

**Present:** Mayor Mitchell  
Councillor Drumm  
Councillor Leahy  
Councillor Lee  
Councillor Mulcahy  
Councillor Newman  
Councillor Roy  
Councillor Shahid  
Councillor Yamada

**Also Present:** M. Gaskell, Chief Administrative Officer  
S. Beale, Commissioner of Public Works  
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor  
K. Nix, Commissioner of Corporate Services/Treasurer  
J. Romano, Commissioner of Community Services  
R. Saunders, Commissioner of Planning and Development  
D. Speed, Fire Chief  
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 (Recording Secretary)

**Regrets:** None noted

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1. Declarations of Pecuniary Interest

- 1.1** Mayor Mitchell declared a pecuniary interest under the Municipal Conflict of Interest Act regarding Item 7.13, Report, CMS 03-20, North Whitby Sports Complex – Update, as Mayor Mitchell and his family have an interest in the property at 5455 Ashburn Road, which abuts the location of the proposed North Whitby Sports Complex. Mayor Mitchell noted that he had spoken with the Integrity Commissioner who advised him that he was free to discuss amenities to be in the building but not other matters related to advancing the project. Mayor Mitchell did not take part in the discussion and voting on any matter related to

advancing the project.

2. Adoption of Minutes

- 2.1 Regular Council - May 19, 2020  
Special Council - June 11, 2020

**Resolution # 123-20**

Moved By Councillor Lee  
Seconded By Councillor Yamada

That the Regular Council minutes of May 19, 2020 and the Special Council minutes of June 11, 2020 be adopted.

**Carried**

It was the consensus of Council to move to Item 4.1 at this time.

3. Presentations

- 3.1 M. Gaskell, Chief Administrative Officer  
Re: Town of Whitby COVID Update & Recovery Plan

M. Gaskell, Chief Administrative Officer provided a PowerPoint presentation regarding:

- The Town's actions taken to date regarding the COVID-19 situation as the Town moves into Stage 2 and eventually Stage 3 of the recovery process;
- An overview of how Town services have pivoted as a result of the pandemic to support Staff and protect the community;
- Information technology advancements at the Town, including increasing the number of laptops available for Staff and increasing the users supported for remote work from 40 to over 250;
- Waste collection modifications, including an increase to the garbage bag limit;
- Efforts of the Town's Enforcement Services Staff to educate residents about physical distancing requirements;
- Increased communications efforts from the Town about the status of Town services and to help reinforce public health messaging;
- Outreach efforts to connect with members of the 55+ Recreation Centre to ensure their wellness and to help them connect with services;

- Event cancellations during the pandemic;
- Economic Development initiatives, including partnerships with the BIA, the Chamber of Commerce, and development of the “What’s Open Whitby App”;
- Virtual Advisory Committee, Committee of the Whole, and Council meetings;
- The continuation of 95 percent of engineering capital projects;
- Procurement projects and tenders completed during the pandemic;
- An overview of Planning applications and Building Permit applications processed during the pandemic;
- Fire and Emergency Services continuing to provide service during the pandemic and the creation of a temporary Fire Hall at the McKinney Centre to allow fire crews to maintain physical distancing;
- Operational Services activities, including closing park structures, installing COVID-19 signage, and enhanced litter pick-up;
- A review of Staff deployment, including that all full-time Staff remain deployed to respond to the pandemic and to prepare to resume operations;
- The collaborative relationship with CUPE Local 53 and the flexibility of CUPE Local 53 during the pandemic;
- The need for layoffs of part-time Staff in March due to facility closures;
- A financial update about the impact of the COVID-19 pandemic which shows that the net projected shortfall for 2020 is currently \$500,000;
- An update regarding the status of projects in the 2020 Business Plan and Work Plan;
- The Town’s recovery planning process and how suspended services will be resumed;
- First steps that the Town will take to begin to resume services including beginning civil marriage ceremonies, resumption of regular By-law and Parking enforcement activities, and Building and Fire inspections of occupied dwellings;
- Next steps the Town will take to reopen services during the Stage 2 recovery, including opening splash pads, small group rentals of community facilities, permitting of outdoor sports fields, and computer access at libraries;
- The recommended cancellation of summer camps for the remainder of 2020 due to Provincial Health Guidelines and the difficulties in terms of cost and effectiveness of running the camps;
- Efforts being made to get facilities ready for reopening including

physical distancing signage, directional arrows on floors, and reduced occupancy guidelines for meeting rooms and common spaces;

- Resumption of in-person service customer appointments in August;
- Efforts of Staff to modernize services to be better positioned for the future;
- Learning opportunities during the pandemic including updates to the Town's pandemic plan, the benefits of flexible work for employees, facilitating virtual engagement, office space requirements for the Town including the impact to the planned Civic Centre project; and,
- Efforts to care for and support the mental health and wellbeing of Staff during these stressful times.

