



Committee of the Whole Minutes

April 3, 2023, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski
Councillor Cardwell
Councillor Leahy
Councillor Lee
Councillor Lundquist (Participating Virtually)
Councillor Mulcahy
Councillor Shahid (Participating Virtually)
Councillor Yamada

Also Present: M. Gaskell, Chief Administrative Officer
M. Hickey, Fire Chief
S. Klein, Director of Strategic Initiatives
J. Romano, Commissioner of Community Services
F. Santaguida, Commissioner of Legal and Enforcement Services/Town Solicitor
F. Wong, Commissioner of Financial Services/Treasurer
R. Saunders, Commissioner of Planning and Development
M. Dodge, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Douglas, Legislative Specialist
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

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1. Call To Order: The Mayor
 2. Call of the Roll: The Clerk
 3. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

4. Consent Agenda
5. Planning and Development

Councillor Lee assumed the Chair.

5.1 Presentations

5.1.1 Paul Lowes, Partner, SGL Planning and Design Inc. (In-Person Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 16-23

Final Recommended Official Plan Amendment – Whitby Mature Neighbourhoods Study, File Number: OPA-2021-W/02

Refer to Item 5.4.1, PDP 16-23

Paul Lowes, Partner, SGL Planning and Design Inc., appeared before the Committee and provided a PowerPoint presentation on the Recommended Official Plan Amendment – Whitby Mature Neighbourhoods Study. Highlights of the presentation included:

- the purpose of the study;
- details about Phase 1 - Background Analysis and Existing Conditions, and Phase 2, Planning and Design Options;
- details about Phase 3 - Recommended Official Plan Amendment, as it relates to the criteria established for low density residential development, new development permitted through a minor variance, severance or zoning by-law amendment, plans of subdivision and condominium, and high density residential development;
- an image depicting the mature neighbourhoods for which the Official Plan Amendment would apply;
- changes made to the Official Plan Amendment to clarify lot size requirements and that medium and high density residential development may occur along arterial roads or abutting Intensification Corridors or Areas; and,
- incorporating the zoning by-law recommendations and Urban Design Guidelines within Staff Report, PDP 16-23.

A question and answer period ensued between Members of Committee and Mr. Lowes regarding:

- whether the mature neighbourhood policies would address concerns regarding the height and size of new development in existing mature neighbourhoods with single storey residential dwellings;
- clarification on the maximum height allowed by the policy for an infill site development, and the strength of the Town's defensibility in the event of an appeal to the Ontario Land Tribunal;
- the number of municipalities that have undertaken a mature neighbourhoods study, and whether there has been a material impact on the ability to successfully defend a decision on infill development; and,
- whether Staff Report PDP 16-23 addresses concerns regarding the impact of new development on stormwater management.

5.2 Delegations

5.2.1 Rick Sidler, Resident (In-Person Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 20-23

Official Plan and Zoning By-law Amendment Applications, 3 Cassels Road East, Brooklin, File Numbers: DEV-36-22 (OPA-2022-W/05, Z-23-22)

Refer to Item 5.4.8, PDP 20-23

Rick Sidler, Resident, appeared before the Committee and inquired about the rationale for the Town not undertaking a title search on the property located at 3 Cassels Road East, a neighbouring property to where he resides. He stated that a land severance occurred in 1994 that included two conditions, being that there be no additional parking or further severance of the retained property at 3 Cassels Road East. Mr. Sidler advised that it was his understanding that the third lot would never be available for development. He advised that he has requested the Land Division Committee minutes and decision on the severances for files LD

56/94 and LD 57/94 from the Region of Durham. Mr. Sidler noted the financial and emotional impact of the proposed development on him and his wife, including the potential impact on property value. He stated that the signage on the property incorrectly indicates that the lot was severed.

A question and answer period ensued between Members of Committee and Mr. Sidler regarding:

- confirmation that Mr. Sidler has requested the Land Division Committee minutes pertaining to the land severances that took place in 1994 for files LD 56/94 and LD 57/94;
- the timeline that Mr. Sidler was given to receive the information from the Region; and,
- justification for the land severance involving the property located at 3 Cassels Road East.

