

**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  
S. Beale, Commissioner of Public Works  
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor  
J. Romano, Commissioner of Community Services  
R. Saunders, Commissioner of Planning and Development  
H. Ellis, Executive Advisor to the Mayor  
S. Klein, Director of Strategic Initiatives  
A. McCullough, Director of Finance/Deputy Treasurer  
C. Harris, Town Clerk  
K. Narraway, Manager of Legislative Services/Deputy Clerk  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

**Regrets:** None noted

---

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 written correspondence was submitted by the public regarding items on the agenda. Mr. Harris advised that the Committee would receive delegations regarding Item 4.1, PL 47-20, Item 4.4, PL 50-20, Item 4.6, PL 52-20, Item 9.1, CMS 07-20, and Item 9.2, CMS 06-20. He provided Members of Council with an overview of meeting etiquette and procedures with respect to conducting the meeting electronically.

Call to Order

Call of the Roll: The Clerk

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

## **Planning and Development**

### **Councillor Mulcahy assumed the Chair.**

#### **1. Presentations**

**1.1** There were no presentations.

#### **2. Delegations**

**2.1** Steve Edwards, Jennifer Francis, and Glenn Taylor representing Atlantic Packaging Ltd.

Re: Planning and Development Department Report, PL 47-20

Zoning By-law Amendment Application, 2649408 Ontario Limited, 1578 Victoria Street East, File Number: DEV-36-19 (Z-21-19) [Revised]

#### **Refer to Item 4.1, PL 47-20**

Steve Edwards, Jennifer Francis, and Glenn Taylor, representing Atlantic Packaging Ltd., stated both that Gerdau Ameristeel Corporation and Atlantic Packaging Ltd. recognize the importance of hotel development to the community and are not opposed to the proposed development. Mr. Edwards raised concerns about general nuisance, noise and odour, noting that due to the heavy industry located south of the proposed development, there may be times that there would be some visual and noise nuisance for hotel guests. He advised that the concerns about noise could be reduced by non-operable windows, the level of glazing on the glass, and the lack of an outdoor amenity area. He noted that the staff report addressed the issue of noise, and this could be addressed through site plan approval.

Glenn Taylor, Executive Vice President, Atlantic Packaging Ltd., stated that the paper mill on site has been in operation since 1990, and that it was a sustainable business using 100 percent recycled materials. Mr. Taylor advised that the business was a heavy manufacturing industry, that operations were ongoing and that the business was undergoing a major expansion which would more than double production at the

facility. He noted that the business would have an annual payroll of \$20,000,000.00, and local spending of up to \$35,000,000.00. He raised concerns about how another project in the area would manage nuisances such as the naturally occurring odour from the facility which they could not do anything about, noting that he wanted to ensure this matter was addressed within the proposed development.

Jennifer Francis, GHD, read a statement which addressed some of the concerns related to odour and noted a number of supporting reports related to air and noise compatibility at the proposed development. Ms. Francis referenced the Land Use Compatibility Study on air and noise which was prepared by Golder Associates Ltd. dated December 2019, noting that Atlantic Packaging Ltd. submitted a letter in August 2020 which identified concerns related to air, odour and noise. She stated that Atlantic Packaging Ltd. processes were known to produce a wet paper or cardboard odour. She advised that potentially placing several hundred new receptors within approximately 200 metres of their facility would be a source of potential odour complaints that were not pre-existing, and could harm the ability of Atlantic Packaging Ltd. to operate. Ms. Francis stated that the reports were out of date, and did not reflect current operations, or take the expansion and increased production at the Atlantic Packaging Ltd. facility into consideration. She advised that Environmental Compliance Approval was revoked, noting that the reports needed to be updated to reflect an accurate Environmental Compliance Approval. Ms. Francis noted that the qualitative assessment of air dispersion modelling by Golder Associates Ltd. indicating that the majority of the stacks at Atlantic Packing Ltd. were less than one (1) metre above roof level was incorrect and did not reflect operations at Atlantic. She stated that although the proposed development proposes sealed windows, it was not clear what type of ventilation system would be installed. Ms. Francis advised that a single central ventilation system may be acceptable provided that it would have a properly engineered odour control system designed to remove odour from Atlantic Packaging Ltd. She noted that individual ventilation systems for each hotel room would not be acceptable for odour control. Ms. Francis advised that the reports indicated that the air intakes should not be located on the south facades of the proposed hotel, noting that this would be inadequate due to the air impacts from Atlantic Packaging Ltd. which could occur from the east, west and south facades. She advised that the reports included a qualitative assessment for air impacts which was not an acceptable methodology to accurately assess Atlantic Packaging Ltd.'s impact on the proposed development, noting that only a quantitative study could provide adequate conclusions on compatibility. Ms. Francis advised that they would assist in preparing the necessary quantitative study to ensure the Land Use Compatibility Study was updated and reflected current operations at Atlantic Package Ltd.

