



## Committee of the Whole Minutes

January 23, 2023, 7:00 p.m.  
Council Chambers  
Whitby Town Hall

Present: Mayor Roy  
Councillor Bozinovski  
Councillor Cardwell  
Councillor Leahy  
Councillor Lee  
Councillor Lundquist  
Councillor Mulcahy  
Councillor Shahid  
Councillor Yamada

Also Present: M. Gaskell, Chief Administrative Officer  
S. Klein, Director of Strategic Initiatives  
J. Romano, Commissioner of Community Services  
F. Wong, Commissioner of Financial Services/Treasurer  
R. Saunders, Commissioner of Planning and Development  
D. Speed, Head of Operations & Fire Chief  
M. Dodge, Executive Advisor to the Mayor  
C. Harris, Town Clerk  
K. Narraway, 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 Pecuniary Interest

There were no declarations of pecuniary interest.

Recommendation:

Moved by Councillor Shahid

That the order of the agenda be altered to consider the General Government portion of the meeting prior to Planning and Development

**Carried**

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 02-23, Planning and Development (Engineering Services)  
Department Report

Re: Consideration of Traffic Signals and Access on Lake Ridge Road

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

- the communication methods to notify residents about access to Lake Ridge Road and the implementation of the traffic signalization at the intersection of Lake Ridge Road and Churchill Avenue;
- clarification on the resulting intersection given that Old Lake Ridge Road and Lake Ridge Road were parallel to each other; and,
- whether the annual maintenance costs would be assumed by the Region should continued growth and/or traffic volume

on Lake Ridge Road result in meeting warrant thresholds for the signalization in the future.

Recommendation:

Moved by Mayor Roy

1. That considering the Region's requirements for unwarranted traffic control signals, Council approve the temporary and permanent traffic signalization of Lake Ridge Road South at Churchill Avenue, in the amount of \$200,000 in 2023 (temporary signal) and \$175,000 in 2024 (permanent signal) to be funded from the 2023 and 2024 capital budgets as outlined in Report PDE 02-23;
2. That the on-going operating and maintenance costs related to the signals that do not meet the warrant threshold, in the annual amount of \$8,000 be included in the operating budget, beginning in 2024; and,
3. That staff continue to work with the Region on an acceptable solution for access for the homeowners that currently have access to Lake Ridge Road.

**Carried**

5.4.2 PDE 03-23 , Planning and Development (Engineering Services)  
Department Report

Re: Durham Meadoway Visioning Study

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

- opportunities for public/community gardens and/or outdoor space use on the Durham Meadoway within the hydro corridor, whether dialogue would take place about potential uses throughout the three phases of the study, and whether potential uses would be acceptable to Hydro One;
- how much of the trail network extension would traverse through north Whitby; and,
- whether the proposed trail would be similar to the all-season use trail located behind the Optimist Park.

Recommendation:

Moved by Councillor Shahid

That Report PDE 03-23 be received for information.

**Carried**

5.4.3 PDE 04-23, Planning and Development (Engineering Services)  
Department Report

Re: Des Newman Blvd. Grade Separation - Strategic Direction

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

- details about a communication plan to the area residents with respect to the construction of the partial-height embankments and access road and the deferral of the full construction of the Des Newman Boulevard/CP Rail Grade Separation;
- whether the Town would not have the funds to support the full construction of the project in the shorter term due to the impact of Bill 23, More Homes, Built Faster Act, 2022, and whether the remaining embankment and bridge work would be undertaken within 15 to 20 years;
- whether any land development and/or access to land by landowners would be impacted by the revised project;
- whether the West Whitby Landowners Group has communicated the details of the revised project to homeowners in the area;
- whether information about the project would be provided to the respective Ward Councillor to respond to potential inquiries;
- the cost of the proposed project and confirmation that the development charges reserves would fund the project;
- whether CP Rail would provide any funding for the new north-south crossing; and,

- whether there were any grants or funding available through the Federal Government to assist with the cost of constructing the crossing/overpass.

Recommendation:

Moved by Councillor Mulcahy

1. That Council approve the strategic direction outlined in PDE 04-23, wherein the Des Newman Blvd. / CP Rail Grade Separation initiative will be constructed to a partial-height embankment including an access road in the short term with the remaining embankment and bridge works deferred to a future date, subject to need and funding;
2. That the current Engineering Consultants, Stantec and GHD, be engaged to revise the design and tender documents to address the revised approach and provide construction liaison support, funded from capital project 40130201; and,
3. That the \$14,750,000 of approved funding for capital project 40130201 Des Newman / CP Rail Grade Separation – Phase 1 (Embankments) be changed from long-term debt to the DC – Roads and Related (Townwide Infrastructure) Reserve Fund.

