

Present: Mayor Mitchell (participating electronically)
Councillor Drumm (participating electronically)
Councillor Leahy (participating electronically)
Councillor Lee (participating electronically)
Councillor Mulcahy (participating electronically)
Councillor Newman (participating electronically)
Councillor Roy (participating electronically)
Councillor Shahid (participating electronically)
Councillor Yamada (participating electronically)

Also Present: M. Gaskell, Chief Administrative Officer
S. Beale, Commissioner of Public Works
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
J. Romano, Commissioner of Community Services
R. Saunders, Commissioner of Planning and Development
D. Speed, Fire Chief
F. Wong, Commissioner of Financial Services/Treasurer
H. Ellis, Executive Advisor to the Mayor
S. Klein, Director of Strategic Initiatives
C. Harris, Town Clerk
K. Narraway, Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

C. Harris, Town Clerk, advised that due to the ongoing COVID-19 pandemic, the Committee of the Whole meeting is being held in a virtual meeting format. He provided Members of Council, presenters and delegates with an overview of meeting etiquette and procedures with respect to conducting the meeting electronically.

Call to Order

Call of the Roll: The Clerk

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Planning and Development

Councillor Yamada assumed the Chair.

1. Presentations

- 1.1** Catherine Jay, Partner, SGL Planning and Design Inc.
Re: Planning and Development Department Report, PL 09-21
Downtown Whitby Secondary Plan Update: Phase 1 - Background
Review and Analysis

Refer to Item 4.5, PL 09-21

Catherine Jay, Partner, SGL Planning and Design Inc., provided a PowerPoint presentation regarding the Downtown Whitby Secondary Plan Update: Phase 1 - Background Review and Analysis. Highlights of the presentation included:

- the key goals of the Study and the Study area boundaries;
- the rationale for updating the Downtown Whitby Secondary Plan;
- the purpose of a Secondary Plan, including but not limited to determining how land can be used, establishing appropriate height and density within the area, determining the locations for buildings, parks, schools, and roads, and the types of transportation options that should be accommodated;
- detailed information about the four phases of the study process;
- the purpose of the Background Review and Analysis Report and the results of the analysis;
- an overview of the virtual engagement to date including presentations to various committees and the virtual Community Open House;
- the purpose of the online engagement and the key themes resulting from the online Community Open House responses; and,
- the next steps in the process.

A question and answer period ensued between Members of Committee, Ms. Jay and Mr. Lowes regarding:

- the establishment of a clear vision about how the heritage and future growth would relate to each other relative to the identity of Downtown Whitby which would inform all details and achieve cohesiveness in Downtown Whitby;

- whether Downtown Whitby would primarily have a heritage feel or whether it would be a blend of heritage and new development;
- whether the character of Downtown Whitby was considered in comparison to the character of Downtown Brooklyn;
- the challenges associated with the preservation of the existing character of Downtown Whitby in the development of the Downtown Whitby Secondary Plan;
- how components of the Town's Culture Plan such as culture and diversity would be incorporated into the Downtown Whitby Secondary Plan to reflect culture within the community;
- incorporating opportunities to expand and utilize the whole of Downtown Whitby including the rear facade of stores and alleys into the Downtown Whitby Secondary Plan;
- opportunities to develop a range of housing within the Downtown Whitby Secondary Plan;
- how to ensure public transit fits in with creating a vision for a successful downtown; and,
- capitalizing on building economic strength in Downtown Whitby as part of the Downtown Whitby Secondary Plan.

2. Delegations

- 2.1** Mike Pettigrew representing Whitby (Brock and Rossland) Developments Inc.
Re: Planning and Development Department Report, PL 01-21
Zoning By-law Amendment Application, Block 10 on Plan 40M-2554
(North Side of Rossland Road East, East of Brock Street North), Whitby
(Brock and Rossland) Developments Inc., File Numbers: DEV-05-18 (Z-12-18)

Refer to Item 4.1, PL 01-21

Mike Pettigrew, representing Whitby (Brock and Rossland) Developments Inc., advised that he was representing Highmark Homes who was the owner of the subject property. He advised that he had read and was in support of the Staff recommendation. He stated that the proposed development conforms with the Whitby Official Plan, noting that his client is seeking approval for a Zoning By-law Amendment to implement the development that was envisioned for the subject land which was the fourth phase of the development.