5.2.2 Brayden Libawski representing 2738183 Ontario Inc. (In-Person Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 20-23

Official Plan and Zoning By-law Amendment Applications, 3 Cassels Road East, Brooklin, File Numbers: DEV-36-22 (OPA-2022-W/05, Z-23-22)

Refer to Item 5.4.8, PDP 20-23

Brayden Libawski, representing 2738183 Ontario Inc., appeared before the Committee and stated his support of the Staff recommendation. He advised that there were no conditions on title with respect to restricting future lot severances or additional parking on the property. Mr. Libawski advised that he was available to answer questions.

A question and answer period ensued between Members of Committee and Mr. Libawski regarding:

- whether the proponent had conducted a title search and/or followed up with the Region of Durham about potential conditions of the land severance with respect to the property located at 3 Cassels Road East;

- whether the proponent was aware of the current residential zoning of the subject property;
- when the notice about the proposed development was sent to the neighbours; and,
- communication between the proponent and adjacent landowners, including dialogue with Mr. Sidler.

5.2.3 Scott Waterhouse representing Menkes Champlain Inc. (In-Person Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 13-23

Zoning By-law Amendment Application to Remove the Holding (H) Symbol, Menkes Champlain Inc., Champlain Avenue, File Number: DEV-33-21 (Z-23-21)

Refer to Item 5.4.2, PDP 13-23

Scott Waterhouse, representing Menkes Champlain Inc., appeared before the Committee and stated his support of the Staff recommendation. Mr. Waterhouse advised that he was available to answer questions.

5.2.4 James Koutsovitis and Sarah Mitchell representing Brookfield Homes (Ontario) Whitby Limited (Virtual Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 18-23

Request for an Extension to Draft Approved Plan of Subdivision, Brookfield Homes (Ontario) Whitby Limited, Brock Street South, File Number: DEV-03-17 (SW-2017-05)

Refer to Item 5.4.6, PDP 18-23

James Koutsovitis and Sarah Mitchell, representing Brookfield Homes (Ontario) Whitby Limited, stated their support of the Staff recommendation. Mr. Koutsovitis advised that they were available to answer questions.

5.2.5 James Koutsovitis and Sarah Mitchell representing Brookfield Homes (Ontario) Whitby Limited (Virtual Attendance)

Re: Planning and Development (Planning Services) Report, PDP 19-23

Request for an Extension to Draft Approved Plan of Subdivision, Brookfield Homes (Ontario) Whitby Limited, 1900 Brock Street South, File Number: DEV-05-17 (SW-2008-01) (MR-01-17)

Refer to Item 5.4.7, PDP 19-23

James Koutsovitis and Sarah Mitchell, representing Brookfield Homes (Ontario) Whitby Limited, stated their support of the Staff recommendation. Mr. Koutsovitis advised that they were available to answer questions.

5.2.6 Paul Demczak representing Batory Management (Virtual Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 14-23

Zoning By-law Amendment Application, 1621 McEwen Drive, File Number: DEV-01-23 (Z-01-23)

Refer to Item 5.4.3, PDP 14-23

Paul Demczak, representing Batory Management, stated his support of the Staff recommendation. He advised that he was available to answer questions.

A brief question and answer period ensued between Members of Committee and Mr. Demczak regarding confirmation that there would not be any emissions or discharge from the hydrolysis facility.

5.2.7 Steve Edwards and Mark McConville representing Frontdoor Developments (Garrard) Inc., Frontdoor Developments (Palmerston) Inc. (In-Person Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 16-23

Final Recommended Official Plan Amendment - Whitby Mature Neighbourhoods Study, File Number: OPA-2021-W/02

