

Present: Mayor Perkins
Councillor Coe
Councillor Drumm
Councillor Emm
Councillor Gleed
Councillor Montague
Councillor Roy

Also Present: R. Petrie, Chief Administrative Officer
S. Beale, Commissioner of Public Works
P. LeBel, Commissioner of Community & Marketing Services
R. Short, Commissioner of Planning
S. Cassel, Acting Deputy Clerk
S. Dave, Acting Legislative Coordinator

Regrets: Councillor Mitchell

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

Resolution # 216-14

Moved By Councillor Coe
Seconded By Councillor Emm

That Council resolve itself into Committee of the Whole with Councillor Montague, Chair of Planning Committee, in the Chair.

Carried

2. Items for Consideration by Council in Committee of the Whole

2.1 Planning and Development and Public Works Departments Joint Report,
PL 37-14
Re: Brooklin Study - Summary of Public Information Centre #1 and
Other Consultation Activities (OPA-2013-W/02)

Detailed discussion ensued regarding the outcomes of the public engagement outlined in Report PL 37-14. Feedback from residents indicated that youth unemployment concerns, traffic congestion and lack of hospital, seniors housing, transit facilities and population density were important issues.

Further discussion ensued regarding the importance of involving all stakeholders, including the business community as well as the Community Advisory Committee (CAC), in further engagement regarding this matter. R. Short, Commissioner of Planning, advised Members of Council that there would be communication with the CAC and the Chamber of Commerce at different stages of the engagement process so that they would have the opportunity to provide input.

Brief discussion ensued regarding timelines for completing the Brooklin Study. Mr. Short advised Council that the objective was to complete the study by Fall 2015.

Discussion ensued regarding the success of the online survey and whether other municipalities had used similar surveys as part of their public engagement. Mr. Short advised Members of Council that Whitby was the first municipality to use the MetroQuest tool for land use planning. He further advised that the link to the survey had been provided to high schools in Brooklin, the libraries, and the Chamber of Commerce in an effort to encourage participation. Mr. Short stated that at the time of writing the staff report, 172 responses had been received.

Further discussion ensued regarding transportation infrastructure needs in relation to the Secondary Plan, noting that the use of roundabouts as mitigators of traffic congestion would be beneficial.

It was noted that Section 7.4 of Report PL 37-14, Corporate and/or Department Strategic Priorities, should include a reference to the Town of Whitby's Economic Development Strategy, as there are several policies within that strategy that speak to the work being undertaken in the initiatives relating to the Study.

Moved By Councillor Coe

That the Joint Planning and Development and Public Works Report PL 37-14 be received for information.

Carried

2.2 Planning and Development Department Report, PL 39-14

Re: Region of Durham's Post Circulation Letter for the West Whitby Secondary Plan – Whitby Official Plan Amendment 91 (OPA-2009-W/03)

Steve Zakem, on behalf of Fieldgate Developments and Great Gulf Developments, appeared before Council and provided a presentation that included visual maps of the West Whitby Secondary Plan (WWSP). Mr. Zakem outlined proposed modifications to the plan as noted in his correspondence to Council dated May 14, 2014. He noted that his clients were supportive of the WWSP moving forward but they had concerns regarding the WWSP only allowing one supermarket in West Whitby to be located at Rossland Road and New Coronation Road. He advised that the lands at the north-east corner of Taunton Road and New Coronation Road were a desirable and viable location for a supermarket as they had direct frontage and visibility to Taunton Road. He further stated that the restriction on the number of supermarkets outside of central areas should be lifted, so that the market could determine the size and number of facilities. Mr. Zakem requested the current WWSP be amended to allow for more than one supermarket in the area.

A brief question and answer period ensued regarding which lands were owned by the Developers that Mr. Zakem was representing, and whether the Town of Whitby was authorized to request the modifications that he was suggesting. Mr. Zakem advised Council that his clients owned approximately 125 acres north of Taunton Road and on either side of New Coronation Road, and that as there had been public notice given of the meeting, the Town of Whitby was authorized to request the Region of Durham for the proposed modifications.