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

- opportunities for public input by the neighbouring residents on the revised proposal specifically related to the increase in the number

- of storeys for two of the three buildings; and,
- whether the proposed townhouses would be located at the rear of the apartment buildings and whether they would act as a buffer for existing residents located behind the townhouses.

2.2 Allan Scully and Nikolas Papapetrou, SmartCentres, Bliss Edwards, SmartStop, and Mike Dror, Bousfields
Re: Planning and Development Department Report, PL 06-21
Official Plan Amendment and Zoning By-law Amendment Applications,
20 Taunton Road East, Calloway REIT (Whitby NE), File Number: DEV-16-20 (OPA-2020-W/02, Z-11-20)

Refer to Item 4.2, PL 06-21

Allan Scully and Nikolas Papapetrou, SmartCentres, Bliss Edwards, SmartStop, and Mike Dror, Bousfields, provided a PowerPoint presentation which included a detailed overview of the applications to permit the development of a 4-storey self-storage building at 20 Taunton Road East. Mr. Papapetrou advised that they have read and were in support of the Staff recommendation to approve the required Official Plan and Zoning By-law Amendments. He further stated that SmartCentres has been part of the community for approximately 20 years and owns 3 commercial properties in Whitby, noting that two of the properties were located at the intersection of Taunton Road East and Baldwin Street South. Mr. Papapetrou advised that SmartCentres partnered with Smart Stop Self Storage to explore opportunities across Canada, noting that SmartStop has been operating in Canada for over 10 years and was a leader in the design and operation of modern self storage facilities. Mr. Papapetrou stated that the demand for this type of facility was growing as intensification occurs throughout the Greater Toronto Area, noting that not only do the facilities support the surrounding residential community, but they also support businesses that make up 40 percent of the customer base. He noted that these facilities were best located in strategic locations close to residential and employment areas so that they would be easily accessible. Mr. Papapetrou advised that the design and operation of the facilities have evolved which allows them to be integrated with existing commercial and residential areas with no impact to neighbouring lands. He noted that the facilities were compact, that they do not generate traffic, and that they do not require much parking. All loading and unloading occurs within the building and all units were fully climate controlled. Mr. Papapetrou stated that due to the compact design, the facilities were ideal for underutilized parcels of land. He advised that their property located at the northeast corner of Taunton Road East and Baldwin Street has operated as a retail centre for many years, and that

completion of the centre has been difficult because vehicular access was limited to right-in/right-out entrances from Taunton Road and Baldwin Street. Mr. Papapetrou further advised that they were proposing to complete the centre by developing a four-storey self-storage facility in the northeast corner of the property. He stated that the parcel of land was 1.1 acres in size and that access to the facility would be via existing entrances located on Taunton Road East and Baldwin Street South. He noted that the parcel of land would be severed from the shopping centre; however easements for shared access, parking and servicing would be in place. He advised that the gross floor area would be 11,214 square metres with a total of 28 parking spaces for employees and customers, that the storage use would be fully operated within the building with no outdoor storage and/or loading. He advised that the property was located in a Regional Centre and in the Brock/Taunton Intensification Area. Mr. Papapetrou stated the proposed infill development represents an efficient use of land, and results in intensification of an under utilized piece of property in an area of the Town identified for intensification. He showed slides of the conceptual rendering of the building facing north, northeast, and northwest noting that the modern architectural design of the building and landscaping would enhance the site. He advised that the elevations would be composed of quality materials including glass and paneling, and that the perimeter of the property and parking lot islands would be fully landscaped. He provided an example of a recently completed project in Brampton and advised that it was similar to the proposed self-storage facility.