Refer to Item 5.4.1, PDP 16-23

Steve Edwards, representing Frontdoor Developments (Garrard) Inc., Frontdoor Developments (Palmerston) Inc., stated that he was

representing the owners of the two former school sites located at Palmerston Avenue, and Garrard Road at Eric Clarke Drive. He advised that the school sites would be subject to applications for a Draft Plan of Subdivision and a Zoning By-law Amendment. Mr. Edwards stated that the proposal was for two infill sites and that Stage 1 Pre-consultation was complete. He noted that the Public Information Centre and submissions have been made and completed for the Stage 2 Pre-consultation. Mr. Edwards advised that the owners were concerned whether OPA 130 would dictate that lot frontages match or be close to the existing abutting lots, citing a relevant portion of the policy with respect to development on larger infill properties. He stated that different terms were used throughout OPA 130 to reference the aforementioned, creating concern about the uncertainty of how it would be interpreted. Mr. Edwards stated that the draft plans for the infill sites were well advanced and that a significant amount of work would be required to revise these plans. Mr. Edwards noted that Policy 4.4.3.9 of the parent Official Plan permits redevelopment and intensification of medium density infill development and expressed a desire for this to continue to be permitted in OPA 130. He requested that transition policies be included in OPA 130 for sites where Stage 2 Pre-consultation submissions have been made. Mr. Edwards stated that the concerns could also be addressed by removing the Frontdoor Developments (Palmerston) Inc., and Frontdoor Developments (Garrard) Inc., properties from Schedule 'B' of OPA 130.

A brief question and answer period ensued between Members of Committee and Mr. Edwards regarding whether there were plans for either the Palmerston Avenue or Garrard Road infill sites to be higher than two storeys.

5.2.8 Sarah Mitchell representing Brookfield Residential (ONT) (Virtual Attendance)

Re: Planning and Development (Planning Services) Department Report, PDP 15-23

Draft Plan of Condominium Application, Brookfield Residential (ONT), Station No. 3 Ltd., 201 Brock Street South, File Number: DEV-37-22 (CW-2022-04)

Refer to Item 5.4.4, PDP 15-23

Sarah Mitchell, representing Brookfield Residential, stated her support of the Staff recommendation. She advised that she was available to answer questions.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

5.4.1 PDP 16-23, Planning and Development (Planning Services) Department Report

Re: Final Recommended Official Plan Amendment – Whitby Mature Neighbourhoods Study, File Number: OPA-2021-W/02

A detailed question and answer period ensued between Members of Committee and Staff regarding:

- whether existing development applications would have to comply with the Mature Neighbourhoods Study policies once adopted;
- whether there were any current development applications/proposals that would fall under the Clergy Principle, and whether any development applications would have to be resubmitted to comply with the Mature Neighbourhoods Study;
- limitations imposed by the policy on medium to high density residential redevelopment in an infill site within a mature neighbourhood;
- clarification regarding how policies applicable to height and/or density differ for redevelopment in mature neighbourhoods in areas such as the former school sites on Garrard Road and Palmerston Avenue;
- the management of an infill development altering the grading and flow of stormwater drainage, and whether the grading and drainage plans for the building permit would be submitted at the same time as the site plan application;

- the rationale for the request by Frontdoor Developments (Palmerston) Inc., and Frontdoor Developments (Garrard) Inc. for an exemption from Schedule 'B' of OPA 130, and whether there was any discussion between Staff and the applicant about the need for an exemption;
- clarification on the maximum height permitted on an arterial road such as Garrard Road;
- whether the Mature Neighbourhoods Study was applicable to development within the entire Town boundaries;
- whether the Mature Neighbourhoods Study policies would have assisted in lowering the height of the development of the infill site in the area of Rossland Road East and Thickson Road;
- whether staff were satisfied that the policies and guidelines provide the ability to manage appropriate infill projects to protect the character of existing mature neighbourhoods;
- whether previous development proposals where a formal application has not been submitted would be subject the Mature Neighbourhoods Study; and,
- whether development applications would be reviewed on a case by case basis.

Recommendation:

Moved by Mayor Roy

1. That Council adopt Amendment 130 to the Whitby Official Plan, regarding the Whitby Mature Neighbourhoods Study, as outlined in Report PDP 16-23;
2. That the Clerk forward a copy of Planning Report PDP 16-23, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment Number 130 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development; and,
3. That the Clerk send a Notice of Council's adoption of Amendment 130 to those persons and agencies who have requested further notification regarding the Mature Neighbourhoods Study.

