

SUMMARY OF REPORT RECOMMENDATIONS

3.1 Planning Report Item, PL 66-08 [7:00 p.m.]

Re: Highway 407 East Environmental Assessment – Highway 407/Baldwin Street Interchange Development Concept Plan Brooklin Business District – Major Central Area Expansion **P & D-31**

RECOMMENDATION

1. That Whitby Council endorse the Urban Design Concept Brooklin Business District – Major Central Area Expansion as the Town’s submission to the Highway 407 East Environmental Assessment, that demonstrates the future planning potentials of the lands south of Winchester Road (Highway 7); and, recommended design considerations to enable and protect the development of downtown Brooklin’s Major Central Area;
2. That the Ministry of Transportation be provided a copy of the Urban Design Concept Plan to support the Town of Whitby’s request for a modified design so as not be provide a barrier to the long term development and sustainability of Brooklin’s planned central business district;
3. The lands identified as Blocks B1 and B2 be considered through the comprehensive municipal review of employment lands as an area to be included in Brooklin’s Major Central Area for commercial and residential development that complement the development of the planned Major Central Area and, the Region of Durham be so advised;
4. That the Baldwin FUDA No. 4 designation be replaced and designated Major Commercial to confirm the intended establishment of an expanded Durham Commercial area through Whitby’s Official Plan review; and,
5. That a copy of Council’s resolution be forwarded to the Durham Region Planning Department.

SUMMARY OF REPORT RECOMMENDATIONS

4.1 Planning Report, Item PL 60-08 [7:30 P.M.]

Re: IMPLEMENTATION OF BILL 51

Planning and Conservation Land Statute Law Amendment Act, 2006: Requirements for a Complete Application; Site Plan Control Policies; and Industrial Area Conversion Policies.

Files: OPA2008-W/01; OPA2008-W/02; OPA2008-W/05..... **P & D-79**

RECOMMENDATION

1. That Planning Report, Item PL 60-08 regarding Submission Requirements for a Complete Application, Site Plan Control Policies, and Industrial Area Conversion Policies to protect Industrial Areas for long-term employment purposes and to restrict appeals be received as information; and
2. That the Planning Department report back at such time as the public input and agency comments have been reviewed and assessed.

4.2 Planning Report, Item PL 54-08 [7:40 P.M.]

Re: NORDEAGLE DEVELOPMENTS LTD. (ECOPLACE)

Proposed (Ecoplace) Development, North side of Victoria Street West, from

Jeffery Street to Gordon Street (OPA-2007-W/02)..... **P & D-95**

RECOMMENDATION

1. That Planning Report, Item PL 54-08 be received for information;
2. That Council confirm Staff's directions for the applicant to submit the additional information and materials necessary to adequately assess and consider the application, subject to the comments and conditions outlined in Planning Report Item PL 54-08, prior to any further consideration of the proposed Official Plan Amendment application; and
3. That a copy of Planning Report, Item PL 54-08 and Council's Resolution be forwarded to the Region of Durham.

SUMMARY OF REPORT RECOMMENDATIONS

4.3 Planning Report, Item PL 53-08 [7:50 P.M.]

Re: NORDEAGLE DEVELOPMENTS LTD. (ECOPLACE)

Applications to Amend the Town of Whitby Official Plan (OPA-2008-W/04) and Zoning By-law 2585 (Z-05-08), N/E corner of Victoria Street West and Montecorte Street..... **P & D-147**

RECOMMENDATION

1. That Planning Report, Item PL 53-08 be received for information;
2. That the applicant be required to submit additional information and materials for review and assessment, to the satisfaction of the Town, Region, and/or commenting agencies, subject to the comments and conditions contained in Planning Report, Item PL 53-08, prior to bringing forward a recommendation report regarding the applications;
3. That a copy of Planning Report, Item PL 53-08 -08 and Council's Resolution be forwarded to the Region of Durham; and
4. That the Planning Department report back at such time as all public input and agency comments, as well as additional information and materials, have been received and assessed.

4.4 Planning Report, Item PL 50-08 [8:00 P.M.]

Re: 2008 ACCESSIBILITY PLAN **P & D-173**

RECOMMENDATION

1. That Council approve the 2008 Accessibility Plan;
2. That hard copies of the 2008 Accessibility Plan be made available at the Town Hall, and all Community Centres, and branches of the Whitby Public Library and Recreation Facilities in the Town;
3. That the Clerk provide a copy of the 2008 Accessibility Plan to Scott Weeres, the Director of the Accessibility Directorate at the Ministry of Community and Social Services; and
4. That the Clerk provide a copy of the 2008 Accessibility Plan to members of the Accessibility Advisory Committee (AAC) and the Accessibility Working Committee (AWC).