Mr. Edwards requested that consideration of the Staff report be postponed.

A question and answer period ensued between Members of Committee, Steve Edwards, Jennifer Francis, and Glenn Taylor regarding:

- the Noise Impact Study by Golder Associates Ltd. dated July 20, 2020;
- whether the odour concerns were raised with Town Staff prior to the recommendation report coming forward;
- whether the distance between the proposed development and the facility at Atlantic Packaging Ltd. would provide any assistance with the odour concerns;
- whether neighbouring businesses have raised concerns about the odour from Atlantic Packaging Ltd.;
- mitigation measures to address the odour issue;
- the timeline and rationale for postponing consideration of the Staff report;
- the timeline for and steps associated with updating the studies;
- repercussions of not addressing the potential odour at the proposed development pre-construction versus post-construction;
- whether Atlantic Packaging Ltd., regardless of its pre-existing business operations, would have to manage the impact of odour on the proposed development;
- safety issues for the potential recipients of the nuisance, noise, or odour; and,
- whether the concerns related to odour could be addressed following the approval of the Staff recommendation.

**2.2 Michael Fry and Joe Tomaselli representing D.G. Biddle and Associates Limited**

Re: Planning and Development Department Report, PL 47-20  
Zoning By-law Amendment Application, 2649408 Ontario Limited, 1578  
Victoria Street East, File Number: DEV-36-19 (Z-21-19) [Revised]

**Refer to Item 4.1, PL 47-20**

Michael Fry, and Joe Tomaselli, representing D.G. Biddle and Associates Limited, stated that the best information available was used for completing the Land Use Compatibility Study in December 2019. Mr. Tomaselli noted that the study identified a potential risk with respect to a development that did not consider noise and odour issues. Mr. Tomaselli advised that the noise may be mitigated by the using inoperable windows, and eliminating, limiting or protecting the outdoor amenity area from the Atlantic Packing Ltd. facility. He advised that best

information available was used with respect to air/odour, noting that the Environmental Compliance Approval (ECA) for which the facility was operating under was referenced. He stated that it was encouraging that the ECA had been revoked and assumed that it was due to the model on file being updated. Mr. Tomaselli inquired whether a model for the facility in its built out form exists, noting that information could be provided on the proposed development should an updated model exist. He advised that the concerns raised about the odour could be addresses through site plan approval or through a holding provision on the Zoning By-law Amendment.

Michael Fry stated that he had encountered noise and odour concerns with respect to land use proposals in the past. He further stated that he recognizes the importance of economic development, and creating and maintaining employment for the local economy. He advised that he was willing to cooperate and work with Atlantic Packaging Ltd. and other representatives to allow the application to move forward. He noted that a holding provision on the Zoning By-law Amendment would allow the by-law use permissions to be applied to the proposed site which would allow the owners of the proposed development to obtain the necessary financing to move forward. Additionally, the holding provision could be implemented to the satisfaction of Town Staff to ensure that noise and odour were addressed during site plan approval. Mr. Fry advised that the owner of the proposed development was amenable to the options outlined.