Carried

5.4.2 PDP 13-23, Planning and Development (Planning Services)
Department Report

Re: Zoning By-law Amendment Application to Remove the Holding (H) Symbol, Menkes Champlain Inc., Champlain Avenue, File Number: DEV-33-21 (Z-23-21)

Recommendation:

Moved by Councillor Lee

1. That Council approve an Amendment to Zoning By-law # 1784 (File Number: Z-23-21) for the removal of the Holding (H) Symbol, as outlined in Planning Report PDP 13-23; and,
2. That a by-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

Carried

5.4.3 PDP 14-23, Planning and Development (Planning Services)
Department Report

Re: Zoning By-law Amendment Application, 1621 McEwen Drive, File Number: DEV-01-23 (Z-01-23)

Recommendation:

Moved by Councillor Lee

1. That Council approve an amendment to Zoning By-law # 1784 (Z-01-23) as outlined in Planning Report PDP 14-23; and,
2. That a Zoning By-law Amendment be brought forward for consideration by Council.

Carried

5.4.4 PDP 15-23, Planning and Development (Planning Services)
Department Report

Re: Draft Plan of Condominium Application, Brookfield Residential (ONT) Station No. 3 Ltd., 201 Brock Street South, File Number: DEV-37-22 (CW-2022-04) - **REVISED**

See also Memorandum from J. Austin, Sr. Manager, Development Control, Design and Technical Services, dated April 3, 2023 regarding Revision to Committee of the Whole Staff Report PDP 15-23 Draft Plan of Condominium, Brookfield Residential (ONT) Station No. 3 Ltd.

Recommendation:

Moved by Councillor Lee

1. That Council approve the Draft Plan of Condominium (File Number: CW-2022- 04) subject to the comments included in Planning Report PDP 15-23 and the Conditions of Approval, included in Attachment #4;
2. That the Mayor and Clerk be authorized to execute the Condominium Agreement and any other necessary documents; and,
3. That the Clerk advise the Commissioner of Planning and Economic Development at the Region of Durham, of Council's decision.

Carried

5.4.5 PDP 17-23, Planning and Development (Planning Services) Department Report

Re: Removal of 301 Colborne Street East from the Municipal Heritage Register

Recommendation:

Moved by Councillor Lee

1. That the property municipally known as 301 Colborne Street East be removed from the Town's Municipal Heritage Register; and,
2. That a full Heritage Documentation Report be prepared prior to demolition and submitted to the Planning and

Development Department, to be deposited at the Whitby Archives.

Carried

5.4.6 PDP 18-23, Planning and Development (Planning Services)
Department Report

Re: Request for an Extension to Draft Approved Plan of Subdivision, Brookfield Homes (Ontario) Whitby Limited, Brock Street South, File Number: DEV-03-17 (SW-2017-05)

Recommendation:

Moved by Councillor Lee

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2017-05 by an additional 3 years, to June, 17, 2026.

Carried

5.4.7 PDP 19-23, Planning and Development (Planning Services)
Department Report

Re: Request for an Extension to Draft Approved Plan of Subdivision, Brookfield Homes (Ontario) Whitby Limited, 1900 Brock Street South, File Number: DEV-05-17 (SW-2008-01) (MR-01-17)

Recommendation:

Moved by Councillor Lee

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2008-01 (MR-01-17) by an additional 3 years, to June 17, 2026.

Carried

5.4.8 PDP 20-23, Planning and Development (Planning Services)
Department Report

Re: Official Plan and Zoning By-law Amendment Applications, 3 Cassels Road East, Brooklin, File Numbers: DEV-36-22 (OPA-2022-W/05, Z-23-22)

A question and answer period ensued between Members of Committee and Staff regarding:

- whether Staff conducted a title search to determine whether the conditions previously noted by Mr. Sidler were registered on title;
- whether the rezoning of 3 Cassels Road East would have an impact on the conditions of the initial severance;
- whether the two severed lots were rezoned when the property located at 3 Cassels Road East was rezoned from Residential to Mixed-Use Residential;
- clarification on the restrictions for backyard parking on the property located at 3 Cassels Road East;
- delaying consideration of the Staff report until the information from the Land Division Committee was received and reviewed to assess whether it was relevant to the current planning regime;
- the impact on the Staff recommendation should the Land Division Committee minutes confirm details about the conditions of the severance;
- clarification on the Town's role related to severances and whether comments from the Town would impact the Land Division Committee's decision;
- the risk to the proponent to obtain approval for the zoning by-law and official plan amendments prior to applying for a land severance;
- obtaining legal advice from the Town Solicitor in a closed session; and,
- providing the information received from the Region to Council through a memorandum prior to the next Council meeting.

