



INCORPORATED 1855

TOWN OF WHITBY REPORT

RECOMMENDATION REPORT

REPORT TO: Planning and Development Committee		REPORT NO: PL 10-10
DATE OF MEETING: February 16, 2010		FILE NO(S): N/A
PREPARED BY: Planning Department		LOCATION: Town of Whitby
REPORT TITLE/SUBJECT:	FCM - Sustainable Community Plan Update Port Whitby	

1.0 **RECOMMENDATION:**

1. That Planning Report PL 10-10 be received as information.

2.0 **EXECUTIVE SUMMARY:**

The Town of Whitby and its consultants are undertaking a Sustainable Community Plan for lands in Port Whitby. The consultants are now prepared to move forward with the initial Open House and Workshop to introduce the project to the public and other stakeholders who may wish to provide input into the project. Invitation-only and open-to-the-public meetings and workshops have been scheduled for February 22 and 23, 2010. The information being presented by the consultant at the February 16, 2010 Planning and Development Committee meeting is the same as what will be presented on February 22 and 23, 2010.

The purpose of this report is to provide a brief summary of the intent of the project in general, the intent of each meeting and an overall update on the Sustainable Community Plan project. Continuing to meet the milestones within the various Phases of the project is important to ensure continued funding of the project by FCM and to ensure the project is completed by October, 2010.

3.0 **ORIGIN:**

Meridian Planning Consultants and their team consisting of planningAlliance, Arup, Glenn Pothier Inc. Metropolitan Knowledge International and Will Dunning Inc. have been hired by the Town of Whitby to complete the Sustainable Community Plan.

The Town has entered into an agreement with the Federation of Canadian Municipalities (FCM) for the funding of this project. In accordance with the agreement with FCM, the Town must provide updates as the project progresses.

4.0 **BACKGROUND:**

The intent of the project is to develop a Sustainable Community Plan that takes into account the land use planning and urban design context in Port Whitby and elsewhere in Whitby, the desire to incorporate elements of complete and healthy community principles and the desire to provide infrastructure in a manner that is sustainable and appropriate. Integral to this project is the need for an implementation strategy that is rational and implementable. It is recognized that the preparation of a Sustainable Community Plan is not all about preparing policy and understanding context. It is also about applying real world solutions to the provision of infrastructure in a manner that is sustainable and affordable.

Key Goals and Objectives

In developing the Terms of Reference for this project, a number of key goals and objectives were identified. They are summarized below:

1. Overall reductions in energy and water demand per unit for building construction, building operations and transportation demands of residents.
2. Reduction in private automobile use in proximity to the Town's transit hub that will shorten travel times for residents to the GO Transit Station, thereby reducing overall impact of travel, including air pollutants such as carbon monoxide, nitrogen oxides, and particulate matter.
3. Improvement to the quality of life for people living and working in the area through more sustainably constructed buildings (improved indoor air quality, decreased utility costs, reduced travel times, access to a wide range of parks and recreation facilities).
4. Remediation of brownfield sites that will improve soil quality, groundwater quality and air quality, which in turn, would provide further health benefits to those working or living in the area.
5. Stimulate comparable practices in development projects in other parts of the Town and achieve targets for the reductions in Greenhouse gases, energy and water use, etc. that can be met.

Four key aspects in regard to sustainability guide this project:

1. **"Complete"-ness.** The Plan will ensure that redevelopment in the four identified Harbour Development Areas of Port Whitby results in, or contributes to, the creation of a complete neighbourhood. This includes an appropriate mix of jobs, local services, a full range of housing and community infrastructure and facilities. An appropriate mix of uses and employment and residential densities

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- will reduce automobile dependence by allowing people to walk or bike to school, shops, restaurants, parks and other amenities.
2. **Edges, Connections and Transitions.** Port Whitby is bound on all sides by unique, contextual edges. The refined land use plan will put forward a sophisticated design response to the area's waterfront residential, natural heritage, transit hub, transportation and employment lands edges.
 3. **Integrated Sustainable Design.** The process will identify linkages and opportunities to connect environmental protection, social equity, economic viability and efficient use of natural resources.
 4. **Public and Private Realm Relationships.** Planning and the physical design of our communities influences levels of social interaction and opportunity, as well as defining areas of civic responsibility. These connections are to be made at each of the neighbourhood, block and street levels.

The workplan consists of the following:

Phase 1 – Consultation and Information Collection (November 2009 – March 2010)

Background Review
Initial Project Open House and Workshops
Community Profile and Best Practices Report
Base Case Community Analysis

Phase 2 – Conceptual Development Plan and Analysis (January 2010 – July 2010)

Alternative Concept Development Plans
Technical and Financial Feasibility Analysis of Energy Alternatives
Comparison of the Alternative Concept Development Plans against the Base Case Community
Preferred Concept Development Plan
Identification of Benefits

Phase 3 – Recommendations (August 2010)

Recommendation Report

Phase 4 – Consultation (September 2010)

Additional Project Open Houses

Phase 5 – Draft Report (Late September 2010)

Draft Report and Presentation

Phase 6 – Final Report (Late October 2010)

Final Report and Presentation

In October, 2009, the project team held kick-off meetings with the Sustainable Community Plan Steering Committee and the Agency Advisory Group. The purpose of these meetings was to introduce the project and to identify issues that may need to be addressed throughout the life of the project.

