



Regular Council Minutes

June 23, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski
Councillor Cardwell
Councillor Leahy (Left the meeting at 9:54 p.m.)
Councillor Lee
Councillor Lundquist
Councillor Mulcahy
Councillor Shahid
Councillor Yamada (Left the meeting at 9:49 p.m.)

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
J. Taylor, Director, Planning
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 (Recording Secretary)

-
1. Call To Order: The Mayor
 2. Introductory Announcements and Ceremonial Activities
 - a. Land Acknowledgement
 - b. National Anthem

c. Moment of Reflection

3. Call of the Roll: The Clerk
4. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

5. Adoption of Minutes

Regular Council - May 26, 2025

Special Council - June 9, 2025

Moved by Councillor Bozinovski

Seconded by Councillor Leahy

That the Regular Council Minutes of May 26, 2025, and the Special Council Minutes of June 9, 2025 be approved.

Carried later in the meeting (See following motions)

Moved by Councillor Shahid

Seconded by Councillor Mulcahy

That the motion for the previous question be called.

See following motions

Councillor Leahy indicated that he felt that the above-noted motion was out of order, noting there should be discussion and debate about the May 26, 2025 Regular Council minutes. Mayor Roy indicated that the minutes were only available for amendment in instances of factual error or omissions.

In accordance with Section 15.4 of the Procedure By-law, Councillor Leahy challenged the ruling of the Mayor.

Mayor Roy put the following vote to Council:

Will the ruling of the Chair be sustained?

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		

Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	7	2	0

Carried on a Recorded Vote (7 to 2)

The motion for the previous question to be called was then immediately before Council as follows:

Moved by Councillor Shahid

Seconded by Councillor Mulcahy

That the motion for the previous question be called.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	6	3	0

Carried on a Recorded Vote (6 to 3)

The main motion was then immediately before Council as follows:

Resolution # 116-25

Moved by Councillor Bozinovski

Seconded by Councillor Leahy

That the Regular Council Minutes of May 26, 2025, and the Special Council Minutes of June 9, 2025 be approved.

Carried

6. Presentations

6.1 Paul Seguin, Senior Vice President, Pickering Nuclear & Luca Ceccato, Senior Vice President, Nuclear Projects (In-person Attendance)

Re: Ontario Power Generation Pickering Nuclear Generating Station Update

Paul Seguin, Senior Vice President, Pickering Nuclear and Luca Ceccato, Senior Vice President, Nuclear Projects, appeared before Council and provided a PowerPoint presentation regarding an update about the Pickering Nuclear Generating Station. Highlights of the presentation included:

- information about units 5 to 8 at the Pickering Nuclear Generating Station, the amount of electricity produced by the station, and the current licence for the station which extends until the end of 2026;
- the amount of Cobalt-60 produced by the station, noting the importance of this medical isotope and that 20% of the world's supply is produced at the Pickering location;
- the number of direct and indirect jobs supported by the station;
- the planned refurbishment of units 5 to 8 beginning in late 2026, pending regulatory approval;
- updated electricity demand forecasts for the Province and how the Pickering station can play a key role in meeting Ontario's growing electricity demands;

- the expected 30-year extended lifecycle of units 5 to 8 after they undergo refurbishment;
- an overview of the various stages involved in the refurbishment project and the timelines for completion; and,
- details about how Ontario Power Generation engages with the community including through tours and presentations, and through community partnerships.

A question and answer period ensued between Members of Council, Paul Seguin, and Luca Ceccato regarding:

- timing for the shutdown of units 5 to 8 to launch the refurbishment project and the timeline to complete the project;
- confirmation that the existing staff at the station will be retained during the refurbishment project and that staffing levels will increase during the project;
- details about how Ontario Power Generation supports community organizations; and,
- how Ontario Power Generation has responded to tariffs imposed by the United States, noting that the organization relies heavily on products sourced from Ontario and Europe.

7. Delegations

A discussion ensued between Members of Council and Staff regarding the rules of procedure for hearing delegates and between Members of Council regarding the merits and appropriateness of hearing delegations related to Item 9.11, Report PDE 06-25 regarding Whitburn Street, Consideration of Traffic Calming Adjustments and Item 14.2, By-law # 8200-25, being a by-law to confirm the composition of Council and change the method of election for the Town's four Regional Councillors from at large to by ward, in consideration of having previously heard delegations on both matters.

