

Present: Mayor Mitchell
Councillor Alexander
Councillor Leahy
Councillor Lee
Councillor Mulcahy
Councillor Newman
Councillor Roy
Councillor Shahid
Councillor Yamada

Also Present: M. Gaskell, Chief Administrative Officer
S. Beale, Commissioner of Public Works
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
K. Nix, Commissioner of Corporate Services/Treasurer
R. Saunders, Commissioner of Planning and Development
J. Romano, Manager of Facilities - Operations
H. Ellis, Executive Advisor to the Mayor
C. Harris, Town Clerk
S. Mulekar, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Call to Order

Call of the Roll: The Clerk

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

Planning and Development

Councillor Roy assumed the Chair

2. Presentations - Planning and Development

2.1 There were no presentations.

3. Delegations - Planning and Development

3.1 Bryce Jordan and Russel White representing Winash Developments
Re: Planning and Development Department Report, PL 43-19
Urban Design Guidelines and Comprehensive Block Plan for the
Southwest Corner of Baldwin Street South and Winchester Road West

Bryce Jordan and Russel White, representing Winash Developments, appeared before the Committee and provided detailed information related to the process undertaken for the Urban Design Guidelines and Comprehensive Block Plan for the Southwest Corner of Baldwin Street South and Winchester Road West. He noted that the southern extension of Downtown Brooklin would include innovative features complementing the existing development. Mr. Jordan stated that Street A had been approved by the Ministry of Transportation and would align with Roybrook Avenue.

Recommendation:

Moved By Councillor Lee

That the rules of procedure be suspended to allow the delegation to exceed the five minute speaking limit.

Carried

Mr. Jordan continued his delegation and noted that the east side of the proposed development would include commercial mix-use development with seniors' residences and the south side would include a business park with higher density development.

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

- the land acquisition from the Ministry of Transportation (MTO) and who would be responsible for the process;
- the maximum height of proposed buildings within the development;
- whether there would be an entertainment area in the urban square area;
- whether businesses other than Longos had expressed interest in

the development;

- clarification on the maintenance and/or replacement of the mature spruce trees;
- whether Street A and Ferguson Avenue would be connected in the future;
- whether Block 3 would have a traditional plaza and parking space at the rear of the building; and,
- the timeline for commencement of construction and whether it would be completed in phases.

It was the consensus of the Committee to hear Item 5.1, Report PL 43-19, at this time.

- 3.2** Eric Saulesleja representing GSP Group Inc.
Re: Planning and Development Department Report, PL 47-19
Official Plan Amendment Application OPA-2018-W/05, Zoning By-law Amendment Application Z-30-18, Site Plan Application SP-44-18 (DEV-17-18), 7902484 Canada Inc c/o Triovest Realty Advisors, 304, 308, 368, 372, 374 and 378 Taunton Road East

Mr. Saulesleja's delegation was heard under Item 5.2, PL 47-19.

- 3.3** Debbie Melohe, resident
Re: Planning and Development Department Report, PL 50-19
Zoning By-law Amendment Application – 5360 Thickson Road North – Thickson Road 407 Whitby Limited, File: DEV-11-19 (Z-06-19)

Debbie Melohe, 6 Burdge Court, appeared before the Committee and raised concerns regarding the impact that the development would have on food security and climate stability. She stated that the development would limit future agricultural employment opportunities for farmers. Ms. Melohe noted that the agricultural lands should be preserved for future generations. Ms. Melohe further stated that Durham Region was growing and needed a reliable source of local food supply and losing farmland would further impact climate instability.

It was the consensus of the Committee to hear Item 5.4, Report PL 50-19, at this time.

4. Correspondence - Planning and Development

- 4.1** Memorandum from C. Harris, Town Clerk dated April 29, 2019 regarding the Downtown Whitby Development Steering Committee's 2018 Annual Report

A question and answer period ensued between Members of the Committee and Town Staff regarding the Downtown Whitby Development Steering Committee's plans to collaborate with the Downtown Whitby Business Improvement Area, the Whitby Chamber of Commerce, the Olde Whitby Neighbourhood Association, and whether there was a shared goals and vision document.