- 2.3** Rodger Miller, Miller Planning Services, and Andrew Sgro, Broccolini Construction
Re: Planning and Development Department Report, PL 07-21
Official Plan and Zoning By-law Amendment Applications, Northeast Corner of Garrard Road and Conlin Road, Garrard Limited Partnership, File Number: DEV-22-20 (OPA-2020-W/04, Z-13-20)

Refer to Item 4.3, PL 07-21

Rodger Miller, Miller Planning Services, and Andrew Sgro, Broccolini Construction, provided a PowerPoint presentation regarding Official Plan and Zoning By-law Amendment Applications, for the property located at the northeast corner of Garrard Road and Conlin Road. Mr. Miller stated that the subject land was comprised of a total area of 64 acres. He advised that the Official Plan Amendment application was to remove a north/south collector road from Conlin Road to the future Mid-Block Arterial road. He further advised that the Zoning By-law Amendment application was to rezone the existing Agriculture Zone to

an Employment Zone. Mr. Miller stated that he and Mr. Sgro had read and were in support of the Staff recommendation. He advised that the applications were to support a proposed use of the property for a warehouse and distribution facility. He advised that he has received comments with respect to the proposal from the Town, the Region of Durham, and the Central Lake Ontario Conservation Authority (CLOCA) which were all in support of the applications. He further advised that his client contacted two members of the public that delegated at the Public Meeting in order to explain the proposed development and to address their concerns. Mr. Miller noted that his client advised Town Staff that the prospective tenant was considering a smaller building footprint and that the details were outlined in the Staff report. He advised that his client wanted the Committee to know that the tenant's decision with respect to the building templates were under review and that he has been working with the Town, the Region and CLOCA with respect to the floor plans and that the agencies were aware that both floor plans remain on the table. Mr. Miller stated that the details of the floor plan would be dealt with through the Site Plan Application process. Mr. Miller stated that his client was hoping that the Committee would recommend approval of the applications and that upon Council's final approval, his client would file for Site Plan approval.

A question and answer period ensued between Members of Committee, Mr. Miller, and Mr. Sgro regarding:

- the timeline for construction completion and occupancy; and,
- details about CLOCA's comments with respect to the wetland at the northern portion of the site.

2.4 Brian Moss, Brian Moss and Associates Ltd.
Re: Planning and Development Department Report, PL 10-21
Requests for Exemptions from Interim Control By-law # 7699-20

Refer to Item 4.6, PL 10-21

Brian Moss, Brian Moss and Associates Ltd., stated that he was representing the owners of the property located between Anderson Street and Thickson Road on the south side of Rossland Road East beside the hydro right-of-way. He advised that the property backs onto an area built in the mid to late 1980's and that there was a cul-de-sac behind the property with two adjacent single family dwellings that have their side yards adjacent to the subject property. Mr. Moss stated that the property was committed to by the purchasers in late fall of 2020, that they began the pre-consultation with Town Staff, that they had submitted a concept plan, and had begun to refine some ideas for the property. Mr. Moss stated that the discussion with Staff was to develop infill

townhouses on a 1.25 acre site located on an arterial road. He advised that he was responding to the Interim Control By-law that was passed in December 2020, noting that his client would like to be able to move forward to begin the planning process. Mr. Moss stated that the Interim Control By-law would pause the proposed development for a minimum of several months and a maximum period of almost two years, noting that this was a challenge for them and for all areas in Whitby that were part of the Interim Control By-law. He advised that the rationale for requesting an exemption from the Interim Control By-law was because he felt that as new policies may be developed around intensification in mature neighbourhoods, it was challenging to believe that a small townhouse development on an arterial road would not meet any new policy that may come forward. Mr. Moss stated that it was unfortunate that this proponent could not commence the planning process and begin community consultation.

