

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITBY HELD ON TUESDAY, JUNE 22, 2010 AT THE HOUR OF 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE WHITBY MUNICIPAL BUILDING

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

STAFF PRESENT: R. Petrie, Chief Administrative Officer  
S. Beale, Director of Public Works  
P. LeBel, Director, Community & Marketing Services  
R. Short, Director of Planning  
D. Wilcox, Town Clerk  
S. Stones, Clerk/Stenographer

Mayor Perkins called the meeting to order at 7:03 p.m.

1. DISCLOSURES OF INTEREST

Councillor Mitchell made a declaration of interest under the Municipal Conflict of Interest Act with respect to Section xvii) of Planning Report, Item PL 83-10, regarding Whitby Official Plan Review: West Whitby Secondary Plan - Proposed Official Plan Amendment No. 91 as he has interest in a property identified in the report. Councillor Mitchell did not participate in the discussion or vote on the matter.

2. PUBLIC MEETINGS

MOVED by Councillor Emm  
Seconded by Councillor Coe

That Committee move into Committee of the Whole.

CARRIED

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

3.1 Re: Public Works Report, Item PW 28-10  
Transportation Master Plan – Final Study Documentation

Councillor Pitchforth, Chair of the Operations Committee, assumed the Chair and explained the format for the first part of the meeting.

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Matthew Cory, of Malone Given Parsons, Suite 201, 140 Renfrew Drive, Markham, appeared on behalf of the Brooklin North Landowners Group. He advised that the group collectively owns approximately 600 hectares of land around Brooklin, which have been identified as new employment lands and living areas in the Regional Official Plan Amendment No. 128 (ROPA 128). He wondered if the traffic model used for the Transportation Master Plan (TMP) anticipated the level of growth expected to come into the Brooklin area and questioned the function of the north-south route. S. Beale addressed the group's areas of concern and advised the network identified in the TMP is flexible to accommodate significant growth.

S. Beale introduced the report and provided an overview of the background and contents, explaining it has been a three-year process to bring forward the document, which has looked at a number of other studies at the provincial, regional and municipal level. She noted that the TMP is to identify, at a strategic level, an integrated and diversified transportation framework to support long term growth (2031 and beyond) that provides for the efficient movement of people and goods to areas within and to/from the Town of Whitby. The scope of the TMP is primarily focused on the arterial and major collector transportation system within the town's boundary, with the alternatives comprising of maximizing the existing mobility system; establish and encourage non-auto modes of travel; identify road widenings, missing linkages and corridor protections; and, considering land use strategies.

Claudio Covelli and Dennis Kar of Dillon Consulting Ltd., who had been retained by the Town of Whitby to complete the TMP, provided a PowerPoint presentation. They discussed the need for the study, scope and objectives, project schedule and consultation, vision, system evaluation, and recognized the need to protect future mobility corridors and identified the next steps of the process.

A detailed question and answer period ensued. Questions were raised in relation to the latest information from the Province concerning the Hwy 407 extension stopping at Simcoe Street, Bonacord extension concerns and its impact on existing residents, impact on Almond Village and the Henry Street-GO gridlock.

The Chair then opened the floor for public input.

Patricia McAuliffe, 23 Tamarisk Street, expressed concerns about what the Town is prepared to do if the Highway 407 extension ends at Baldwin Street. The Chief Administrative Officer (CAO) advised the only information the Town has at present is that Highway 407 will be extended to Simcoe Street, though the Town will continue to advocate for the extension to Highway 35/115 as originally proposed.

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Jodi Gray, 775 Lakeridge Road, requested further information regarding the proposed Bonacord extension and how it will impact her property. She had previously submitted correspondence to the Town of Whitby regarding same. S. Beale advised the TMP is a corridor protection study and confirmed she will be responding to Ms. Grey's correspondence forthwith.

Carol Goodwin, 27 Lakeridge Road, asked for clarification on the proposed Lakeridge interchange at Highway 401. S. Beale advised the Highway 407 Environmental Assessment did get approval for the Lakeridge Road interchange but they (the Province) has only committed to the link at this time.

Jackie Scott, 24 Lakeridge Road, had questions regarding the transit system in the Almond Village area. She explained Durham Transit does not pick up at their location and they rely on the GO bus services but wonders why they cannot be considered part of Durham Transit system as it is regional and not limited to "Whitby" transit or "Ajax" transit.

Louis Levine, 39 Franklin Avenue, who has an interest in 77 Lakeridge Road, wondered about the management of stormwater and how storm management ponds are being addressed in the TMP. He explained his family has farmed for over 100 years in the area and as more land is paved and roads constructed, especially in low lying areas, there is a lot of movement of water. S. Beale explained part of the secondary plan will look at drainage before site plans are approved and will look at potential pond development areas.

