



Committee of the Whole Minutes

May 12, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski
Councillor Cardwell (Virtual Attendance)
Councillor Leahy
Councillor Lee
Councillor Lundquist
Councillor Mulcahy
Councillor Yamada

Regrets: Councillor Shahid

Also Present: M. Gaskell, Chief Administrative Officer
K. Evans, Director, Recreation
M. Hickey, Fire Chief
S. Klein, Deputy Chief Administrative Officer
J. Long, Head of Organizational Effectiveness
F. Santaguida, Commissioner of Legal and Enforcement Services/Town Solicitor
R. Saunders, Commissioner of Planning and Development
F. Wong, Commissioner of Financial Services/Treasurer
M. Dodge, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Narraway, Sr. Manager of Legislative Services/Deputy Clerk
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

There were no presentations.

5.2 Delegations

There were no delegations.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

5.4.1 PDE 02-25, Planning and Development (Engineering Services)
Department and Financial Services Department Joint Report

Re: Columbus Road Phase 1 Construction (Country Lane to
Ashburn Road)

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

- details about communication to the public through signage and social media regarding various road closures in Brooklin related to the Columbus Road construction project; and,
- broadening the notification area to the outer boundaries of Brooklin prior to the placement of signage to assist in managing traffic.

Recommendation:

Moved by Councillor Mulcahy

1. That a new 2025 capital project, in the amount of \$40,000,000 be approved for Columbus Road Widening Phase 1 (Country Lane to Ashburn Road) funded as follows:

- a. \$15,052,500 reallocated from Project #40246048 (Ashburn Road to Baldwin Street) as outlined in Staff Report PDE 02-25;
 - b. \$19,918,750 from the Province of Ontario's Housing-Enabling Core Servicing grant;
 - c. \$4,274,437.50 from the Development Charges Reserve Fund for Roads and Related Town-wide Infrastructure; and,
 - d. \$754,312.50 from the Growth Capital Reserve Fund.
2. That Bumstead Integrated Transportation Consulting be awarded a single source contract for municipal-side contract management of the project, in the amount of \$375,000, funded from the new 2025 Capital Project Columbus Road Widening Phase 1 works;
3. That, for the Columbus Road Phase 1 project, the Commissioner of Planning and Development, together with the Commissioner of Financial Services and Treasurer, and the Senior Manager of Procurement be delegated authority to award contracts that normally require Council authorization beforehand;
4. That Staff report on procurements awarded, that normally would require Council approval, at the earliest opportunity following the event;
5. Staff be authorized to enter into funding agreements with the Region of Durham and/or Developers for the cost recovery of water and sewer servicing works; and,
6. That prior to the award of the construction contract, Staff be authorized to create a new capital project for Columbus Road Phase 1 water and sewer works budget to be funded by the Region of Durham and/or the Developers subject to receipt of:
 - a. A signed agreement from the Region of Durham and/or Developers on the cost recovery of water and sewer servicing works; and,

- b. A purchase order from the Region of Durham and/or a letter of credit/financial securities from the Developers totaling the amount of the award for the water and sewer works.

Carried

5.4.2 PDE 04-25, Planning and Development (Engineering Services)
Department and Financial Services Department Joint Report

Re: Des Newman Boulevard and Rossland Road – Financial
Reconciliation

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

- the timeline for the Ministry of Transportation (MTO) to provide the reimbursement of funds for the MTO's portion of the Des Newman Boulevard/Coronation Road and Rossland Road works;
- whether Staff have identified the projects that may be deferred due to utilizing the Development Charges Roads and Related Town-wide Infrastructure Reserve Fund to offset the MTO's outstanding reimbursement;
- whether the Town or the MTO would select the future project for environmental compensation work required for the Des Newman Boulevard Project; and,
- the rationale for deferring the construction of the extension of Des Newman Boulevard from Dundas Street to Taunton Road, clarification about the funding for the construction of the extension, and whether the road would be constructed in the future.