**Carried**

#### 5.4.4 PDE-05-23, Planning and Development (Engineering Services) Department Report

Re: Trans Canada Pipelines Facility Upgrades at Roadway Crossings in North Brooklin

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

- the timeline for the completion of the upgrades to the existing pipeline, and whether there would be road closures and/or detours to facilitate the work;
- whether there was any risk/danger associated with the upgrades to the gas pipeline; and,

- whether there would be a communication plan and/or traffic management plan in place as the pipeline upgrade work impacts residential areas.

Recommendation:

Moved by Councillor Mulcahy

1. That the proposed 2023 capital project #40236055 Columbus Road – Trans Canada Pipelines, in the amount of \$6,000,000, be pre-approved to allow for the pre-engineering phase of the project to proceed, as outlined in Report No. PDE 05-23; and,
2. That Council authorizes the Commissioner of Planning and Development to enter into an agreement with TCPL to include pre-engineering tasks associated with roadway crossings, as part of TCPL's larger project to upgrade pipelines through the Brooklin community.

**Carried**

#### 5.4.5 PDP 04-23, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, 305 St. John Street West, File Number:DEV-26-22 (Z-18-22)

Recommendation:

Moved by Councillor Lee

1. That Council approve an amendment to Zoning By-law No. 2585 (Z-18-22) as outlined in Planning Report PDP 04-23; and,
2. That a Zoning By-law Amendment be brought forward for consideration by Council.

**Carried**

#### 5.5 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

#### 6. General Government

## **Councillor Yamada assumed the Chair.**

### **6.1 Presentations**

#### **6.1.1 Stella Danos-Papaconstantinou, Commissioner, Social Services, The Regional Municipality of Durham**

Re: Durham's Homelessness Support and Coordinated Access System

#### **Refer to Item 6.4.1, FS 01-23**

Stella Danos-Papaconstantinou, Commissioner, Social Services, The Regional Municipality of Durham, introduced members of her team that were in attendance. She provided a PowerPoint presentation about Durham's Homelessness Support and Coordinated Access System. Highlights of the presentation included:

- detailed information about the role and goal of the Region of Durham as Service Manager pertaining to homelessness in the Region;
- the increase in the number of Whitby residents on the By-Name List between December 2021 and December 2022;
- the number of Whitby residents supported in 2022 to prevent homelessness and to improve their housing circumstances;
- information about the Region of Durham's investments for homelessness supports;
- detailed information about the By-Name List, the Coordinated Access System, the Region's partnership with Built for Zero Canada and the Canadian Alliance to End Homelessness, and the monthly public reporting through the Region's Built for Zero Report Card;
- the number of Durham residents on the Region's By-Name List in December 2022, the number of people experiencing chronic homelessness, and the number of people that were housed in 2022;
- detailed information about how Durham operates the Homelessness Support and Coordinated Access System, and the front-line services that were included;

- details about Whitby's two shelter programs and housing projects connected to the By-Name List;
- the goal of housing-focused shelters to make homelessness as brief as possible and to be part of the solution to ending homelessness;• the proposed shelter located at 312 Colborne Street West being Durham's first shelter for families which would provide shelter for up to four families; and,
- the key challenges inhibiting the ability to reduce chronic homelessness.

A detailed question and answer period ensued between Members of Committee, Ms. Danos-Papaconstantinou, Mr. Robins, Ms. McIntosh, and Ms. Valant regarding:

- the impact of delaying the approval of the lease for 312 Colborne Street West for two weeks to allow for community feedback, and the possibility of Ms. Danos-Papaconstantinou attending the Centre Ward Town Hall/Open House meeting;
- initiatives through municipalities and/or the Region that would assist in improving the availability of housing;
- opportunities for the Town to assist in accelerating more permanent long-term housing options;
- whether there was a risk of losing housing units in Whitby as a result of community housing providers coming to the end of their mortgage and potentially exiting the program;
- whether there were mechanisms and/or programs for the prevention of homelessness;
- the criteria for the priority list for housing versus the regular wait list;
- whether the Region assesses cases of homelessness with an equity lens to determine the cause of homelessness and to assist in preventing homelessness from reoccurring, and the assessment of people experiencing homelessness that do not have any financial supports;



