

Present: Mayor Mitchell (Participating Electronically)
Councillor Drumm (Participating Electronically)
Councillor Leahy (Participating Electronically)
Councillor Lee (Participating Electronically)
Councillor Mulcahy (Participating Electronically)
Councillor Newman (Participating Electronically)
Councillor Roy (Participating Electronically)
Councillor Shahid (Participating Electronically)
Councillor Yamada (Participating Electronically)

Also Present: M. Gaskell, Chief Administrative Officer
J. Romano, Commissioner of Community Services
R. Saunders, Commissioner of Planning and Development
D. Speed, Head of Operations & Fire Chief
F. Wong, Commissioner of Financial Services/Treasurer
S. Klein, Director of Strategic Initiatives
C. Harris, Town Clerk
K. Narraway, Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: None noted

Call to Order

Call of the Roll: The Clerk

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Planning and Development

Councillor Yamada assumed the Chair.

1. Presentations

1.1 There were no presentations.

2. Delegations

2.1 Katie Pandey, Associate, Weston Consulting
Re: Planning and Development Department Report, PL 77-21
Draft Plan of Subdivision and Zoning By-law Amendment Applications,
Abacus Equity Infusion Limited, 7400 Thickson Road North, File
Numbers: DEV-03-20 (SW-2020-01, Z-02-20)

Refer to Item 4.2, PL 77-21

Katie Pandey, Associate, Weston Consulting, advised that she was representing the owner of 7265 Baldwin Street North whose lands were located north of 7400 Thickson Road North. She advised that her client has no objection to the proposed development at 7400 Thickson Road North. Ms. Pandey requested a temporary road access either from Baldwin Street North or from local Street 'C', located east of the subject property, noting that there was anticipated development at 7265 Baldwin Street North. Ms. Pandey stated she would like to avoid any future impediments to the proposed development at 7265 Baldwin Street North should this development proposal obtain approval prior to the proposed development at 7400 Thickson Road North. She advised that she had filed for pre-consultation with Town Staff, and that her client would adhere to all requirements of the Brooklin North Landowners Group and the Town of Whitby.

2.2 Carolyn Molinari, CM Planning Inc.
Re: Planning and Development Department Report, PL 76-21
Zoning By-law Amendment Application, 870 Columbus Road West,
Richard & Ann Evans, File Number DEV-32-21 (Z-22-21)

Refer to Item 4.1, PL 76-21

Carolyn Molinari, CM Planning Inc., advised that she was representing the owners of 870 Columbus Road West and that she was in attendance to answer questions.

A brief question and answer period ensued between Members of Committee and Ms. Molinari regarding the rationale for the temporary use extension for a three-year period and whether it was anticipated that there would be a further three-year extension upon its expiration in 2024.

- 2.3** James Bujak representing Abacus Equity Infusion Limited
Re: Planning and Development Department Report, PL 77-21
Draft Plan of Subdivision and Zoning By-law Amendment Applications,
Abacus Equity Infusion Limited, 7400 Thickson Road North, File
Numbers: DEV-03-20 (SW-2020-01, Z-02-20)

Refer to Item 4.2, PL 77-21

James Bujak, representing Abacus Equity Infusion Limited, stated that he was in support of the Staff recommendation and that he was in attendance to answer questions.

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

- whether the delegate was aware of the concerns about access noted by Ms. Pandey during her delegation and addressing the potential landlocked development;
- concerns related to the proposed development including the reduction in and range of the number of low density units, the range in height of the proposed buildings from 4 to 12 storeys in the High Density Residential / Mixed Use 1 Block, and the size of the proposed local park not meeting minimum standards;
- whether the low density variation was related to a future decision on the park locations;
- the timeline for the concept plan for the development of the medium or high density Block located at the southwest corner of the Draft Plan of Subdivision;
- the possibility of increasing the size of the local park to allow for amenities prior to approval of the applications;
- increasing the amount of commercial development at the southwest corner of Baldwin Street North and Columbus Road West and whether the form of commercial development would be a live/work build or only commercial; and,
- the degree of support for sustainability measures and applying the Whitby Green Standards to the proposed development.

3. Correspondence

- 3.1** There was no correspondence.

