

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
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
J. Romano, Commissioner of Community Services
R. Saunders, Commissioner of Planning and Development
D. Speed, Fire Chief
A. McCullough, Director of Finance/Deputy Treasurer
J. Kittle, Director of Operational Services
S. Klein, Director of Strategic Initiatives
H. Ellis, 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)

Regrets: None noted

The meeting commenced at 7:06 p.m. due to the Special Council Meeting held prior to the Committee of the Whole meeting.

C. Harris, Town Clerk, advised that due to the ongoing COVID-19 pandemic, the Committee of the Whole meeting is being held in a virtual meeting format. He noted that no written correspondence was submitted by the public regarding items on the agenda. Mr. Harris advised that the Committee would receive a presentation regarding Item 4.1,

CAO 23-20. He provided Members of Council with an overview of meeting etiquette and procedures with respect to conducting the meeting electronically.

Call to Order

Declarations of Pecuniary Interest

Councillor Mulcahy declared a pecuniary interest under the Municipal Conflict of Interest Act regarding Item 4.1, Office of the Chief Administrative Officer Report, CAO 23-20, 2020 Community Survey Results specifically related to advertising through the local newspapers, as Councillor Mulcahy owns a newspaper in Whitby. Councillor Mulcahy did not take part in the discussion and voting on this matter.

Mayor Mitchell declared a pecuniary interest under the Municipal Conflict of Interest Act regarding Legal and Enforcement Services Department Report, LS 16-20, Proposed Amendments to the Property Standards Bylaw specifically related to vacant buildings, as Mayor Mitchell and his family have an interest in 5455 Ashburn Road contains a building that is currently vacant. Mayor Mitchell did not take part in the discussion and voting on this matter.

General Government

Councillor Leahy assumed the Chair.

1. Presentations

- 1.1** Martin Hrobsky, Vice President, and Diana MacDonald, Director, Ipsos Public Affairs
Re: Office of the Chief Administrative Officer Report, CAO 23-20
2020 Community Survey Results

Martin Hrobsky, Vice President, Ipsos, provided a PowerPoint presentation regarding the 2020 Community Survey Results. Highlights of the presentation included:

- the purpose of the community survey, the number of participants, and methods used to conduct the survey;
- results of the survey including the quality of life in Whitby, recommending Whitby as a place to live, the quality of services provided by the Town, the likeliness of supporting an increase or decrease in taxes with increased or decreased services, and receiving value for tax dollars;
- assessment of and satisfaction on the amount of information

provided by the Town about facilities, service and program changes resulting from COVID-19;

- the perception of working in and recommending Whitby as a place to work;
- the level of importance and satisfaction of enabling opportunities for local jobs, communication with residents; public engagement, road improvements, and additional green space; and,
- the recommendations of citizens including continued focus on the Town being safe and friendly, creating local jobs, highlighting how the Town continues to be fiscally responsible to residents, and communicating how the Town assists local and small businesses impacted by the COVID-19 pandemic.

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

- the qualitative and quantitative findings of the community survey being applicable post COVID-19 pandemic;
- whether the community survey included a question about the COVID-19 pandemic affecting participant responses;
- a mechanism to follow up with citizens expressing specific concerns or whether participants participated anonymously;
- whether the survey question about the levels of service and taxation included information regarding age and household income of the participants;
- responses regarding the amount of information being provided by the Town with respect to COVID-19 and whether responders were asked to provide details on the type of information that they would like to have;
- whether the question related to working in Whitby included details of the participants such as types of careers, working from home or outside of the home, and whether they were working from home due to the COVID-19 pandemic;
- confirmation about the perception that the COVID-19 pandemic was more of a financial threat as opposed to a health threat for a majority of residents; and,
- confirmation that only the telephone survey was conducted randomly, the methodology for calculating the results of the telephone and online survey, and whether there was a comparison of the responses between the online and telephone survey.

2. Delegations

2.1 There were no delegations.

3. Correspondence

3.1 There was no correspondence.

4. Staff Reports

4.1 Office of the Chief Administrative Officer Report, CAO 23-20
Re: 2020 Community Survey Results

Having previously declared a pecuniary interest, Councillor Mulcahy did not take part in the discussion or vote on this matter.

Recommendation:

Moved By Councillor Drumm

1. That Report CAO 23-20 be received for information;
2. That staff utilize the 2020 Community Survey results to help inform development of the annual municipal budget and work plan items; and,
3. That staff continue to undertake a public opinion poll every two years in order to track resident satisfaction with Town programs and services.