A question and answer period ensued between Members of Council and the Chief Administrative Officer regarding:

- Staff communications with the Provincial and Federal levels of government to seek financial assistance for the projected financial shortfall from the pandemic;
- Potential impacts to the 2021 budget due to the delay in hiring Staff in 2020 and the potential technology needs of the Town going forward;
- The 2021 budget and the importance of keeping it lean due to the economic impacts of the pandemic to many residents and businesses;
- Advancing some of the Town's technology needs in consideration of the lessons learned;
- How Staff are handling the impacts of the pandemic and how productivity has improved during the work from home period;
- Efforts to keep Staff who are unable to work from home safe through the provision of PPE; and,
- The collaborative efforts of Staff throughout the pandemic.

#### 4. Delegations

##### 4.1 Billy Tung and Christian Lamanna representing Madison Brooklin Developments Ltd.

Re: Planning and Development Department Report, PL 10-20 DEV-19-19, Draft Plan of Subdivision Application (SW-2019-01) and Zoning By-law Amendment Application (Z-11-19), Madison Brooklin Developments Ltd., South of Roybrook Avenue, East of Baldwin Street South

Refer to Item 6.1, PL 10-20

Billy Tung and Christian Lamanna representing Madison Brooklin Developments Ltd. provided a delegation indicating that they were available to answer questions about the high density block associated with the proposed development.

- 4.2** Brian Moss representing 840 Rossland Road Developments Ltd. (Ace Developments Ltd.)  
Re: Planning and Development Department Report, PL 28-20  
Official Plan and Zoning By-law Amendment Applications, 840 Rossland Road West, 840 Rossland Road Developments Ltd. (Ace Developments Ltd.), Town File Nos. DEV-21-19 (OPA-2019-W/02, Z-13-19)

Refer to Item 9.1, PL 28-20

Brian Moss and David Drake representing 840 Rossland Road Developments Ltd. (Ace Developments Ltd.) provided a delegation regarding:

- The traffic impact study regarding the intersection of Rossland Road and McQuay Boulevard which shows that the intersection would function acceptably at approximately two-thirds of its capacity due to the proposed development;
- Using traffic signals and other traffic control measures to increase capacity of the intersection;
- The preliminary status of the development application for 900 Rossland Road West;
- Providing an easement to the neighbouring property owner at the site plan agreement stage;
- Deferring a portion of the project or deferring a decision on the project would not provide the neighbouring property owner enough time to determine the scope of their development; and,
- The preference of the proponent to address this project on its merits as opposed to linking it with adjacent developments.

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

- Timing of the development proposal and next steps in the approval process;
- The density of the proposed development and how it may impact the neighbouring property owner and the capacity of the intersection at Rossland Road and McQuay Boulevard;
- If it would be more efficient to defer a decision on the matter until July rather than the possibility of a Local Planning Appeal Tribunal (LPAT) appeal;
- The order in which the buildings would be constructed on the

property;

- If consultation has taken place with the public about the updated design for the proposed development including addressing concerns about on-site parking and traffic;
- The possibility of deferring the matter for the purpose of additional public consultation;
- Input received from the neighbouring property owner during the development of the urban design plan;
- Opportunities that the neighbouring property owner has had to comment on the proposal beginning in September 2018;
- The professional responsibilities of planners to consider the context of development applications within communities;
- Public consultation efforts and if there had been discussion about doing landscape improvements on the south side of Rossland Road;
- If the neighbouring property owner would be able to provide additional information about the proposed use of their property in July 2020;
- The traffic impact study that was prepared in response to questions raised at the Committee of the Whole meeting of June 8, 2020;
- The substantial density increase being requested and the unknown nature of neighbouring development; and,
- Active transportation options in the area, including the multi-use path along Rossland Road West.

Moved By Councillor Newman  
Seconded By Councillor Yamada

That the rules of procedure be suspended to hear a delegation from Michael Testaguzza, Rao. Marthi, G. Sarantopoulos and Gerry Borean regarding Item 9.1, Planning and Development Department Report PL 28-20.