4. Staff Reports

- 4.1** Planning and Development Department Report, PL 76-21
Re: Zoning By-law Amendment Application, 870 Columbus Road West,
Richard & Ann Evans, File Number DEV-32-21 (Z-22-21)

Recommendation:

Moved By Councillor Roy

1. That Council approve an amendment to extend the temporary use for a garden suite (File Number: Z-22-21) for a period of three (3) years at 870 Columbus Road West, and that a By-law to amend Zoning By-law # 1784, as amended, be brought forward for Council's consideration; and,
2. That Council authorize the Mayor and Clerk to execute the amending Site Plan Agreement to extend the permissions for the garden suite for a period of three (3) years.

Carried

4.2 Planning and Development Report, PL 77-21
Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Abacus Equity Infusion Limited, 7400 Thickson Road
North, File Numbers: DEV-03-20 (SW-2020-01, Z-02-20)

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

- details about how increasing the size of the proposed local park block could be accommodated;
- whether the Conditions of Draft Plan of Subdivision Approval would ensure that the proposed local park block size would accommodate the required park facilities and amenities;
- the amenities that could not be accommodated within the proposed local park block at its current size;
- whether the required space for the sports field, playground shade structures, and multi-use courts included additional parking space within the proposed local park block;
- concerns about the unplanned commercial development block at the southwest corner of Baldwin Street North and Columbus Road West and the need for additional commercial development;
- confirmation that details about the commercial development would be provided through the site plan approval process;
- if the proponent would commit to a larger local park block and substantial commercial development;
- options to ensure that concerns related to commercial development and residential density would be resolved;
- whether providing additional medium density-lands throughout the Brooklin Community Secondary Plan would adequately

address the Regional Corridor density standards for Columbus Road East;

- whether it was preferable to understand how each area in the proposed development relates to the other prior to making a decision on the Draft Plan of Subdivision;
- confirmation that a temporary access road would be provided to 7265 Baldwin Street North;
- whether traffic signals would be installed at the intersections of Street H and Thickson Road North, Street A and Baldwin Street, and Street C and Baldwin Street and whether the developer would be responsible for installing those traffic signals; and,
- referring the report to Staff until concerns about commercial development, the size of the proposed local park, the range of potential residential units, and details of the proposed building heights were known and resolved.

Recommendation:

Moved By Councillor Leahy

1. That Council approve the Draft Plan of Subdivision (File Number: SW-2020-01), subject to the comments included in Planning Report PL 77-21 and the Conditions of Draft Approval included in Attachment # 11;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That the Region of Durham Commissioner of Planning and Development be advised of Council's decision;
4. That Williams and Stewart Associates Ltd. be appointed as the Control Architect for the Draft Plan of Subdivision;
5. That the Clerk forward a Notice to those parties and agencies that requested to be notified of Council's decision;
6. That Council approve an amendment to Zoning By-law # 1784 (File Z-02-20), as outlined in Report PL 77-21; and,
7. That a by-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

Note: The disposition of this matter, Item 4.2 was determined through the referral motion below.

Recommendation:

Moved By Councillor Lee

That Report PL 77-21 be referred to Staff to review the concerns raised by Committee.

Carried

5. New and Unfinished Business - Planning and Development

5.1 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

General Government

Councillor Roy assumed the Chair.

6. Presentations

- 6.1 Jade Schofield, Project Manager, Sustainability and Climate Change, Yuill Herbert, Principal, SSG, Camilla Melrose, Consultant, SSG, and Julia Kumari Drapkin, CEO, ISeeChange
Re: Chief Administrative Officer Report, CAO 33-21
Whitby Climate Change Master Plan

Refer to Item 9.11, CAO 33-21

Jade Schofield, Project Manager, Sustainability and Climate Change, Yuill Herbert, Principal, SSG, Camilla Melrose, Consultant, SSG, and Julia Kumari Drapkin, CEO, ISeeChange provided a PowerPoint presentation regarding the Whitby Climate Change Master Plan. Highlights of the presentation included:

- the two aspects of climate action including adaptation, which prepares for the physical impact of climate change such as storms and flooding and ensuring that both a built environment and the social systems are prepared for what may take place in the future, and mitigation to reduce emissions and air pollution;
- details about the history of climate action in Whitby from 2016 to 2021;
- detailed information about the of Phase 1, Climate Adaptation Plan, including the 6 stages of the technical analysis and the integrated communications and engagement;
- the need for better data and engagement for climate solutions; and,
- detailed information about the ISeeChange platform to build climate solutions together.

