



Regular Council Minutes

May 26, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

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

Also Present: M. Gaskell, Chief Administrative Officer
M. Hickey, Fire Chief
S. Klein, Deputy Chief Administrative Officer
J. Long, Head of Organizational Effectiveness
J. Romano, Commissioner of Community Services
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 (Recording Secretary)

-
1. Call To Order: The Mayor
 2. Introductory Announcements and Ceremonial Activities
 - a. Land Acknowledgement
 - b. National Anthem

c. Moment of Reflection

3. Call of the Roll: The Clerk
4. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

Prior to the Adoption of Minutes, Mayor Roy and Councillor Shahid made remarks about the recent defacement of several locations in the Town with anti-Muslim graffiti. The Mayor and Councillor expressed their support for the Muslim community and indicated that these hateful acts have no place in the Town and stand in direct opposition to community values of respect, diversity, and inclusion. Mayor Roy highlighted steps that were taken immediately after the incidents including contacting leaders in the Muslim community and the expeditious removal of the graffiti by Town Staff. Mayor Roy and Councillor Shahid noted the efforts of the Durham Region Anti-Racism Taskforce to address racism and highlighted the Taskforce's upcoming Community Connections event. Mayor Roy also noted recent acts of anti-Semitic vandalism in Whitby and reflected on the concerning trend of increasing hate crimes across Canada. She asked members of the public who may have any information about these incidents to contact the Durham Regional Police Service or Durham Regional Crime Stoppers.

Mayor Roy then spoke about the sudden closure of the Durham Corporate Centre at 105 Consumers Drive and the impact of the closure on the small businesses located at the property. She advised that Town Staff, the Whitby Chamber of Commerce, and local commercial property owners are coordinating to identify available office space and supports for the displaced businesses. Mayor Roy noted that she is hosting a meeting on May 28, 2025 between the affected businesses, Town Economic Development Staff, and the Chamber of Commerce to meet and discuss available resources. She invited Members of Council to attend the meeting for the purposes of listening and observing as audience members.

5. Adoption of Minutes

Regular Council - April 28, 2025

Special Council - April 28, 2025

Resolution # 91-25

Moved by Councillor Bozinovski

Seconded by Councillor Leahy

That the Regular Council and Special Council minutes of April 28, 2025 be approved.

Carried

6. Presentations

6.1 Recognition: Communications and Creative Services Division

Re: International Association of Business Communicators and Canadian Public Relations Society Awards of Excellence

Mayor Roy attended the dais and was joined by Matt Gaskell, Chief Administrative Officer and Jacqueline Long, Head of Organizational Effectiveness. Members of the Town's Communications and Creative Services Division and Jillian Follert, Public Affairs Coordinator were welcomed onto the dais and recognized for the recent awards they received from the International Association of Business Communicators and the Canadian Public Relations Society for the "Care Closer to Home" campaign supporting the development of a new hospital in Whitby.

6.2 Jeff Abrams, Co-Principal, Principles Integrity (Virtual Attendance)

Re: Correspondence # 2025-246 received from Janice Atwood and Jeff Abrams, Co-Principals, Principles Integrity dated May 1, 2025 regarding the Integrity Commissioners Annual Report - Town of Whitby

Refer to Item 8.2, Correspondence # 2025-246

Janice Atwood, Co-Principal, Principles Integrity appeared before Council and provided a presentation regarding the Integrity Commissioner's Annual Report. Highlights of the presentation included:

- an outline of the role of the Integrity Commissioner;
- the number of requests for advice received from Members of Council by the Integrity Commissioner over the past year, noting that most were related to questions about potential conflicts of interest;
- options for how the Integrity Commissioner may respond to breaches of the Council Code of Conduct including issuing disposition letters or public reports;
- the number of Code of Conduct complaints received over the last year and the status of those matters; and,

- general advice provided by the Integrity Commissioner from their experience working with numerous Ontario municipalities including the importance of maintaining confidentiality, communicating respectfully, and allowing Staff to do their work without undue interference.