A question and answer period ensued between Members of Committee, Mr. Tomaselli and Mr. Fry regarding:

- the number of jobs that would be created by the proposed development;
- whether consultation between the representatives of Gerdau Ameristeel Corporation, Atlantic Packaging Limited and the proponent took place following notification of the Public Meeting;
- the willingness to consult with representatives from Gerdau Ameristeel Corporation and Atlantic Packaging Limited to determine the best solutions for the noise and odour concerns;
- whether the proponent was amenable to addressing noise and odour concerns by implementing inoperable windows and a central ventilation system with an odour control system to remove odour created by Atlantic Packaging Ltd.;
- whether additional insulation or other alternatives would be considered to address the noise impacts; and,
- additional options that may address air quality.

**2.3** Stuart Craig, John Liang, Ryan Matthews, Darren Sims, and Hayden

Ameerali representing A&W

Re: Planning and Development Department Report, PL 50-20

Sign By-law Variance to Permanent Sign By-law for (A&W), File

Number: SB-04-20

**Refer to Item 4.4, PL 50-20**

Stuart Craig, John Liang, Ryan Matthews, and Darren Sims, representing A&W appeared before Committee. Mr. Craig stated that he was the owner/landlord of the property located at 1208 Dundas Street East, and that he was requested to appear on behalf of A&W to assist in securing any necessary approvals to install the drive-through menu board sign. Mr. Craig advised that additional signage had been requested through a Sign By-law Variance application to amend the Town's Permanent Sign By-law in May 2020 which was denied by Council. He further advised that the previous application included a drive-through menu board sign, noting that this type of signage would be critical to the operation of the business. He advised that due to the COVID-19 pandemic, it was anticipated that 90 percent of A&W's customers would be served via the drive through. Mr. Craig stated that A&W was planning to open within the next couple of weeks, noting that without a menu board sign representing the food choices available it would be particularly difficult for the business to operate, and that it would have an adverse impact on business. Mr. Craig stated that there would be multiple food choices offered including breakfast and healthy food options. Mr. Craig advised that the fast food industry was changing prior to COVID-19 and it now offers various food options. He stated that the added challenge in Whitby was the relatively new restriction on the permitted size of one (1) square metre for a menu board sign, noting that the majority of existing businesses in the area have larger signs which enable the presentation of food choices to their customers. He stated that it would be difficult to start up a new business in the current climate, and that it was essential for the business to have a drive-through menu board sign as proposed which would allow for a larger menu selection. Mr. Craig noted that although A&W was a national/international company, this particular business would be operated by a local franchisee which anticipated the employment of forty (40) full-time and part-time staff. Mr. Craig stated that he would like to see the business get a good start, be successful, and be able to open in an environment that best allows it to thrive. He requested that the Committee support and approve the application for the Sign By-law Variance to the Permanent Sign By-law.

A question and answer period ensued between Members of Committee, Mr. Craig, Mr. Liang, Mr. Matthews and Mr. Sims regarding:

- confirmation that the drive-through menu board sign would not be

visible from the road frontages of Dundas Street and Anderson Street or the sidewalk;

- the timeline for the opening of all three businesses on the site;
- the rationale for the size of drive-through menu board sign, and whether a smaller menu board sign would be suitable;
- confirmation on the location of the drive-through menu board sign; and,
- confirmation on the size and type of menu board sign, and that it would be a menu board sign with static images of the products offered.

**2.4** Peter Kulkarni and Angela Mariani representing Triovest Realty Advisors & Nautical Lands Group

Re: Planning and Development Department Report, PL 52-20

Taunton Gardens Pedestrian Improvements, 7902484 Canada Inc., c/o Triovest Realty Advisors & Nautical Lands Group, 304, 308, 368, 372, 374 and 378 Taunton Road East, File Number: SP-44-18

**Refer to Item 4.6, PL 52-20**

Peter Kulkarni and Angela Mariani, representing Triovest Realty Advisors & Nautical Lands Group, advised that they were available to answer questions from Members of Committee.

A brief question and answer period ensued between Members of Committee, Ms. Kulkarni, and Ms. Mariani regarding whether curb cuts would be made on the east side of the property between CIBC and Sport Chek as part of accessibility improvements.