A question and answer period ensued between Members of Committee, Ms. Schofield, Mr. Herbert, Ms. Melrose, and Ms. Drapkin regarding:

- the importance of Whitby having a Climate Change Master Plan consistent with other municipal climate change master plans in Ontario in order to be effective with respect to assessing risk and impact;
- the responsibility of the Town to engage individuals in climate action responses and whether the focus was to encourage and engage or to create climate action;
- opportunities to acquire a consensus to generate the broad global response needed to make necessary changes to address the overarching climate threat;
- whether the adoption of the Whitby Green Standard was considered a positive step toward climate initiatives;
- how Whitby's climate action compares to other municipalities in the Greater Toronto and Hamilton Area;
- the rationale for a 100-year strategy plan versus a 50-year strategy plan; and,
- motivation for Canadians to purchase electric vehicles.

It was the consensus of the Committee to hear Item 9.11, CAO 33-21, at this time.

7. Delegations

7.1 There were no delegations.

8. Correspondence

8.1 There was no correspondence.

9. Staff Reports

9.1 Public Works Department, Financial Services Department, and Community Services Department Joint Report, FS 59-21
Re: T-553-2021 - Supply and Delivery of Work Wear

Recommendation:

Moved By Councillor Mulcahy

1. That Tender T-553-2021 be awarded to Mark's Commercial, a division of Mark's Work Wearhouse Ltd., in the amount of \$190,320.51 (plus applicable taxes) for a three (3) year term for

- the supply and delivery of work wear, to be funded annually from the operating budget;
2. That approval be granted for the option to extend this contract for two (2) additional one (1) year terms subject to work wear requirements, budget approval and provided the Successful Bidder's annual performance, product quality and timely delivery are satisfactory, at a projected incremental amount of \$126,880.34 (plus applicable taxes and contract cost escalations for the extension term); and,
 3. That the Mayor and Clerk be authorized to execute the contract documents.

Carried

9.2 Financial Services Department Report, FS 27-21
Re: Update on Property Tax Assessment Appeals and Adjustments

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

- confirmation that the Municipal Property Assessment Corporation's re-assessment would be not be retroactive;
- the annual negative impact of the property tax adjustments on the Town's budget; and,
- whether assessment growth and property tax adjustments were incorporated into the 2022 budget target.

Recommendation:

Moved By Councillor Newman

That Report FS 27-21 be received as information.

Carried

9.3 Financial Services Department Report, FS 54-21
Re: 2021 Grant related Procurement Awards

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

- clarification on the nature of the partnership between the Business Advisory Centre of Durham (BACD) and the Town in implementing the Local Business Accelerator Program;
- whether a business would apply for the \$10,000 grant through the Town or the BACD; and,

- confirmation on the number of existing and new businesses that would each be eligible for a potential \$10,000 grant through the Local Business Accelerator Program.

Recommendation:

Moved By Councillor Leahy

1. That Report No. FS 54-21 be received as information;
2. That, the Town provide the Business Advisory Centre of Durham a payment of \$50,000 for the Town's share of the Provincial My Main Street Grant, funded from the 2021 operating budget, account 799-MEDB-3980;
3. That a new service level related to Closed Circuit Television (CCTV) equipment in Downtown Whitby, at an annual cost of \$2,000 be approved and included in the 2022 operating budget; and,
4. That a new 2021 capital project, in the amount of \$40,000 be established for a Downtown Whitby CCTV system, funded \$20,000 from the grant received by the Durham Regional Police Service and \$20,000 from the Long Term Finance Reserve.

Carried

9.4 Financial Services Department Report, FS 62-21
Re: Capital Budget and Reserve/Reserve Fund Projection

Recommendation:

Moved By Councillor Drumm

1. That staff report FS 62-21 be received for information; and,
2. That the Treasurer be authorized to make a lump sum payment, of up to \$20,875,000 to the West Whitby Landowners Group, funded from the Roads Development Charge reserve fund.

Carried

9.5 Financial Services Department Report, FS 64-21
Re: Temporary Borrowing By-law

Recommendation:

Moved By Councillor Shahid

That a By-law is brought forward to authorize the external temporary borrowing of up to \$56,681,000 from January 1, 2022 to September 30, 2022, and up to \$28,340,000 between October 1, 2022 and December 31, 2022.