A question and answer period ensued between Members of Council and Ms. Atwood regarding:

- the status of Bill 9, Municipal Accountability Act, 2025, and how Principles Integrity is working with other Integrity Commissioners in the Province to provide feedback on the proposed legislation;
- options available for Council consideration to sanction Members for Code contraventions including remedial measures;
- provisions in the Education Act that allow School Boards to suspend Trustees from attending meetings and confirmation that similar provisions are not included in the Municipal Act; and,
- information about how the Provincial Integrity Commissioner will consult with local Integrity Commissioners across Ontario regarding Bill 9.

7. Delegations

Moved by Councillor Shahid

Seconded by Councillor Mulcahy

That the rules of procedure be suspended to hear the delegation from Stephanie Leblanc, Resident, regarding Item 13.1, Office of the Town Clerk Report CLK 06-25.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy	X		
Councillor Lee	X		
Councillor Lundquist	X		

Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	8	1	0

Carried on a Two Thirds Vote (8 to 1)

7.1 Lori Lopes, Resident (In-Person Attendance)

Re: CLK 06-25, Office of the Town Clerk Report
Method of Election for Regional Councillors

Refer to Item 13.1, CLK 06-25

Lori Lopes, Resident, appeared before Council and indicated that it was her preference to see Regional Councillors elected by ward instead of at large. She noted that the costs associated with running an at large campaign are prohibitive for many, serving as a barrier for potential candidates for Council. Ms. Lopes noted that the majority of Greater Toronto Area municipal councils are elected by ward and that she felt that the current at large system primarily benefited incumbents. She advised that the cost to run a ward by-election is less expensive than an at large by-election should a Regional Councillor vacate their seat, and that there are potential efficiencies including reduced mail volumes for newsletters and less election signs for Regional Councillors in a by ward system.

A brief question and answer period ensued between Members of Council and Ms. Lopes regarding whether the question about the method of election for Regional Councillors should be put to a referendum question and about how election sign volumes would be reduced by changing the method of election.

7.2 Jessica Street, Resident (In-Person Attendance)

Re: CLK 06-25, Office of the Town Clerk Report
Method of Election for Regional Councillors

Refer to Item 13.1, CLK 06-25

Jessica Street, Resident, appeared before Council and indicated that it was her preference to see Regional Councillors continue to be elected at large. She noted that changing the method of election could cause

confusion for voters and that a by ward system offered less flexibility should the composition of the Region of Durham Council change in the future. Ms. Street stated that a decision about changing the method of election should not be made without public consultation and highlighted the support Regional Councillors need to earn from residents across the Town.

7.3 Stephanie Leblanc, Resident (In-Person Attendance)

Re: CLK 06-25, Office of the Town Clerk Report
Method of Election for Regional Councillors

Stephanie Leblanc, Resident, appeared before Council and indicated that it was her preference to see Regional Councillors elected by ward instead of at large. She highlighted the pillars of the Association of Municipalities of Ontario's Healthy Democracy Project noting that they align with a by ward method of election due to lower financial costs associated with a campaign, deeper community understanding from candidates, and stronger relationships between candidates and the communities they serve.

8. Correspondence

8.1 Correspondence

That the following requests be endorsed:

- Sickle Cell Awareness Day - June 19, 2025
- Prostate Cancer Awareness Month - September 2025
- Childhood Cancer Awareness Month - Flag Raising - September 2 to 7, 2025

Resolution # 92-25

Moved by Councillor Cardwell
Seconded by Councillor Yamada

That the proclamations for Sickle Cell Awareness Day and Prostate Cancer Awareness Month and the flag raising for Childhood Cancer Awareness Month be endorsed.