Formal start-up of the project was delayed slightly from the original estimated start date of June, 2009. However, the consultant is satisfied that we will meet the target completion date of October, 2010, provided we continue to meet the milestones in each Phase of the project. It is important to note that with funding through FCM, the Town must continue to meet the milestones and Phases as set out in the Request for Proposals, in order to maintain that funding.

To date, the consultant team has been working to compile the background information required to complete the Background Review and to set the context for the Sustainable Community Plan. The team has been working closely with Planning staff and local agencies (Durham Region, School Boards, Whitby Hydro, etc.) to compile as much data as possible. The consultant team is also reviewing a number of historical planning studies and are in the process of reviewing them to ensure a good understanding of the current policy context and zoning framework that currently exist in Port Whitby.

The Initial Project Open House, Harbour Development Areas landowners meeting, stakeholders meeting and the Sustainable Technologies Workshop are part of Phase 1 of the project. This task will be completed on February 22 and 23, 2010.

The consultant has also commenced the Community Profile and the Best Practices Review, which is part of Phase 1 of the project. This will be presented to, and reviewed by the Steering Committee once complete.

In addition to Phase 1 tasks currently underway, the consultant has also initiated the analysis of local transportation and servicing infrastructure and the commercial market analysis and residential market analysis have also commenced, which are part of Phase 2 of the project.

5.0 DISCUSSION/OPTIONS:

As discussed, a series of invitation-only and open-to-the-public meetings and workshops will be held on February 22 and 23, 2010. The general intent of these meetings is to provide a means by which landowners and the public can provide comments and questions directly to the Project Team and Town Planning staff. Third-party facilitation will be provided for the meetings. The information presented to the Planning and Development Committee on February 16, 2010 is the same information that will be presented February 22 and 23, 2010. Below is a description of each of the meetings to take place within this Task:

Harbour Development Area Landowner Meeting

As per the Request for Proposals (RFP) for this project, the focus of the Sustainable Community Plan is on Harbour Development Areas #2, 3, 4, and 5. In addition, the RFP also requires a specific landowners meeting. Due to this focus, a meeting will be held by invitation-only for the landowners within Harbour Development Areas #2, 3, 4, and 5. This meeting will be held on Monday, February 22, 2010, from 3:00 p.m. to 5:00 p.m.

Open House

The Public Open House will be held on Monday, February 22, 2010, from 6:30 p.m. to 8:30 p.m. This session is open to the public to review materials and data collected to date, and to ask question of members of the project team. A presentation on the project scope and the deliverables will be made at 7:00 p.m.

Notice of the Open House appeared in the *Whitby This Week* on Wednesday, February 10, 2010. All residents of Port Whitby and the Agency Advisory Group for this project also received written notification of the meeting by mail.

Stakeholder Meeting

A stakeholder meeting will be held on Tuesday, February 23, 2010, from 2:00 p.m. to 4:00 p.m. This is an invitation-only workshop for representatives from various agencies and local service groups.

Sustainability Learning Workshop

This workshop is to be held on Tuesday, February 23, 2010, from 7:00 p.m. to 9:30 p.m. This event will function as an interactive seminar, providing the public with an opportunity to explore and understand the opportunities afforded by various sustainable measures and Low Impact Development techniques. The presentation will be followed by small, group-facilitated discussion about the pros and cons of the various techniques presented.

Notice of this Workshop was sent to all Port Whitby residents, the local landowners groups, identified stakeholders, the agency advisory group for this project and was sent by general circulation through the *Whitby This Week* on February 10, 2010.

Next Steps

As already discussed, the consultant is currently working within the framework of Phase 1 of the project. Once the Community Profile and Best Practices Report has been completed, the consultant will be moving forward with completing tasks within Phase 2 of the project. Phase 2 involves the Conceptual Development Plan and

Analysis. As discussed, the consultant has also commenced some of the background work for Phase 2.

Additional opportunities for public consultation are also planned in later phases of the project, to present the preferred conceptual development plan and to review the final recommendations for the Port Whitby area.

It is important for this project to continue to meet the milestones throughout the project. FCM is providing funding for the project and in order to maintain that funding we must continue to meet the necessary steps in order to complete the project by October, 2010.

6.0 PUBLIC COMMUNICATIONS/PLAN:

Notification of the meetings as outlined above was provided by mail and by advertisement in *Whitby This Week* on February 10, 2010.

7.0 CONSIDERATIONS:

A. PUBLIC

The purpose of this phase of the project is to introduce the Sustainable Community Plan project to the public. Public input is an integral part of this project. Planning staff and the consultant team welcome any input or feedback from the public. In addition, a link has been set up on the Town's website to the project page in order to provide information to the public as the project progresses. A dedicated email address for the project has also been set up (portwhitbyplan@whitby.ca) in order to receive public input.

B. FINANCIAL

N/A

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES

N/A

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES

N/A

8.0 SUMMARY AND CONCLUSION

The consultant team and Planning staff have been working together to collect the background information and data required for Phase 1 of the Port Whitby Sustainable Community Plan project. The consultants are now prepared to move forward with the initial Open House and Workshop to introduce the project to the public and other stakeholders who may wish to provide input into the project. Invitation-only and open-to-the-public meetings and workshops have been scheduled for February 22 and 23, 2010. This report provides a brief summary of the intent of the project in general, the intent of each meeting and an overall update on the project. In accordance with the reporting requirements of FCM, Planning staff will continue to provide updates to Council as the project progresses.

9.0 ATTACHMENTS

N/A

For further information contact:
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