**Carried on a Two Thirds Vote**

- 4.3** Michael Testaguzza, Rao. Marthi, G. Sarantopoulos and Gerry Borean representing 2322244 Ontario Inc.  
Planning and Development Department Report, PL 28-20  
Re: Official Plan and Zoning By-law Amendment Applications, 840 Rossland Road West, 840 Rossland Road Developments Ltd. (Ace Developments Ltd.), Town File Nos. DEV-21-19 (OPA-2019-W/02, Z-13-19)

Refer to Item 9.1, PL 28-20

Michael Testaguzza, Rao. Marthi, G. Sarantopoulos and Gerry Borean representing 2322244 Ontario Inc. provided a delegation regarding:

- The density of the proposed development;
- The proponent's revised traffic impact study which indicated that vehicles would queue in the development resulting in internal traffic issues within the development; and,
- Deferring the proposed development at 840 Rossland Road West to examine whether the density would impact future high-density or commercial development at 900 Rossland Road West.

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

- If the owner of 900 Rossland Road West had delayed the progress of the urban design plan;
- If a 30 day deferral was provided, how the owner would work with Ace Developments Ltd. to resolve the density and traffic concerns and if this length of a deferral would be sufficient;
- When an application for the lands at 900 Rossland Road West may be brought forward;
- How long the delegate had been acting on behalf of their client and how to resolve the challenges between both property owners;
- The original traffic impact study for 840 Rossland Road West and that it did not take into account traffic from 900 Rossland Road West;
- Opportunities for both parties to work together to resolve traffic concerns instead of the possibility of an LPAT appeal;
- The peer review conducted by the property owner's transportation consultant;
- Delays in reviewing the application and associated studies by the owner of 900 Rossland Road West;
- The ability of the property owner to participate in the site plan approval process to address traffic concerns; and,
- If the owner of 900 Rossland Road West would file an LPAT appeal if the development was approved at this time.

It was the consensus of Council to move to Item 9.1 at this time.

## 5. Correspondence

### 5.1 That the following requests be endorsed:

- June 22 to 28, 2020 - Pollinator Week
- September 25, 2020 - Franco-Ontarian Day

- September 25-30, 2020 - Flag Raising - Franco-Ontarian Day

**Resolution # 124-20**

Moved By Councillor Newman  
Seconded by Councillor Drumm

That the proclamations for Pollinator Week and Franco-Ontarian Day and the flag raising for Franco-Ontarian Day be endorsed.

**Carried**

6. Committee of the Whole Report  
Planning and Development - June 8, 2020

- 6.1** Planning and Development Department Report, PL 10-20  
Re: DEV-19-19, Draft Plan of Subdivision Application (SW-2019-01) and Zoning By-law Amendment Application (Z-11-19), Madison Brooklin Developments Ltd., South of Roybrook Avenue, East of Baldwin Street South

Moved By Councillor Mulcahy  
Seconded By Councillor Roy

1. That Council approve the Draft Plan of Subdivision (File No. SW-2019-01) subject to the comments included in Planning Report PL 10-20 and the conditions of draft plan approval included in Attachment #9;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That the Region of Durham Commissioner of Planning and Economic Development be advised of Council's decision;
4. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision;
5. That Council approve the amendment to Zoning By-law 1784, (File No. Z-11-19) as outlined in Planning Report No. PL 10-20, save and except that the Zoning on the High Density block be deferred until such time as the applicant brings forward a site plan application;
6. That a By-law to amend Zoning By-law 1784 be brought forward for consideration by Council at such time as the conditions outlined in Attachment #10 have been met; and,
7. That site plan delegated authority for the application be rescinded.



**Carried later in the meeting [See following motion]**

Moved By Councillor Lee  
Seconded By Councillor Mulcahy

That Item 5 of the main motion be amended to read as follows:  
That Council approve the amendment to Zoning By-law 1784, (File No. Z-11-19) as outlined in Planning Report No. PL 10-20, save and except that the Zoning on the High Density Block be limited to a maximum height of 6 storeys.

**Carried**

The main motion, as amended, was the carried as follows:

**Resolution # 125-20**

Moved By Councillor Mulcahy  
Seconded By Councillor Roy

1. That Council approve the Draft Plan of Subdivision (File No. SW-2019-01) subject to the comments included in Planning Report PL 10-20 and the conditions of draft plan approval included in Attachment #9;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That the Region of Durham Commissioner of Planning and Economic Development be advised of Council's decision;
4. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision;
5. That Council approve the amendment to Zoning By-law 1784, (File No. Z-11-19) as outlined in Planning Report No. PL 10-20, save and except that the Zoning on the High Density Block be limited to a maximum height of 6 storeys;
6. That a By-law to amend Zoning By-law 1784 be brought forward for consideration by Council at such time as the conditions outlined in Attachment #10 have been met; and,
7. That site plan delegated authority for the application be rescinded.

**Carried**

It was the consensus of Council to hear Item 3.1 at this time.

