

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITBY HELD ON TUESDAY, FEBRUARY 16, 2010 AT THE HOUR OF 5:00 P.M. IN THE MEETING HALL OF THE WHITBY MUNICIPAL BUILDING

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

Absent: Councillor Roy

STAFF PRESENT: R. Petrie, Chief Administrative Officer (CAO)
R. Short, Director of Planning
S. Beale, Director of Public Works
D. Wilcox, Town Clerk
M. Pettit, Deputy Clerk

1. DISCLOSURES OF INTEREST

There were no disclosures of interest declared.

2. ITEMS FOR CONSIDERATION

RESOLUTION NO. 58-10

MOVED by Councillor Drumm
Seconded by Councillor Emm

That Council move into Committee of the Whole to hear Planning Report, Item PL 09-10, Intensification Strategy – Whitby Official Plan Review – Public Meeting – (OPA-2009-W/02).

CARRIED

2.1 Re: Planning Department Report, PL 09-10
Intensification Strategy – Whitby Official Plan Review – Public Meeting
(OPA-2009-W/02)

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

Mr. MacDonald appeared before Committee and provided a presentation.

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2. (continued)

Nancy Shanks, 301 Byron St. N., appeared before Committee and asked for clarification on how the numbers were determined for intensification and if citizens can query the province on this forced growth. Ms. Shanks asked for clarification on where the residents are coming from to account for this growth and referred to the Statistics Canada website and quoted from their report. She referred to this plan as forced growth by the province and questioned the projected increase in growth figures, wondering what is the percentage of forced growth vs natural growth. Mr. Short advised we don't have that information. Ms. Shanks asked for clarification on what the highest height restriction for a building in the downtown area and questioned if the applications would be subject to public consultation. Mr. Short replied that any application that doesn't meet the Official Plan would be subject to review.

Sharon Lee, 1600 Charles Street, appeared before Committee and advised that she lives in the Port Whitby area and is impressed by the Official Plan. Ms. Lee asked for clarification on the boundaries around Whitby Go Transit and Port Whitby as she feels they are not defined and queried if this is accurately looking at a true balance between all types of development.

Sean Aikin, 1 Point Hope Place, appeared before Committee and asked if there is a formula for the amount of open green space in this intensification strategy and if not, should this be a rule. Mr. Short advised that in terms of the Planning Act there are provisions for parkland and the formula is varied, depending on the applications. Mr. Short advised that Whitby is statistically well-supplied. Mr. Aikin asked about traffic studies and wondered if they are based on the studies of that single project or does it consider all traffic affected throughout the town. S. Beale, Director of Public Works, said traffic studies are done on the whole study area and are based on land use, not just the project itself.

Bill Irwin and Marion Irwin, 61 Prentice Drive, appeared before Committee and asked for clarification on the purpose of the Garden Street and Burns Street area. They asked for clarification on what the definition of "other" is as indicated in the map provided in the handouts.

Rudy Heezen, 1600 Charles Street, appeared before Committee and asked for clarification on the definition of a stable neighbourhood. Mr. Heezen said he was encouraged by the input in the report from the workshops that citizens provided. Mr. Heezen said the employment of 15,000 jobs in the Port Whitby area is a challenge and wondered before we start building, do we need employment first or do we build first and then get employment.

Mark Tolme, 120 Front Street East, appeared before Committee and expressed concern for the need to identify possible areas for intensification. He advised that he lived in Port Whitby, in a small stable neighbourhood and wants to ensure the single family dwellings were retained for this area.

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2. (continued)

Mayor Perkins suggested that he speak with area residents and then come back with suggestions for Council members regarding stable neighbourhoods.

Michael Bissett of Bousfields Inc., Planning Consultants to Nordeagle Developments Ltd., appeared before Committee and provided a presentation of the Ecoplace concept and requested that this project be included as part of the Intensification Strategy.

Vera Felgemacher, 209 St. John St. W., appeared before Committee and asked if school sites will be preserved in the area and questioned whether established soccer fields and recreation areas would change. Mr. Short said the master waterfront plan is being undertaken by the Community and Marketing Services department dealing with all this land. Ms. Felgemacher asked if there are height restrictions on institutional sites and if there is a restriction on this type of development. Mr. Short said the height restriction now is eight stories and schools are generally two stories. Ms. Felgemacher asked if there are height restrictions in the downtown core. Mr. Short advised that the secondary plan sets minimum and maximum heights and has very detailed criteria. He advised there is a heritage built form in parts of the downtown that have to be explored and it may take care of this.

Sharon Johnston, 340 Watson St. W., appeared before Committee and advised that in her opinion, the high density area should be classified as stable. She said it must be recognized as stable condo dwellers which are an entity unto themselves. Ms. Johnston advised that the soccer field is very busy in summer and that there is a need for parking facilities and grade improvements in the area.

Chad Vernon, 1010 Dundas St. E. appeared before Committee and advised he is concerned that there has been no provision for job creation or caring for an aging population as nothing has been mentioned in the plan about servicing, such as hospitals.

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

Discussion ensued amongst Committee members including a discussion about holding more public meetings in order to hear further comments from the public.

RESOLUTION NO. 59-10

MOVED by Mayor Perkins

1. That further public discussion on the Intensification Strategy – Whitby Official Plan be continued at a time to be arranged as soon as possible by the Town Clerk and Director of Planning in consultation with the Mayor's office; and

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2. (continued)

2. That a presentation by the consultant not be completed at this meeting in order to hear only public submissions.

CARRIED

RESOLUTION NO. 60-10

MOVED by Councillor Emm

That Council rise from Committee of the Whole.

CARRIED

3. CONFIRMATORY BY-LAW NO. 6296-10

RESOLUTION NO. 61-10

MOVED by Councillor Coe, seconded by Councillor Mitchell, 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 February 16th, 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

3. ADJOURNMENT

RESOLUTION NO. 62-10

MOVED by Councillor Emm
Seconded by Councillor Coe

That the meeting be adjourned.

CARRIED

The meeting adjourned at 7:07 p.m.

Debi A. Wilcox, Town Clerk

Patricia Perkins, Mayor