



Committee of the Whole Minutes

February 24, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski (Virtual Attendance)
Councillor Cardwell
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
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

5.2.1 Steven Edwards and Philip Rowe representing Vandenboom Properties Inc. (In-Person Attendance)

Re: PDP 13-25, Planning and Development (Planning Services)
Department Report

Zoning By-law Amendment Application, Vandenboom Properties Inc., 301, 315, 317 Colborne Street East, 304, 320 Dunlop Street East, and 205, 207 Athol Street, File Number: DEV-38-24 (Z-19-24)

Refer to Item 5.4.1, PDP 13-25

Steven Edwards and Philip Rowe, representing Vandenboom Properties Inc., appeared before the Committee and stated that they had read and were in support of the Staff recommendation and conditions. Mr. Edwards advised that they were available to answer questions.

A question and answer period ensued between Members of Committee, Mr. Edwards and Mr. Rowe regarding:

- whether consultation about the proposed development has taken place with the owners of the two properties located at the corner of Colborne Street East and Athol Street; and,
- concerns about the aesthetics of the proposed development given its location at the edge of a heritage district and whether consideration has been given to constructing the building to conform with the aesthetic look and feel of the neighbourhood.

5.2.2 Peter Mahovlich representing Gordon Scadding Seniors Developments Ltd. (Virtual Attendance)

Re: PDP 14-25, Planning and Development (Planning Services)
Department Report
Temporary Use By-law Extension Application, Gordon Scadding
Seniors Developments Ltd., 402 Gordon Street, File Number: DEV-
36-24 (Z-18-24)

Refer to Item 5.4.2, PDP 14-25

Peter Mahovlich, representing Gordon Scadding Seniors
Developments Ltd., appeared before the Committee and stated that
he was available to answer questions.

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

- whether the proponent would be agreeable to repurposing
the building and providing it to the Town when its use as a
residential sales office was no longer required; and,
- assurances that the site and adjacent property would be
maintained on an ongoing basis.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

**5.4.1 PDP 13-25, Planning and Development (Planning Services)
Department Report**

Re: Zoning By-law Amendment Application, Vandeenboom
Properties Inc., 301, 315, 317 Colborne Street East, 304, 320
Dunlop Street East, and 205, 207 Athol Street, File Number: DEV-
38-24 (Z-19-24)

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

- ensuring that future development in Downtown Whitby
and/or development abutting heritage districts aesthetically
conform with existing heritage features;
- the ability to present future Site Plan Applications in
Downtown Whitby to Council; and,

- whether the proposed development was located in a potential future heritage district.

Recommendation:

Moved by Mayor Roy

1. That Council approve the amendment to Zoning By-law 2585, (File No. Z-19-24) as outlined in Planning Report No. PDP 13-25, and;
2. That a by-law to amend Zoning By-law 2585 be brought forward for consideration by Council.

Carried

5.4.2 PDP 14-25, Planning and Development (Planning Services) Department Report

Re: Temporary Use By-law Extension Application, Gordon Scadding Seniors Developments Ltd., 402 Gordon Street, File Number: DEV-36-24 (Z-18-24)

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

- whether a developer has ever permitted the Town to assume a temporary use building and the potential uses for such a building; and,
- confirmation that the Town could request that the building be repurposed, demolished or that the site be returned to its original state should all residential units be sold at or prior to the three-year extension.

Recommendation:

Moved by Councillor Cardwell

1. That Council approve a Zoning By-law Amendment to Extend a Temporary Use (Z-18-24) for a period of three (3) years, as set out in Planning Report PDP 14-25; and,
2. That the amending By-law be brought forward for Council's consideration.

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

There was no correspondence.

6.4 Staff Reports

6.4.1 FS 07-25, Financial Services Department Report

Re: Annual Investment Policy Statement Review and Transition to Outsourced Chief Investment Officer Offering

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

- whether the ONE Joint Investment Board still exists and/or whether the ONE Joint Investment Board was changing the service provider;
- whether a choice of an alternate service provider in the future could only be made by the ONE Joint Investment Board; and,
- confirmation that members of the ONE Joint Investment Board have to follow the direction provided by the ONE Joint Investment Board.

Recommendation:

Moved by Councillor Leahy

1. That Council approve updates to F 100 the “Investment Policy Statement” (“IPS”) included as Attachment 1 of Staff Report FS 07-25; and.
2. That the Treasurer be directed to sign a copy of the IPS to indicate Council’s approval and to forward a copy of this IPS to the ONE Joint Investment Board (“ONE JIB”).

Carried

6.5 New and Unfinished Business - General Government

There was no discussion on the new and unfinished business list.

6.5.1 Protecting Whitby Values: Ban the Nazi Swastika on Town Property

Councillor Leahy introduced a motion regarding banning the Nazi Swastika on Town property.

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

- amending the preamble within the motion to more accurately reflect the details of the motion that was passed by Council on February 3, 2025;
- the maximum penalty permitted through a by-law, and whether the proposed by-law would be enforceable;
- clarification about the process related to laying charges for an infraction of a by-law;
- whether enforcement of the proposed by-law could take place on private property;
- referring the motion to Staff for a report back to Council, and that the motions under Items 6.5.1 and 6.5.2 be incorporated into one report; and,
- the timeline for a report back to Council and the details about the consultation that would take place internally and externally.