A question and answer period ensued between Members of Committee and Mr. Moss regarding;

- clarification that the property located at 1509 Rossland Road East was constructed in 1895 and that it was currently listed on the Town of Whitby's Heritage Registry;
- whether a professional heritage evaluation has been undertaken for the property located at 1509 Rossland Road East; and,
- whether the proponent was seeking to demolish the structures on the property.

- 2.5** Mirko Favit representing Castlevale Development Corporation
Re: Planning and Development Department Report, PL 10-21
Re: Requests for Exemptions from Interim Control By-law # 7699-20

Refer to Item 4.6, PL 10-21

Mirko Favit, Candevcon Ltd., advised that he was representing Castlevale Development Corporation and that he was available to answer questions from the Committee with respect to the request for an exemption from the Interim Control By-law for the development that consists of the extension of Hanover Court to permit the implementation of six residential building lots.

A question and answer period ensued between Members of Committee and Mr. Favit regarding the feedback received from the virtual Community Open House that was held in December 2020.

3. Correspondence

3.1 There was no correspondence.

4. Staff Reports

4.1 Planning and Development Department Report, PL 01-21
Re: Zoning By-law Amendment Application, Block 10 on Plan 40M-2554 (North Side of Rossland Road East, East of Brock Street North), Whitby (Brock and Rossland) Developments Inc., File Numbers: DEV-05-18 (Z-12-18)

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

- the rationale for the reduction of the required parking spaces from 827 to 571 parking spaces and whether the reduced parking would be sufficient for the development;
- details with respect to visitor parking and active transportation modes;
- concerns raised about traffic congestion at the intersection of Rossland Road and Brock Street and the traffic safety mitigation measures that would be undertaken;
- whether the implementation of signalization at the intersections of Civic Centre Drive and Rossland Road and Brock Street North and Kenneth Hobbs Avenue was being considered by the Region of Durham; and,
- whether there were privacy issues for existing residents on Vanier Street due to the location of the proposed apartment buildings.

Recommendation:

Moved By Councillor Newman

1. That Council approve an amendment to Zoning By-law # 1784 (Application No. Z-12-18) for the subject land, to permit the proposed residential development as outlined in Report PL 01-21; and,
2. That a By-law to amend Zoning By-law # 1784, as amended, be brought forward for Council's approval.

Carried

4.2 Planning and Development Department Report, PL 06-21
Re: Official Plan Amendment and Zoning By-law Amendment Applications, 20 Taunton Road East, Calloway REIT (Whitby NE), File

Number: DEV-16-20 (OPA-2020-W/02, Z-11-20)

Recommendation:

Moved By Councillor Leahy

1. That Council approve Official Plan Amendment Number 121 to Whitby Official Plan (OPA-2020-W/02), as shown on Attachment # 6, and that a By-law to adopt Official Plan Amendment Number 121 be brought forward for consideration by Council;
2. That Council approve an amendment to Zoning By-law # 1784 (Z-11-20), 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 06-21, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment Number 121 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development.

Carried

- 4.3** Planning and Development Department Report, PL 07-21
Re: Official Plan and Zoning By-law Amendment Applications, Northeast Corner of Garrard Road and Conlin Road, Garrard Limited Partnership, File Number: DEV-22-20 (OPA-2020-W/04, Z-13-20)

Recommendation:

Moved By Councillor Roy

1. That Council approve Official Plan Amendment Number 120 to the Whitby Official Plan (File: OPA-2020-W/04), as shown on Attachment # 7, and that a By-law to adopt Official Plan Amendment Number 120 be brought forward for consideration by Council;
2. That Council approve an amendment to Zoning By-law 1784 (File: Z-13-20), and that a by-law to amend Zoning By-law 1784 be brought forward for consideration by Council; and,
3. That the Clerk forward a copy of Planning Report No. PL 07-21, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment Number 120 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and

Economic Development.