Carried

9.6 Financial Services Department Report, FS 66-21
Re: 2022 Interim Tax Billing

Recommendation:

Moved By Councillor Shahid

That a by-law be brought forward to allow for the Interim Tax Billing for the 2022 taxation year as outlined in this report FS 66-21.

Carried

9.7 Financial Services Department, and Public Works (Operations) Joint Report, FS 68-21
Re: Fleet & Equipment Pre-Budget Approval

Recommendation:

Moved By Councillor Shahid

1. That the Capital Projects listed as “2022 Budget (Delivery in 2022)” and “2022 Budget (Delivery in 2024)” in Table 1 of Report FS 68-21 be granted pre-budget approval;
2. That the Head of Organizational Effectiveness or Head of Operations and Treasurer be provided delegated authority to award the 2021 and 2022 Capital Projects identified in Table 1 of Report FS 68-21 following a procurement in accordance with the Purchasing Policy and provided such awards are within budgets;
3. That all awards made under Staff’s delegated authority be summarized and reported to Council after- the-fact; and,
4. That the Mayor and Clerk be authorized to execute the contract documents.

Carried

9.8 Public Works Department (Engineering) Report, PW 39-21
Re: Region of Durham's Proposed Study of the Current Policy/Practice
for Street Lighting on Regional Roads

A brief question and answer period ensued between Members of Committee and Staff regarding the impact that the assumption of the cost of street lighting for regional roads by the Region may have on service levels and Whitby's tax base.

Recommendation:

Moved By Councillor Newman

1. That Council endorse the draft Terms of Reference and approach for the Region of Durham's Proposed Study of the Current Policy/Practice for Street Lighting on Regional Roads;
2. That the Region's current practice with respect to street lighting on Regional roads, as described in the Region's Works Committee Report # 2021-W-36 (refer to Attachment 1), continue to prevail until the Region's proposed study is completed and any changes are approved and implemented; and,
3. That Public Works Report PW 39-21 be forwarded to the Region of Durham.

Carried later in the meeting (See following motions)

Recommendation:

Moved By Councillor Newman

That the main motion be amended by including a new Item 3 and renumbering the remaining item accordingly.

3. That Staff review and report to Council as to the feasibility and cost for assumption by the Town of street lighting for Taunton Road between Country Lane and Cochrane Street, or as otherwise directed by Staff, given the upcoming opening of Thermea Spa, with the report to be provided by the end of Q1 of 2022.

Carried

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

Recommendation:

Moved By Councillor Newman

1. That Council endorse the draft Terms of Reference and approach for the Region of Durham's Proposed Study of the Current Policy/Practice for Street Lighting on Regional Roads;
2. That the Region's current practice with respect to street lighting on Regional roads, as described in the Region's Works Committee Report # 2021-W-36 (refer to Attachment 1), continue to prevail until the Region's proposed study is completed and any changes are approved and implemented;
3. That Staff review and report to Council as to the feasibility and cost for assumption by the Town of street lighting for Taunton Road between Country Lane and Cochrane Street, or as otherwise directed by Staff, given the upcoming opening of Thermea Spa, with the report to be provided by the end of Q1 of 2022; and,
4. That Public Works Report PW 39-21 be forwarded to the Region of Durham.

Carried

9.9 Public Works (Engineering) Department Report, PW 40-21
Re: Update Traffic By-law 1862-85: No Stopping on Foundry Lane, Tidewater Crescent and Wetherburn Drive

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

- how adherence to the no stopping restrictions would be monitored and/or enforced following the installation of signage; and,
- the process for Staff to investigate additional areas of concern where there are parking concerns in the vicinity of schools.

Recommendation:

Moved By Councillor Newman

1. That Council approve an amendment to Traffic By-law # 1862-85, as identified in Attachment 2 to Report PW 40-21; and,
2. That a by-law to amend By-law # 1862-85 be brought forward for the consideration of Council.