- whether there were any gender specific shelters;
- details about the existing security at the warming centre located at 117 King Street and the proposed security for both 117 King Street and 312 Colborne Street West;
- whether lockers would be installed in front of the warming centre;
- the benefit of placing families in locations such as 312 Colborne Street West versus hotel rooms;
- confirmation that the shelter at 312 Colborne Street West would be used for temporary housing, whether there would be a maximum time period that a family would be housed at this location, and the criteria that would be used for sheltering families at 312 Colborne Street West;
- whether the locations and concentration of sheltered and unsheltered homeless people were identified, and whether homelessness was more concentrated in the downtown areas of the Region;
- the increase in sheltered and unsheltered homelessness in Durham Region over the past few years, and the likelihood that there would be an increase in the number of homeless in Whitby;
- whether the utilization of the \$3.5 million for supports in Whitby for 2022/2023 was for front-line services or for other services and programs; and,
- whether offering services attracts more people to the area that may not be from Whitby and who would not be there if the services were not available.

## 6.2 Delegations

There were no delegations

## 6.3 Correspondence

There was no correspondence.

## 6.4 Staff Reports

6.4.1 FS 01-23, Financial Services Department, Community Services Department, and Legal and Enforcement Services Department Joint Report

Re: Proposed Lease of Town-Owned Properties, 312 Colborne Street West and 117 King Street, to the Region of Durham

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

- whether businesses in the area of 312 Colborne Street West were notified about the proposed initiative and whether notice was given with respect to the opening of the existing warming centre;
- whether deferring the report for two weeks to obtain community feedback would have any impact on the opening date of the shelter;
- the anticipated public feedback considering that the subject area was mostly commercial;
- the urgency of the Region and whether two weeks would impact the opening of the shelter by the Region;
- whether the Region would undertake modifications to the building located at 312 Colborne Street West;
- confirmation that there would be opportunities for the community to provide input and that community concerns would be addressed;
- establishing an advisory group consisting of a business representative, a representative of the Whitby Public Library and members of the community and whether establishing an advisory group could wait until the Centre Ward Town Hall/Open House takes place;
- whether Staff reviewed any other properties/facilities for the transitional home/shelter for families;
- whether Regional or Town Staff have received any feedback about any concerns from Durham Regional Police Service;
- whether staff have undertaken a comparison to other municipalities to determine the advantages/disadvantages

for this type of housing and/or location versus having a warming centre;

- the length of the lease and whether there was an exit strategy should the need to terminate the lease arise;
- whether there was a commitment to the community that the Town would address concerns related to the warming centre and the transitional home/shelter about safety and/or quality of life; and,
- whether an amendment to the motion was required to include community consultation on a bi-annual basis to receive feedback from the community.

A detailed discussion ensued between Members of Committee regarding:

- vulnerable members of the community that require the Town's support, and the various methods of support for persons experiencing homelessness in Downtown Whitby currently taking place;
- providing support to the most vulnerable with access to transportation and needed supports;
- the Downtown Whitby Business Improvement Area's support for the transitional home/shelter on Colborne Street West;
- the warming centre being well received without previous public consultation;
- the inevitability that there would be more persons experiencing homelessness in the community;
- ensuring that adequate steps are taken to ensure the safety of the neighbourhood and to ensure that the community understands that the Town will support the community through security and/or police presence should issues arise;
- the option for the Town to end the lease at any time throughout the term of the lease with a six month notice period;

- the impact of positive and/or negative feedback from the community on the decision to approve the Staff recommendation;
- the necessity for as much community engagement as possible prior to making such a major decision;
- prioritizing community consultation by deferring the report should there not be an impact to opening date of the transitional home/shelter; and,
- the need for and the importance of community consultation and ensuring that the community feels heard on issues that impact their community.

Recommendation:

Moved by Councillor Mulcahy

1. That the Mayor and Clerk be authorized to execute Lease Agreements with the Regional Municipality of Durham for 312 Colborne Street West and 117 King Street based substantially on the terms and conditions outlined in Attachments 2 and 3 to Staff Report FS 01-23;
2. That the Commissioner, Legal and Enforcement Services/Town Solicitor be authorized to make minor amendments to either Lease Agreement based on finalization of negotiations with the Regional Municipality of Durham;
3. That Staff be authorized to approve Sub-Leases or an assignment of the Lease for 117 King Street West during the term of the Lease, subject to the concurrence of the Commissioner, Community Services and Commissioner, Legal and Enforcement Services/Town Solicitor; and,
4. That the Commissioner, Financial Services/Treasurer and Commissioner, Legal and Enforcement Services/Town Solicitor be authorized to negotiate and execute any renewals of either Lease Agreement provided the renewal is based upon the same general terms and conditions as the initial term of the lease.