Note: Although Committee contemplated moving into closed session to receive legal advice regarding Item 5.4.8, PDP 20-23, it was ultimately decided to remain in open session and dispense with consideration of the matter through the referral motion below.

Recommendation:

Moved by Councillor Yamada

1. That Council approve Official Plan Amendment Number 131 to the Whitby Official Plan (File Number: OPA-2022-W/05), as shown on Attachment #7, and that a by-law to adopt Official Plan Amendment Number 131 be brought forward for consideration by Council;
2. That the Clerk forward a copy of the Report PDP 20-23, two (2) copies of the adopted Amendment, and a copy of the by-law to adopt Amendment Number 131 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development;
3. That Council approve an amendment to Zoning By-law # 1784, (File Number: Z-23-22), as outlined in Report PDP 20-23;
4. That a by-law to amend Zoning By-law # 1784 be brought forward for consideration by Council; and,
5. That the Clerk forward a Notice of Council's decision to those parties and agencies who requested further notification, including the Region of Durham's Commissioner of Planning and Economic Development.

Note: The disposition of this matter, Item 5.4.8, was determined through the referral motion below.

Recommendation:

Moved by Councillor Yamada

That consideration of Staff Report, PDP 20-23, Official Plan and Zoning By-law Amendment Applications, 3 Cassels Road East, Brooklin, be referred to the Council meeting on April 24, 2023.

Carried

5.4.9 PDP 21-23, Planning and Development (Planning Services)
Department Report

Re: Heritage Permit Application, Request for Demolition and New Dwelling at 404 Ontario Street West, Designated Under Part V of the Ontario Heritage Act, File Number: HP-01-23

Discussion ensued between Members of Committee regarding:

- the preference of the Werden's Neighbourhood Plan HCD to retain complementary properties;
- ensuring that the replacement of a heritage building would retain the character of the community and achieve a level of compatibility within the district;
- working with developers to include architectural features associated with historic buildings within the district beyond building height, building materials, and roof type;
- advancing heritage conservation policies in specific heritage areas and ensuring that new development would not be constructed in a superficial manner;
- concerns about delaying projects based on heritage properties that may not have any significant architectural heritage features;
- details about the Heritage Whitby Advisory Committee's discussions and recommendations from its meetings held on February 14 and March 14, 2023; and,
- the impact of Bill 23, More Homes Built Faster Act, 2022 on the Town's Municipal Heritage Register.

A brief question and answer period ensued between Members of Committee and Staff regarding consultation with the Heritage Whitby Advisory Committee and whether comments from the Heritage Whitby Advisory Committee were included in the Staff report.

Recommendation:

Moved by Councillor Yamada

1. That Council approve the Heritage Permit application requesting demolition of the existing dwelling at 404 Ontario

Street West (HP-01-23), in accordance with Section 42 of the Ontario Heritage Act; and,

2. That staff continue to work with the applicant to approve the Heritage Permit application (HP-01-23) for the replacement dwelling at 404 Ontario Street West, subject to the comments contained in report PDP 21-23, and the timelines required under the Ontario Heritage Act.

Carried

5.5 New and Unfinished Business - Planning and Development

5.5.1 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

Recommendation:

Moved by Councillor Yamada

That Committee take a 5 minute recess.

Carried

The Committee recessed at 8:42 p.m. and reconvened at 8:48 p.m.

6. General Government

Councillor Yamada assumed the Chair.

6.1 Presentations

There were no presentations.

6.2 Delegations

There were no delegations.

6.3 Correspondence

- 6.3.1 Memorandum from K. Narraway, Sr. Manager, Legislative Services/Deputy Clerk, dated March 28, 2023 re: Appointment to the Downtown Whitby Business Improvement Area Board of Management

Recommendation:

Moved by Councillor Yamada

That Council appoint Stephanie Daga to the Downtown Whitby Business Improvement Area Board of Management for the term ending November 14, 2026.