Recommendation:

Moved by Councillor Cardwell

1. That the final project cost of the Des Newman Boulevard and Rossland Road works completed by the West Whitby Landowners Group ("WWLG") and Region of Durham, in the amount of \$36,306,982 (as outlined in Table 5 of Report PDE 04-25) be approved;

2. That the budget shortfall in Capital Project # 40256058, in the amount of \$ 2,373,427 (as outlined in Table 5 of Report PDE 04-25), be funded from the Development Charges Roads and Related Town-wide Infrastructure Reserve Fund ("DC Roads RF");
3. That the Ontario Ministry of Transportation's ("MTO") outstanding reimbursement for the MTO portion of Des Newman Boulevard / Coronation Road and Rossland Road works, in the amount of \$8,875,817 (as outlined in Table 4 of Report PDE 04-25), be funded from the DC Roads RF to be offset by any future recoveries from the MTO;
4. That staff be authorized to negotiate, and the Mayor and Clerk be authorized to execute, one or more agreements with the WWLG to close the Development Charges Works Funding and Reimbursement Agreement ("WWLG Agreement") for the Des Newman Boulevard and Rossland Road works, and to indemnify each other for future claims and costs related to the project, all in a form that is satisfactory to the Commissioner of Financial Services and Treasurer (or designate) and the Commissioner of Legal and Enforcement Services/Town Solicitor (or designate); and,
5. That staff be authorized to negotiate and finalize, and the Mayor and Clerk be authorized to execute, one or more cost sharing agreements with the WWLG and/or Ministry of Transportation ("MTO") for the Environmental Compensation Works required for the Des Newman Boulevard Project in a form that is satisfactory to the Commissioner of Financial Services and Treasurer (or designate) and the Commissioner of Legal and Enforcement Services/Town Solicitor (or designate).

Carried

5.5 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

6. General Government

Councillor Lundquist assumed the Chair.

6.1 Presentations

There were no presentations.

6.2 Delegations

There were no delegations.

6.3 Correspondence

6.3.1 Correspondence # 2025-235 from the Durham District School Board received on April 29, 2025 regarding Durham District School Board Enrollment Pressures and Funding Challenges

Discussion ensued between Members of Committee regarding:

- the request for support from the Durham District School Board for their request to the Ministry of Municipal Affairs and Housing to remove school boards from the site plan approval process and to remove the Educational Development Charges cap;
- the rapid student enrollment growth and lack of capacity in schools; and,
- Staff reporting back to Council through a memorandum to provide further information for Council's consideration.

Recommendation:

Moved by Mayor Roy

That Correspondence # 2025-235 from the Durham District School Board received on April 29, 2025 regarding Durham District School Board Enrollment Pressures and Funding Challenges be received for information.

Carried later in the meeting (See following motions)

Recommendation:

Moved by Mayor Roy

That the main motion be amended by including Item 2 as follows:

2. That staff be requested to report back through a memorandum with additional background information for Council's consideration.

Carried

The main motion, as amended, was then carried as follows:

Recommendation:

Moved by Mayor Roy

1. That Correspondence # 2025-235 from the Durham District School Board received on April 29, 2025 regarding Durham District School Board Enrollment Pressures and Funding Challenges be received for information; and,
2. That staff be requested to report back through a memorandum with additional background information for Council's consideration.

Carried

6.4 Staff Reports

6.4.1 FS 27-25, Financial Services Department Report

Re: 2026 Budget Schedule and Engagement

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

- the proposed reduction in the total number days for Council consideration of the 2026 to 2028 Multi-year Budget;
- adjusting the timelines for the 2026 to 2028 Multi-year Budget Process;
- increasing the proposed Council Budget Amendment Period from 10 to 20 days; and,
- referring the report back to Staff to adjust the timelines for the 2026 to 2028 Multi-year Budget Process.

Recommendation:

Moved by Mayor Roy

1. That the 2026 to 2028 Multi-year Budget Process, Communication and Public Engagement Plan and Budget Calendar outlined in Staff Report FS 27-25 be approved;
2. That the following reduced timelines for budget amendments, vetoes, and other budget procedural matters for the 2026 to 2028 Multi-year budget be approved:
 - a. The Council Budget Amendment Period be reduced to 10 days (from 30 days) following Council's receipt of the proposed budget from the Mayor;
 - b. The Council Override of the Mayor's Veto Period expire 11 days (from 15 days) after the Mayor's Veto Period;
 - c. The deadline to provide the Clerk with Council motions to amend the budget be set for 4:30 p.m. on November 24, 2025;
 - d. The Town Clerk is authorized to cancel the November 27, 2025 and December 15, 2025 Special Council Meetings on the budget if no Council Budget Amendments are received by the Town Clerk by 4:30 p.m. on November 24, 2025;
 - e. The deadline to provide the Clerk with Council motions to override the Mayor's Veto of any Council-approved budget amendments be set for 4:30 p.m. on December 10, 2025; and,
 - f. The Town Clerk is authorized to cancel the December 15, 2025 Special Council Meeting on the budget if the Town Clerk does not receive any motions to override the Mayor's vetoes, if any, to Council Budget Amendments by 4:30 p.m. December 10, 2025.
3. That Council receives for information the proposed seven 7-day (from 10-day) expiration for the Mayor's Veto Period following the Council Budget Amendment Period.

