



Committee of the Whole Minutes

May 5, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Councillor Bozinovski
Councillor Cardwell
Councillor Leahy (Virtual Attendance)
Councillor Lundquist
Councillor Mulcahy
Councillor Shahid
Councillor Yamada (Virtual Attendance)

Regrets: Mayor Roy
Councillor Lee

Also Present: M. Gaskell, Chief Administrative Officer
M. Hickey, Fire Chief
S. Klein, Deputy Chief Administrative Officer
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 Shahid assumed the Chair.

5.1 Presentations

There were no presentations.

5.2 Delegations

5.2.1 Jack Wong representing Mattamy (Thickson) Limited (In-Person Attendance)

Re: PDP 22-25, Planning and Development (Planning Services)
Department Report

Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Mattamy (Thickson) Limited, File Number: DEV-02-22
(SW-2022-01 and Z-02-22)

Refer to Item 5.4.1, PDP 22-25

Jack Wong, representing Mattamy (Thickson) Limited, appeared before the Committee and stated that he supported the Staff recommendation and was available to answer questions.

A brief question and answer period ensued between Members of Committee and Mr. Wong regarding how the proposed development would mitigate existing drainage conditions on Brawley Road East.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

5.4.1 PDP 22-25, Planning and Development (Planning Services)
Department Report

Re: Draft Plan of Subdivision and Zoning By-law Amendment
Applications, Mattamy (Thickson) Limited, File Number: DEV-02-22
(SW-2022-01 and Z-02-22)

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

- the impact of traffic from the proposed development, the timeline for intersection improvements at Brawley Road East and Baldwin Street, and whether there would be any interim improvements on the Town's portion of Brawley Road East to Street A; and,
- the impact on the proposed development should the Ministry of Natural Resources deny the removal of Butternut trees, and whether there was a compensation fund for the removal of a certain species of trees.

Recommendation:

Moved by Councillor Mulcahy

1. That Council approve the Draft Plan of Subdivision (File Number: SW-2022-01), subject to the comments included in Report PDP-22-25 and the Conditions of Draft Plan Approval included in Attachment #9;
2. That Staff be authorized to prepare a Subdivision Agreement;
3. That Council approve the amendment to Zoning By-law #1784, (File Number: Z-02-22) and that a Zoning By-law Amendment be brought forward for consideration by Council at a later date;
4. That Williams and Stewart Associates Ltd. be appointed as the Control Architect for the Draft Plan of Subdivision; and,
5. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision.

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

There were no delegations.

6.3 Correspondence

There was no correspondence.

6.4 Staff Reports

6.4.1 FS 15-25, Financial Services Department Report

Re: 2024 Annual Investment Report

Recommendation:

Moved by Councillor Lundquist

That Report FS 15-25 entitled “2024 Annual Investment Report”, be received for information.

Carried

6.4.2 FS 26-25, Financial Services Department and Community Services Department Joint Report

Re: Single Source Contract Award for Design Services for the New Whitby Fire Station

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

- whether the cost for the construction of the new Whitby Fire Station would have an impact on the tax base;
- the rationale for the limited tendering and single-source contract award for the design services for the Whitby Fire Station;
- whether fire stations other than one recently constructed in Peterborough were reviewed as a comparator for the cost of the detailed design;
- the status of and timeline for the acquisition of land designated for the West Whitty Fire Station;

- the utilization of the newly hired firefighters until the new Fire Station was constructed;
- the anticipated improvement in response time for West Whitby following the design and construction of the new Whitby Fire Station; and,
- whether the growth-related capital projects that would be deferred to provide funding for the new Fire Station have been identified.

Recommendation:

Moved by Councillor Cardwell

1. That staff be authorized to award a single source contract to Thomas Brown Architects for the detailed design of the New Whitby Fire Station, in the amount of \$942,185 plus HST, funded from capital project # 71231201 - FH6 - New Construction; and,
2. That a 2025 capital project be approved for the construction of Fire Hall 6, in the amount of \$17,000,000, funded from internal borrowing between Development Charges reserve funds as outlined in Report FS 26-25.

Carried

6.4.3 FS 14-25, Financial Services Department Report

Re: Growth-Related Development Fees Exemptions for Affordable Residential Units

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

- details about development charges and interest charges should a developer exempt from development charges for the development of affordable residential units change the development into market rate residential units prior to the 25-year term of the agreement;
- whether the Affordable Residential Units Exemption Policy includes development charge exemptions from both Town and Regional development charges; and,

- confirmation that only the developer would be able to withdraw from the agreement.

Recommendation:

Moved by Councillor Shahid

1. That Council approve the Affordable Residential Units Exemptions Policy included as Attachment 1 of Report FS 14-25; and,
2. That the Treasurer be delegated the authority to enter into and make certain amendments to the agreements as outlined in Report FS 14-25 with the Region of Durham and property owners for the purpose of providing development charge, parkland dedication, and community benefit charge exemptions for Affordable Residential Units.

Carried

6.4.4 CMS 07-25, Community Services Department and Legal and Enforcement Services Department Joint Report

Re: Proposed Amendment to the Private Transportation Services By-law, Accessible Taxis

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

- whether there was consultation with the Accessibility Advisory Committee and Durham Region Transit about the proposed amendment to the Private Transportation Services By-law; and,
- whether other Durham Region municipalities have amended their by-laws to permit cross-jurisdictional transportation for licensed accessible taxicabs.

Recommendation:

Moved by Councillor Shahid

1. That Report CMS 07-25 be received for information; and,
2. That the proposed amendments to the Town's Private Transportation Services By-law # 7398-18, substantially as

appended in Attachment 1, be brought to Council for consideration and adoption.

Carried

6.5 New and Unfinished Business - General Government

There was no new and unfinished business.

7. Adjournment

Recommendation:

Moved by Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 7:41 p.m.