Moved by Councillor Leahy

Seconded by Councillor Yamada

That the rules of procedure be suspended to hear delegations regarding Item 9.11, Planning and Development (Engineering Services) Department Report PDE 06-25.

	For	Against	Conflict
Mayor Roy		X	
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy	X		
Councillor Lee		X	
Councillor Lundquist		X	
Councillor Mulcahy		X	
Councillor Shahid		X	
Councillor Yamada	X		
Results	4	5	0

Motion Lost on a Recorded Vote (4 to 5)

Moved by Councillor Leahy
 Seconded by Councillor Yamada

That the rules of procedure be suspended to hear delegations regarding Item 14.2, By-law # 8200-25.

	For	Against	Conflict
Mayor Roy		X	
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy	X		
Councillor Lee		X	
Councillor Lundquist		X	
Councillor Mulcahy		X	
Councillor Shahid		X	

Councillor Yamada	X		
Results	4	5	0

Motion Lost on a Recorded Vote (4 to 5)

8. Correspondence

8.1 Correspondence

That the following request be endorsed:

- National Dental Care Day - October 10, 2025

Resolution # 117-25

Moved by Councillor Cardwell

Seconded by Councillor Mulcahy

That the proclamation for National Dental Care Day be endorsed.

Carried

9. Committee of the Whole Report - Planning and Development

Planning and Development - June 2 and 9, 2025

It was the consensus of Council to consider Item 9.11, Planning and Development (Engineering Services) Department Report PDE 06-25, at this time.

9.1 PDP 23-25, Planning and Development (Planning Services) Department and Financial Services Department Joint Report

Re: Development Fees Review Study Update

A brief question and answer period ensued between Members of Council and Staff about the impacts of delaying approval of the proposed development fee changes.

Resolution # 118-25

Moved by Councillor Shahid

Seconded by Councillor Lundquist

1. That the Development Fees Review Study prepared by Watson and Associates Economists Ltd. (Attachment 1) be received for information;

2. That the proposed amendments to the Planning Services Fees included in Attachment #2 of Report PDP 23-25 be approved;
3. That the proposed amendments to the Building Services Fees included in Attachment #2 of Report PDP 23-25 be approved;
4. That the proposed amendments to the Engineering Services Fees included in Attachment #2 of Report PDP 23-25 be approved;
5. That the recommended fees take effect on July 1, 2025;
6. That all Planning, Building and Engineering Services Fees be indexed January 1st, annually, based on the Consumer Price Index – All Items, for the Province of Ontario published by Statistics Canada in the month of May of the previous year;
7. That the Town Clerk be directed to bring forward a by-law to amend the Fees and Charges By-law to give effect to the recommendations contained in Report PDP 23-25;
8. That Council approve additional staff resources for each of the following full-time positions, including the associated capital and operating costs:
 - Planner II, Development Review (Planning Services);
 - Planner II, Zoning & Regulation (Planning Services);
 - Water Resource Engineer (Engineering Services);
 - Program Manager, Development Infrastructure (Engineering Services);
 - 2 Building Inspector II's (Building Services);
 - 1 Senior Plans Examiner (Building Services); and,
9. That P&D-0012 be removed from the New and Unfinished Business List.

Carried

9.2 PDP 31-25, Planning and Development (Planning Services) Department Report

Re: Heritage District Review and Update: Status Report

Resolution # 119-25

Moved by Councillor Lee
Seconded by Councillor Shahid

That Report PDP 31-25 be received for information, as an update to the on-going Review and Update of the Brooklin HCD Plan and the Werden's Plan Neighbourhood HCD Plan.

Carried

9.3 PDP 24-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment to Remove Holding (H) Symbol, West Whitby Holdings Inc., 915 Rossland Road West, File Number: DEV-13-25 (Z-06-25)

Resolution # 120-25

Moved by Councillor Lee
Seconded by Councillor Shahid

1. That Council approve an Amendment to Zoning By-law 1784 (File No. Z-06-25) for the removal of the Holding (H) Symbol, as outlined in Planning Report PDP 24-25; and,
2. That a by-law to amend Zoning By-law 1784 be brought forward for Consideration by Council.