Carried

4.4 Planning and Development Department, PL 08-21
Re: Envision Durham – Major Transit Station Areas Proposed Policy
Directions

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

- the rationale for another planning overlay particularly in the Port Whitby area;
- including a recommendation that the Town of Whitby would not support this should it create additional entitlements to existing planning regimes particularly in the Port Whitby neighbourhood;
- whether the Major Transit Station Areas (MTSA) proposed policy directions was time sensitive, and the possibility of referring the Staff report to Council;
- whether inclusionary zoning would provide an additional land-use planning tool for the Town to include new affordable housing units in areas of intensification around the Whitby GO Station;
- deferring the report to review the language around the Town's request for enabling and not prescriptive MTSA policies from the Region wherever possible, and discretionary and not mandatory plans related to the existing GO Train Station with a distinction made to the future Thornton's Corners GO Station;
- clarification on the relationship between the Region and the Town with respect to the purpose of the Region's efforts to align the Region's policies and plans relative to the Growth Plan;
- the impact that employment area conversions would have on the Town;
- whether the Town investing in incentives would be necessary to attract interest from developers; and,
- the proximity of the Whitby GO Station and MTSA to the Downtown Whitby Secondary Plan and whether there may be a conflict between the two areas.

Recommendation:

Moved By Councillor Newman

1. That Report PL 08-21 be endorsed as the Town's comments on the Major Transit Station Area Proposed Policy Directions, as part of the Envision Durham Municipal Comprehensive Review;

- and,
2. That the Clerk forward a copy of Report PL 08-21 to the Durham Region Planning and Economic Development Department and the Durham area municipalities.

Carried

4.5 Planning and Development Department Report, PL 09-21
Re: Downtown Whitby Secondary Plan Update: Phase 1 - Background Review and Analysis

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

- details about the future public engagement/consultation process;
- whether implementing the Downtown Whitby Secondary Plan would assist in enhancing economic growth; and,
- how to ensure that affordable housing and market value housing options would be available in Downtown Whitby.

Recommendation:

Moved By Councillor Drumm

That Report PL 09-21 be received for information.

Carried

4.6 Planning and Development Department Report, PL 10-21
Re: Requests for Exemptions from Interim Control By-law # 7699-20

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

- whether the request for an exemption from the Interim Control By-law regarding 1509 and 1513 Rossland Road East would be an infill development that would benefit from the study from the Interim Control By-law to guide the Town with policy to ensure there would be consistent and acceptable infill development across the Town;
- whether the Committee would like to seek legal advice should the Committee wish to approve the request for exemption from the Interim Control By-law for 1509 and 1513 Rossland Road East;
- whether the proponent for 1509 and 1513 Rossland Road East could commence any aspect of the development should the request for an exemption from the Interim Control be denied; and,

- confirmation that Staff could not guide an applicant or Council about what may be an acceptable exemption request.

Recommendation:

Moved By Councillor Leahy

1. That Council approve the requests for exemptions from Town of Whitby Interim Control By-law # 7699-20 for 40 Meadow Court, 18 Hillcourt Avenue, and the property at the northern terminus of Hanover Court; and,
2. That Council not approve the request for an exemption from Town of Whitby Interim Control By-law # 7699-20 for 1509 and 1513 Rossland Road East.

Carried later in the meeting [See following motion]

Note: Consideration of this matter, Item 4.6, was deferred until later in the meeting.

It was the consensus of the Committee to hear Item 5.1, at this time.

Recommendation:

Moved By Councillor Newman

That Council move in-camera in accordance with Procedure By-law # 7462-18, Closed Meeting Policy G 040, and the Municipal Act, 2001, Section 239 (2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

This portion of the meeting was closed to the public. [Refer to the In Camera minutes of the meeting - Town Clerk has control and custody.]

Rising and Reporting

Recommendation:

Moved By Councillor Leahy

That the Committee rise from the closed portion of the meeting.

Carried

Councillor Yamada advised that during the closed portion of the meeting Committee received advice that is subject to solicitor-client privilege.

