



## Committee of the Whole Minutes

September 16, 2024, 7:00 p.m.  
Council Chambers  
Whitby Town Hall

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

Also Present: M. Gaskell, Chief Administrative Officer  
M. Hickey, Fire Chief  
S. Klein, Director of Strategic Initiatives  
J. Long, Head of Organizational Effectiveness  
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. Narraway, Sr. Manager of Legislative Services/Deputy Clerk  
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

- 
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. Consent Agenda
5. Planning and Development

**Councillor Mulcahy assumed the Chair.**

5.1 Presentations

There were no presentations.

5.2 Delegations

- 5.2.1 Lyndsey Van Gennip representing Curbex Media on Behalf of Whitby Christian Assembly (Virtual Attendance)

Re: PDP 44-24, Planning and Development (Planning Services)  
Department Report

Sign By-law Variance to Permanent Sign By-law for 100 Rosland Road West (Whitby Christian Assembly) – SB-01-24

**Refer to Item 5.4.3, PDP 44-24**

Lyndsey Van Gennip was not in attendance when called upon to provide a delegation.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

- 5.4.1 PDP 42-24, Planning and Development (Planning Services)  
Department Report

Re: Town Initiated Official Plan Review – Background Summary and Preliminary Engagement Results

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

- comments received from the public regarding the Whitby GO Protected Major Transit Station Area (PMTSA) with respect to consideration for building heights that align with existing residential development and whether information was provided to participants about the ability to implement height restrictions;

- the status of the direction of the Province related to height limits within the PMTSA and whether the municipality would have the ability to implement height restrictions;
- the minimum density target withing the PMTSA;
- whether Ontario municipalities were opposed to the density requirements for the PMTSA; and,
- opportunities for future public engagement and an overview of future public meetings, open houses, and online engagement.

Recommendation:

Moved by Mayor Roy

That Report PDP 42-24 be received for information.

**Carried**

#### 5.4.2 PDP 43-24, Planning and Development (Planning Services) Department Report

Re: DEV-21-24: Draft Plan of Condominium Application CW-2024-04, 10447889 Canada Inc., 400 and 414 Mary Street East

Recommendation:

Moved by Councillor Mulcahy

1. That Council approve the Draft Plan of Condominium (File No. CW-2024- 04) subject to the Conditions of Approval, included in Attachment #4;
2. That the Mayor and Clerk be authorized to execute the Condominium Agreement and any other necessary documents; and,
3. That the Clerk advise the Commissioner of Planning and Economic Development at the Region of Durham, of Council's decision.

**Carried**

5.4.3 PDP 44-24, Planning and Development (Planning Services)  
Department Report

Re: Sign By-law Variance to Permanent Sign By-law for 100  
Rossland Road West (Whitby Christian Assembly) – SB-01-24

Recommendation:

Moved by Councillor Mulcahy

That Council approve the request for a variance to the Town of  
Whitby Permanent Sign By-law #7379-18 for the Whitby Christian  
Assembly, located at 100 Rossland Road West.

**Carried**

5.4.4 PDP 45-24, Planning and Development (Planning Services)  
Department Report

Re: Sign By-law Variance to Permanent Sign By-law for 75  
Consumers Drive (Beertown) – SB-02-24

Recommendation:

Moved by Councillor Mulcahy

That Council approve the request for a variance to the Town of  
Whitby Permanent Sign By-law #7379-18 for Beertown, located at  
75 Consumers Drive.

**Carried**

5.5 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

6. General Government

**Councillor Lundquist assumed the Chair.**

6.1 Presentations

There were no presentations.

6.2 Delegations

6.2.1 Akuah Frempong, Resident (Virtual Attendance)

Re: Solve the Crisis Campaign

**Refer to Item 6.5.1, Solve the Crisis Campaign**

Akuah Frempong, Resident, provided an overview of her employment and committee work and advised that she was not speaking on behalf of her employer or committee. She stated that her interest in homelessness was due to her work in that sector. She stated that the campaign does not provide examples about how municipalities currently address the homelessness crisis, it does not address the social determinants of health that impact individuals experiencing homelessness, and it does not provide tangible solutions. Ms. Frempong stated she envisioned a campaign about addressing the homelessness crisis would be centered around the lived experiences of people experiencing homelessness and how it negatively impacts their health and then transitioning to the increasing impact on the health care system and emergency services. She agreed that there were programs that work but they require all levels of government to work with municipalities and community partners to prioritize solutions. She stated that one of the major reasons for homelessness was income, noting that the Ontario Basic Income Pilot, which was implemented in 2017 and eliminated in 2018, provided 4000 low income individuals with an income supplement. She stated that the pilot proved to increase quality of life, noting that advocating for basic income was a tangible action that municipalities could support. Ms. Frempong further stated that the rate for the Ontario Disability Support Program and Ontario Works has not increased and rental development constructed after November 15, 2018 was not subject to rent control. She noted the impact on the ability for people to afford or maintain housing due to the cost of rentals and the number of new builds in the area. Ms. Frempong inquired about Whitby's plan, whether Whitby has a homelessness action plan, the end goal apart from obtaining funding from upper levels of government, and the involvement of individuals with lived experience. She stated that frontline workers do not need campaigns but they do need tangible intersectional and trauma informed practices to assist supporting those experiencing homelessness. She encouraged the Town in adopting the campaign to provide more specific information to the public in terms

of how the municipality plans to address homelessness and how the campaign would provide tangible solutions to the crisis.

A brief question and answer period ensued between Members of Committee and Ms. Frempong regarding submitting her presentation directly to Mayor Roy and providing information to Marianne Meed Ward, Chair of Ontario's Big City Mayors.