Carried

- 8.2 Correspondence # 2025-246 received from Janice Atwood and Jeff Abrams, Co-Principals, Principles Integrity dated May 1, 2025 regarding the Integrity Commissioners Annual Report - Town of Whitby

Resolution # 93-25

Moved by Councillor Shahid

Seconded by Councillor Lundquist

That Correspondence # 2025-246 received from Janice Atwood and Jeff Abrams, Co-Principals, Principles Integrity dated May 1, 2025 regarding the Integrity Commissioners Annual Report - Town of Whitby be received for information.

Carried

9. Committee of the Whole Report - Planning and Development

Planning and Development - May 5 and 12, 2025

9.1 PDP 22-25, Planning and Development (Planning Services) Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Mattamy (Thickson) Limited, File Number: DEV-02-22 (SW-2022-01 and Z-02-22)

Resolution # 94-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Council approve the Draft Plan of Subdivision (File Number: SW-2022-01), subject to the comments included in Report PDP-22-25 and the Conditions of Draft Plan Approval included in Attachment #9;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That Council approve the amendment to Zoning By-law #1784, (File Number: Z-02-22) and that a Zoning By-law Amendment be brought forward for consideration by Council at a later date;
4. That Williams and Stewart Associates Ltd. be appointed as the Control Architect for the Draft Plan of Subdivision; and,

5. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision.

Carried

9.2 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)

Resolution # 95-25

Moved by Councillor Lee

Seconded by Councillor Shahid

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

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

Re: Des Newman Boulevard and Rossland Road – Financial Reconciliation

Resolution # 96-25

Moved by Councillor Lee

Seconded by Councillor Shahid

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

10. Committee of the Whole Report - General Government

General Government - May 5 and 12, 2025

10.1 FS 15-25, Financial Services Department Report

Re: 2024 Annual Investment Report

Resolution # 97-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Report FS 15-25 entitled "2024 Annual Investment Report", be received for information.

Carried

10.2 FS 26-25, Financial Services Department and Community Services Department Joint Report

Re: Single Source Contract Award for Design Services for the New Whitby Fire Station

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

- how the Town's firefighters will be consulted during the design of the new fire station;
- confirmation that the new fire station will be designed in accordance with best practices, National Fire Protection Association standards, and through the expertise of the architect;
- opportunities to explore a modular design for the fire hall, noting that there are nuances for each hall depending on the type of equipment used and local response criteria; and,
- confirmation from Staff that the pricing from the architect was competitive with recent fire hall designs in the province of similar size and with similar energy efficiency.

Resolution # 98-25

Moved by Councillor Shahid

Seconded by Councillor Lundquist

1. That staff be authorized to award a single source contract to Thomas Brown Architects for the detailed design of the New Whitby Fire Station, in the amount of \$942,185 plus HST, funded from capital project # 71231201 - FH6 - New Construction; and,
2. That a 2025 capital project be approved for the construction of Fire Hall 6, in the amount of \$17,000,000, funded from internal borrowing between Development Charges reserve funds as outlined in Report FS 26-25.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy	X		

Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada	X		
Results	9	0	0

Carried Unanimously on a Recorded Vote (9 to 0)

10.3 FS 14-25, Financial Services Department Report

Re: Growth-Related Development Fees Exemptions for Affordable Residential Units

Resolution # 99-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Council approve the Affordable Residential Units Exemptions Policy included as Attachment 1 of Report FS 14-25; and,
2. That the Treasurer be delegated the authority to enter into and make certain amendments to the agreements as outlined in Report FS 14-25 with the Region of Durham and property owners for the purpose of providing development charge, parkland dedication, and community benefit charge exemptions for Affordable Residential Units.

Carried

10.4 CMS 07-25, Community Services Department and Legal and Enforcement Services Department Joint Report

Re: Proposed Amendment to the Private Transportation Services By-law, Accessible Taxis

Resolution # 100-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CMS 07-25 be received for information; and,
2. That the proposed amendments to the Town's Private Transportation Services By-law # 7398-18, substantially as appended in Attachment 1, be brought to Council for consideration and adoption.