The main motion was then carried as follows:

Recommendation:

Moved By Councillor Leahy

1. That Council approve the requests for exemptions from Town of Whitby Interim Control By-law # 7699-20 for 40 Meadow Court, 18 Hillcourt Avenue, and the property at the northern terminus of Hanover Court; and,
2. That Council not approve the request for an exemption from Town of Whitby Interim Control By-law # 7699-20 for 1509 and 1513 Rossland Road East.

Carried

5. New and Unfinished Business - Planning and Development

5.1 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

General Government

Councillor Roy assumed the Chair.

6. Presentations

- 6.1 Paul Bumstead, Senior Project Engineer, and Matthew Cory, Malone Given Parsons
Public Works Department Report, PW 5-21
Re: Brooklin North Major Roads Environmental Assessment

Refer to Item 9.4, PW 5-21

Paul Bumstead, Senior Project Engineer, and Matthew Cory, Malone Given Parsons, provided a PowerPoint presentation regarding the Brooklin North Major Roads Environmental Assessment. Highlights of

the presentation included:

- detailed information about the five phases the Environmental Assessment Study process;
- detailed information about the scope of the Roads Environmental Assessment and what was not included in the scope in the Roads Environmental Assessment;
- details of the design principles for arterial and collector roads based on complete streets principles;
- details on the preferred road alignments, and preferred right-of-ways for each roadway;

Recommendation:

Moved By Councillor Mulcahy

That the rules of procedure be suspended to allow the presentation to exceed the ten minute limit.

Carried on a Two Thirds Vote

Paul Bumstead, Senior Project Engineer, and Matthew Cory, Malone Given Parsons, continued their presentation regarding the Brooklin North Major Roads Environmental Assessment. Highlights included:

- details about the intersection control process and the preferred intersection controls;
- details about the five phases of the road infrastructure in north Brooklin;
- the preliminary capital cost based on the preliminary design as proposed in the Environmental Assessment;
- details about tasks completed to date, the next steps in the process, and tasks to be undertaken following the approval of the Environmental Assessment;

A question and answer period ensued between Members of Committee, Mr. Bumstead, and Mr. Cory regarding:

- the benefits of having a complete streets focus;
- whether the potential for a ramp from Cochrane Road to Highway 407 was considered a part of the Assessment;
- whether the future studies for Brawley Road would determine the width of the road allowance and how that would impact the intersection at Thicksen Road and Brawley Road;
- whether the preliminary cost of \$300,000,000.00 would be out-of-pocket costs for the Town; and,
- whether the preliminary cost estimates were based on the cost

today.

It was the consensus of the Committee to hear Item 9.4, PW 5-21, at this time.

7. Delegations

7.1 There were no delegations.

8. Correspondence

8.1 Memorandum from C. Chrus, Manager, Creative Communities, dated February 22, 2021 regarding the Downtown Whitby Development Steering Committee's 2020 Annual Report

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

- details about the presentation regarding the revitalization of Newmarket's Historic Main Street and whether a copy of the presentation could be shared with Members of Council; and,
- whether the Terms of Reference for the Downtown Whitby Development Steering Committee was consistent with the Terms of Reference for the Brooklin Downtown Development Steering Committee.

Recommendation:

Moved By Councillor Drumm

That the Downtown Whitby Development Steering Committee's 2020 Annual Report be received for information.

Carried

8.2 Memorandum from C. Chrus, Manager, Creative Communities, dated February 22, 2021 regarding the Brooklin Downtown Development Steering Committee's 2020 Annual Report

Recommendation:

Moved By Councillor Lee

That the Brooklin Downtown Development Steering Committee's 2020 Annual Report be received for information.

Carried

9. Staff Reports

9.1 Financial Services Department Report, FS 05-21
Re: 2020 Tender Awards

Recommendation:

Moved By Councillor Drumm

That Report No. FS 05-21 of the Commissioner of Financial Services be received as information.

