



Special Council Minutes

March 24, 2025, 5:30 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski (Virtual Attendance)
Councillor Cardwell (Virtual Attendance)
Councillor Leahy (In-Person Attendance, Virtual Attendance at 6:41 p.m.)
Councillor Lee
Councillor Lundquist
Councillor Mulcahy
Councillor Shahid

Regrets: Councillor Yamada (Leave of Absence)

Also Present: M. Gaskell, Chief Administrative Officer
S. Klein, Deputy Chief Administrative Officer
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. Douglas, Supervisor, Legislative Services (Recording Secretary, Left at 6:52 p.m.)
K. Narraway, Sr. Manager of Legislative Services/Deputy Clerk (Recording Secretary, Arrived at 8:05 p.m.)

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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. Presentations

4.1 John Romano, Commissioner of Community Services, and Sean Malby, Senior Manager, Parks Planning & Development

Re: CMS 06-25, Community Services Department Report
10-Year Projection for Whitby Waterfront

Refer to Item 6.1, CMS 06-25

John Romano, Commissioner of Community Services, and Sean Malby, Senior Manager, Parks Planning & Development provided a presentation regarding the 10-Year Projection for the Whitby Waterfront. The presentation provided an overview of the 18 key projects included in the 10-Year Projection for the Whitby Waterfront, which included:

- the high density mixed-use Nordeagle development;
- the Victoria Waterfront Park redevelopment;
- the Iroquois Beach Park redevelopment and improvements;
- completed improvements to the historical Captain James Row House and future redevelopment plans;
- further development of the Pumphouse, which was opened to community use in 2022;
- the 1636 Charles Street high density mixed-use development;
- Shirley Scott Park and Front/Brock Street gateway redevelopment, including the construction of a temporary Visitor Information Centre and an accessible dock/boat launch;
- Pringle Creek Bridge replacement on Brock Street South;
- a temporary detour at the Waterfront Trail due to the closure during the replacement of the Pringle Creek Bridge;
- the high density mixed-use development by Brookfield Homes at 1846-1900 Brock Street South;
- the Operations Satellite Works Yard which will include parking for Town and Regional vehicles to support the construction of the future water supply plant;

- Kiwanis Heydenshore Park improvements and expansion east into Gordan Richards Park;
- Heydenshore Pavilion facility improvements;
- the Water Street urbanization project;
- the Regionally owned Whitby Water Supply Plant expansion project;
- the Corbett Creek Bridge replacement and waterfront boardwalk trail improvements;
- the Regionally owned Corbett Creek Water Pollution Control Plant expansion; and,
- the Intrepid Park redevelopment which may include a new memorial garden dedicated to the historic significance of Camp X.

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

- installing signage in project areas to inform residents about upcoming construction projects;
- clarification on the estimated capital plan investments needed for the 18 projects outlined in the 10-Year Projection for the Whitby Waterfront;
- whether the Corbett Creek trail will likely be re-routed during trail and bridge reconstruction;
- details about enhancements included in the Whitby Water Supply Plant expansion project;
- whether the Victoria Waterfront Park development will include a waterfront boardwalk;
- clarification regarding the timeline and prioritization of specific projects;
- clarification regarding funding for the Pringle Creek Bridge replacement and whether the Town would be responsible for any construction costs;
- the importance of ensuring pedestrian safety along the waterfront;

- whether Staff have reviewed the City of Barrie's decision to secure a dedicated space for the Sea Cadets when undertaking waterfront improvements;
- communicating project timelines with the public; and,
- the timeline for installing the accessible dock/boat launch at Shirley Scott Park.

4.2 Steve Edwards, Planning Lead, GHD (In-Person Attendance)

Re: CMS 02-25, Community Services Department Report
Marina Feasibility and Harbour Land Use Report

Refer to Item 6.2, CMS 02-25

Steve Edwards, Planning Lead, GHD provided a PowerPoint presentation regarding the Marina Feasibility and Harbour Land Use Report. Highlights of the presentation included:

- development opportunities of the East Yard of the Port Whitby Marina ("Marina") lands;
- site options to accommodate the displaced Marina boat storage;
- the impact of redeveloping the Marina site area without replacing the existing boat storage, including negative impacts on revenue, loss of tenants, reduction in services, and displacement of existing boats and subscribers;
- an overview of the five (5) concept plan options, including advantages and disadvantages of each option;
- the assessment criteria and scoring summary for each of the five (5) options;
- the Marina's capital and operating budget;
- details of the preferred concept plan, being Option 1;
- examples of indoor rack boat storage buildings;
- conclusions of the study which recommends that replacement boat storage be developed at the marina; and,
- next steps, including a comprehensive detail design and feasibility study.