Lou Greenbaum, President, Urban Land Management Inc., on behalf of West Whitby Holdings appeared before Council and advised that he was in favour of the approval of the WWSP to move forward. Mr. Greenbaum provided a letter dated May 20, 2014, that was in support of lifting the prohibition of a supermarket on other commercial lands and that the approval of the WWSP was dependent on the processing of subdivision plans in the WWSP area. Mr. Greenbaum further noted that he had not come across a similar restriction on the number of supermarkets in a particular area in the other municipalities within the Greater Toronto Area, and urged Members of Council to let the market dictate where such facilities should be opened. He advised that the role of the municipality should be to ensure that site plan regulations and parking requirements are met, but not to limit the number of supermarkets.

Gus Sarantopolos, on behalf of Jade Li Trading Ltd., owner of the land municipally known as 900 Rossland Road West, appeared before Council and provided a brief presentation requesting no changes to the

WWSP as it currently stood. He advised that his client was the owner of a property designated for 16,000 square metres of commercial space, and that permitting an additional supermarket would dilute the marketplace. He further stated that he was in support of the staff position but strongly opposed to any change in the Official Plan Amendment.

Discussion ensued regarding incorporating community development principles into the overall planning in the WWSP. It was noted that with increasing population density and land development, there would be an increased need for more facilities such as supermarkets. A question and answer period ensued regarding cost sharing as a part of the transportation planning on Twin Streams Road, Burns Street and Bonacord Avenue.

A. Biggart, Ritchie, Green & Ketcheson LLP, was present to respond to questions on behalf of the Town.

Moved By Councillor Coe

1. That Planning Report Item PL 39-14 be received for information;
2. That Council request that the Region of Durham approve the West Whitby Secondary Plan, Official Plan Amendment 91, subject to the recommendations, comments and concerns outlined in this report, and as shown on Attachment #13, to Planning Report Item PL 39-14; and,
3. That the Clerk forward a copy of Council's resolution and Planning Report Item 39-14 to the Region of Durham.

Carried later in the meeting [see following motion]

Moved By Councillor Gleed

That the following motion be added as Items 3, 4, 5, 6 and 7 to the main motion and the recommendation be renumbered accordingly:

3. That section 11.12.2.2.3 - Permitted Uses be amended by deleting the last sentence so that the section now reads "Permitted uses in the MU2 designation are listed in Section 4.4.3.1 c) of this plan, subject to the remaining policies of this section";
4. That section 11.12.2.2.5 c) i) be amended by adding the following text after the last sentence: "As an exception to the MU2 designation for the lands at the north-east corner of Taunton Road and New Coronation Road, up to 7,560 square metres of gross leasable retail and personal service floor space may be permitted regardless of the number of properties within this designation";

5. That the commercial policy 11.12.2.1.6 b) be amended by deleting the words, "major retail uses in other parts of the Secondary Plan Area are not permitted";
6. That the commercial policy 11.12.2.1.6 c) be amended by deleting the words "be the site of primarily" and insert "include" and strike the word "limited" before commercial development;
7. That Schedule V of West Whitby Secondary Plan be amended as shown on Exhibit No. 1 (Attachment No. 2) submitted by Mr. Zakem, dated May 14, 2014.

The main motion, as amended, was then carried

Moved By Councillor Coe

That Council rise out of Committee of the Whole and report to Council.

Carried

3. Confirmatory By-Law

3.1 Confirmatory By-law

Resolution # 217-14

Moved By Councillor Gleed
Seconded By Councillor Coe

That leave be granted to introduce a by-law and to dispense with the reading of the by-law by the Acting Deputy Clerk to confirm the Council of the Town of Whitby at its special meeting held on May 20, 2014, and that the same be considered read and passed and that the Mayor and the Acting Deputy Clerk sign the same and Seal of the Corporation be thereto affixed.

Carried

4. Adjournment

4.1 Motion to Adjourn

Resolution # 218-14

Moved By Councillor Coe
Seconded By Councillor Emm

That the meeting be adjourned.

Carried

The meeting adjourned at 7:08 p.m.

Susan Cassel, Acting Deputy Clerk

Patricia Perkins, Mayor