Note: The disposition of this matter, Item 6.4.1, was determined through the referral motion below.

Recommendation:

Moved by Mayor Roy

That consideration of Report FS 27-25 be referred to the May 26, 2025 Regular Council meeting for Staff to review and adjust the timelines for the 2026 to 2028 Multi-year Budget Process.

Carried

6.4.2 CAO 09-25, Office of the Chief Administrative Officer Report

Re: Economic Development Trade Mission

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

- details about continued interaction with German and European companies that have expressed interest in business development and investment opportunities in Whitby; and,
- timelines for potential leads to materialize into business investment in Whitby.

Recommendation:

Moved by Councillor Yamada

1. That Report CAO 09-25 Economic Development Trade Mission be received as information; and,
2. That the Clerk be directed to forward a copy of Report CAO 09-25 to the Director of Economic Development & Tourism, Region of Durham.

Carried

6.4.3 CLK 05-25, Office of the Town Clerk Report

Re: Accountability and Transparency Framework Review

A brief question and answer period ensued between Members of Committee and Staff regarding details about the advice provided by the Integrity Commissioner regarding precluding delegations during Council consideration of Integrity Commissioner reports.

Recommendation:

Moved by Councillor Leahy

1. That Report CLK 05-25 providing an update and overview of the Town's accountability and transparency framework be received for information;
2. That the revised Accountability and Transparency Policy G 010 appended as Attachment 1 to Report CLK 05-25 be approved;
3. That the Clerk be directed to bring forward a by-law to amend Procedure By-law #8081-24 in accordance with Section 4.3.2 of Report CLK 05-25;
4. That the revised Closed Meeting Policy G 040 appended as Attachment 2 to Report CLK 05-25 be approved; and,
5. That the Clerk be directed to take the necessary actions to use the Ontario Ombudsman as the default closed meeting investigator in accordance with section 239.1 of the Municipal Act, 2001, including termination of the existing agreement for closed meeting investigator services with the Local Authority Services (LAS).

See following motions

Moved by Councillor Leahy

That Item 3 of the main motion be amended to read as follows:

3. That the Clerk be directed to bring forward a by-law to amend Procedure By-law #8081-24 to enact the following changes:
 - a. Include the playing of the National Anthem as part of the opening protocols for Regular Council meetings;
 - b. Preclude delegates for Integrity Commissioner reports; and,
 - c. Permit recorded votes at Standing Committee meetings.

See following motions

Moved by Councillor Leahy

That the motion to amend Item 3 of the main motion be divided to consider Item 3 b. as a separate motion.

Carried

Consideration of Item 3 b. of the amending motion was then before Committee as follows:

Moved by Councillor Leahy

3. That the Clerk be directed to bring forward a by-law to amend Procedure By-law #8081-24 to enact the following changes:

b. Preclude delegates for Integrity Commissioner reports.

Motion Lost

The motion to amend Item 3 of the main motion was then before Committee as follows:

Moved by Councillor Leahy

That Item 3 of the main motion be amended to read as follows:

3. That the Clerk be directed to bring forward a by-law to amend Procedure By-law #8081-24 to enact the following changes:

- a. Include the playing of the National Anthem as part of the opening protocols for Regular Council meetings; and,
- c. Permit recorded votes at Standing Committee meetings.