Carried

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

A brief question and answer period ensued between Members of Council and Staff regarding educational development charges, how the development charges are used primarily for land acquisition, and the need to lift the Educational Development Charge cap to allow school boards to collect adequate development charges to purchase property for schools.

Resolution # 101-25

Moved by Councillor Lee

Seconded by Councillor Shahid

Whereas the Durham District School Board (DDSB) continues to face rapid enrollment growth which is expected to continue in the coming years; and,

Whereas to manage this growth sustainably, the DDSB urgently needs the Provincial Government to remove the Educational Development Charge (EDC) cap as the cap significantly restricts the ability of school boards to recover the true cost of acquiring land for new schools.

Now therefore, be it resolved:

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 Whitby Council calls on the Province of Ontario to remove the EDC cap as the difference between the capped rate and the actual rate required to purchase land for new schools is so significant, that without action, the debt being incurred to purchase land will soon become unserviceable and the opportunity will be missed for the

growth that is currently occurring to pay for the development of new schools.

Carried

10.6 FS 27-25, Financial Services Department Report

Re: 2026 Budget Schedule and Engagement

Resolution # 102-25

Moved by Councillor Shahid

Seconded by Councillor Lundquist

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 with Budget Books to be released on October 27, 2025 and with the Mayor's Budget Memo to be provided on November 7;
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 20 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 14 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 four (4) day (from 10-day) expiration for the Mayor's Veto Period following the Council Budget Amendment Period.

Carried

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

Re: Economic Development Trade Mission

A brief discussion ensued between Members of Council regarding the valuable timing of the economic development trade mission considering the trade dispute with the United States of America, engagement with companies during the trade mission, and timing for established leads to materialize into business development in the Region.

Resolution # 103-25

Moved by Councillor Shahid

Seconded by Councillor Mulcahy

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

10.8 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 Council and Staff regarding the cost savings associated with using the Ontario Ombudsman as the closed meeting investigator instead of Local Authority Services, the expertise of the Ombudsman, the online repository of investigations provided by Ombudsman's office, and the length of time the Ombudsman may take to complete investigations versus Local Authority Services.

Moved by Councillor Shahid
Seconded by Councillor Lundquist

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 later in the meeting (See following motions)

Moved by Councillor Shahid
Seconded by Councillor Mulcahy

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.

	For	Against	Conflict
Mayor Roy	X		

Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	6	3	0

Carried on a Recorded Vote (6 to 3)

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

Resolution # 104-25

Moved by Councillor Shahid

Seconded by Councillor Lundquist

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;
 - b. Preclude delegates for Integrity Commissioner reports; and,
 - c. 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).

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy	X		
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	8	1	0

Carried on a Recorded Vote (8 to 1)

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

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

Resolution # 105-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

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

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

Resolution # 106-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

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

10.11 Outdoor Viewing Parties for the NHL Playoffs in Downtown Whitby

Note: This item was referred at Committee.

A brief discussion ensued between Members of Council about budgeting for future outdoor viewing parties for professional sporting events through the Town's annual budget process and broadening the scope of the viewing parties to include a diverse range of sporting events.

10.12 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)

Resolution # 107-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

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

11. For information only - Committee of the Whole Minutes of May 5 and 12, 2025

12. Notice of Motion

There were no notices of motion.

13. New and Unfinished Business

13.1 CLK 06-25, Office of the Town Clerk Report

Re: Method of Election for Regional Councillors

A discussion ensued between Members of Council regarding:

- lowering financial barriers for prospective candidates by moving from an at large to a by ward method of election for Regional Councillors;
- significant funding for incumbent Members of Council coming from persons associated with the development industry;

- the benefit of candidates running in a by ward election being more connected to their local community;
- potential efficiencies for constituents in terms of knowing who to contact for Regional issues in a by ward system;
- whether or not a ward boundary review is required in advance of changing the method of election for Regional Councillors;
- the demographics of Council currently demonstrating that there is equity amongst prospective candidates;
- challenges associated with determining public opinion of the preferred method of election for Regional Councillors; and,
- how a determined effort from candidates for the position of Regional Councillor may assist in overcoming the potential financial barriers associated with running for the position.