**3.** Correspondence

**3.1** There was no correspondence.

**4.** Staff Reports

**4.1** Planning and Development Department Report, PL 47-20

Re: Zoning By-law Amendment Application, 2649408 Ontario Limited, 1578 Victoria Street East, File Number: DEV-36-19 (Z-21-19) [Revised]

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

- how the potential issue with radio coverage for first responders would be addressed;
- whether various methods of construction identified, including but not limited to, inoperable windows and multi-glazed glass could



- be designed to adequately mitigate noise and odour;
- the inclusion of a holding provision on the Zoning By-law Amendment to ensure deficiencies are properly addressed;
- when the public meeting for this matter took place;
- whether the Victoria Street East road alignment construction was anticipated to take place prior to or following the construction of the proposed development;
- whether the Whitby Green Standards would be applied to the proposed development through the site plan approval process; and,
- clarification on Council approval of the removal of the holding provision on the Zoning By-law Amendment.

Recommendation:

Moved By Councillor Newman

1. That Council approve the amendment to Zoning By-law # 1784, (File Z-14-19) as outlined in Planning Report No. PL 47-20; and,
2. That a By-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

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

Recommendation:

Moved By Councillor Newman

That Item 1 of the main motion be amended by adding the following after 'Planning Report No. PL 47-20':

subject to a holding provision that will only allow the Zoning By-law amendment provisions to take effect at such time as acceptable mitigation measures have been adopted regarding noise and odour generated by neighbouring property owners.

**Carried**

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

Recommendation:

Moved By Councillor Newman



1. That Council approve the amendment to Zoning By-law # 1784, (File Z-14-19) as outlined in Planning Report No. PL 47-20, subject to a holding provision that will only allow the Zoning By-law Amendment provisions to take effect at such time as acceptable mitigation measures have been adopted regarding noise and odour generated by neighbouring property owners; and;
2. That a By-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

**Carried**

**4.2** Planning and Development Department Report, PL 48-20  
Re: Request for an Extension to Draft Approved Plan of Subdivision SW-2016-03, Country Lane Estates Inc., 4275 Country Lane

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

- the rationale for the extension of the Draft Approved Plan of Subdivision; and,
- whether the Draft Approved Plan of Subdivision would be modified or whether the request was only for an extension of time.

Recommendation:

Moved By Councillor Shahid

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2016-03 by an additional 3 years, to November 30, 2023.

**Carried**

**4.3** Planning and Development Department Report, PL 49-20  
Re: Request for an Extension to Draft Approved Plan of Subdivision SW-2015-02, 1696352 Ontario Limited, 901 Hopkins Street

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

- how the period of time for an extension was determined;
- the possibility of providing the rationale for extension requests; and,
- the timeline for the extension of Burns Street to Thickson Road.

Recommendation:

Moved By Councillor Shahid

That Council approve the extension of the Draft Approved Plan of Subdivision SW-2015-02 by an additional 3 years, to November 30, 2023.

**Carried**

**4.4** Planning and Development Department Report, PL 50-20  
Re: Sign By-law Variance to Permanent Sign By-law for 1208 Dundas Street East (A&W), File Number: SB-04-20

Discussion ensued between Members of Committee and Staff regarding:

- the revisions to the request including the removal of the ground signs and the reduction in the size and height for the proposed menu board sign; and,
- indicating that the menu board sign would not be digital and that it would only be visible to persons entering the A&W property.

Recommendation:

Moved By Councillor Yamada

That Council approve the request for a variance and a site specific amendment to the Town of Whitby Permanent Sign By-law # 7379-18 for A&W, located at 1208 Dundas Street East, given that the proposed signs will not be digital and will only be visible to persons who enter the A&W property for the purpose of accessing the drive-through.

**Carried**

**4.5** Planning and Development Department Report, PL 51-20  
Re: Proposed Official Plan Amendment – Transportation Amendments

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

- whether the removal of the transit spine classification on segments of Thickson, Conlin, Columbus and Winchester Roads would be moved to other roads, or whether the road reclassification would mean that the transportation spine would

- not be required; and,
- whether the transit spine classification on Thickson Road would move to Baldwin Street.

Recommendation:

Moved By Councillor Leahy

That staff be authorized to initiate an Amendment to the Town of Whitby Official Plan regarding transportation related matters, as shown on Attachment #1, to conform to Durham Regional Official Plan Amendment Number 171.