Carried

9.2 Financial Services Department Report, FS 08-21
Re: Declare Surplus Part of Byron Street Plan 173 North of Part 1, Plan 40R-25614, PIN 26541-0172 (LT) and Lot 187, Lot 188, Lot 189, Plan 173, Save and Except Parts 1, 6, 7 & 8, 40R-6470, PIN 26541-0092 (LT) for the Purpose of Transfer to the Regional Municipality of Durham – Southwest Corner of Brock Street North and Rossland Road West

Recommendation:

Moved By Councillor Shahid

1. That Part of Byron Street Plan 173 North of Part 1, Plan 40R-25614, PIN 26541-0172 (LT) ("Property #1") and Lot 187, Lot 188, Lot 189, Plan 173, Save and Except Parts 1, 6, 7 & 8, 40R-6470, PIN 26541-0092 (LT) ("Property #2) (collectively referred to as the "Properties") as outlined in red on Attachment 1 to this report be declared surplus and be conveyed to the Regional Municipality of Durham, subject to the conditions set out Financial Services Report FS 08-21;
2. That Council waive the Town's requirement of giving public notice to convey the Properties;
3. That a by-law be brought forward authorizing the conveyance of the Properties; and,
4. That the Mayor and Clerk be authorized to execute any and all documents necessary to give effect to the conveyance of the Properties to the Regional Municipality of Durham.

Carried

**9.3 Financial Services Department Report, FS 11-21
Re: Draft Development Charge Background Study**

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

- the significant reduction in what could be included in the development charge base, and whether it was a reduced benefit to existing deductions or whether it was a reduction due to legislative changes that prevents the Town from recovering development charges for some Town assets;
- whether the reductions were due to removing items from capital costs due to comments from developers indicating that the Town does not need to spend as much on items such as roads, bridges and parks;
- the rationale for Whitby's residential and non-residential development rates being mid-range in comparison to comparable municipalities;
- whether 100 percent of assessment growth for the Town over the next 10 years would be applied to capital costs and would not offset any operational costs;
- confirmation on the annual funds that would be allocated to the Capital Reserve Fund to offset the tax payers portion of the capital plan;
- opportunities to debt finance the additional funds required and recover the funds over a 20 year period as opposed to 10 years so that the life of the asset would be paid in the future by tax payers who would benefit from the asset;
- whether the Town was in a better position due to the increase of the recovery percentage of net municipal costs for growth related infrastructure to service growth in comparison to 2016 when the recovery percentage was lower for net municipal costs for growth related infrastructure; and,
- whether the impact on the tax base resulting from the new development charge rates was comparable to the impact on the tax base as a result of the 2016 development charge rates.

Recommendation:

Moved By Councillor Shahid

That report FS 11-21 from the Commissioner of Financial Services/Treasurer be received as information.

Carried

It was the consensus of the Committee to hear Item 8.1, Memorandum from C. Chrus, Manager, Creative Communities, dated February 22, 2021 regarding the Downtown Whitby Development Steering Committee's 2020 Annual Report, at this time.

9.4 Public Works Department Report, PW 5-21
Re: Brooklin North Major Roads Environmental Assessment

Recommendation:

Moved By Councillor Newman

1. That Public Works Report PW 5-21 Brooklin North Major Roads Environment Assessment (EA) – Environmental Study Report be received for Information;
2. That staff report PW 5-21 be forwarded to the Central Lake Ontario Conservation Authority (CLOCA), Region of Durham, Elexicon, the Ministry of Transportation and the Ministry of Environment Conservation and Parks;
3. That the Final Environmental Study Report be filed in accordance with the Municipal Class EA process and be made available for agency and stakeholder review;
4. That MD-4149 and MD-5271 be removed from the New and Unfinished Business listing;
5. That staff advise Council if there are any significant comments or concerns following the public consultation; and,
6. That staff continue to develop the strategic 10 year implementation plan for detail design and construction of the new/modified Brooklin Road Network, including but not limited to: scope, staging strategies, further EA work for routes outside the Study Area, design and approvals, route timing, coordination with other agencies, who is doing what from a design and construction perspective, for consideration in future budgets, financial plans and capital programs.