Recommendation:

Moved By Councillor Leahy

That the 2018 Annual Report for the Downtown Whitby Development Steering Committee be received for information.

Carried

It was the consensus of the Committee to hear Item 3.3, Delegation by Debbie Melohe, at this time.

5. Staff Reports - Planning and Development

5.1 Planning and Development Department Report, PL 43-19

Re: Urban Design Guidelines and Comprehensive Block Plan for the Southwest Corner of Baldwin Street South and Winchester Road West

A question and answer period ensued between Members of the Committee and Town Staff regarding the process to have the Ministry of Transportation, Ontario (MTO) release the surplus lands at the southwest corner of Baldwin Street and Highway 7 and whether the Environmental Assessment on Winchester Road would have an impact on future traffic lights at Street A and Ferguson Avenue.

Recommendation:

Moved By Councillor Lee

That the Urban Design Guidelines and Comprehensive Block Plan for the Southwest Corner of Baldwin Street South and Winchester Road West, dated April 2019, prepared by the MBTW Group on behalf of Winash Developments Limited, be endorsed by Council and used in the review, evaluation and consideration of associated development applications.

Carried

It was the consensus of the Committee to hear Item 3.2, Delegation by Eric Saulesleja, at this time.

- 5.2** Planning and Development Department Report, PL 47-19
Re: Official Plan Amendment Application OPA-2018-W/05, Zoning By-law Amendment Application Z-30-18, Site Plan Application SP-44-18 (DEV-17-18), 7902484 Canada Inc c/o Triovest Realty Advisors, 304, 308, 368, 372, 374 and 378 Taunton Road East

Eric Saulesleja, representing GSP Group Inc., Angela Mariani, representing Nautical Lands Group, and Steven Dejonckheere, representing Triovest Realty Advisors, appeared before the Committee to answer questions regarding:

- whether the height, intensification and density of the proposed development was permitted in accordance with the Town's Official Plan and the Region of Durham's intensification corridor;
- mitigation measures to manage the increased traffic congestion in the area that would be created by the proposed development;
- whether the development would provide sufficient parking to accommodate the needs of residents, visitors, and commercial clients;
- whether the units would be rental or condominiums and whether there would be indoor bicycle parking;
- clarification on the rentals and amenities provided for seniors use only;
- whether the developer would provide information on the unit types and the price range;
- whether the developer had experience in building similar sites;
- clarification on the operation and management of the senior residences;
- whether there were 18 storey high-rise projects in other areas of the Town;
- whether a shuttle service would be provided for senior residents on a daily or weekly basis to get to other areas of the Town;
- whether developers were including sustainable features in the development;
- whether the developer was working on an Active Transportation Study for the site; and,
- clarification on the ownership of the commercial space.

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

- whether the current surface parking space would be displaced

due to the development and, if not, whether it would be included as shared parking;

- fencing for the construction site and whether the construction vehicles and equipment would remain on site during the construction phase;
- the provision of underground and surface parking;
- the measures considered with respect to the accessibility of the development;
- environmental features within the proposed development;
- whether the development would be compatible with the existing height and density of the neighbourhood;
- the timeline associated with the extension of Garden Street; and,
- the provision of additional information to Council as the development progresses.

Recommendation:

Moved By Councillor Alexander

1. That Council approve Official Plan Amendment # 114 to the Whitby Official Plan (File: OPA-2018-W/05), as shown on Attachment # 8, and that a By-law to adopt Official Plan Amendment # 114 be brought forward for consideration by Council;
2. That Council approve an amendment to Zoning By-law # 1784 (File: Z-30-18), 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 PL 47-19, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment # 114 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development.

Carried

- 5.3** Planning and Development Department Report, PL 49-19
Re: Zoning By-law Amendment Application – Recommendation Report for Lands on Block 10 of Plan 40M-2554 (North Side of Rossland Road East, East of Brock Street North); by Whitby (Brock and Rossland) Developments Inc. (Highmark Homes); File: DEV-05-18 (Z-12-18)

A brief question and answer period ensued between Members of the Committee and Town Staff regarding clarification on the definition of stacked townhouses.