Carried

6.4 Staff Reports

6.4.1 CAO 10-23 - Office of the Chief Administrative Officer Report

Re: CUPE 53 Whitby Naming Rights Sponsorship of Arena 5 at Iroquois Park Sports Centre

Recommendation:

Moved by Councillor Yamada

That Council approve entering into a second one (1) year sponsorship agreement effective May 1, 2023 with CUPE 53 Whitby for a Naming Rights Sponsorship at Iroquois Park Sports Centre (IPSC), including keeping Arena 5 as “CUPE 53 Whitby Arena 5”, based on the sponsorship package and other terms and conditions identified in Report CAO 10-23.

Carried

6.4.2 LS 03-23, Legal and Enforcement Services Department Report

Re: Review of the Noise Enforcement Pilot Program 2022

A question and answer period ensued between Members of Committee and Staff regarding:

- whether after hours noise complaints were automatically sent to a By-law Enforcement Officer for response;
- whether the volume of complaints was manageable;
- whether there was an increase in noise complaints between the onset of the COVID-19 pandemic and the conclusion of the pilot program;
- whether after hours noise enforcement service has been provided since the pilot program concluded in November 2022;

- the flexibility of after hours noise enforcement in the future;
- the best way to achieve permanent after hours noise enforcement and whether changing the operational staffing structure would eliminate the need to hire an Enforcement Services Officer;
- whether the cost for after hours enforcement services would be included in the 2024 budget should the program continue on a permanent basis;
- whether the revenue of \$26,000 was due to noise and parking infractions, and whether any tickets were issued for noise infractions;
- the timeline for the provision of enforcement services twenty-four hours a day, seven days a week;
- defining unreasonable volume or noise and whether the level of noise would be evaluated on a case by case basis; and,
- details about the program should it move forward and public communication prior to its commencement.

Recommendation:

Moved by Councillor Leahy

1. That Report LS 03-23 be received for information;
2. That Council approve the continuation of the pilot after-hours parking and by-law enforcement program, as outlined in Report LS 03-23, at a cost \$17,558 funded from incremental 2023 parking infraction revenue and the Parking Reserve; and,
3. That Item GG-0014 be removed from the New and Unfinished Business List.

Carried

6.4.3 FS 12-23, Financial Services Department Report

Re: 2023 Property Tax Rates and Final Billing Due Dates

Recommendation:

Moved by Councillor Yamada

1. That the property tax rates for the year 2023, General Municipal Town Levies be approved as indicated in Attachment A to Report FS 12-23;
2. That the special tax levy and tax rates for the year 2023 for the properties located within the Downtown Whitby Business Improvement Area (BIA) be approved as indicated in Attachment B to Report FS 12-23;
3. That the final tax bill due dates for the Residential, Farmland, Pipeline and Managed Forest tax classes be June 26, 2023 and September 25, 2023;
4. That the final tax bill due dates for the capped tax classes (Commercial, Industrial and Multi-Residential) also be established for June 26, 2023 and September 25, 2023;
5. That prior to the issuance of the final tax bills, the Treasurer be authorized to adjust the due dates for the capped tax classes only and notify Council at the earliest opportunity; and,
6. That a by-law for the General Municipal Town Levies and a separate bylaw for the Special Tax Levy in support of the Downtown Whitby BIA, to set the due dates and levy rates for 2023 in accordance with the approved budgets and regulations, be brought forward at a future Council meeting.

Carried

6.4.4 FS 14-23, Financial Services Department Report

Re: 2022 Annual Investment Report

A question and answer period ensued between Members of Committee and Staff regarding:

- confirmation that the Town was receiving superior returns on the ONE JIB investments in comparison to prior GIC's;
- whether the Town withholds interest income to offset book value versus market value losses on investments; and,

- the value of long-term investments and whether there was a plan to draw on funds for infrastructure projects.