**Carried**

- 4.6** Planning and Development Department Report, PL 52-20  
Re: Taunton Gardens Pedestrian Improvements, 7902484 Canada Inc.,  
c/o Triovest Realty Advisors & Nautical Lands Group, 304, 308, 368,  
372, 374 and 378 Taunton Road East, File Number: SP-44-18

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

- clarification on the responsibility and mitigation for traffic safety issues in a newly developed, occupied residential subdivision located on a private site;
- circumstances where municipal or regional staff may intervene for the mitigation of safety issues on a private site;
- whether Town Staff undertake an inspection of a private development following construction and occupancy;
- including an amendment for Town Staff to undertake a safety inspection of the proposed development one year following full occupancy to ensure the safety of the residents;
- the authority of the municipality to evaluate and/or request modifications on a private site following occupancy,
- the flexibility of the proposed pedestrian improvements as noted within the staff report;
- whether the original development at this site met required safety standards, and whether requests for modifications by the Town were satisfied;
- the review of sidewalks, multi-use paths and intersections where the private site adjoins a municipal or regional roads; and,
- the risks associated with not acting on advice for safety improvements on private property.

Recommendation:

Moved By Councillor Newman

That staff report PL 52-20 be received for information.

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

Recommendation:

Moved By Councillor Yamada

The main motion be amended by including Item 2 as follows:

2. That there be an evaluation of the measures being implemented after the buildings are constructed and fully occupied to determine whether the proposed measures are sufficient or new measures warranted.

**Motion Lost**

The main motion was then carried.

5. New and Unfinished Business - Planning and Development

5.1 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

**General Government**

**Councillor Leahy assumed the Chair.**

6. Presentations

6.1 There were no presentations.

7. Delegations

7.1 Roger Caughell, Chair, Whitby 55+ Recreation Advisory Committee  
Re: Community Services Department Report, CMS 06-20  
55+ Van Service

**Refer to Item 9.2, CMS 06-20**

Roger Caughell, Chair, Whitby 55+ Recreation Advisory Committee, advised that following discussion and review of the seniors van service, the Whitby 55+ Recreation Advisory Committee unanimously agreed that the decision to discontinue the seniors van service was the correct decision. Mr. Caughell stated that the decision to discontinue the service took place in January 2019, noting that there was a substantial reduction in ridership, and that the service appeared to have lost its relevance with impatient riders frequently finding their own way home instead of waiting for the scheduled return trip. He advised that arranging for drivers and scheduling trips for a few riders took an excessive amount of staff and volunteer hours during a time when program demands for the general membership was growing. Mr. Caughell stated that Staff from the Whitby Seniors' Activity Centre and the Whitby 55+ Recreation Advisory Committee members did not make the decision without care and empathy, noting that Members of the Committee called each rider to inform them of the decision, provided a list of alternatives, displayed ride sharing posters in the centre, and urged program attendees to ride share whenever possible. He advised that the van service was discontinued in September 2019, and that staff carefully monitored the van service riders, fielded questions and suggested alternative transportation methods. In February 2020, staff surveyed the riders and determined that all but four individuals had made alternative arrangements including, ride sharing, taxis, public transit, and special transit. Mr. Caughell advised that the van was sold for \$34,665.00, and that the Whitby 55+ Recreation and Advisory Committee requested that the proceeds of the sale be committed to the Seniors Transportation Reserve Fund. He noted that there would be expenses for building improvements at the Whitby Seniors' Activity Centre, the addition of space at the Village of Taunton Mills, expanded seniors' 55+ programming, and that there would be reduced revenue due to the COVID-19 pandemic. Mr. Caughell acknowledged that challenges were incurred by a few individuals, noting that they, as part of the membership of the Whitby Seniors' Activity Centre, would also benefit from the decision for many years.

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

- results of the survey including whether any seniors impacted by the discontinuation of the van service have incurred financial hardship;
- whether the Whitby 55+ Recreation Advisory Committee has explored provincial or federal support to assist seniors accessing in-person programs at the Whitby Seniors' Activity Centre;
- an organized plan to assist physically or financially vulnerable seniors to access programs when in-person programs resume;

and,

- whether the 55+ Recreation Advisory Committee had contacted individuals who were unhappy about the cancellation of the van service.