Sharon Paxton, 63 LeHaye Drive, advised of her concerns regarding the poor, unsafe access to the Whitby waterfront and relayed an incident that occurred with her family while biking to the area. She wondered if there are plans to make a non-motorized north-south access across Highway 401 a priority. S. Beale advised modifications to overpasses are being considered and also the Whitby Cycling and Leisure Trails Plan.

There were no further submissions from the public.

RESOLUTION NO. 205-10

**COUNCIL DECISION**

MOVED by Councillor Emm

1. That the Transportation Master Plan be amended to delete the reference to the Water Street extension;
2. That Council approve in principle, the Town of Whitby Transportation Master Plan dated June 2010, as amended;

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3. That staff be directed to proceed with the development of detailed implementation plans for policies, programs and initiatives identified in the Transportation Master Plan for Council approval and incorporate into the Town of Whitby Official Plan Update Study; and
4. That a copy of the Transportation Master Plan be forwarded to the Region of Durham for their information.

CARRIED

Council in Committee of the Whole took a break at 9:03 p.m. and returned at 9:14 p.m.

Councillor Coe, Chair of the Planning Committee, assumed the Chair and explained the format for the second part of the meeting.

- 3.2 Re: Planning Report, Item PL 83-10  
Whitby Official Plan Review: West Whitby Secondary Plan – Proposed Official Plan Amendment No. 91 – (OPA-2009-W/03)
- 

R. Short introduced the report and introduced Ed Belsey, Manager, Long Range Planning & Strategic Design for the Town of Whitby and Nick McDonald of Meridian Planning Consultants. They reviewed in detail the proposed Official Plan Amendment and its impact on the area.

A detailed question and answer period ensued.

MOVED by Councillor Mitchell

That Council in Committee of the Whole go past 11:00 p.m.

CARRIED

Bryce Jordan, The Sernas Group, Planning Consultant to West Whitby Land Owners Group, appeared before Committee of the Whole and requested four amendments to Official Plan Amendment No. 91. The requested amendments included a reduction to the consultant's recommendation for the minimum density for the Low Density Residential from 30 units per hectare to 25 units per hectare; and a reduction of the minimum density for High Density Residential from 100 units per hectare to 75 units per hectare; in addition to a request that the minimum height for commercial development in the Mixed Use 2 designation on Taunton Road and Dundas Street not be applied to commercial buildings under policy 11.12.2.2.4a and a minor amendment to the land use map to include gaps within the medium density designation at four points along Coronation Road, north of Rossland Road, and along the future alignment of Coronation Road between Rossland and Dundas and the introduction of the low density designation in these areas.

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Phil Nichols, 16 Springside Street, advised Council that he has an interest at 1730 Dundas Street West located at the north-east corner of Lakeridge Road and Highway 2. Mr. Nichols advised he would like to see more commercial property in this area without the limits of prestige industrial designation.

MOVED by Councillor Mitchell

That Council in Committee of the Whole go past 11:30 p.m.

CARRIED ON A  
TWO THIRDS MAJORITY VOTE

Mike Gray, 3495 Anderson Street, inquired about the land usage at 7775 Lakeridge Road, property in which he has an interest. He questioned whether they will be allowed to continue to farm the land. He also wondered if there is a current viable market for prestige industrial properties around Whitby. Mr. Gray advised he objects to the numerous maps and paperwork sent to residents and feels it is confusing when maps change from one meeting to the next.

Louis Levine, 39 Franklin Avenue, who has an interest in 77 Lakeridge Road, asked if greenbelt lands can be used for park lands. He also wondered greenbelt lands could be added back to the Town development area during an additional review in 2015. R. Short advised that greenbelt lands can be used as park lands and if they are designated, any changes would have to be done through an amendment.

There were no further comments from public.

Further discussion ensued with staff and Council members.

RESOLUTION NO. 206-10

**COUNCIL DECISION**

MOVED by Councillor Emm

1. That Council approve the proposed Amendment for the West Whitby Secondary Plan shown on Attachment #1, as Amendment No. 91 to the Whitby Official Plan, subject to the comments and conditions outlined in Planning Report PL 83-10;
2. That a By-law to adopt Official Plan Amendment No. 91, be brought forward for consideration by Council;

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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; and,
4. That the Clerk send a Notice of Council's decision to those persons and agencies who have requested further notification regarding the West Whitby Secondary Plan.