**6.2 Planning and Development Department Report, PL 25-20**

Re: Draft Plan of Condominium Application, Hiddenbrook Developments Limited (Block 100 - Plan 40M-2653, (1070 Dundas Street West), File Number: CW-2020-01

**Resolution # 126-20**

Moved By Councillor Mulcahy  
Seconded By Councillor Roy

1. That Council approve the proposed Draft Plan of Condominium (CW-2020-01) subject to the comments included in Planning Report PL 25-20 and the conditions of draft plan approval included in Attachment #5;
2. That the Mayor and Clerk be authorized to execute the Condominium Agreement for the subject land; and,
3. That the Clerk advise the Commissioner of Planning and Economic Development at the Region of Durham of Council's decision.

**Carried**

- 6.3** Planning and Development Department Report, PL 26-20  
Re: Sign By-law Variance to Permanent Sign By-law for 1652 Tricont Avenue, File No. SB-03-20

**Resolution # 127-20**

Moved By Councillor Mulcahy  
Seconded By Councillor Roy

That Council approve the request for a variance to the Town of Whitby Permanent Sign By-law # 7379-18 for 1652 Tricont Avenue.

**Carried**

- 6.4** Planning and Development Department Report, PL 27-20  
Re: Extension to Draft Approved Plan of Subdivision SW-2013-07/SW-2014-04, Whitby Taunton Developments Limited / 880 Developments Ltd., 4120 Coronation Road / 880 Taunton Road West

**Resolution # 128-20**

Moved By Councillor Mulcahy

Seconded By Councillor Roy

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2013-07/SW-2014-04 by an additional 3 years, to June 22, 2023.

**Carried**

- 6.5** Planning and Development Department Committee Report, PL 29-20  
Re: Request for an Extension to Draft Approved Plan of Subdivision SW-2017-02, Milltree Developments Inc., 4495 Baldwin Street South

**Resolution # 129-20**

Moved By Councillor Mulcahy  
Seconded By Councillor Roy

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2017-02 by an additional 3 years, to June 22, 2023.

**Carried**

- 7.** Committee of the Whole Report  
General Government - June 8 and June 15, 2020

- 7.1** Memorandum from S. Beale, Commissioner of Public Works, dated May 21, 2020 regarding Active Transportation and Safe Roads Advisory Committee Request for New Signage

**Resolution # 130-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

That the memorandum from S. Beale, Commissioner of Public Works dated May 21, 2020 regarding the Active Transportation and Safe Roads Advisory Committee Meeting May 14, 2020 Request for New Signage be received for information.

**Carried**

- 7.2** Fire and Emergency Services Department Report, FR 01-20  
Re: WFES 2019 Annual Report

**Resolution # 131-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

That Council receive for information, Whitby Fire and Emergency Services' (WFES') 2019 Annual Report.

**Carried**

- 7.3** Public Works Department Report, PW 16-20  
Re: National Disaster Mitigation Program Intake 4 Update 2 – Michael Boulevard Flood Mitigation Study and Town Wide Culvert/Bridge Hydraulic Capacity Assessment Study

**Resolution # 132-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

1. That Report PW 16-20 on the following projects, funded under National Disaster Mitigation Program be received for information:
  - a. Michael Boulevard Flood Mitigation Study; and,
  - b. Town Wide Culvert/Bridge Hydraulic Capacity Assessment Study.
2. That a copy of the Final Draft Reports be forwarded to the Central Lake Ontario Conservation Authority (CLOCA), Region of Durham, and the Ministry of Environment Conservation and Parks for their comment;
3. That the Final Michael Boulevard Flood Mitigation Study Report and Town Wide Culvert/Bridge Capacity Assessment Report, be filed in accordance with the Municipal Class EA process and be made available for agency and stakeholder use; and,
4. That Staff further develop the priority and implementation plans and costs associated with the study recommendations for inclusion into the Brooklin EA Study, and future work plans, DC Studies where applicable and budgets for Council's consideration.