**7.2** Akuah Frempong, Angela Todd Anderson, Judy Douglas, and Vanessa Reid representing the Congress of Black Women, Oshawa/Whitby Chapter

Re: Community Services Department Report, CMS 07-20  
Whitby Diversity and Inclusion Advisory Committee Update

**Refer to Item 9.1, CMS 07-20**

Akuah Frempong, Angela Todd Anderson, Judy Douglas, and Vanessa Reid, representing the Congress of Black Women, Oshawa/Whitby Chapter, advised that the Congress of Black Women, Oshawa/Whitby Chapter had the opportunity to provide a presentation at the Whitby Diversity and Inclusion Advisory Committee (WDIAC) meeting on October 1, 2020. Ms. Frempong cited their mission based on the foundational pillars of the organization. She stated that given the heightened race relations across North America during the summer and the racism that continues to plague our society, that anti-black racism and anti-racism continues to be an issue that affects black women, black people, indigenous people and people of colour in Whitby, across the Region of Durham, across Canada, and across the world. She stated that the Town of Whitby and the Region of Durham have made efforts to combat unfortunate events, but that it was not enough. She advised that she had requested that the WDIAC prepare a motion to Council to have mandatory diversity and inclusion training for all public employees, volunteers, and anyone with any public affiliation with the Town of Whitby. She requested that training be implemented as soon as possible, noting that any measures to combat anti-black racism and anti-racism would be unjust should the people who are responsible for daily events, including but not limited to, Council, Fire and Police Services, do not have the basic understanding and knowledge of diversity and inclusion. Ms. Frempong commented on the seminar by Allison Hector-Alexander held on September 29, 2020 which provided basic information on anti-racism, unconscious bias, and diversity and inclusion, noting that it was this type of material that should be included as a whole session and provided to public employees, volunteers, and affiliates of the Town of Whitby. Ms. Frempong stated that the Congress of Black Women, Oshawa/Whitby Chapter supports the WDIAC's recommendation to implement mandatory anti-black racism, diversity and inclusion, and unconscious bias awareness training for all Town of Whitby Staff, Council, and Town supported and non-supported local

board and advisory committee members.

Angela Todd Anderson inquired about the formation of a sub-committee of the WDIAC whose focus would be on anti-black racism and unconscious bias training.

A question and answer period ensued between Members of Committee, Ms. Frempong, Ms. Anderson, Ms. Douglas, and Ms. Reid regarding:

- whether the formation of a sub-committee of the WDIAC or a committee separate and apart from the WDIAC would be best suited to advise on issues of equity, anti-black racism, and anti-racism, and priorities identified by the black community;
- suggestions in conjunction with training and apart from the proposed creation of a sub-committee that would assist in guiding the Town to address anti-black racism;
- whether discussion or a request took place with respect to the creation of a sub-committee at the WDIAC meeting;
- clarification on the composition of the proposed sub-committee of the WDIAC and the proposed sub-committee reporting to the WDIAC;
- confirmation that Allison Hector-Alexander has implemented training for staff at Durham College of Applied Arts and Technology, and that a format currently exists for training that could be shared and assist with training within the Town of Whitby; and,
- communicating the request to form a sub-committee of the WDIAC to the WDIAC for its consideration.

**7.3** Cora Reid representing the Black Rose Movement Durham  
Re: Community Services Report, CMS 07-20  
Whitby Diversity and Inclusion Advisory Committee Update

**Refer to Item 9.1, CMS 07-20**

Cora Reid, representing the Black Rose Movement Durham, stated that the movement started as a way of connecting with stakeholders in the community and that although it was not intended to become a movement it did become a movement in 2016. Ms. Reid stated that she was in support of the WDIAC's recommendation to implement mandatory training for Town Staff, Council and Town-supported and Town non-supported local boards and advisory committee members. She noted that this would be one of the many steps to move forward with the positive direction of anti-black and systemic racism. Ms. Reid commented on her interest in the response from Members of Council on the question of what racism was and the definition of racism. She