Carried

4.2 Public Works Department and Corporate Services Department Joint Report, CS 47-20
Re: T-559-2020 – Stormwater Management Pond Sediment Removal

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

- confirmation that the pond located on Mount Pleasant Avenue was a stormwater management pond, and the rationale for this stormwater pond not being included in the sediment removal project for 2021;
- confirmation on the total number of stormwater management ponds within Whitby, the number of stormwater ponds that have been cleaned and would be cleaned through this project, and whether there were plans to clean the remaining eight stormwater management ponds in the future;
- the rationale for the range of the lowest to highest bid for this project; and,
- whether the difference in the budgeted and actual cost for this

project would be allocated to the One-Time Reserve Fund.

Recommendation:

Moved By Councillor Newman

1. That the Town of Whitby accept the low bid as submitted by 2220742 Ontario Ltd. o/a Bronte Construction in the amount of \$865,325.55 (plus applicable taxes) for all labour, materials, equipment and supervision necessary to complete stormwater management pond sediment removal;
2. That the Total Project Cost of \$1,025,555.28 be approved; and,
3. That the Mayor and Clerk be authorized to execute the contract documents.

Carried

4.3 Office of the Chief Administrative Officer Report, CAO 24-20
Re: Whitby Civic Centre Project – Update

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

- how space at Town Hall was being used by Staff and the number of Town Staff working from home;
- whether there would be a continued need for the leased space at 3000 and 3050 Garden Street, and/or whether staff could be relocated to the Town Hall or work from home;
- the possibility of requiring more space to ensure physical distancing during the COVID-19 pandemic;
- the results of the 2019 community and stakeholder consultations regarding the Whitby Civic Centre;
- the timeline for the receipt and reporting of the Office Needs Assessment, the reliability of the assessment post COVID-19 pandemic, and whether the timing for undertaking the assessment in 2021 would be appropriate due to the COVID-19 pandemic;
- whether satellite sites through partnerships with businesses that have staff working from home would be considered as part of this project; and,
- whether outdoor space and access to fresh air would be considered as part of this project.

Recommendation:

Moved By Councillor Mulcahy

1. That Phase 1 of the Whitby Civic Centre Project be moved out of the 10 year capital plan and begin in 2021 with an Office Needs Assessment;
2. That staff be authorized to retain Moriyama & Teshima Architects (MTA) to update the Office Needs Assessment;
3. That the Office Needs Assessment Project Cost of \$6,106 be approved and funded by the Corporate Development Reserve; and,
4. That Staff report back to Council with recommendations on the future Office Needs Assessment.

Carried

- 4.4** Corporate Services Department Report, CS 46-20
Re: Remuneration and Expenses paid to Mayor and Members of Council and Council appointees to Boards – 2019

Recommendation:

Moved By Councillor Mulcahy

That Report CS 46-20 of the Director, Finance & Deputy Treasurer be received for information.

Carried

- 4.5** Corporate Services Department Report, CS 49-20
Re: Declare Surplus Part of Block A, Plan 595, & Part of High Street, Plan H50030, North of Walnut Street, Parts 1 and 2, Plan 40R-30843 for the Purpose of Transfer to the Durham District School Board – EA Fairman Public School

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

- the size of the parcel of land proposed to be declared surplus;
- whether the Town or the Durham District School Board would be responsible for the legal costs associated with the conveyance;
- opportunities for the Town take ownership of the land should the Durham District School Board dispose of the land in the future, whether a potential condition could be included for the parcel of land to be transferred to the Town if it were unused, and whether the Durham District School Board would be opposed to such a

condition.

Recommendation:

Moved By Councillor Shahid

1. That Part of Block A, Plan 595, PIN 26537-0100 (LT) and Part of High Street, Plan H50030, PIN 26537-0125 (LT), North of Walnut Street, Parts 1 and 2, Plan 40R-30843, Walnut Street West (the "Property") as outlined in red on Attachment 1 to this report be declared surplus for the purpose of conveyance to the Durham District School Board, subject to the conditions set out in Corporate Services Report CS 49-20;
2. That Council stop up and close a portion of High Street as a public highway being Part 2, Plan 40R-30843;
3. That Council waive the Town's requirement of giving public notice of its intention to convey the Property and to stop up and close High Street as a public highway;
4. That the conveyance be subject to an easement in favour of the Town over Parts 1 and 2 for the purposes of maintaining catch basins and street lights; and,
5. That a By-law be brought forward authorizing the sale of the Property and the stopping up and closing of High Street as a public highway.