**Carried**

- 7.4** Public Works Department Report, PW 18-20

Re: Update Traffic By-law 1862-85 for AVIN Pilot Project

**Resolution # 133-20**

Moved By Councillor Leahy

Seconded By Councillor Shahid

1. That Council approve the proposed short term amendment to the Traffic By-law 1862- 85, as identified in Attachment 2, to incorporate the following changes to Schedule “B” of the By-law associated with the Autonomous Vehicle Pilot project:
  - a. South Blair Street, east side between Water Street and Watson Street, No Parking - Mon – Fri 8:30 a.m. to 4:00 p.m. and Sat – Sun 8:00 a.m. to 8:00 p.m.;
  - b. Water Street, south side between Brock Street South and South Blair Street, No Parking Mon – Fri 8:30 a.m. to 4:00 p.m. and Sat - Sun 8:00 a.m. to 8:00 p.m.;
  - c. Watson Street, north side between Charles Street and South Blair Street, No Parking Mon – Fri 8:30 a.m. to 4:00 p.m. and Sat – Sun 8:00 a.m. to 8:00 p.m.; and,
  - d. Watson Street, west and south side between 59 metres south of Victoria Street and Brock Street South, No Parking Mon – Fri 8:30 a.m. to 4:00 p.m. and Sat – Sun 8:00 a.m. to 8:00 p.m.
2. That Council approve temporary All-Way Stop control at the intersection of Watson Street and South Blair Street; and,
3. That Council authorize the Clerk to bring forward the necessary By-law amendment to Traffic By-law 1862-85, for Council approval.
4. That MD-5343 be removed from the New and Unfinished Business listing.

**Carried**

- 7.5** Legal and Enforcement Services Report, LS 02-20  
Re: Proposed Amendments to the Property and Boulevard Maintenance By-law

**Resolution # 134-20**

Moved By Councillor Leahy

Seconded By Councillor Shahid

That staff be directed to bring forward a by-law to amend the Property

and Boulevard Maintenance By-law to give effect to the recommendations contained in Report LS 02-20.

**Carried**

- 7.6** Correspondence # 2020-461 received by C. Harris, Town Clerk, from E. Tuinman, Resident, dated June 7, 2020 regarding the keeping of backyard chickens

**Resolution # 135-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

1. That Correspondence # 2020-461 received by the Town Clerk from E. Tuinman, Resident, dated June 7, 2020 regarding the keeping of backyard chickens be received for information.

**Carried**

- 7.7** Public Works Department and Corporate Services Department Report, CS 27-20  
Re: T-506-2020 – Miscellaneous Asphalt Patching

**Resolution # 136-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

1. That the Town of Whitby accept the low bid as submitted by Bond Paving & Construction Inc. in the amount of \$282,550.00, (plus applicable taxes) for all labour, materials, equipment and supervision necessary to complete miscellaneous asphalt patching as required by the Town of Whitby;
2. That the Total Project Cost of \$380,000.00 be approved; and,
3. That the Mayor and Clerk be authorized to execute the contract documents.

**Carried**

- 7.8** Public Works Department and Corporate Services Department Joint Report, CS 28-20  
Re: T-279-2020 – Delivery of Sodium Chloride

**Resolution # 137-20**

Moved By Councillor Leahy

Seconded By Councillor Shahid

1. That the Town of Whitby accept its portion of the low tender from 1035477 Ontario Limited- Glenn Windrem Trucking in the estimated amount of \$172,350.00 (excluding taxes) for a three (3) year term for the delivery of sodium chloride;
2. That the total estimated project cost for the Town of Whitby in the amount of \$175,383.36 be approved;
3. That approval be granted for the option to extend the contract for two (2) additional one (1) year term(s) based on satisfactory performance, service quality, acceptable proposed pricing for years four (4) and five (5) and budget approval; and,
4. That the Mayor and Clerk be authorized to execute the contract documents.

**Carried**

- 7.9** Corporate Services Department Report, CS 29-20  
Re: Building Permit Fees Annual Report 2019

**Resolution # 138-20**

Moved By Councillor Leahy

Seconded By Councillor Shahid

That Report No. CS 29-20 of the Commissioner of Corporate Services/Treasurer be received as information.

**Carried**

- 7.10** Corporate Services Department Report, CS 30-20  
Re: Annual Statement of Development Charge and Parkland Reserve Funds as at December 31, 2019

**Resolution # 139-20**

Moved By Councillor Leahy

Seconded By Councillor Shahid

1. The annual statement of Development Charge and Parkland Reserve Funds as of December 31, 2019 be received as information; and,
2. The annual update on the Non-Statutory and Statutory Development Charge exemptions and the total Development Charge collections be received as information.

**Carried**

- 7.11** Public Works Department Report, PW 5-20  
Re: Urban Forestry Update - Spring 2020

**Resolution # 140-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

That Report PW 05-20 be received as information.

**Carried**

- 7.12** Public Works Department and Corporate Services Department Joint Report, PW 20-20  
Re: Townline Road Culvert Replacement

**Resolution # 141-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

1. That a budget of \$650,000 be approved for the replacement of the existing collapsed Corrugated Steel Pipe culvert on Townline Road, and the funding source(s) be determined by the Commissioner of Corporate Services/Treasurer;
2. That the Commissioner of Public Works and the Commissioner of Corporate Services/Treasurer be authorized to award the tender to the lowest compliant bidder provided such tender is within the approved budget amount or as amended per F 170 Capital Budget Management and Control Policy;
3. That a copy of this report be forwarded to the Township of Scugog; and,
4. That the Mayor and Clerk be authorized to execute the contract documents.