Recommendation:

Moved By Councillor Yamada

1. That Council approve an amendment to Zoning By-law # 2585 (Application # Z-12-18) for a portion of lands within Block 10 of Plan 40M-2554, to permit freehold street townhouses subject to the conditions contained in Attachment # 8; and,
2. That a Zoning By-law Amendment to implement the development of 16 freehold street townhouses fronting on to Vanier Street be brought forward for Council's approval.

Carried

It was the consensus of the Committee to hear Item 4.1, Memorandum from C. Harris, Town Clerk, regarding the Downtown Whitby Development Steering Committee's 2018 Annual Report, at this time.

5.4 Planning and Development Department Report, PL 50-19
Re: Zoning By-law Amendment Application – 5360 Thickson Road North – Thickson Road 407 Whitby Limited, File: DEV-11-19 (Z-06-19)

A question and answer period ensued between Members of the Committee and Town Staff regarding whether the Site Plan Application would be presented to Council and whether the site could be separated from the road by way of a berm.

Recommendation:

Moved By Councillor Lee

1. That Council approve an amendment to Zoning By-law # 1784 (Application # Z-06-19) to an 'M1A'-Prestige Industrial Zone to permit a warehouse and distribution centre with associated offices at 5360 Thickson Road North; and,
2. That a By-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

Carried

It was the consensus of the Committee to hear Item 5.7, Report PL 48-19, at this time.

- 5.5** Planning and Development Department Report, PL 44-19
Re: Sign By-law Variance to Permanent Sign By-law for Two Wall Signs
at 4150 Baldwin Street South (Wendy's) File: SB-02-19

Recommendation:

Moved By Councillor Leahy

That Council approve a variance to the Town of Whitby Permanent Sign By-law # 7379-18 for Calloway Reit (Whitby) Inc. (Wendy's) at 4150 Baldwin Street South, to permit two wall signs.

Carried

- 5.6** Planning and Development Department, Report PL 46-19
Re: Temporary Use Zoning By-law Amendment Application File: DEV-14-19 (Z-08-19), 4120 Coronation Road, Whitby Taunton Holdings Limited

Recommendation:

Moved By Councillor Newman

1. That Council approve a proposed Zoning By-law Amendment (Application # Z-08-19) for the extension of a temporary use at 4120 Coronation Road. The temporary use is for five existing residential sales offices for an additional three year period; and,
2. That the Zoning By-law Amendment be brought forward for Council's consideration.

Carried

It was the consensus of the Committee to hear Item 5.8, Report PL 45-19, at this time.

- 5.7** Planning and Development Department Report, PL 48-19
Re: Tax Increment Equivalent Grant (TIEG) Agreement between the Town of Whitby and 6064540 Canada Inc. (Brock Street Brewery, 244 Brock Street South)

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

- clarification on the Tax Increment Equivalent Grant (TIEG)

assessment and whether it applied to all components of business;

- provisions to make amendments to the TIEG agreement and whether the new industrial businesses would benefit should Community Improvement Plan be amended;
- whether beer production would be considered as ancillary to commercial use of a business and whether food preparation would be classified under industrial or commercial use;
- clarification on the industrial and commercial use of businesses and that MPAC would be responsible to assess the classifications;
- whether the Parking Master Plan would address the need for additional parking in Downtown Whitby.

Recommendation:

Moved By Councillor Leahy

1. That Council approve the Standard Form Tax Increment Equivalent Grant (TIEG) Agreement for 6064540 Canada Inc. (Brock Street Brewery) for the development located at 244 Brock Street South. Any minor modifications may be made with the approval of the Treasurer and Town Solicitor;
2. That the Town of Whitby enter into a TIEG Agreement with 6064540 Canada Inc. outlining the terms and conditions of the TIEG; and,
3. That the Mayor and Clerk be authorized to sign the TIEG Agreement on behalf of the Town, including any related documentation.

Carried

It was the consensus of the Committee to hear Item 5.5, PL 44-19, at this time.