inquired whether the answer would be that racism was a result of being treated poorly or unfairly due the colour of your skin, the denial of human rights or to live in fear because of your skin colour, or the denial of fair treatment, equality, resources and education rights because of your skin colour. She inquired about responses to personal experiences with racism. Ms. Reid stated that the answer to that question would vary based on experiences, including but not limited to, what you were taught, how you were raised, what neighbourhood you lived in, and what education you received. She advised that the reality about racism was that it was not something you were born with, but what you were taught, and that your views and ideas were formed on the basis of the information you received and were taught. Ms. Reid noted that all people have biases. She advised that the problem with being biased was the position of influence you may be in and making life altering decisions from the place of bias. Ms. Reid stated that the reason for her support of the WDIAC recommendation was to start dismantling anti-black and systemic racism, noting that it was imperative for any individual holding a title of leader to receive training and to have understanding of their bias. She further stated that racism does exist and the truth was that many people have been oppressed because of decisions that have been made, and have been negatively impacted because of bias. She noted that in the black community there were generational traumas as a result of implicit or explicit bias.

A question and answer period ensued between Members of Committee and Ms. Reid regarding:

- any advice Ms. Reid could provide related to the design, implementation of training, and monitoring inclusive practices across the Town and in the community; and,
- whether Ms. Reid would accept an invitation to speak at the next WDIAC meeting.

8. Correspondence

**8.1** There was no correspondence.

9. Staff Reports

**9.1** Community Services Department Report, CMS 07-20  
Re: Whitby Diversity and Inclusion Advisory Committee Update

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

- how Staff from the Town of Whitby and the Region of Durham would work together to undertake anti-black racism training and education;

- whether consideration was given to the WDIAC leading the Town of Whitby in the initiatives to address anti-black racism and inclusion and diversity issues in Whitby;
- clarification on the Terms of Reference for the WDIAC related to the committee's vision and implementation a plan, and the relationship of the Committee relative to the community and Whitby Council;
- a cohesive plan to address next steps beyond training, webinars, and surveys with respect to anti-black racism that would be more comprehensive;
- the timeline for a report back on plan for diversity and inclusion training for Council and Staff, and the inclusion of volunteers in the training;
- whether a sub-committee of the WDIAC would be comprised solely of members from the WDIAC, or whether members of the community would be recruited;
- the timeline for Council's consideration on the formation of a sub-committee should the proposed recommendation not be approved;
- the opportunity for the WDIAC to consider the request of creating a sub-committee at its next meeting;
- the opportunity for the Mayor's designate on the WDIAC to consult with the Staff liaison and members of the WDIAC to consider the request and make a recommendation to Council;
- the timeline for the WDIAC's next meeting, and the resulting delay in forming a sub-committee, and the possibility of calling a special meeting to address the request for a sub-committee;
- the process for reassessment of the WDIAC's annual budget;
- the procedure for creating a sub-committee, examples of existing sub-committees, and whether a sub-committee of the WDIAC would have a separate budget from the WDIAC;
- whether there the Mayor's Designate would automatically become the Mayor's designate on its sub-committee; and,
- whether quorum would be required to hold a special WDIAC meeting.

Recommendation:

Moved By Councillor Yamada

1. That report CMS 07-20 be received for information;
2. That staff report back on a 2021 training plan for diversity and inclusion for Council and staff; and,
3. That funding for diversity and inclusion training and current state

assessment be included in the 2021 budget.

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

Recommendation:

Moved By Councillor Yamada

That the main motion be amended by including Item 4 as follows:

4. That an Anti-Black Racism Advisory Sub Committee be convened to advise on equity issues and priorities identified by the Black community in Whitby, to work with the Diversity and Inclusion Advisory Committee and the staff liaison, and that the subcommittee be formed by members of the black community.

**Motion Withdrawn**

Recommendation:

Moved By Councillor Newman

That Item 2 of the main motion be amended to read as follows:

2. That staff report back by the end of Q2 2021 on a 2021 training plan for diversity and inclusion for Council and staff

**Carried**

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

Recommendation:

Moved By Councillor Newman

1. That report CMS 07-20 be received for information;
2. That staff report back by the end of Q2 2021 on a 2021 training plan for diversity and inclusion for Council and staff; and,
3. That funding for diversity and inclusion training and current state assessment be included in the 2021 budget.