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

- clarification about how a single Regional Councillor would be elected as a Durham Region Council representative for each of the Town's four existing wards;
- how any future ward boundary reviews would be impacted by changing the method of election for Regional Councillors from at large to by ward; and,
- confirmation that no ward boundary changes would be associated with moving to a by ward method of election for Regional Councillors given that a single Regional Councillor would be elected as a Durham Region Council representative for each of the Town's existing four wards.

Moved by Councillor Lundquist

Seconded by Councillor Cardwell

Whereas the Town of Whitby currently elects its Regional Councillors at large; and,

Whereas at-large systems can lead to gaps in geographic representation and reduce the ability of residents to have a direct and accountable representative for their specific area at the Regional level; and,

Whereas transitioning to a ward-based system for Regional Councillor elections would enhance accountability, ensure geographic equity, and improve the representativeness of the Regional Council; and,

Whereas a ward-based system can lower barriers to candidacy and promote more diverse and community-rooted leadership.

Now therefore, be it resolved:

- 1. That the Town of Whitby transition from at-large elections for Regional Councillors to a ward-based system whereby each Regional Councillor is elected by voters within a designated ward;
- 2. That Staff be directed to bring forward the necessary by-law amendments, required to enable this change; and,
- 3. That the new ward-based Regional Councillor election system be in place for the 2026 municipal election.

Carried later in the meeting (See following motions)

Councillor Leahy indicated that he felt that the above-noted motion was out of order due to the need to conduct a ward boundary review alongside any change to the method of election for Regional Councillors.

In accordance with Section 15.4 of the Procedure By-law, Councillor Leahy challenged the ruling of the Mayor.

Mayor Roy put the following vote to Council:

Will the ruling of the Chair be sustained?

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		

Councillor Shahid	X		
Councillor Yamada		X	
Results	7	2	0

Carried on a Recorded Vote (7 to 2)

Prior to consideration of the main motion, Councillor Leahy indicated that he wished to introduce an amendment to require a ward boundary review to be completed prior to considering changes to the method of election for Regional Councillors.

Mayor Roy declined to put the amendment to a vote, indicating that the motion was out of order.

In accordance with Section 15.4 of the Procedure By-law, Councillor Leahy challenged the ruling of the Mayor.

Mayor Roy put the following vote to Council:

Will the ruling of the Chair be sustained?

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	6	3	0

Carried on a Recorded Vote (6 to 3)

The main motion was then immediately before Council as follows:

Resolution # 108-25

Moved by Councillor Lundquist
Seconded by Councillor Cardwell

Whereas the Town of Whitby currently elects its Regional Councillors at large; and,

Whereas at-large systems can lead to gaps in geographic representation and reduce the ability of residents to have a direct and accountable representative for their specific area at the Regional level; and,

Whereas transitioning to a ward-based system for Regional Councillor elections would enhance accountability, ensure geographic equity, and improve the representativeness of the Regional Council; and,

Whereas a ward-based system can lower barriers to candidacy and promote more diverse and community-rooted leadership.

Now therefore, be it resolved:

- 1. That the Town of Whitby transition from at-large elections for Regional Councillors to a ward-based system whereby each Regional Councillor is elected by voters within a designated ward;
- 2. That Staff be directed to bring forward the necessary by-law amendments, required to enable this change; and,
- 3. That the new ward-based Regional Councillor election system be in place for the 2026 municipal election.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	

Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid		X	
Councillor Yamada		X	
Results	5	4	0

Carried on a Recorded Vote (5 to 4)

14. By-laws

Resolution # 109-25

Moved by Councillor Yamada
Seconded by Councillor Leahy

That leave be granted to introduce By-laws # 8187-25 to # 8195-25, with By-law # 8190-25 being as amended, and to dispense with the reading of the by-laws by the Clerk and that the same be considered read and passed and that the Mayor and the Clerk sign the same and the Seal of the Corporation be thereto affixed.