Carried

4.6 Corporate Services Department Report, CS 50-20
Re: Development Charge Background Study Update

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

- clarification on how the removal of non-statutory exemptions such as new industrial or new office development from the proposed Development Charges By-law would mitigate the tax based financial impact;
- how the 29 percent tax based share of the overall draft capital forecast under the proposed legislation compares with the previous projections over the same period of time under existing legislation, and confirmation that the 29 percent tax based share of the overall draft capital forecast was within the range previously forecasted and would not be a concern to the Town;
- advantages or disadvantages of Whitby's development charge rates for a single detached home, a commercial development, and an industrial development in comparison to other

municipalities;

- the impact on the annual tax base due to the additional \$52,000,000.00 growth related capital projects included in the current draft capital forecast; and,
- the feasibility and implementation of the Community Benefits Charge in the event of a high density development application on a regional road or transit priority route.

Recommendation:

Moved By Councillor Mulcahy

That the draft Development Charge Background Study information provided in report CS 50-20 be received as information and be used in the next phase of public consultation.

Carried

4.7 Legal and Enforcement Services Department Report, LS 16-20
Re: Proposed Amendments to the Property Standards Bylaw

Having previously declared a pecuniary interest, Mayor Mitchell did not take part in the discussion or vote on this matter.

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

- the rationale for the time period of 24 continuous months for vacant, unused, or unoccupied buildings, accessory structures or structures to be prepared for use and occupancy or be removed from the property, and whether 12 months would be a sufficient amount of time;
- clarification on the timeline of 24 months to return a building to a useable, occupied condition, and how non-compliance with a Property Standards Order would be addressed; and,
- clarification on the process and timeline involved in issuing a Property Standards Order and the demolition of a building or structure.

Recommendation:

Moved By Councillor Newman

That staff be directed to bring forward a by-law to amend the Property Standards By-law to give effect to the recommendations contained in

Report LS 16-20.

Carried

4.8 Legal and Enforcement Services Department Report, LS 17-20
Re: Sale of 2001 Brock Street South to Elexicon Energy

Note: This report was withdrawn.

Recommendation:

Moved By Councillor Mulcahy

That a motion to introduce a matter pertaining to the Metrolinx Public Information Centre # 3 – Durham-Scarborough Bus Rapid Transit Project to be allowed due to its timely and urgent matter.

Carried on a Two Thirds Vote

5. New and Unfinished Business - General Government

5.1 Metrolinx Public Information Centre # 3 – Durham-Scarborough Bus Rapid Transit Project

Councillor Roy introduced a motion regarding the Metrolinx Public Information Centre # 3 - Durham-Scarborough Bus Rapid Transit Project.

Discussion ensued between Members of Committee regarding:

- the presentation by Metrolinx at both Regional Council and Whitby Council meetings;
- the daily addition of information on the Metrolinx website, and the need to provide consistent, succinct and accurate information;
- concerns about the impact of the project on parking, traffic flow, residents, and businesses in and around Downtown Whitby;
- confirmation from Metrolinx to undertake virtual meetings to engage the community;
- the importance of communication to residents and businesses beyond Downtown Whitby; and,
- opportunities for the public to have a better understanding of the proposal.

Recommendation:

Moved By Councillor Roy

Whereas Metrolinx is currently holding a virtual Public Information Centre about the Durham-Scarborough Bus Rapid Transit project;

Whereas the project as proposed will have a significant impact to Whitby residents and business owners, and in particular, residents and business owners in Downtown Whitby;

Whereas Metrolinx has agreed to attend a live Public Information Centre meeting to provide a project overview in more detail and be available to answer resident and business owner questions; and,

Whereas it is imperative that residents and business owners understand the full scope of the project and have an opportunity to have open dialogue with Metrolinx to answer their questions and respond to their concerns.

Now therefore be it resolved:

1. That the Council of the Town of Whitby requests Staff to coordinate hosting virtual community meeting(s) with Metrolinx for residents and business owners to help clarify the scope and impacts of the Durham-Scarborough Bus Rapid Transit Project and answer any questions regarding the project; and,
2. That the Clerk send a copy of this resolution to the Durham-Scarborough Bus Rapid Transit Project team at Metrolinx, MPP Lorne Coe, and lakeshore municipalities in the Region of Durham.

Carried

Adjournment

Motion to Adjourn

Recommendation:

Moved By Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 8:40 p.m.