Carried

9.10 Public Works (Engineering) Department, and Financial Services
Department Joint Report, PW 43-21
Re: Development Review Fee Study Update – Engineering Review and
Inspection Fees

A question and answer period ensued between Members of Committee, Mr. Grunda, Watson & Associates Economists Ltd., and Staff regarding:

- the rationale for the increase in the Engineering Review and Inspection Fees, and confirmation that the increase would provide full recovery of costs by the Town;
- confirmation that there has been an underpayment of Engineering Review and Inspection Fees over the past several years, that there was a critical need for an increase in Staff and resources in order to respond to applications for new development on a timely basis, and to ensure appropriate inspections of construction sites as developments proceed;
- details about the comparative analysis between the Town and other municipalities located east and west of Toronto as it relates to the proposed increases;
- whether the activity based costing methodology was applied to peer comparators across the Greater Toronto and Hamilton Area and whether the methodology has been challenged;
- whether any follow-up with the Durham Region Home Builders' Association (DRHBA) has taken place with respect to their written submission to the Town; and,
- providing information to Council by way of a memorandum about the dialogue that takes place with the DRHBA.

Recommendation:

Moved By Councillor Newman

1. That the Development Fees Review Study prepared by Watson & Associates Economists Ltd. (Attachment 1) be received for information;
2. That the proposed amendments to the Engineering Review and Inspection Fees included in Attachment 2 of Report PW 43-21 be approved;
3. That the recommended fees take effect on January 1, 2022;
4. That all the Engineering Review and Inspection Fees be indexed by 2.5% on January 1 of each year;

5. That the Town Clerk be directed to bring forward a by-law to amend the Fees and Charges By-law to give effect to the recommendations contained in Report PW 43-21; and,
6. That Council approve one additional staff resource for each of the following full-time positions, including the associated capital and operating costs identified in Tables 2 and 3 of Report PW 43-21:
 - Water Resource Engineer (Development)
 - Program Manager (Development)
 - Development Services Technician 2 (Development)
 - Supervisor of Development Construction
 - Construction Inspector 2
 - Construction Inspector 1

Carried

9.11 Chief Administrative Officer Report, CAO 33-21
Re: Whitby Climate Change Master Plan

Recommendation:

Moved By Councillor Mulcahy

1. That Council receive Report CAO 33-21 for information; and,
2. That Council commit the Town of Whitby to join the Race to Resiliency and Race to Zero.

Carried

It was the consensus of the Committee to hear Item 9.1, FS 59-21, at this time.

9.12 Office of the Chief Administrative Officer, and Financial Services
Department Joint Report, CAO 34-21
Re: Zero Carbon Whitby Costing Study Pre-Budget Approval

Recommendation:

Moved By Councillor Leahy

1. That Report CAO 34-21 be received for information;
2. That Council provide pre-budget approval of the planned 2022 capital project 55227607 in the amount of \$161,000 to complete a

Zero Carbon Whitby Costing Study funded from the Long Term Finance Reserve;

3. That Staff be directed to prepare a Zero Carbon Whitby Costing Study to be presented in May 2022 in alignment with the 2023 budget cycle; and,
4. That Council authorize staff to extend the existing Zero Carbon Whitby Contract and retain Sustainable Solutions Group to complete the Zero Carbon Whitby Costing Study in the amount of \$158,000 (plus HST) in accordance with Section 7.1 of the Purchasing Policy.

Carried

- 9.13** Office of the Chief Administrative Officer, Public Works (Engineering), and Legal and Enforcement Services Department Joint Report, CAO 35-21
Re: Electric Vehicle Charging Station User Policy and Traffic By-law Amendment

Recommendation:

Moved By Councillor Drumm

1. That Council approve the Draft Electric Vehicle Charging Station User Policy as outlined in Attachment 1;
2. That Council approve the proposed amendment to Traffic By-law # 1862-85 to incorporate the changes, as identified in Attachment 2; and,
3. That a By-law to amend By-law 1862-85 be brought forward for the consideration of Council.

Carried

- 9.14** Office of the Chief Administrative Officer, and Financial Services Department Joint Report, CAO 36-21
Re: Climate Change Mitigation Plan Contract Award

Recommendation:

Moved By Councillor Newman

That Council authorize staff to extend the existing Climate Change Adaptation Plan Contract and retain Sustainable Solutions Group to

complete the Climate Change Mitigation Plan in the amount of \$122,000 plus HST in accordance with Section 7.1 of the Purchasing Policy.

Carried

10. New and Unfinished Business - General Government

10.1 New and Unfinished Business - General Government

There was no new and unfinished business.

Adjournment

Motion to Adjourn

Recommendation:

Moved By Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 9:25 p.m.