**Carried**

**7.13** Community Services Department Report, CMS 03-20  
Re: North Whitby Sports Complex - Update

Having previously declared a conflict of interest, Mayor Mitchell did not take part in the discussion or vote on any matters pertaining to this item. Deputy Mayor Yamada assumed the Chair for this portion of the meeting.

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

- The comments received by the user groups as outlined in the memorandum provided by Staff;
- Opportunities to take the comments from user groups into account during the final architectural plan;
- Input from Members of Council including interviews with the architect and presentation of various concepts to Council;
- Timelines associated with receiving feedback from members of the public and the community consultation that will occur within the two year design process;
- If there are any anticipated delays to the North Whitby Sports Complex due to the COVID-19 pandemic and how consultation will be conducted during the pandemic;
- Adding additional amenities and how that may slow down the development process slightly; and,
- The next stage of the project involving hiring a consultant team in the fall of 2020 with broad public consultation occurring in 2021.

**Resolution # 142-20**

Moved By Councillor Leahy

Seconded By Councillor Mulcahy

1. That Community Services Report, CMS 03-20 be received as information;
2. That Staff be directed to issue a Request for Proposal (RFP) for the selection of the Design Consultant for the North Whitby Sports Complex (NWSC);
3. That the Design Consultant be instructed to make provision in the design for the potential for a connection to a future district energy plant, should Council decide to implement same, into the building design; and,

4. That staff report to Council on June 22nd with a summary of comments from user groups on amenities requested to be included within the North Whitby Sports Complex.

**Carried**

Mayor Mitchell resumed the Chair.

- 7.14** Legal and Enforcement Services Report, LS 06-20  
Re: Regulating Short-Term Rental Accommodations – Update

**Resolution # 143-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

That Report LS 06-20 be received for information.

**Carried**

- 7.15** Legal and Enforcement Services Report, LS 07-20  
Re: Dust Mitigation for Residential Construction in the Town of Whitby

**Resolution # 144-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

1. That staff be directed to bring forward a standalone by-law to regulate dust from residential construction in the Town of Whitby for Council consideration; and,
2. That Item MD-5183 be removed from the New and Unfinished Business List – General Government.

**Carried**

- 7.16** Temporary Sign Exemption - Thanking Essential and Frontline Workers

**Resolution # 145-20**

Moved By Councillor Leahy  
Seconded By Councillor Shahid

Whereas the COVID-19 pandemic is forming a long-lasting impact on the lives of our residents, be it financially, mentally, physically, emotionally and even spiritually; now is the time to express our thanks to the Essential and Frontline Workers that are vital to the well-being of Whitby;

Whereas, some residents have decided to display signs on their property to show support and to thank Essential and Frontline Workers; and,

Whereas, the professionalism and hard work of Essential and Frontline Workers have allowed the Province of Ontario to begin with the reopening of our economy so that other residents can start working again.

Now Therefore Be It Resolved:

1. That the Town of Whitby hereby provides an exemption for temporary signs thanking Essential and Frontline Workers and temporary signs congratulating school graduates for the remainder of 2020; and,
2. That the Town continue to thank Essential and Frontline workers for their commitment and hard work through the Town of Whitby's social media outlets.

**Carried**

8. Notice of Motion

**8.1** There were no notices of motion.

9. New and Unfinished Business

**9.1** Planning and Development Department Report, PL 28-20  
Re: Official Plan and Zoning By-law Amendment Applications, 840 Rossland Road West, 840 Rossland Road Developments Ltd. (Ace Developments Ltd.), Town File Nos. DEV-21-19 (OPA-2019-W/02, Z-13-19)

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

- If Town Staff would be able to report back on outcomes of discussions between the owners of 840 and 900 Rossland Road West within the next 30 days;

- If permitting increased density at this location would impact permitted density on adjacent lands;
- The permitted density included in the West Whitby Secondary Plan and how the plan allows for increased density in mixed-used developments;
- Providing additional time to the adjacent landowner to have dialogue to resolve their concerns;
- Deferring consideration of the matter to the Council meeting scheduled for July 20, 2020 and ensuring that the time would be used by the adjacent owner to facilitate a positive outcome; and,
- The option to have a right-in right-out entrance/exit from Rossland Road or to use signal timing to handle additional traffic volumes.