Carried

The main motion, as amended, was then carried as follows:

Recommendation:

Moved by Councillor Leahy

1. That Report CLK 05-25 providing an update and overview of the Town's accountability and transparency framework be received for information;
2. That the revised Accountability and Transparency Policy G 010 appended as Attachment 1 to Report CLK 05-25 be approved;

3. That the Clerk be directed to bring forward a by-law to amend Procedure By-law #8081-24 to enact the following changes:
 - a. Include the playing of the National Anthem as part of the opening protocols for Regular Council meetings; and,
 - b. Permit recorded votes at Standing Committee meetings.
4. That the revised Closed Meeting Policy G 040 appended as Attachment 2 to Report CLK 05-25 be approved; and,
5. That the Clerk be directed to take the necessary actions to use the Ontario Ombudsman as the default closed meeting investigator in accordance with section 239.1 of the Municipal Act, 2001, including termination of the existing agreement for closed meeting investigator services with the Local Authority Services (LAS).

Carried

6.4.4 FES 01-25, Fire and Emergency Services Department Report

Re: Medical Priority Dispatch System (MPDS) Change Over and Tiered Response

Recommendation:

Moved by Councillor Lundquist

1. That report FES 01-25 be received for information on the pending changeover to the Medical Priority Dispatch System (MPDS); and,
2. As per the Fire Department Establishing and Regulating By-law #7263-17 (Attachment #1), Council approves an amendment to the Town of Whitby's current *Fire Tiered Response Criteria* (Attachment #2), moving the Town of Whitby to Level A, in alignment with the City of Oshawa, the Town of Ajax and the Township of Clarington.

Carried

6.5 New and Unfinished Business - General Government

6.5.1 Advocating for Sustainable Federal Funding for PARA Marine Search and Rescue

Councillor Mulcahy introduced a motion regarding advocating for sustainable Federal funding for PARA Marine Search and Rescue.

A brief question and answer period ensued between Members of Committee and Staff regarding whether PARA Marine Search and Rescue has a dedicated employee to assist with fundraising.

Recommendation:

Moved by Councillor Mulcahy

Whereas PARA Marine Search and Rescue (PMSAR) is a registered Canadian charity that has been operating with a dedicated team of volunteers since 1967, who have contributed thousands of hours annually to ensure the safety of individuals participating in water activities on Lake Ontario; and,

Whereas PMSAR annually conducts over 30 search and rescue missions in coordination with Canadian Coast Guard, from Port Credit to Port Hope. Notable rescues include the recovery of kayakers, children on floats, and searches for missing persons off the shores of Lake Ontario. The unit works alongside various other government departments including local police, fire, EMS, and Coast Guard for both Canada and the US; and,

Whereas PMSAR's commitment to safety, teamwork, and community has been recognized through numerous awards and recognitions; and,

Whereas PMSAR and its volunteers play a vital role in keeping the Lake Ontario waterfront and residents in Durham Region safe; and,

Whereas despite its vital work, PMSAR operates with minimal federal support, relying heavily on community funding and volunteer efforts to raise funds for major capital acquisitions; and,

Whereas the lack of direct sustainable and predictable funding from upper-tier governments poses a significant risk to the continuity and effectiveness of PMSAR's long-term operations; and,

Whereas PMSAR is in need of additional funding to procure a new vessel to replace their current vessel which will be at end of life in the mid-2030s; and,

Whereas ongoing annual operating funding from the federal government will lessen the burden for PMSAR as they work towards raising the approximately \$2,000,000 required for a new vessel.

Now therefore, be it resolved:

1. That Whitby Council calls on the Federal Government to commit ongoing and predictable operating funding from the federal government to PARA Marine Search and Rescue to support the organization's long-term operational needs, including vessel and equipment replacement, and for the continued safety and protection of residents on Lake Ontario;
2. That Whitby Council encourages all Durham municipalities and the City of Toronto to bring forward similar motions advocating for ongoing operating support for PARA Marine Search and Rescue; and,
3. That a copy of this motion be sent to Ryan Turnbull, MP for Whitby; Lorne Coe, MPP for Whitby; Public Safety Canada; the Regional Municipality of Durham; all Durham Region lower-tier municipalities; the City of Toronto; and PARA Marine Search and Rescue.

Carried

Moved by Councillor Leahy

That a motion to introduce a matter pertaining to outdoor viewing parties for the NHL Playoffs in Downtown Whitby be allowed due to its timely and urgent nature.

Carried on a Two Thirds Vote

6.5.2 Outdoor Viewing Parties for the NHL Playoffs in Downtown Whitby

Councillor Leahy introduced a motion regarding outdoor viewing parties for the NHL Playoffs in Downtown Whitby.