Recommendation:

Moved by Councillor Leahy

Whereas, in recent years, Nazi iconography has surfaced with alarming frequency in the public sphere, used by an increasing number of groups and individuals to promote hate and instill fear within Canadian society;

And Whereas, since the atrocities of WWII, the Nazi swastika has become universally synonymous with systematic violence, terror and hate. Its growing presence in our country is a threat to every single Canadian citizen, undermining the core values of equality, diversity, and inclusion that define our nation;

And Whereas at its meeting of February 3, 2025 Whitby Council passed a motion calling on the Government of Canada to ban the Nazi Swastika in Canada;

And Whereas, the debate at that meeting identified a tangible action that Whitby council could make;

Now Therefore be it Resolved:

1. That Whitby Council direct the CAO to bring forward a by-law that would have the effect of banning the display of Nazi symbols and iconography, including the Nazi swastika known as the Hakenkreuze on any Town property including the property of any agencies, boards, or commissions existing now and in the future, with an exemption for educational and research purposes; and,
2. That the penalty for violation of the by-law be the maximum possible allowed under provincial statute.

Note: The disposition of this matter, Item 6.5.1, was determined through the referral motion below.

Recommendation:

Moved by Mayor Roy

That consideration of the motion regarding banning the display of Nazi symbols and iconography on Town property be referred to Staff to a future report to Council.

Carried

6.5.2 Banning Hate Propaganda in Town Facilities and on Town Property

Mayor Roy introduced a motion regarding banning hate propaganda in Town facilities and Town property.

Recommendation:

Moved by Mayor Roy

That Staff be directed to establish a policy framework to reinforce the provisions of the Criminal Code of Canada and the Ontario Human Rights Code to clarify that as the owner of Town property and facilities, that all forms of hate propaganda, including the display of hate symbols that promote or incite hatred or violence, are banned in Town facilities and on Town property.

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

Recommendation:

Moved by Councillor Shahid

That consideration of the motion regarding banning hate propaganda in Town facilities and on Town property be referred to Staff for a future report to Council.

Carried

6.5.3 Support for Community Care Durham's Vision for Implementing the OneConnect Program in Durham Region

Mayor Roy introduced a motion regarding support for Community Care Durham's Vision for Implementing the OneConnect Program.

Recommendation:

Moved by Mayor Roy

Whereas the Town of Whitby and Region of Durham are facing a rapidly aging population, with complex health and wellness needs;

And Whereas caregivers, faced with the inordinate challenge of securing, coordinating and overseeing the care of their loved ones from a multitude of providers, are experiencing burnout and increasing sense of hopelessness;

And Whereas the vast majority of Ontarians want to age in place in their own home and community, but are challenged finding the supports to do so;

And Whereas while Town of Whitby and Region of Durham residents wish to age in place, a lack of resources is pressing residents to institutional care, such as hospitals and long-term care. In the next 10 years, the demand for long-term care in the Region is projected to increase by 38%. In the Region, the median number of days people waiting to move into a long-term care home was 260 days – 30% higher than the provincial median;

And Whereas Community Care Durham has been a long-standing and trusted non-profit health and social services provider in Whitby, offering a vast array of services such as Assisted Living, Transportation, Day Programs, Meal and Food Security, Mental Wellness supports, and other services;

And Whereas Community Care Durham is seeking Provincial and Regional support to implement a new program – OneConnect – that is modeled after the U.S.A.'s Program of All-Inclusive Care for the Elderly (PACE). This program coordinates comprehensive health and wellness services around vulnerable clients (e.g., those awaiting placement in long-term care) living in the community in order to help them and their caregivers live optimally at home, in the community;

And Whereas other Ontario municipalities are looking to support the adoption of PACE-like models, including municipalities in the Region (Ajax, Scugog, Pickering);

And Whereas implementation of Community Care Durham's OneConnect program in Whitby would benefit residents, while alleviating demands on local hospitals and related healthcare institutions;

And Whereas Goal 9 of the Age-Friendly Whitby Action Plan adopted in 2017 is to ensure that Seniors have access to supports in order to help them maintain their homes and age in place;

And Whereas Community Care Durham is publicly funded by the Ministry of Health and Long-Term Care through Ontario Health – East Region, and requires new funding to implement OneConnect.

Now therefore, be it resolved:

1. That Whitby Council supports Community Care Durham's vision for implementing OneConnect in Whitby and the Region of Durham;
2. That Whitby Council encourages the Government of Ontario to provide the necessary funding to Community Care Durham to implement, evaluate and scale OneConnect to meet the growing needs of the Region of Durham;
3. That Town of Whitby Staff continue to assist the Region of Durham and Community Care Durham in future site-planning for expanded Day Program services, and identification of Whitby neighbourhoods where there are a high proportion of at risk adults that could benefit from this comprehensive model; and,
4. That a copy of this motion be sent to the Honourable Sylvia Jones, Minister of Health, Lorne Coe, MPP for Whitby, the Honourable Natalia Kusendova-Bashta, Minister of Long-Term Care, John Henry, Regional Chair and CEO of the Regional Municipality of Durham, the Durham Regional Health and Social Services Committee, the Durham Regional Local Housing Corporation, all Durham Region lower tier municipalities, Cynthia Davis, President and CEO of Lakeridge Health, Lisa Kitchen, Director of the Durham Ontario Health Team, and Matt Anderson, President & CEO of Ontario Health.

Carried

7. Adjournment

Recommendation:

Moved by Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 7:49 p.m.