Moved By Councillor Yamada  
Seconded By Councillor Lee

1. That Council approve Official Plan Amendment Number 118 to the Whitby Official Plan (File: OPA-2019-W/02), as shown on Attachment #9;
2. That a By-law to adopt Official Plan Amendment Number 118 be brought forward for consideration by Council;
3. That Council approve an amendment to Zoning By-law No. 1784 (File # Z-13-19) as outlined in Report PL 28-20;
4. That the Clerk forward a copy of Planning Report No. PL 28-20, two (2) copies of the adopted Amendment, and a copy of the By-law to adopt Amendment Number 118 to the Whitby Official Plan, to the Region of Durham's Commissioner of Planning and Economic Development;
5. That the proponent be required to enter into and be a participant in good standing with the West Whitby Cost Sharing Agreement, and to bear its fair and equitable share of the costs and burdens related to the community lands and infrastructure from which the subject land will benefit; and,
6. A clearance letter from the West Whitby Landowners Group Inc. (the Trustee) will be required prior to the issuance of a building permit.

**Note: The disposition of this matter, Item 9.1, was determined through the deferral motion below.**

**Resolution # 146-20**

Moved By Councillor Yamada

Seconded By Councillor Newman

1. That Report PL 28-20 be deferred to the Council meeting on July 20th;
2. That the Biglieri Group and Ace Developments be requested to work together and with Staff to address traffic planning concerns prior to the July 20th Council meeting; and,
3. That the relevant Zoning By-law (Z-13-19) be placed on the July 20th Council agenda for consideration.

**Carried on a recorded vote as follows:**

	<b>For</b>	<b>Against</b>	<b>Abstained</b>
Councillor Drumm	x		
Councillor Leahy	x		
Councillor Lee		x	
Councillor Mulcahy		x	
Councillor Newman	x		
Councillor Roy		x	
Councillor Shahid		x	
Councillor Yamada	x		
Mayor Mitchell	x		
	5	4	0

It was the consensus of Council to move to Item 6.1 at this time.

**9.2** Office of the Chief Administrative Officer, Report CAO 14-20  
Re: Economic Recovery Plan - Interim Report

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

- The approximate cost of \$50,000 for the consultant for the economic development strategy and diverting that amount to an immediate recovery plan as opposed to development of a longer term economic strategy;
- If there is value in hiring a consultant at this stage in the pandemic versus continuing to use Staff to support economic recovery efforts;
- Timing of the recovery plan and how a consultant could get involved at this stage in the process;
- Details about the contents and delivery of the small business reopening kits which include hand sanitizer, floor decals for

physical distancing, hours of operation posters, and other information for owners about how to safely reopen businesses;

- How Staff will connect with different sectors of the economy to support recovery efforts;
- The importance and urgency in lending support to businesses and advancing the recovery plan as quickly as possible in consideration of the economic impacts of the pandemic;
- Advocacy work completed by the Durham Economic Task Force including opportunities to develop communications around insurance challenges during the recovery period;
- Opportunities to provide support for home-based businesses;
- Centralization of communications for businesses, including communication about resources for businesses and grant opportunities;
- Input received from post-secondary institutions and ways they can be involved in the recovery effort;
- How start-up businesses are doing in consideration of the pandemic and the state of the innovation economy;
- If the budget of \$50,000 is sufficient to support the recovery plan;
- Development of the full recovery plan over the next 18 months with the next report to Council occurring in the fall of 2020; and,
- Opportunities for Members of Council to reach out to businesses to identify their resource needs and challenges.

Moved By Councillor Drumm

Seconded By Councillor Newman

1. That Report CAO 14-20 be received as information;
2. That the Clerk forward a copy of Staff Report CAO 14-20 to the Region of Durham's Planning and Economic Development Department, the Whitby Chamber of Commerce and the Downtown Whitby BIA; and,
3. That Council advise Staff of the preferred method for its role in the consultation process for the Economic Recovery Plan, based on the method options outlined in Section 4 – Role for Council.

**Carried later in the meeting [See following motions]**

Moved By Councillor Leahy

Seconded By Councillor Drumm

That Item 3 of the main motion be amended to read as follows:

That Council appoint Mayor Mitchell to the Economic Recovery Project Steering Committee.

