance to review them before a public meeting to be scheduled in the New Year.

Joe Ieraci, 208 Wellington Street and owner of a downtown business, appeared before Committee and advised that he wants to see intensification and revitalization in the downtown area and would like to see the Whitby Carnival relocated back to the downtown core. N. MacDonald advised the speaker that the policies being discussed were supportive of current policies already in existence and that the Downtown Secondary Plan already in place allows for a range of development in the downtown area. P. Lebel, Director of Community and Marketing Services advised the speaker that staff are currently preparing a report on special events including the Carnival for 2012 which is expected to be before Committee in the first week of December.

Earl Hawes, 59 Queens Road, appeared before Committee and asked for clarification on specific areas adjacent to the Highway 401/407 link. N. MacDonald advised the speaker to review the West Whitby Secondary Plan with Planning staff for a clearer understanding of the area. Mr. Hawes enquired about future intensification for the Almond Village subdivision. R. Short, Director of Planning, advised that there have been no requests made at this time and if such a request were made it would require study before proceeding.

Rob Welsh, 81 Prentice Drive, appeared before Committee and asked for clarification on the definition of medium density specifically as it applies to the Garden Street and Burns Street area. R. Short, Director of Planning provided a listing of the types of homes that qualify as medium density residential. Mayor Perkins further clarified that currently the area is

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designated to accommodate a maximum height of four storeys.

There were no further submissions from the public.

MOVED by Mayor Perkins

That Committee recess for a 5 minute break.

CARRIED

The meeting resumed at 9:28 pm

General discussion on the matter continued regarding the need to ensure that policies clearly outline the criteria for Other Intensification Sites.

MOVED by Councillor Mitchell

1. That Council approve the revisions to Amendment No. 90 to the Whitby Official Plan regarding Other Intensification Sites, as shown in Attachment #3 to PL 66-11;
2. That a By-law to amend By-Law No. 6413-10 for Amendment No. 90 to the Whitby Official Plan be brought forward for consideration by Council;
3. That the Clerk forward to the Region of Durham, within fifteen (15) days of adoption of revised Amendment No. 90 to the Whitby Official Plan, the necessary documentation for a non-exempt Official Plan Amendment;
4. That the Clerk send a Notice of Council's decision to those persons and agencies who have requested further notification regarding the Intensification Strategy (OPA-2009-W/02) and Growth Plan Conformity (OPA-2010-W/01)

CARRIED LATER IN THE MEETING
[See Following Motions]

MOVED by Councillor Mitchell

That the main motion be amended by adding the following wording to the end of Item 1:

; as amended to reflect the following:

- i) that Section 4.13.7.8.2 part c) read as follows:

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a range of unit sizes will be developed on the site with a
range of dwelling types being encouraged.

CARRIED

MOVED by Mayor Perkins

That Item 1 of the main motion be further amended by adding the
following:

- ii) that Section 4.13.7.8.2 Criteria for Development and
Redevelopment be amended to limit the height of buildings
to a maximum of six storeys and that all references to
anything higher than that for Other Intensification Sites be
deleted from the entire document.

CARRIED

The main motion, as amended, was then CARRIED.

MOVED by Councillor Drumm

That Committee of the Whole rise and report.

CARRIED

Mayor Perkins in the Chair.

RESOLUTION NO. 315-11

MOVED by Councillor Montague

Seconded by Councillor Hanson

That the motion recommended by Committee of the Whole, be and is
hereby adopted by Council.

CARRIED

4. CONFIRMATORY BY-LAW NO. 6545-11

RESOLUTION NO. 316-11

MOVED by Councillor Coe seconded by Councillor Mitchell 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 November 7th, 2011 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

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By-law No. 6545-11 considered read a first, second and third time and finally
passed.

5. ADJOURNMENT

RESOLUTION NO. 317-11

MOVED by Councillor Emm
Seconded by Councillor Drumm

That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:05 p.m.

Debi A. Wilcox, Town Clerk

Patricia Perkins, Mayor