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

- the lack of visibility for an outdoor video projection due to sunlight, and confirmation that the 1st and 2nd periods of a hockey game may not be visible at an outdoor venue;
- the possibility of implementing outdoor viewing for the conference finals should the Toronto Maple Leafs be successful in round two of the playoffs; and,
- the possibility of utilizing an arena for viewing parties in time for the Stanley Cup final.

Recommendation:

Moved by Councillor Leahy

Whereas hockey is the ultimate Canadian sport; and,

Whereas there are three Canadian hockey teams remaining in the Stanley Cup Playoffs with the goal of making it to the Finals; and,

Whereas professional hockey provides an \$11 billion economic benefit for Canada according to a recent study by Professor Norm O'Reilly, a Canadian researcher at Ohio University; and,

Whereas many local bars and restaurants benefit from the excitement of a hometown or Canadian based team playing in the Stanley Cup Playoffs; and,

Whereas it is the desire of the Whitby Mayor and Members of Council to promote as many Whitby-based businesses in our downtown as possible; and,

Whereas an opportunity exists for Whitby to purchase the rights to broadcast the Toronto Maple Leafs' hockey games in a public broadcast; and,

Whereas the Town of Whitby has exercised this right in the past through Maple Leaf Sports and Entertainment during the Toronto Raptors historic championship basketball win; and,

Whereas it is a unique, and possibly once-in-a lifetime, opportunity to watch the Toronto Maple Leafs win the 2025 Stanley Cup.

Now therefore, be it resolved:

1. That Whitby Council directs the Chief Administrative Officer (CAO) and appropriate staff to negotiate the necessary

licence agreements, rent the appropriate equipment and secure the best location(s) in Downton Whitby to broadcast Toronto Maple Leafs hockey games with a suggestion to have Celebration Square as a high priority broadcast location; and,

2. That the CAO be instructed to find an appropriate source of funding, and to provide information related to costs to all Members of Council on a regular and ongoing weekly basis as the outdoor viewing events continue.

Note: The disposition of this matter, Item 6.5.2, was determined through the referral motion below.

Recommendation:

Moved by Councillor Leahy

That this matter be referred to Staff to provide additional information to Council regarding considerations related to outdoor viewing parties.

Carried

7. Closed Session

This portion of the minutes are closed to the public. [Refer to the Closed Minutes - Town Clerk has control and custody.]

Moved by Councillor Leahy

That Council move in-camera in accordance with Procedure By-law # 8081-24, Closed Meeting Policy G 040, and the Municipal Act, 2001, Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

7.1 FS 01-25, Confidential Financial Services Department, Legal and Enforcement Services Department, and Community Services Department Joint Report

Re: Proposed Long-Term Lease of Front Street West (Rowe House)

8. Rising and Reporting

Motion to Rise

Moved by Councillor Mulcahy

That the Committee rise from the closed portion of the meeting.

Carried

8.1 Reporting Out

During the closed portion of the meeting, Council discussed the proposed long-term lease of the Rowe House located on Front Street West.

Recommendation:

Moved by Mayor Roy

1. That Negotiable Request For Proposal (NRFP-20-2024) to obtain food and beverage / restaurant proposals for the Rowe House be awarded to 301 Rowe Inc.;
2. That the Mayor and Clerk be authorized to execute a ten (10)-year commercial restaurant lease, with an option to extend for two (2) additional five (5)-year terms, with 301 Rowe Inc. for the Rowe House property, located 301 Front Street West, subject to terms substantially outlined in Confidential Report FS 01-25 and in a form satisfactory to the Commissioners of Community Services, Financial Services/Treasurer, and Legal and Enforcement Services/Town Solicitor (or their respective designates);
3. That the requirement in Town Policy F-190 for the Town to provide public notice of long-term lease and report back to Council on any written objections received be waived; and,
4. That the Commissioner of Financial Services & Treasurer, or designate, be authorized to enter into an agreement with 301 Rowe Inc. to provide access to the Rowe House in advance of the Possession Date, June 1, 2025, to allow for 301 Rowe Inc.'s consultants to start design and other works on the property.

Carried

9. Adjournment

Recommendation:

Moved by Councillor Leahy

That the meeting adjourn.

Carried

The meeting adjourned at 8:42 pm.