SUMMARY OF REPORT RECOMMENDATIONS

4.5 Planning Report, Item PL 62-08 [8:10 P.M.]

Re: HIGHMARK (ORCHARDS) INC.

Applications to Amend the Town of Whitby Official Plan (OPA 2008-W/03),
Zoning By-Law (Z-28-07) and Proposed Plan of Subdivision (SW-2007-01) – Part
of Lot 20, Concession 4..... **P & D-245**

RECOMMENDATION

1. That Planning Report, Item PL 62-08 be received as information; and,
2. That the Planning Department be authorized to schedule a Statutory Public Meeting for the proposed official plan amendment, zoning by-law amendment and draft plan of subdivision and report back at such time as all public input and agency comments have been received and assessed.

4.6 Planning Report, Item PL 63-08 [8:20 P.M.]

Re: LILLIAN ANNA LIVINGSTONE/TONY & IDA ALBIS

Application for Draft Plan of Subdivision (SW-2007-02) and Zoning By-law
Amendment (Z-31-07), Part of Lot 27, Concession 3..... **P & D-255**

RECOMMENDATION

1. That Planning Report, Item PL 63-08 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as all public input and agency comments have been received and assessed.

4.7 Planning Report, Item PL 64-08 [8:30 P.M.]

Re: D. G. BIDDLE & ASSOCIATES LTD. on behalf of C.K. HO

Applications for Red-Line Amendment (MR-03-07) to Draft Plan of Subdivision
18T-90006 (S-206-90) and Zoning By-law Amendment (Z-32-07) – Part of Lot 27,
Concession 3 **P & D-263**

RECOMMENDATION

1. That Planning Report, Item PL-64-08 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as all public input and agency comments have been received and assessed.

SUMMARY OF REPORT RECOMMENDATIONS

4.8 Planning Report, Item PL 55-08 [8:40 P.M.]

Re: WINSTER INVESTMENTS LTD.

Official Plan (OPA 2005-W/12) and Zoning Amendment Applications (Z-47-05),
Montessori School – Part Lot 32, Conc. 3, municipally known as 840 Rossland
Rd. W. **P & D-271**

RECOMMENDATION

1. That Council approval of the application to amend the Town of Whitby Official Plan (OPA-2005-W/12) as Amendment No. 76, be subject to the comments and conditions contained in Planning Report, Item PL 55-08;
2. That a By-law to adopt Official Plan Amendment No. 76 be brought forward for consideration by Council;
3. That Council approval of the application to amend Zoning By-law 1784, (Z-47-05), be subject to the comments and conditions contained in Planning Report, Item PL 55-08;
4. That a By-law to amend Zoning By-law No. 1784 be brought forward for consideration by Council;
5. That the Clerk forward a copy of Planning Report, Item PL 55-08, two (2) copies of the adopted Amendment, and a copy of the bylaw to adopt Official Plan Amendment No. 76 to the Region of Durham; and,
6. That the Clerk forward a Notice of Decision to those persons and agencies who had requested to be notified of Council's decision.

4.9 Planning Report, Item PL 48-08

Re: JAMES & KAREN ARNOLD/JOHN & GLORIA CRUXTON

Zoning Amendment Application (Z-33-07) –176 and 180 Way Street.... **P & D-303**

RECOMMENDATION

1. That Council approve the zoning amendment application (Z-33-07) subject to the comments and conditions contained in Planning Report Item PL 48-08; and,
2. That a By-law to amend Zoning By-law No. 1784 be brought forward for consideration by Council.

SUMMARY OF REPORT RECOMMENDATIONS

5.1 Planning Report, Item PL 46-08

Re: 2052588 Ontario Inc., Appointment of Control Architect, (SW-2005-06), Part of Lot 26, Conc. 4 **P & D-315**

RECOMMENDATION

1. That Council appoint Mr. David Stewart of Williams and Stewart Associates as Control Architect for the subdivision plan; and,
2. That the Developer and Mr. Stewart be advised of Council's approval and the Developer's financial obligations as set out in Planning Report, Item PL 46-08.