**Carried later in the meeting (See following motion)**

Recommendation

Moved by Councillor Leahy

That Report FS 01-23 be deferred to a future Special Council meeting to be scheduled in February 2023 to provide an opportunity for community consultation at the Centre Ward Town Hall/Open House event scheduled in early February 2023

**Motion Lost**

The main motion was then carried.

6.4.2 CAO 01-23, Office of the Chief Administrative Office Report

Re: Booster Juice Inc. Naming Rights Sponsorship of Arena 6 at Iroquois Park Sports Centre

Recommendation:

Moved by Councillor Yamada

That Council approve entering into a three (3) year sponsorship agreement effective February 3, 2023 with Booster Juice Inc. for a Naming Rights Sponsorship at Iroquois Park Sports Centre (IPSC), including renaming Arena 6 to “Booster Juice Arena 6”, based on the sponsorship package and other terms and conditions identified in Report CAO 01-23.

**Carried**

6.4.3 CAO 02-23, Office of the Chief Administrative Officer Report

Re: Economic Development Strategy Annual Report 2022

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

- details about the level of support that Metrolinx would provide to businesses during the Bus Rapid Transit (BRT) reconstruction;
- whether the Economic Development Reserve would be utilized for other projects separately from the BRT in the future;

- clarification on the requests by Staff and whether there would be an impact to the 2023 budget, and whether \$240,000 for the Economic Development Fund was included in the 2023 budget;
- the correlation between the Concierge Program and the position for an Economic Development Officer and confirmation that the new Economic Development Officer and the Concierge Program were directly related; and,
- whether the annual contribution of \$150,000 to \$250,000 would cover the cost of the initiatives outlined in the Staff report and clarification on whether the annual contribution of \$250,000 was for the Economic Development Reserve Fund for 2023/2024.

Recommendation:

Moved by Councillor Leahy

1. That Report CAO 02-23 be received for information; and,
2. That Council direct Staff to develop a plan to implement Action Item 3.1 'Establish economic development fund', as outlined in Report CAO 02-23, for consideration in the 2024 budget.

**Carried**

#### 6.4.4 FOS(FES) 01-23, Fire and Operational Services (Fire and Emergency Services) Department Report

Re: Fire Master Plan - Implementation Update

Recommendation:

Moved by Councillor Yamada

That report FOS(FES) 01-23 be received as information.

**Carried**

### 6.5 New and Unfinished Business - General Government

#### 6.5.1 Investigating Alternate Revenue Sources and Mitigating the Financial Impact of Bill 23, More Homes, Built Faster Act, 2022

Councillor Mulcahy introduced a motion regarding investigating alternate revenue sources and mitigating the financial impact of Bill 23, More Homes, Built Faster Act, 2022.

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

- circulating the motion to the Minister of Finance, the Association of Municipalities of Ontario, all Durham Region MPPs, the Regional Municipality of Durham, and Durham Region municipalities.

Recommendation:

Moved by Councillor Mulcahy

Whereas Provincial Bill 23, More Homes, Built Faster Act, 2022, reduces development-related fees paid by the development community to Ontario municipalities for the construction of infrastructure to support growth;

Whereas the Region of Durham (“Region”) has passed a motion directing Regional Staff to report back on the feasibility and implications of municipalities receiving a 10% share of annual HST revenue from either the Federal and/or Provincial governments and to investigate the feasibility and impact of the Province providing a full rebate on the Provincial share of the HST paid by Municipal governments;

Whereas the purpose of the Region’s motion is to investigate alternate revenue sources to assist with municipal infrastructure investments to accommodate the infrastructure deficit as well as significant new growth related capital funding shortfalls;

Whereas the options proposed in the Region’s motion on alternate revenue sources may also mitigate Bill 23 impacts to the Town’s revenues for growth-related infrastructure and assist in funding repairs and rehabilitation of existing aging infrastructure;

Now therefore be it resolved:

1. That Town of Whitby support the Region of Durham’s motion; and,
2. That the Clerk circulate a copy of this resolution to the Minister of Finance, the Association of Municipalities of

Ontario, all Durham Region MPPs, the Regional Municipality of Durham, and Durham Region municipalities.

**Carried**

6.5.2 New and Unfinished Business - General Government

There was no new and unfinished business.

Recommendation:

Moved by Councillor Leahy

That the Committee take a short recess.

**Carried**

The Committee recessed at 9:14 p.m. and reconvened at 9:21 p.m.

7. Adjournment

Motion to Adjourn

Recommendation:

Moved by Councillor Yamada

That the meeting adjourn.

**Carried**

The meeting adjourned at 9:48 p.m.