

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITBY HELD ON THURSDAY, APRIL 8, 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

PRESENT: Mayor Perkins
Mayor Perkins in the Chair
Councillor Coe
Councillor Drumm joined the meeting in progress (7:04 p.m.)
Councillor Mitchell
Councillor Pitchforth
Councillor Roy
Councillor Scott

ABSENT: Councillor Emm

STAFF PRESENT: R. Petrie, Chief Administrative Officer (CAO)
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. 129-10

MOVED by Councillor Pitchforth
Seconded by Councillor Scott

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 Draft Official Plan Amendment for the Intensification Strategy (File OPA-2009-W/02) and Proposed Draft Official Amendment Conformity to Province's Growth Plan (OPA-2010-W/01).

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. ITEMS FOR CONSIDERATION BY COUNCIL IN COMMITTEE OF THE WHOLE

3.1 Planning Report PL 42-10
TOWN OF WHITBY
Proposed Draft Official Amendment for the Intensification Strategy (File OPA-2009-W/02) (Whitby Official Plan Review).

R. Short, Director of Planning introduced the item. Nick MacDonald, Partner, Meridian Planning Consultants, who have been retained to assist the Town of Whitby with its Official Plan Review, provided a brief powerpoint presentation.

A question and answer period ensued.

Mayor Perkins expressed concern that Council may have established a precedent by already approving a 30 storey building on the waterfront prior to the completion of the Official Plan review.

Councillor Mitchell challenged the Mayor's comments as he felt they were out of order and the Chair ruled him out of order. Councillor Mitchell challenged the Chair's ruling.

Chair Coe called for a vote of Council members on whether the Mayor's comments were out of order. Council ruled the Mayor's comments were out of order. CARRIED

The Mayor accepted the ruling of Council.

The question and answer period continued.

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

John Dolstra, 23 Regency Crescent, appeared before Committee, and inquired why high density has been concentrated in the south area particularly in the Port Whitby area. The consultant responded that Port Whitby was very unique from the downtown in that it is well situated for high density, due to its proximity to the commuter GO station, Highway 401 and the waterfront.

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Rudy Heezan, 1600 Charles Street, #712, appeared before Committee, and stated he was pleased to see public comments being taken into consideration. Mr. Heezan inquired about the 30 storey building already approved and enquired how it would be handled within the new plan.

David Mills, 7680 Cedarbrook Trail, appeared before Committee, and requested that the new plan have regard for the community, the schools, and its churches and requested the consultant to leave room for the provision of these amenities. Mr. Mills advised he supports the intensification project and wishes to make those areas identified for high density people-friendly places.

Marion Irwin, 61 Prentice Drive, appeared before Committee, and asked for clarification on a number of sites noted on the plan, particularly the Garden Street, Consumer Drive area. Mr. Short advised that the application in question is already before Council and that Council will be guided within this policy, should it be adopted.

Mark Tolmie, 120 Front Street East, appeared before Committee, and asked for the definition of angular plans. The consultant responded that there is an angular plan calculation wherever high density buildings are adjacent to lower density. Mr. Tolmie suggested that any secondary plans get updated should take precedence. Mr. Tolmie advised he was impressed that the feedback from the public had been incorporated into the document.

Robert Nancekivell, 25 Winchester Road, appeared before Committee, and advised he is thankful the Town has put up his privacy fence but that he now has concerns about the new LCBO across the street causing more traffic congestion. Mr. Nancekivell advised he is surrounded by mixed density and though he has put his house up for sale, many potential buyers are turned off by the process of rezoning.

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

RECOMMENDATION

MOVED by Councillor Mitchell
Seconded by Councillor Roy

That the Planning Consultant and staff review and report back on the following:

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That to ensure a fair allocation of density across the community a policy be developed to confirm that densities by intensification area generally shall not exceed the minimum prescribed targets and staff shall monitor and report annually on the status of each intensification area.

CARRIED

RECOMMENDATION

MOVED by Councillor Mitchell
Seconded by Councillor Drumm

That the Planning Consultant and staff review and report back on the following:

That the final OPA shall include a graphic design code to illustrate the principles of urban design to be achieved through the Building Design and location criteria identified in the text of the amendment.

CARRIED

RECOMMENDATION

MOVED by Councillor Drumm

1. That Planning Report Item PL 42-10 be received for information;
2. That the Planning Department report back at such time as all public input and agency comments, have been received and assessed; and
3. That Planning Staff bring forward a recommended Final Official Plan Amendment for Council's consideration in Committee of the Whole, in accordance with the requirements of the *Planning Act*.

CARRIED

The meeting recessed for a brief period at 9:20 p.m.

The meeting reconvened at 9:32 p.m.

3.2 Planning Report PL 43-10
TOWN OF WHITBY
Proposed Draft Official Amendment Conformity to Province's Growth Plan (OPA-2010-W/01) (Whitby Official Plan Review)

R. Short, Director of Planning introduced the item. Nick MacDonald, Partner, Meridian Planning Consultants, who have been retained to assist the Town of Whitby with its Official Plan Review, provided a brief powerpoint presentation.

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Chair Coe declared the meeting to be a public meeting and invited submissions from the public. There being no public submissions, the public meeting was closed.

RECOMMENDATION

MOVED by Councillor Drumm

1. The Planning Report PL 43-10 be received for information;
2. That the Planning Department report back at such time as all public input and agency comments, have been received and assessed; and,
3. That Planning Staff bring forward a recommended Final Official Plan Amendment for Council's consideration in Committee of the Whole, in accordance with the requirements of the *Planning Act*.

CARRIED

RESOLUTION NO. 130-10

MOVED by Councillor Coe
Seconded by Councillor Drumm

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

CARRIED

4. **CONFIRMING BY-LAW – BY-LAW NO. 6319-10**

RESOLUTION NO. 131-10

MOVED by Councillor Pitchforth seconded by Councillor Scott 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 on April 8^h, 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

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5. ADJOURNMENT

RESOLUTION NO. 132-10

MOVED by Councillor Scott
Seconded by Councillor Drumm

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:38 p.m.

Debi A. Wilcox, Town Clerk

Patricia Perkins, Mayor