5.2 Planning Report, Item PL 47-08

Re: Proposed Guidelines for Shadow Studies **P & D-323**

RECOMMENDATION

1. That Council receive Planning Report, Item PL 47-08 as information;
2. That Council adopt the Shadow Study Guidelines provided as Attachment #1 subject to the information contained in this report; and,
3. That the Attached Shadow Study Guidelines be included as an attachment to all development applications.

5.3 Planning Report, Item PL 49-08

Re: Davies Smith Developments, Draft Plan of Condominium Application (CW-2007-04), 1600 Charles St. **P & D-335**

RECOMMENDATION

1. That Council approve the Draft Plan of Condominium (CW-2007-04) subject to the comments and conditions contained in Planning Report, Item PL 49-08;
2. That the Mayor and Clerk be authorized to execute the condominium agreement for the subject property; and,
3. That the Clerk advise the Regional Planning Department of Council's decision.

SUMMARY OF REPORT RECOMMENDATIONS

5.4 Planning Report, Item PL 51-08

Re: Site Plan Application (SP-06-08), Durham District School Board, Addition to Fallingbrook Public Elementary School, 155 Fallingbrook Street..... **P & D-343**

RECOMMENDATION

1. That Council approve Site Plan Application SP-06-08 subject to the comments and conditions contained in Planning Report, Item PL 51-08; and,
2. That the Mayor and Clerk be authorized to execute the Site Plan Agreement.

5.5 Planning Report, Item PL 52-08

Re: Zoning Application (Z-08-08), 2052588 Ontario Limited, 4865 Baldwin Street South..... **P & D-357**

RECOMMENDATION

1. That Council receive the Planning Report, Item PL-52-08 for information, and;
2. That the proposed amendments to the current zone provisions for the R2B*/R2C* zone categories under By-law 1784 for draft approved plan of subdivision known as Lyndebrook Developments Ltd. be refused.

5.6 Planning Report, Item PL 57-08

Re: Four Corners Streetscape Plan - Project Proposal – Implementation of Phase 1 **P & D-365**

RECOMMENDATION

1. That Council approve the Phase I implementation of the design concept as proposed at a cost of approximately \$350,000 net GST;
2. That approval be given for Totten Sims Hubicki (TSH) to prepare the necessary tender documents;
3. That Planning staff proceed with the implementation of the project; and,
4. That a copy of Planning Report, Item PL 57-08 be forwarded to Durham Region Transit and Regional Works Department.

SUMMARY OF REPORT RECOMMENDATIONS

5.7 Planning Report, Item PL 58-08

Re: "Growing the Greenbelt" – A Provincial Consultation Paper on Possible Expansion of the Greenbelt..... **P & D-375**

RECOMMENDATION

That the Ministry of Municipal Affairs and Housing be advised the Town of Whitby supports Durham Region's resolution and position with respect to Commissioner of Planning Report 2008-P-27.

5.8 Planning Report, Item PL 59-08

Re: Seven Green Papers - Greater Toronto Transportation Authority (Metrolinx); Regional Transportation Plan (RTP) for the Greater Toronto and Hamilton Area..... **P & D-397**

RECOMMENDATION

1. That Planning/Public Works Joint Report, Item PL 59-08 be received for information;
2. That Staff comments contained in Joint Report, Item PL 59-08 be endorsed as the Town's comments on the Seven Green Papers as prepared by Metrolinx;
3. That Council request a 120 day review period to enable Municipal Councils to review and submit their comments to the "White Papers";
4. That Metrolinx give strong consideration to extending the review period for agency and stakeholders of this important transportation plan initiative for the GTHA, to ensure meaningful consultation and input is achieved; and,
5. That a copy of Joint Report Item PL 59-08 be forwarded to Metrolinx.

SUMMARY OF REPORT RECOMMENDATIONS

5.9 Planning Report, Item PL 61-08

Re: Disposition of Block E, Plan M1148 - Walton Boulevard..... **P & D-425**

RECOMMENDATION

1. That Council declare Block E, Plan M1148 as surplus to its needs;
2. That, in accordance with the provisions of the Town of Whitby By-law for the Disposal of Surplus Property, the Town give public notice of its intention to dispose of the property by placing an advertisement in the newspaper, one time;
3. That provided no objection is received by the Town in connection with the proposed sale of the lands, they be offered for sale in their entirety to the property owners who have the ownership of the lands to the north and south of the subject lands; and,
4. That the Mayor and Clerk be authorized to execute the required documents.