5.8 Planning and Development Department Report, PL 45-19
Re: New and Unfinished Business MD 4636 - Land Development Signage

Recommendation:

Moved By Councillor Alexander

1. That Staff be directed to introduce new clauses into the

- Subdivision Agreements to require signage on high density blocks within new subdivisions; and,
2. That Item MD 4636 be removed from the New and Unfinished Business List.

Carried

6. New and Unfinished Business - Planning and Development

6.1 New and Unfinished Business - Planning and Development

There was no New and Unfinished Business.

General Government

Councillor Yamada assumed the Chair

7. Presentations - General Government

7.1 There were no presentations.

8. Delegations - General Government

8.1 There were no delegations.

9. Correspondence - General Government

9.1 Correspondence # 2019-401, dated April 8, 2019 and received by the Town Clerk from Jordan McCormack, PFLAG Canada regarding Request to Install a Rainbow Crosswalk in the Town of Whitby.

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

- identifying safe locations within Whitby to paint the rainbow crosswalk and crosswalk design ideas;
- the possibility of a rainbow mural instead of a crosswalk; and,
- the opportunity to have future crosswalks stylized and the opportunity to offset the associated costs through community groups.

Recommendation:

Moved By Councillor Roy

That Staff report back on a preferred location and cost estimate to install

a rainbow crosswalk in Whitby.

Carried

10. Staff Reports - General Government

10.1 Office of the Town Clerk Report, CLK 05-19

Re: Council and Local Boards and Advisory Committees Codes of Conduct – Proposed Revisions

Recommendation:

Moved By Councillor Leahy

1. That the Clerk be directed to bring forward a by-law to adopt the amendments to the Council Code of Conduct and Boards and Advisory Committees Code of Conduct as shown in Attachments # 1 and # 3 appended to Report CLK 05-19;
2. That the Integrity Commissioner Terms of Reference appended as Attachment # 4 to Report CLK 05-19 be repealed due to duplication of requirements enumerated in the Municipal Act, Codes of Conduct, Integrity Commissioner Appointment By-law, and procurement documents; and,
3. That MD 3501 be removed from the General Government New and Unfinished Business List.

Carried

10.2 Office of the Town Clerk Report, CLK 08-19

Re: Proposed Procedure By-law Amendment - Notice of Motion for Committee of the Whole

Discussion ensued between Members of the Committee and Town Staff regarding:

- clarification on notices of motions and whether the deadlines and restrictions would be flexible should the matter be urgent;
- whether the Committee would receive education and training on the process of new motions;
- the possibility of advancing the timeline associated with the release of the Council Information Index and staff reports;
- the difference between motions under New and Unfinished Business and proposed amendments to staff recommendations;
- whether Members could submit motions on Mondays at 8:30 a.m.; and,

- Staff providing more deadline options for submission of motions.

Recommendation:

Moved By Mayor Mitchell

That the Clerk be directed to bring forward a by-law to amend the Procedure By-law to incorporate notice requirements for motions made at Committee of the Whole under New and Unfinished Business.

Note: The disposition of the matter, Item 10.2, was determined through the referral motion below.

Recommendation:

Moved By Councillor Leahy

That the Report CLK 08-19 be referred back to the Staff to investigate notice options, including Notice of Motion in accordance with Robert's Rules of Order for matters under New and Unfinished Business at Committee of the Whole.

Carried

10.3 Public Works Department Report, PW 10-19
Re: Request for Proposal for Future Contracted Services of Curbside Waste Collection in West Whitby

A brief question and answer period ensued between Members of the Committee and Town Staff to clarify the use of contracted services in West Whitby and options for future areas of growth in the Town.

Recommendation:

Moved By Councillor Newman

1. That Report PW 10-19 be received by Council;
2. That Council authorizes staff to issue a Request for Proposal for future contracted services of curbside waste collection in West Whitby and on an as needed basis;
3. That Staff report to Council following the outcome of the Request for Proposal and for Council to approve the Staff recommended vendor; and,
4. That the successful vendor commences collection of curbside

residual waste by late 2019.

