



Special Council Minutes

December 11, 2023, 4:30 p.m.
Council Chambers
Whitby Town Hall

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

Regrets: Councillor Leahy
Councillor Yamada

Also Present: M. Hickey, Fire Chief
S. Klein, Director of Strategic Initiatives
J. Long, Head of Organizational Effectiveness
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
K. Douglas, Sr. Legislative Specialist (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. Items for Consideration

4.1 CAO 30-23, Office of the Chief Administrative Officer Report

Re: Housing Accelerator Fund Application Update

Mayor Roy vacated the Chair to introduce a motion regarding the Housing Accelerator Fund Application. Deputy Mayor Shahid assumed the Chair and presided over this portion of the meeting.

A brief discussion ensued between Members of Council regarding the efforts of Staff in preparing the Federal Government's Housing Accelerator Fund application, as well as the required policy change to address the housing crisis in Canada.

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

- the focus of Whitby's Community Improvement Program (CIP) for the development charge exemption for high density residential and mixed-use residential developments;
- whether the CIP plan will be presented to Council for consideration and approval;
- clarification regarding the proposed increase to height and density of development in Downtown Whitby; and,
- the implementation of inclusionary zoning.

Resolution # 222-23

Moved by Mayor Roy

Seconded by Councillor Lee

Whereas the Town of Whitby has applied for approximately \$56M from the Housing Accelerator Fund (HAF) to invest in community-related infrastructure, programs, and studies that support housing through the submission of nine key initiatives to be completed over the next three years; and,

Whereas the HAF grant program represents an opportunity for the Town to refine the policies, procedures and processes to encourage development to increase Whitby's housing supply; and,

Whereas the Canada Mortgage Housing Corporation (CMHC), who is managing the Housing Accelerator Fund, recently requested that the Town of Whitby bolster its current application and seek further commitment to the nine identified initiatives from Council; and,

Whereas Whitby has an opportunity to partner with the Federal Government to advance housing to generate diverse housing options within our community through removing barriers to housing supply, accelerating growth of supply, and supporting the development of complete communities.

Now therefore be it resolved that:

1. Council supports the nine initiatives in Whitby's HAF Application, inclusive of the enhancements requested by the Canadian Mortgage and Housing Corporation on behalf of the Federal Minister of Housing, Infrastructure and Communities;
2. Council direct staff to start advancing work on all Housing Accelerator Fund initiatives subject to HAF approval, and where appropriate, direct staff to report back for Council's approval of individual policies and initiatives;
3. Staff be directed to undertake the following actions subject to HAF approval, in support of the HAF initiatives;
 - a. To support increased height and density, as part of the Town wide Official Plan Review (to begin in January 2024) and Comprehensive Zoning By-law Review (currently underway).
 - i. Increase height allowance of high-rise buildings near the identified Protected Major Transit Station Area (PMTSA), being the Whitby GO Station.
 - ii. Allow 4-storey buildings in other strategic areas beyond the identified Major Transit Station, targeting transit corridors and the identified Rapid Transit areas.
 - b. To support Inclusionary Zoning and complete a Housing Needs Assessment for PMTSA Inclusionary Zoning.
 - c. To move forward the Urban Area Expansion initiative by partnering with the Region, Elexicon, landowners and developers on the urban area expansion within Brooklin with the support of funding allocated for infrastructure expenses within the expansion area.
 - d. For the Surplus Land Inventory and Disposition Strategy, complete the inventory of publicly owned lands. Partner with the

Region and for-profit and not-for-profit businesses to generate affordable housing.

- e. Expand the e-Permitting solutions at the Town for Planning, Building and Engineering Permit applications.
 - f. As part of the Legal Additional Dwelling Unit program:
 - i. Staff will complete work to permit 4 residential units as-a-right.
 - ii. Streamline application processes and administer an incentive program for the creation of additional dwelling units addressing the missing middle.
 - g. The Build Innovative Greatness (BIG) initiative will support the completion of 4-6 projects a year by an innovation task force. The first year's projects will include: streamlining delegated authority for development related approvals; implementing pre-approved designs, prefabricated and modular homes and alternate construction materials; and incentivizing Purpose-Built Rentals.
 - h. To support the Low-Carbon and Climate-Resilient Whitby initiative by moving forward action items to support the Climate Emergency Response Plan, Whitby Green Standard and Zero Carbon Whitby.
 - i. As part of the Community Improvement Program, to reactivate the Development Charge Partial Exemption to support high density residential and mixed use residential and fund it through the Housing Accelerator Funding. Staff to bring forward an update to extend the by-law to align to the Housing Accelerator Fund timeline.
- 4. That staff be authorized to create new capital projects in 2023 and 2024, funded from the HAF grant, to implement initiatives in a timely manner; and,
 - 5. That Council authorize the Mayor and Clerk to execute any necessary agreements regarding the HAF application and subsequent approval.

Carried

Mayor Roy resumed the Chair.

5. Confirmatory By-law

Resolution # 223-23

Moved by Councillor Mulcahy

Seconded by Councillor Cardwell

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 December 11, 2023 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

6. Adjournment

Moved by Councillor Lundquist

Seconded by Councillor Lee

That the meeting adjourn.

Carried

The meeting adjourned at 4:41 p.m.

Christopher Harris, Town Clerk

Elizabeth Roy, Mayor