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

- clarification on the recommendation to construct boat storage on waterfront property and whether the Marina's boat storage can be relocated to a property outside of the waterfront area;
- the anticipated net revenue increase generated by the proposed new boat storage facility;
- the benefits of divesting the Town-owned Marina land and whether the property may be redeveloped for residential use;
- capacity of the proposed indoor boat storage facility;
- whether outdoor boat storage will be available in addition to the proposed indoor storage;
- whether Staff have conducted community consultation; and,
- confirmation that the Marina will continue to service the diverse market needs.

5. Delegations

There were no delegations.

6. Items for Consideration

Moved by Councillor Mulcahy

Seconded by Councillor Lundquist

That Council recess until the conclusion of the March 24, 2025 Regular Council meeting scheduled at 7:00 p.m.

Carried

Council recessed at 6:52 p.m. and reconvened in open session at 8:05 p.m. following the conclusion of the Regular Council meeting

6.1 CMS 06-25, Community Services Department Report

Re: 10-Year Projection for Whitby Waterfront

Resolution # 34-25

Moved by Councillor Cardwell

Seconded by Councillor Mulcahy

That Report CMS 06-25 be received as information.

Carried

6.2 CMS 02-25, Community Services Department Report

Re: Marina Feasibility and Harbour Land Use Report

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

- the need for community consultation as this project moves forward;
- understanding more about the economic projections for the Port Whitby Marina before finalizing the project and proceeding with consideration of the divestment of lands; and,
- how Staff will engage with key stakeholders such as marina users, boat launch users, and harbour users, utilizing tools like Connect Whitby and outlining the timing for engagement.

Resolution # 35-25

Moved by Councillor Lee

Seconded by Councillor Mulcahy

1. That Council receive the Port Whitby Marina Feasibility and Harbour Land Use Study, attached to Report CMS 02-25 as Attachment 1, for information;
2. That Council direct staff to undertake a comprehensive design study that will confirm the viability of Option 1 as described in Report CMS 02-25;
3. That Council approve a new 2025 capital project for the Comprehensive Detailed Design of Option 1, in the amount of \$250,000 and funded from the Marina Reserve Fund; and,
4. That staff be directed to report back to Council with the results of the design study.

Carried

7. Closed Session

This portion of the Minutes are closed to the public. [Refer to the Closed Minutes - Town Clerk has control and custody.]

Moved by Councillor Lundquist
Seconded by Councillor Mulcahy

That Council move in-camera in accordance with Procedure By-law # 8081-24, Closed Meeting Policy G 040, and the Municipal Act, 2001, Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

7.1 FS 49-25, Confidential Financial Services Department, Legal and Enforcement Services Department, and Planning and Development (Engineering Services) Department Joint Report

Re: Proposed Land Acquisition

8. Rising and Reporting Out

Moved by Councillor Cardwell
Seconded by Councillor Shahid

That Council rise from the closed portion of the meeting.

Carried

8.1 Reporting Out

During the closed portion of the meeting, Council discussed a proposed acquisition of land by the municipality.

Resolution # 37-25

Moved by Councillor Lundquist
Seconded by Councillor Shahid

1. That the By-law authorizing the acquisition of the Properties substantially in the form set out in Attachment 4 to Staff Report FS 49-25 be approved at this meeting of Council;
2. That the requirement to obtain an appraisal in accordance with Town of Whitby Policy No. F 190 regarding the Acquisition, Sale or other Disposition of Land Policy be waived for the acquisition of the Properties herein;

3. That a 2025 Capital Project be established for the acquisition of the Properties in the amount listed in Staff Report FS 49-24, funded from the Property Reserve Fund; and,
4. That Council hereby delegate authority to the Chief Administrative Officer and the Commissioner, Financial Services/Treasurer to undertake the necessary actions and execute an agreement of purchase and sale and all other necessary documents to give effect thereto, with such actions and agreements in a form satisfactory to the Commissioner, Legal and Enforcement Services/Town Solicitor, or designate.

Carried

9. By-laws

Resolution # 38-25

Moved by Councillor Cardwell

Seconded by Councillor Mulcahy

That leave be granted to introduce By-law # 8172-25 and to dispense with the reading of the by-law 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

9.1 By-law # 8172-25

Being a By-law to Authorize the Acquisition of Lands in accordance with Confidential Report FS 49-25.

Refer to FS 49-25, Proposed Land Acquisition

10. Confirmatory By-law

Resolution # 39-25

Moved by Councillor Lundquist

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 special meeting held on March 24, 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

11. Adjournment

Moved by Councillor Lee

Seconded by Councillor Lundquist

That the meeting adjourn.

Carried

The meeting adjourned at 8:23 p.m.

Christopher Harris, Town Clerk

Elizabeth Roy, Mayor