**Carried**

Moved By Councillor Newman  
Seconded By Councillor Leahy

That the main motion be amended by adding the following as Items 4 and 5:

4. That the process to hire an external consultant be commenced immediately to coordinate the Town's Economic Recovery strategy both short and long term as a result of COVID-19; and,
5. That the Mayor in consultation with the CAO, designate individual members of Council to reach out with a specific list of questions (and with Whitby Reopening Kits where applicable) in order to report back on a timely basis on economic needs/resources for each of the following areas:
  - a. Small Businesses (1 to 20 employees)
  - b. Medium Sized Businesses (21 to 200 employees)
  - c. Large Businesses (>200 employees)
  - d. Financial Institutions/Banks
  - e. Education and Training
  - f. Municipal Initiatives
  - g. Provincial Initiatives
  - h. Federal Initiatives

**Motion lost on a recorded vote as follows:**

	<b>For</b>	<b>Against</b>	<b>Abstained</b>
Councillor Drumm		x	
Councillor Leahy	x		
Councillor Lee		x	
Councillor Mulcahy		x	
Councillor Newman	x		
Councillor Roy		x	
Councillor Shahid		x	
Councillor Yamada	x		
Mayor Mitchell		x	
	3	6	0

The main motion, as amended, was then carried as follows:

**Resolution # 147-20**

Moved By Councillor Drumm  
Seconded By Councillor Newman

1. That Report CAO 14-20 be received as information;
2. That the Clerk forward a copy of Staff Report CAO 14-20 to the Region of Durham's Planning and Economic Development Department, the Whitby Chamber of Commerce and the Downtown Whitby BIA; and,
3. That Council appoint Mayor Mitchell to the Economic Recovery Project Steering Committee.

**Carried**

10. By-Laws

That the following by-laws be passed:

- 10.1** By-law # 7636-20, being a by-law of The Corporation of the Town of Whitby to authorize, the adoption of an updated Investment Policy Statement and the application of section 418.1 of the Municipal Act, 2001 to it, as a Founding Municipality

Refer to Report CS 15-20, Investment Policy Statement and Transition to Prudent Investor Regime via ONE Joint Investment Board

- 10.2** By-law # 7637-20, being a by-law to designate certain portions of a registered Plan of Subdivision (SW-2016-08) as not being subject of Part Lot Control (Weston Consulting)

- 10.3** By-law # 7638-20, being a by-law to designate certain portions of a registered Plan of Subdivision (SW-2015-03) as not being subject of Part Lot Control (Hiddenbrook)

- 10.4** By-law # 7639-20, being a by-law to designate certain portions of a registered Plan of Subdivision (SW-2013-03) as not being subject of Part Lot Control (Lazy Dolphin)

- 10.5** By-law # 7640-20, being a by-law to designate certain portions of a registered Plan of Subdivision (SW-2016-02) as not being subject of Part Lot Control (Minto Rossland)

- 10.6** By-law # 7641-20, being a by-law to assume Byron Street North and Rimrock Crescent as shown on Plan 40M-2556 as public highways



(Cornerbrook)

- 10.7** By-law # 7642-20, being a by-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby

Refer to Report PL 18-20, Zoning By-law Amendment Application - 4680 Garrard Road – CSPAC Industrial Garrard GP, Inc. File Number DEV-32-19 (Z-20-19)

- 10.8** By-law # 7643-20, being a by-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby

Refer to Report PL 13-20, TFP Whitby Developments Inc. – Zoning By-law Amendment Application – Part of Lots 31 & 32, Concession 3 – DEV-17-19, SW-2013-02 (MR-02-19) and Z-10-19

- 10.9** By-law # 7644-20, being a by-law to amend By-law #1784, as amended, being the Zoning By-law for the Town of Whitby.

Refer to Report PL 19-20, Zoning By-law Amendment Application (Z-05-20) to remove the Holding (H) symbol, 7902484 Canada Inc. c/o Triovest Realty Advisors, 304, 308, 368, 372, 374 and 378 Taunton Road East

- 10.10** By-law # 7645-20, being a by-law to amend the Property and Boulevard Maintenance By-law (Town of Whitby By-law # 6937-15)

Refer to Report LS 02-20, Proposed Amendments to the Property and Boulevard Maintenance By-law

- 10.11** By-law # 7646-20, being a by-law to amend By-law # 1862-85, a by-law to regulate traffic on the highways and on certain private roadways in the Town of Whitby (Schedule N - Stop Signs)

**Resolution # 148-20**

Moved By Councillor Shahid  
Seconded By Councillor Leahy

That leave be granted to introduce By-laws # 7636-20 to # 7646-20 and to dispense with the reading of the by-laws 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**

11. Confirmatory By-Law

11.1 Confirmatory By-law

**Resolution # 149-20**

Moved By Councillor Roy  
Seconded By Councillor Mulcahy

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 regular meeting held on June 22, 2020 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**

12. Adjournment

12.1 Motion to Adjourn

Moved By Councillor Lee  
Seconded By Councillor Yamada

That the meeting adjourn.

**Carried**

The meeting adjourned at 10:53 p.m.

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Christopher Harris, Town Clerk

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Don Mitchell, Mayor