Carried

It was the consensus of the Committee to hear Item 9.1, FS 05-21, at this time.

9.5 Public Works Department and Office of the Chief Administrative Officer

Joint Report, PW 8-21
Re: AVIN Status Update

Recommendation:

Moved By Councillor Newman

That Report PW 8-21 be received for information.

Carried

- 9.6** Public Works Department and Office of the Town Clerk Joint Report,
PW 10-21
Re: Amendment to ToR-AC-02 Active Transportation and Safe Roads
Advisory Committee Terms of Reference: Meeting Schedule

Recommendation:

Moved By Councillor Shahid

That Council amend ToR-AC-02 Active Transportation and Safe Roads
Advisory Committee Terms of Reference to indicate that the Active
Transportation and Safe Roads Advisory Committee shall meet on the
second Thursday of the month, six (6) times per calendar year.

Carried

- 9.7** Office of the Town Clerk Report, CLK 02-21
Re: Amendment to Procedure By-law # 7462-18 - Petitions

Recommendation:

Moved By Councillor Leahy

1. That Staff Report CLK 02-21 be received for information; and,
2. That the Clerk be directed to bring forward the draft by-law
appended to this Staff Report as Attachment 1 to amend
Procedure By-law # 7462-18 in order to provide clarity around the
acceptance of petitions.

Carried

9.8 Office of the Town Clerk Report, CLK 03-21
Re: Brock Street Distilling Company Ltd. – “By The Glass”
Manufacturer’s Limited Liquor Sales Licence Application to the AGCO

Recommendation:

Moved By Councillor Newman

1. That the Council of the Town of Whitby supports the application made by the Brock Street Distilling Company, located at 244 Brock Street South, Whitby, for a “By The Glass” Manufacturer’s Limited Liquor Sales Licence; and,
2. That the Clerk provide written notice to the Alcohol and Gaming Commission of Ontario (AGCO) and to Brock Street Distilling Company Ltd. notifying them of Council’s resolution confirming its support.

Carried

10. New and Unfinished Business - General Government

10.1 Permanent Traffic Calming Devices Including Speed Humps in New and Existing Neighbourhoods

Councillor Lee introduced a motion regarding permanent traffic calming devices including speed humps in new and existing neighbourhoods.

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

- whether there was a process to identify existing streets that Members of Council have received requests from residents for traffic calming devices that Staff would prioritize; and
- the timeline for a report back to Council.

Recommendation:

Moved By Councillor Lee

Whereas Council has set a goal of making streets and neighbourhoods safer through traffic calming measures that reduce traffic speeds; and,

Whereas traffic speeds in residential neighbourhoods present a safety concern for communities and is a major concern for residents; and,

Whereas speed humps are an effective, low-cost tool that are proven to reduce traffic speeds 24 hours a day, 7 days a week with a minimal impact on cyclists and snow clearing; and,

Whereas the City of Toronto has developed a Traffic Calming Guide and Traffic Calming Policy that can be referenced by Staff in determining where traffic calming devices including speed humps should be installed in order to reduce impacts to transit and emergency services vehicles;

Now therefore, be it resolved:

1. That Staff identify for all new Brooklin and major development draft plans, recommended locations for the installation of permanent traffic calming devices, including but not limited to, speed humps, as part of road construction;
2. That staff review opportunities and locations to include permanent traffic calming measures, including but not limited to speed humps, for West Whitby developments where possible;
3. That staff as part of the status update report on the Robert Atterlsey Speed Hump Pilot, identify a path forward plan for installation of permanent speed humps on existing streets within the Town; and,
4. The Town staff utilize best practice traffic calming standards, including those used by the City of Toronto, in the application and design of speed humps and other traffic calming devices and update the Town standards where required.

Carried

It was the consensus of the Committee to resume consideration of Item 4.6, PL 10-21, at this time.

Adjournment

Motion to Adjourn

Recommendation:

Moved By Councillor Mulcahy

That the meeting adjourn.

Carried

The meeting adjourned at 10:18 p.m.