CARRIED AS AMENDED  
(See Following Motions)

RESOLUTION NO. 207-10

**COUNCIL DECISION**

MOVED by Councillor Mitchell

That Item 1 of the main motion be amended to reflect the following;

- That the minimum density for the Low Density Residential designation as set forth in Section 11.12.2.5c) be amended to read 25 upha;
- That the minimum density for the High Density Residential designation as set forth in Section 11.12.2.3b) be amended to read 75 upha;
- That policy 11.12.2.2.4a) be amended by adding the following statement – the minimum height for commercial buildings shall be 2 storeys; and
- That Schedule 'V' be modified to provide four low density residential gaps to the medium density residential areas on Coronation Road as it exists south of Twin Streams extended and Rossland Road and on the future alignment of Coronation road between Rossland Road and Dundas Street.

CARRIED

The main motion was then CARRIED AS AMENDED.

RESOLUTION NO. 208-10

MOVED by Councillor Coe

That Council rise from Committee of the Whole and ratify the actions of Council, save and except Item 3.2, PL 83-10. [See Following Motion]

CARRIED

- 3.2 Re: Planning Report, Item PL 83-10  
Whitby Official Plan Review: West Whitby Secondary Plan – Proposed Official Plan Amendment No. 91 – (OPA-2009-W/03)
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MOVED by Councillor Mitchell  
Seconded by Councillor Coe

1. That Council approve the proposed Amendment for the West Whitby Secondary Plan shown on Attachment #1, as Amendment No. 91 to the Whitby Official Plan, subject to the comments and conditions outlined in Planning Report PL 83-10, as amended to reflect the following:
  - That the minimum density for the Low Density Residential designation as set forth in Section 11.12.2.5c) be amended to read 25 upha;
  - That the minimum density for the High Density Residential designation as set forth in Section 11.12.2.3b) be amended to read 75 upha;
  - That policy 11.12.2.2.4a) be amended by adding the following statement – the minimum height for commercial buildings shall be 2 storeys; and
  - That Schedule 'V' be modified to provide four low density residential gaps to the medium density residential areas on Coronation Road as it exists south of Twin Streams extended and Rossland Road and on the future alignment of Coronation road between Rossland Road and Dundas Street;
2. That a By-law to adopt Official Plan Amendment No. 91, 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; and,
4. That the Clerk send a Notice of Council's decision to those persons and agencies who have requested further notification regarding the West Whitby Secondary Plan.

CARRIED ON A RECORDED VOTE  
AS FOLLOWS:

YES

Councillor Coe  
Councillor Drumm  
Councillor Emm  
Councillor Mitchell  
Councillor Pitchforth  
Councillor Roy  
Councillor Scott

NO

Mayor Perkins

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4. BY-LAWS

The Town Clerk noted that in accordance with correspondence from the Director of Planning, under Section 26 (7) of the Planning Act, regarding revising and updating the Town's Official Plan, a declaration by resolution must be made to declare to the approval authority (Region of Durham) that the official plan meets the requirements of subclauses (1)(a)(i),(ii) and (iii).

MOVED by Councillor Emm  
Seconded by Councillor Scott

That the Council of the Corporation of the Town of Whitby declares that, in accordance with Section 26 of the Planning Act, Official Plan Amendment No. 90 to the Whitby Official Plan: (i) conforms with, and does not conflict with the Province's Places to Grow: Growth Plan for the Greater Golden Horseshoe; (ii) has regard for matters of provincial interest; and, (iii) is consistent with the Provincial Policy Statement, 2005.

CARRIED

6360-10 Being a by-law to adopt Amendment No. 91, to the Official Plan of the Town of Whitby. (OPA-2009-W/03) (Refer to Planning Report, PL 83-10).

RESOLUTION NO. 209-10

MOVED by Councillor Emm, seconded by Councillor Scott, that leave be granted to introduce By-law No. 6360-10, and to dispense with the reading of the by-laws by the Clerk and that the same be considered read a first, second and third time and finally passed and that the Mayor and Clerk sign the same and the Seal of the Corporation be thereto affixed.

CARRIED

5. CONFIRMATORY BY-LAW NO. 6361-10

RESOLUTION NO. 210-10

MOVED BY Councillor Pitchforth, seconded by Councillor Coe, 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 Council of the Town of Whitby at its special meeting held on June 22, 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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6. ADJOURNMENT

RESOLUTION NO. 211-10

MOVED by Councillor Emm  
Seconded by Councillor Coe

That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:51 p.m.

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Debi A. Wilcox, Town Clerk

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Patricia Perkins, Mayor