It was the consensus of the Committee to hear Item 6.5.1, Solve the Crisis Campaign, at this time.

### 6.3 Correspondence

There was no correspondence.

### 6.4 Staff Reports

#### 6.4.1 FS 32-24, Financial Services Department Report

Re: Municipal Accommodation Tax Reserve Fund Policy

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

- details about the utilization of revenue from the Municipal Accommodation Tax (MAT), and whether funds would be allocated evenly across the four wards in Whitby;
- the annual revenue projection from the MAT;
- confirmation that the amount of tax per room was a percentage rate and that there would be more opportunity for increased revenue with higher occupancy and more hotels; and,
- the number of municipalities in Ontario that have implemented the Municipal Accommodation Tax.

Recommendation:

Moved by Mayor Roy

That Council approve the creation of the Municipal Accommodation Tax Reserve Fund and the affiliated reserve fund policy included in Attachment 1 of Report FS 32-24.

**Carried**

#### 6.4.2 FS 39-24, Financial Services Department Report

Re: Public Engagement Feedback for Pioneer Baptist Cemetery Name Change

Recommendation:

Moved by Councillor Lundquist

1. That public engagement feedback received for the proposed Pioneer Cemetery Name Change to the Dryden Cemetery be received; and,
2. That the Groveside Cemetery Board and staff be authorized to initiate the name change with the Bereavement Authority of Ontario and execute all documents to implement the cemetery name change.

**Carried**

#### 6.4.3 CAO 18-24, Office of the Chief Administrative Officer Report

Re: Downtown Whitby Action Plan September 2024 Update

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

- the timeline for a proposal for pedestrian friendly development in Downtown Whitby;
- whether a parking garage would be constructed in Downtown Whitby in the future and whether the existing municipal parking lots could be reconfigured to accommodate a parking structure;
- details about current and future programs regarding graffiti and vandalism mitigation and preventing illegal activity in Downtown Whitby;
- how the sites for graffiti removal were determined, and whether residents could notify the Town about graffiti concerns;
- the rationale for the number of Maintenance and Improvement Grants in 2023, updating the requirements for the Façade Grant, whether there were standards that apply

for the approval of façade grants, and where the public would locate information about the Façade Grant requirements;

- the number of Closed Circuit Television cameras (CCTV cameras) across Whitby, whether there were plans to capture more intersections in Downtown Whitby and at other major intersections in Whitby, and the management of the camera footage upon the implementation of cameras in parks;
- the ability to increase the amount of public art and mural projects throughout Whitby;
- the cost of leasing the Dundas/Byron parkette and consideration for the installation of shade structures at the parkette; and,
- community outreach regarding the success of the action plan and future plans for Downtown Whitby.

Recommendation:

Moved by Mayor Roy

1. That Report CAO 18-24 – Downtown Whitby Action Plan September 2024 Update, be received as information; and,
2. That staff be directed to undertake an update to the Downtown Whitby Action Plan in 2025 and bring forward a new plan for Council's consideration and approval.

**Carried**

## 6.5 New and Unfinished Business - General Government

There was no discussion on the New and Unfinished Business List.

### 6.5.1 Solve the Crisis Campaign

Mayor Roy introduced a motion regarding the Solve the Crisis Campaign.

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



- concerns about whether the provincial government would be willing to appoint a minister and establish a ministry and how other components of the campaign could be addressed; and,
- the provincial government's process regarding the receipt of motions from municipalities.

Recommendation:

Moved by Mayor Roy

Whereas there is a humanitarian crisis unfolding on streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province; and,

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 as well as with an estimated 234,000 Ontarians experiencing homelessness and over 1400 homeless encampments across Ontario communities in 2023; and,

Whereas the province has provided additional funding for mental health, addictions and homelessness programs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and,

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and,

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and,

Whereas there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

Now Therefore be it Resolved that the Town of Whitby supports the Solve the Crisis Campaign;

AND calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

AND that the province officially makes Homelessness a Health Priority;

AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

AND request that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a Made in Ontario Action Plan;

AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

AND provides the adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

AND that this Council calls on the residents of the Town of Whitby to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](http://SolveTheCrisis.ca) and showing your support;

AND that the Clerk be directed to send a copy of this motion to:

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario

- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- Local MPs
- Local MPPs, and,
- Ontario's Big City Mayors.

**Carried**

It was the consensus of the Committee to hear Item 6.4.1, FS 32-24, at this time.

6.5.2 Condemn Antisemitic Vandalism

Councillor Leahy introduced a motion regarding condemning antisemitic vandalism.

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

- whether there was any discussion/consultation with the leadership of the Chabad Jewish Centre of Durham Region or any anti-hate groups such as the Canadian Anti-Hate Network prior to presenting the motion; and,
- whether there was already a plan to create an anti-hate task force.

Recommendation:

Moved by Councillor Leahy

1. The Town of Whitby Council condemns in the strongest terms possible the recent acts of Antisemitism and hate. It restates its commitment to an inclusive and welcoming town for all Whitby residents.

2. Whitby Council express its support for the past National Action Summit on Antisemitism which had the participation of the Federal, Provincial and local governments.
3. Whitby Council commits to looking for ways to educate residents about Antisemitism and ways to combat antisemitism, including a possible Antisemitism campaign.
4. Town Council directs the CAO, in partnership with relevant divisions, to support Jewish community members in reporting hate crimes.

**Carried**

7. Adjournment

Recommendation:

Moved by Councillor Shahid

That the meeting adjourn.

**Carried**

The meeting adjourned at 8:21 p.m.