**Carried**

- 9.2** Community Services Department Report, CMS 06-20  
Re: 55+ Van Service

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

- clarification on how the funds from the sale of the van would be used;
- opportunities to offer virtual programming for seniors during the COVID-19 pandemic;
- exploring provincial and federal funding to assist vulnerable seniors who have difficulty in accessing programs in-person at the Whitby Seniors' Activity Centre when in-person programs resume.

Recommendation:

Moved By Councillor Drumm

1. That report CMS 06-20 be received as information;
2. That item MD 5333 pertaining to the Transportation Options for Seniors Programming be lifted from the New and Unfinished Business – General Government List; and,
3. That proceeds from the sale of the van (\$34,665) be maintained in the Seniors Transportation Reserve Fund and be used to fund opportunities as identified in the Age Friendly Strategy that are capital related or one-time operating costs.

**Carried**

10. Closed Session

The Committee did not move into Closed Session to hear Confidential Report CAO 25-20 and the recommendation was moved and carried in Open Session.

**10.1** Confidential Office of the Chief Administrative Officer Report, CAO 25-20  
Re: The Appointment of a Commissioner of Financial Services and Treasurer

11. Rising and Reporting

**11.1** There were no matters considered in closed session; therefore, the Committee did not rise and report.

12. New and Unfinished Business - General Government

Recommendation:

Moved By Councillor Newman

That a motion to introduce a matter pertaining to offering land to Otter Creek Co-operative Homes Inc. for an affordable housing project be allowed due to its timely and urgent matter.

**Carried on a Two Thirds Vote**

**12.1 Offering Land to Otter Creek Co-operative Homes Inc. for an Affordable Housing Project**

Councillor Newman introduced a motion regarding offering land to Otter Creek Co-operative Homes Inc. for an affordable housing project.

Recommendation:

Moved By Councillor Shahid

That in accordance with the Town's Procedure By-law, the Committee of the Whole meeting continue to go past 11:00 p.m.

**Carried**

A detailed discussion ensued between Members of Committee and Staff regarding:

- acknowledgement of the increase in homelessness within the Region of Durham particularly during the COVID-19 pandemic, and the need for affordable housing in Whitby;
- the requirement for a zoning by-law amendment and site plan approval for the subject land;
- the need for direction from Town Staff, Regional Staff and the Board of Otter Creek Co-operative Homes Inc. to move forward on an application for this project;
- the need for immediate availability of land for the Federal Rapid Housing Initiative through the Canada Mortgage and Housing Corporation in order to meet deadlines to apply for funding and to complete the project within a 14-month timeline;
- additional local funding that would be required;
- the commitment for a public engagement process;
- the possibility of leasing the land to Otter Creek Co-operative Homes Inc.;

- clarification on the process for declaring surplus land and whether such land would be available on the open market upon declaring it surplus;
- details about the information that could be provided in a memo to Council in December 2020;
- whether staff would be provided with time to undertake a wholesome process should Council choose to move forward at that time;
- the commitment from the Region of Durham to engage in discussions about housing in the community; and,
- the response by the Region of Durham to assist with housing for residents within the community.

Recommendation:

Moved By Councillor Newman

That Staff be directed to report to Council at the Special Council meeting on November 23, 2020 on the public consultation process and opportunity to declare land between 835 McQuay Boulevard and 855 McQuay Boulevard as surplus and offer this land to Otter Creek Co-operative Homes Inc. for an affordable housing project.

**Following further discussion on this matter as captured above, Councillor Newman agreed to amend the motion to read as follows [See following motion]**

Recommendation:

Moved By Councillor Newman

That Staff be directed to report back to Council on opportunities to support Otter Creek Co-operative Homes Inc. to develop an affordable housing building on land between 835 McQuay Boulevard and 855 McQuay Boulevard.

**Motion Withdrawn**

## **Adjournment**

Motion to adjourn

Recommendation:

Moved By Councillor Drumm

That the meeting adjourn.

**Carried**

The meeting adjourned at 11:30 p.m.