Carried

14.1 By-law # 8187-25

Being a By-law to establish provisions for providing Vital Services to a Rental Unit(s), including hot water, adequate and suitable heat, suitably cooled air, and potable water for rented or leased dwellings or living accommodations in the Town of Whitby.

Refer to LS 06-25, Proposed Rental Unit Vital Services By-law

14.2 By-law # 8188-25

Being a By-law to amend Property Standards By-law # 6874-14, as amended.

Refer to LS 07-25, Proposed Administrative Amendments to Property Standards By-law # 6874-14, as amended

14.3 By-law # 8189-25

Being a By-law to designate certain portions of a registered Plan of Subdivision (SW-2014-04) as not being subject of Part Lot Control.

14.4 By-law # 8190-25

Being a By-law to amend Procedure By-law # 8081-24.

Refer to CLK 05-25, Accountability and Transparency Framework Review

14.5 By-law # 8191-25

Being a By-law to repeal By-law # 6040-08 to remove Local Authority Services as The Corporation of the Town of Whitby's investigator of closed meetings.

Refer to CLK 05-25, Accountability and Transparency Framework Review

14.6 By-law # 8192-25

Being a By-law to adopt Amendment Number 144 to the Official Plan of the Town of Whitby.

Refer to PDP 20-25, Official Plan Amendment and Zoning By-law Amendment Applications, Baldwin Street Holdings Inc. (Ollie Switch Corporation), 91, 95. and 99 Baldwin Street, File Numbers: DEV-24-24 (OPA-2024-W/08, Z-11-24)

14.7 By-law # 8193-25

Being a By-law to amend By-law # 1784, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 20-25, Official Plan Amendment and Zoning By-law Amendment Applications, Baldwin Street Holdings Inc. (Ollie Switch Corporation), 91, 95, and 99 Baldwin Street, File Numbers: DEV-24-24 (OPA-2024-W/08, Z-11-24)

14.8 By-law # 8194-25

Being a By-law to designate the Mayfield House on the property municipally known in 2025 as 780 Garden Street, and legally described as Part of Block 1, Plan 40M-2785, designated as Parts 1 and 2, Plan 40R-32970, as being of cultural heritage value and interest.

Refer to PDP 42-23, 780 Garden Street – Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

14.9 By-law # 8195-25

Being a By-law to designate the Ontario County House of Refuge on the property municipally known as 300 High Street and legally described as Part of Lot 28, Concession 2, designated as Part 1, on Plan 40R-6075, Town of Whitby, Regional Municipality of Durham as being of cultural heritage value and interest.

Refer to PDP 26-24, 300 High Street - Notice of Intention to Designate Property Under Part IV, Section 29 of the Ontario Heritage Act

15. Confirmatory By-law

Resolution # 110-25

Moved by Councillor Mulcahy

Seconded by Councillor Shahid

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 the Council of the Town of Whitby at its regular meeting held on May 26, 2025 and the same be considered read and passed and that the Mayor and the Clerk sign the same and the Seal of the Corporation be thereto affixed.

Carried

16. Announcements

Members of Council highlighted various community events and activities and recognized Town Staff for their recent efforts to expeditiously remove a downed tree in Centre ward.

17. Adjournment

Moved by Councillor Shahid

Seconded by Councillor Lundquist

That the meeting adjourn.

Carried

The meeting adjourned at 9:22 p.m.

Christopher Harris, Town Clerk

Elizabeth Roy, Mayor