Recommendation:

Moved by Councillor Leahy

1. That Report FS 14-23, 2022, the 2022 Annual Investment Report, be received;
2. That the updated Investment Policy F 100, attached as Appendix C to report FS 14-23, be approved;
3. That the Treasurer be directed to sign a copy of the Investment Policy F100 to indicate Council's approval and to forward a copy of this Policy to the ONE Joint Investment Board; and,
4. That delegated authority be provided to the Commissioner of Financial Services/Treasurer to approve housekeeping amendments to Investment Policy F100 as recommended by the ONE JIB/ONE Investment, and that the Clerk be directed to update the Delegation of Powers and Duties Policy (G 020) and Standards for Town Policies and Procedures (CA 080) to reflect this delegated authority.

Carried

6.4.5 FS 16-23, Financial Services Department and Community Services Department Joint Report

Re: Soccer Dome Replacement

A question and answer period ensued between Members of Committee and Staff regarding:

- whether the soccer dome needed to be replaced earlier than the projected timeline;
- the financial implications related to the current and future replacement of the soccer dome;
- the expected lifespan of the second dome; and,
- how the cost of the project would be funded should the actual cost exceed the projected cost.

Recommendation:

Moved by Councillor Yamada

1. That a new 2023 Capital Project be approved, for the Soccer Dome Replacement Project, in the amount of \$250,000 funded from the Whitby Soccer Dome Reserve Fund;
2. That the Whitby Iroquois Soccer Club (operating as the Whitby Football Club (“WFC”)) be authorized to proceed with the coordination and procurement of the soccer dome replacement project; and,
3. That staff be authorized to reimburse the WFC within 30 days of receipt and acceptance of payment information, as outlined in Report FS 16-23, for WFC costs in excess of \$400,000.

Carried

6.5 New and Unfinished Business - General Government

6.5.1 New and Unfinished Business - Item GG-0004

Councillor Mulcahy inquired about the status of Item GG-0004 regarding a policy on grant and in-kind requests.

F. Wong, Commissioner of Financial Services/Treasurer, advised that a report would be presented to Council in September 2023

6.5.2 New and Unfinished Business - Item GG-0008

Councillor Mulcahy inquired about the status of Item GG-0008 regarding the proposed new waste collection by-law.

J. Romano, Commissioner of Community Services, advised that a report would be forthcoming in the fall of 2023.

6.5.3 New and Unfinished Business - General Government

The Chair requested that Staff review and update the new and unfinished business list.

6.5.4 Homelessness Crisis

Councillor Mulcahy introduced a motion regarding the homelessness crisis.

Discussion ensued between Members of Committee regarding:

- the increase in the number of homeless people and use of food banks in Whitby;
- the number of homeless people in Whitby including those living in Downtown Whitby and Ward 4; and,
- the likelihood that homelessness would become more prevalent.

Recommendation:

Moved by Councillor Mulcahy

Whereas the homelessness crisis is taking a devastating toll on families and communities, undermining a healthy and prosperous Ontario; and,

Whereas the homelessness crisis is the result of the underinvestment and poor policy choices of successive provincial governments; and,

Whereas homelessness requires a range of housing, social services and health solutions from government; and,

Whereas homelessness is felt most at the level of local government and the residents that they serve; and,

Whereas municipalities and District Social Administration Boards are doing their part, but do not have the resources, capacity, or tools to address this complex challenge; and,

Whereas leadership and urgent action is needed from the provincial government on an emergency basis to develop, resource, and implement a comprehensive plan to prevent, reduce and ultimately end homelessness in Ontario.

Now therefore, be it resolved that the Town of Whitby calls on the Provincial Government to urgently:

1. Acknowledge that homelessness in Ontario is a social, economic, and health crisis;
2. Commit to ending homelessness in Ontario; and,

3. Work with AMO and a broad range of community, health, Indigenous and economic partners to develop, resource, and implement an action plan to achieve this goal.

And further that a copy of this motion be sent to the Premier, Minister of Municipal Affairs and Housing, the Minister of Children, Community and Social Services, the Minister of Health, and to the Association of Municipalities of Ontario.

Carried

7. Adjournment

7.1 Motion to Adjourn

Recommendation:

Moved by Councillor Mulcahy

That the meeting adjourn.

Carried

The meeting adjourned at 9:20 p.m.