Carried

10.4 Public Works Department Report, PW 12-19
Re: National Disaster Mitigation Program – Intake 5

Recommendation:

Moved By Councillor Leahy

1. That Council receive, for information of the following projects being approved by the Province of Ontario for funding under the Federal National Disaster Mitigation Program (NDMP):
 - a. Project # 1 - Corbett Creek Master Drainage Plan Update and Floodplain Mapping Update: Amount approved in the 2019 budget is \$110,000; Grant awarded is \$55,000;
 - b. Project # 2 – Town Wide Urban Flooding Study: Total amount approved in the 2018 and 2019 budget is \$200,000; Grant awarded is \$100,000; and,
2. That Staff provide Council with status updates on the key findings of the above noted projects.

Carried

11. New and Unfinished Business - General Government

11.1 Pickering Airport

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

- whether the business case related to Pickering Airport would be prepared by the Federal Government or the Region of Durham; and,
- whether the proposed motion should be postponed until the KPMG Report was received, and the timeline for receipt of the report.

Recommendation:

Moved By Councillor Roy

Whereas airports are valuable economic drivers in the development of

business, communities, and the infrastructure around them;

Whereas it is anticipated that the results of the forthcoming Federal “Pickering Lands Aviation Sector Analysis” will be positive;

Whereas the federal government has set aside approximately 8,700 acres of land in the City of Pickering to accommodate a future airport and other possible economic development uses (“the Airport Lands”);

Whereas the Airport Lands are located in north-central Pickering adjacent to their Innovation Corridor, about 55 km east of Toronto Pearson International Airport within an integrated transportation network;

Whereas the aerospace industry (the fifth largest employer in Canada) has a membership struggling for land and space to expand business operations in close proximity to Toronto Pearson;

Whereas a second airport would create tens of thousands of high-quality jobs for residents of Durham Region, and attract spinoff businesses and indirect jobs;

Whereas a portion of the Airport Lands could be retained for economic development uses, including transportation/logistic facilities, high-tech enterprises and agriculture, such as year-round indoor farming; and,

Whereas the development of the Airport Lands is key to building a prosperous future not just for Durham Region, but for the entire Greater Toronto Area;

Now Therefore be it Resolved:

1. That the Government of Canada be advised that the Town of Whitby supports the development of an airport in the City of Pickering in principle, based on an approved business case presented by the federal government;
2. That upon completion, the Federal Minister of Transportation share the Pickering Lands Aviation Sector Analysis with all Durham Region municipalities; and,
3. That a copy of this resolution be forwarded to the Federal Minister of Transportation, Durham MPs, the Premier of Ontario, Durham MPPs, all Durham Region municipalities, all Durham Region Boards of Trade and Chambers of Commerce, and the Toronto Region Board of Trade.

Carried later in the meeting [see following motions]

Recommendation:

Moved By Councillor Yamada

That the matter be postponed for discussion until the KPMG Report is presented.

Motion Lost

The main motion was then carried.

11.2 Extension of GO Transit Network along Lakeshore East Corridor from Oshawa to Bowmanville

A brief question and answer period ensued between Members of the Committee and Town Staff regarding clarification on whether the Town would benefit from the GO Transit network extension.

Recommendation:

Moved By Councillor Newman

That a letter be sent from Mayor Mitchell to the Provincial Minister of Finance in support of the letter from Oshawa Mayor Dan Carter, dated April 30, 2019, which requests an extension of the GO Transit Network along the Lakeshore East Corridor from Oshawa to Bowmanville to facilitate improved transit.

Carried

12. Adjournment

12.1 Motion to Adjourn

Recommendation:

Moved By Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 9:56 p.m.

13. Advisory Committee Minutes – For Information Only

- 13.1**
- Accessibility Advisory Committee Minutes - April 2, 2019
 - Whitby Sustainability Advisory Committee Minutes - April 3, 2019
 - Ethno-cultural and Diversity Advisory Committee Minutes - April 4, 2019
 - Heritage Whitby Advisory Committee Minutes - April 9, 2019
 - Downtown Whitby Development Steering Committee Minutes - April 18, 2019