



Special Council Minutes

January 23, 2023, 5:15 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski
Councillor Cardwell
Councillor Leahy
Councillor Lee
Councillor Lundquist
Councillor Mulcahy
Councillor Shahid (joined at 5:18 p.m.)
Councillor Yamada

Also Present: M. Gaskell, Chief Administrative Officer
S. Klein, Director of Strategic Initiatives
J. Long, Head of Organizational Effectiveness
J. Romano, Commissioner of Community Services
F. Wong, Commissioner of Financial Services/Treasurer
R. Saunders, Commissioner of Planning and Development
D. Speed, Head of Operations & Fire Chief
M. Dodge, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Douglas, Legislative Specialist (Recording Secretary)

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1. Call To Order: The Mayor
 2. Call of the Roll: The Clerk
 3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

4. Presentations
 - 4.1 L. Tesolin, Principal Planner & Supervisor of Policy & Heritage Planning
and K. Kram, Principal Planner & Supervisor of Zoning & Regulation

Re: Downtown Whitby Secondary Plan Update & Mature Neighbourhoods Study

L. Tesolin, Principal Planner & Supervisor of Policy & Heritage Planning and K. Kram, Principal Planner & Supervisor of Zoning & Regulation provided a PowerPoint presentation regarding the Downtown Whitby Secondary Plan Update and Mature Neighbourhoods Study. Highlights of the presentation included:

- an explanation of how Official Plans and Secondary Plans are used by the municipality;
- the need for a Downtown Whitby Secondary Plan ("Secondary Plan") update to account for policy changes, the Town's Official Plan, population growth, and to support intensification projects;
- the recommended Secondary Plan boundary, which includes Downtown Whitby Major Central Area/Intensification Area and Corridors as well as adjacent mature neighbourhoods;
- the goals of the Secondary Plan update;
- an overview of the four (4) Phases of the of the Secondary Plan update, including public consultation;
- the background review and analysis, project overview, and engagement activities conducted in Phase 1;
- feedback gained in Phase 2 concerning the two land use concept options presented at the second Community Open House;
- feedback gained in Phase 3 concerning the preferred concept plan and proposed policies presented at the third Community Open House;
- presentation of the final recommended Secondary Plan presented to Council in Phase 4;
- an overview of the recommended changes to the Secondary Plan as outlined in various policies, including the Land Use Policy and Heritage and Density Policy;
- next steps in the Secondary Plan update;
- origins of the Mature Neighbourhood Study (MNS), including the Interim Control By-laws approved by Council in December 2020;

- goals of the MNS;
- an overview of the three (3) MNS phases and current project status, which focuses on planning and design recommendations;
- policy highlights of the draft proposed Official Plan Amendment;
- a summary of public consultation efforts regarding the MNS;
- next steps in the MNS; and,
- consideration given to Envision Durham, Metrolinx Scarborough-Durham Bus Rapid Transit (BRT) Line, as well as Provincial Bill 109 and Bill 23.

A question and answer period ensued between Members of Council and staff regarding:

- the number of participants that provided feedback at various stages in the Secondary Plan update;
- whether the level of participation in the MNS and Secondary Plan update was typical for these types of projects;
- whether any of the feedback pertained to storm water management;
- recommended roads that will be extended in accordance with the MNS and Secondary Plan update recommendations;
- clarification regarding the sections of Mary Street West that are included in the MNS;
- existing high density residential areas;
- areas where eight (8) and six (6) story buildings are permitted within the proposed Secondary Plan update;
- whether six (6) story buildings will be permitted on Brock Street through Downtown Whitby, and the application of Angular Plane and Transition Policies;
- whether policies may be used to support the Town's position at potential future Ontario Land Tribunal appeals concerning development applications within the Downtown Whitby Secondary Plan boundary; and,

- a request for further public consultation at a future Town Hall meeting.

5. Adjournment

Motion to Adjourn

Moved by Councillor Leahy

Seconded by Councillor Lundquist

That the meeting adjourn.

Carried

The meeting adjourned at 6:03 p.m.

Christopher Harris, Town Clerk

Elizabeth Roy, Mayor