

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF  
THE TOWN OF WHITBY HELD ON TUESDAY, APRIL 6, 2010 AT THE HOUR OF 7:00 P.M.  
IN THE MEETING HALL OF THE WHITBY MUNICIPAL BUILDING AS CALLED BY THE  
HEAD OF COUNCIL

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PRESENT: Mayor Perkins  
  
Mayor Perkins in the Chair  
  
Councillor Coe  
Councillor Drumm  
Councillor Mitchell  
Councillor Pitchforth  
Councillor Roy  
Councillor Scott

ABSENT: Councillor Emm

STAFF PRESENT: R. Petrie, Chief Administrative Officer  
S. Beale, Director of Public Works  
S. Edwards, Manager of Parks, Marina, Long  
Range Planning, Tourism & Culture  
R. Short, Director of Planning  
D. Wilcox, Town Clerk  
M. Pettit, Deputy Clerk

CALL TO ORDER

Mayor Perkins called the meeting to order at 7:00 p.m.

1. DISCLOSURES OF INTEREST

There were no disclosures of interest.

RESOLUTION NO. 121-10

MOVED by Councillor Coe  
Seconded by Councillor Drumm

That Council resolve itself into Committee of the Whole with Councillor Coe,  
Chair of Planning & Development Committee, in the Chair for the purpose of  
considering a proposed Official Plan Amendment dealing with the Future Urban  
Development Area (FUDA) #4.

CARRIED

Councillor Coe in the Chair.

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2. PUBLIC MEETING

The Town Clerk provided a review of the Public Meeting process for the benefit of the audience.

3. ITEM FOR CONSIDERATION BY COUNCIL IN COMMITTEE OF THE WHOLE

**3.1** Planning Report PL 38-10  
TOWN OF WHITBY  
Proposed Official Plan Amendment (OPA-2008-W/11) Future Urban  
Development Area (FUDA) #4

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R. Short, Director of Planning introduced the report. Nick MacDonald, Partner, Meridian Planning Consultants, who have been retained to assist the Town of Whitby with its Official Plan Review, appeared before Committee and outlined highlights of the proposed amendment. Committee members asked the consultant for clarification on aspects of the report.

Chair Coe declared the meeting to be a public meeting and invited submissions from the audience.

Kevin Cosgrove, 125 Colston Avenue, appeared before Committee and advised that he wasn't aware this was the current zoning in his area and enquired how long this designation had been in place. Mr. Short advised that the zoning designation has been in place in this area for some time.

Leah Naagle, 23 Ferguson Avenue, appeared before Committee and advised she is pleased to see what is before Committee and enquired when the next meeting will take place. Mr. Short advised this matter is expected back for consideration before the end of the second quarter.

Andy Barrington, 25 Ferguson Avenue, appeared before Committee and advised he is happy to see that recommendations have taken into consideration the comments put forward at public meetings and workshops and thanked Committee members for listening to residents.

Mike Everard, Planning Consultant for Catholic Cemeteries Archdiocese of Toronto, 34 Melchior Crescent, Markham, appeared before Committee and advised he was pleased with the report and enquired if there are any further road widenings anticipated in the future. Mr. Short advised that road widenings are expected in Ashburn and that this would be facilitated within rules and practices.

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Kevin Tunney, Tunney Planning Consultants, Byron Street, appeared before Committee, on behalf of his clients, past and present owners of Ultramar gas station, and questioned the road pattern/collector road system. He stated that the existing application plan is preferred to proceed. Mr. Short advised that there is a need for an internal road system and that a major road transportation study is required. The planned policy is written for large blocks of land, not individual specific site plan application, however planning staff would be happy to discuss his particular application.

There being no further submissions, the public meeting was closed.

A question and answer period ensued.

**RECOMMENDATION**

MOVED by Councillor Mitchell

1. That Council approve the proposed Amendment to the Whitby Official Plan (OPA-2008-W/11) as Amendment No. 85, subject to the comments and conditions outlined in Planning Report PL 38-10;
2. That a By-law to adopt Official Plan Amendment No. 85, shown as Attachment # 6, be brought forward for consideration by Council;
3. That the Clerk forward to the Region of Durham, within fifteen (15) days of adoption of the amendment, 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;
5. That the Planning Department, in consultation with the Public Works Department, undertake a study to examine appropriate land uses and the merits of maintaining existing access; closing access; or, limiting access, to and from Ferguson Avenue, at Winchester Road / Heberdown Crescent; and,
6. That the Planning Department report back to Planning and Development Committee regarding the land use study and consideration of an Official Plan Amendment to remove the Collector Road designation over Ferguson Avenue between Winchester Road West and Vipond Street.

CARRIED AS AMENDED  
(See Following Motion)

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MOVED by Councillor Mitchell

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

;as amended to include the following:

11.5.6.14 Development within that portion of the Brooklin Main Central Area, south of Winchester Road and west of Baldwin Street, is intended to complement Brooklin's historic downtown business district and the vibrancy of the Main Central Area. To meet this requirement, it is the intent of this Plan to require the focussing of buildings along the street edges of Winchester Road and Baldwin Street to encourage the establishment of pedestrian oriented public realm. In addition, the integration of a pedestrian environment into all aspects of new development will be required and these lands be subject to design guidelines that are reflective of and compatible with the heritage architecture of the Brooklin Heritage Conservation District, where appropriate.

Urban design guidelines are required to support all planning applications and will address, among other matters, the massing and scale of buildings, the provision and design of public roads, public meeting places, open spaces and zoning standards. The urban design guidelines will be guided by the urban design plan entitled: "Brooklin Business District Main Central Area Expansion – Urban Design Concept and Guidelines, 2008".

CARRIED

The main motion as amended was then CARRIED.  
Mayor Perkins in the Chair.

RESOLUTION NO. 122-10

MOVED by Councillor Coe  
Seconded by Councillor Scott

That Council rise and ratify the actions from Committee of the Whole.

CARRIED

4. CONFIRMING BY-LAW - BY-LAW NO. 6317-10

RESOLUTION NO. 123-10

MOVED by Councillor Coe seconded by Councillor Drumm 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

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on April 6<sup>TH</sup>, 2010, 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

5. ADJOURNMENT

RESOLUTION NO. 124-10

MOVED by Councillor Coe  
Seconded by Councillor Mitchell

That the meeting be adjourned.

CARRIED

The meeting adjourned at 8:46 p.m.

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Debi A. Wilcox, Town Clerk

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Patricia Perkins, Mayor