Carried

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

Re: Draft Plan of Subdivision and Zoning By-law Amendment Application, Minto Communities Inc., Columbus Road West at Baldwin Street North, File Numbers: DEV-27-22 (SW-2022-06 and Z-19-22)

Resolution # 121-25

Moved by Councillor Lee
Seconded by Councillor Shahid

1. That Council approve the Draft Plan of Subdivision (File Number: SW-2022-06), subject to the comments included in Report PDP 25-

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-19-22) 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

9.5 PDP 26-25, Planning and Development (Planning Services) Department Report

Re: Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications, Anatolia Investments Corp., 975 Conlin Road, 961 Conlin Road, 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

A brief discussion ensued between Members of Council about safeguarding active transportation routes surrounding the development during and after construction.

Resolution # 122-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Council approve Official Plan Amendment Number 145 to the Whitby Official Plan (File: OPA-2024-W/10), as shown on Attachment #9, and that a By-law to adopt Official Plan Amendment Number 145 be brought forward for consideration by Council;
2. That Council approve the Draft Plan of Subdivision (File: SW-2024-04), subject to the comments included in Planning Report PDP 26-25 and the conditions of draft plan approval included in Attachment #13;
3. That Staff be authorized to prepare a Subdivision Agreement;

4. That Council approve an amendment to Zoning By-law 1784 (File: Z-15-24), and that a by-law to amend Zoning By-law 1784 be brought forward for consideration by Council; and,
5. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision.

Carried

9.6 PDP 27-25, Planning and Development (Planning Services) Department Report

Re: Sign By-law Variance to Permanent Sign By-law for 1655 Stellar Drive (Menkes Champlain Inc.) File Number: SB-01-25

Resolution # 123-25

Moved by Councillor Lee

Seconded by Councillor Shahid

That Council approve the request for a variance to the Town of Whitby Permanent Sign By-law #7379-18 for the Menkes Whitby Business Park, located at 1655 Stellar Drive.

Carried

9.7 PDP 28-25, Planning and Development (Planning Services) Department

Re: Zoning By-law Amendment Application, MHBC Planning Limited on behalf of 5515 Garrard Real Estate Inc., 5515 Garrard Road, File Number: DEV-34-24 (Z-16-24)

Resolution # 124-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Council approve an amendment to Zoning By-law No. 1784 (Z-16-24), subject to the comments included in Report PDP 28-25; and,
2. That a by-law to amend Zoning By-law #1784 be brought forward for consideration by Council at a future date.

Carried

9.8 PDP 29-25, Planning and Development (Planning Services) Department Report

Re: Zoning By-law Amendment Application, Whitby Curling Club, 815 Brock Street North, File Number: DEV-35-24 (Z-17-24)

Resolution # 125-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Council approve an amendment to Zoning By-law # 2585 (File No. Z-17-24) as set out in Planning Report PDP 29-25; and,
2. That a by-law to amend Zoning By-law # 2585 be brought forward for consideration by Council.

Carried

9.9 PDP 30-25, Planning and Development (Planning Services) Department Report

Re: Housing Monitoring Report

A brief question and answer period ensued between Members of Council and Staff regarding hesitation from the development industry to begin construction at this time and timelines associated with upcoming development projects.

Resolution # 126-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Report PDP 30-25 be received for information; and,
2. That the Clerk forward a copy of Planning and Development Report PDP 30-25 to the Region of Durham, Community Growth and Economic Development.

Carried

9.10 PDE 05-25, Planning and Development (Engineering Services) Department Report

Re: Update to Traffic By-law 8059-24, Stop Control

Resolution # 127-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Council approve the proposed amendment to the Traffic By-law 8059-24 to incorporate changes to Schedule “N” of the By-law, as identified in Attachment 1; and,
2. That a by-law to amend By-law 8059-24 be brought forward for the consideration of Council.

Carried

9.11 PDE 06-25, Planning and Development (Engineering Services) Department Report

Re: Whitburn Street, Consideration of Traffic Calming Adjustments

A discussed ensued between Members of Council regarding:

- considering traffic safety through a variety of different lenses and not focusing on singular solutions;
- the validity of the survey data collected and referenced in the report;
- waiting to consider changes to the traffic calming measures on Whitburn Street until the new Traffic Calming Policy is in effect;
- challenges associated with evaluating subjective information and impassioned opinions from area residents; and,
- waiting to see the effectiveness of the new 40 km/h speed limit on the street prior to removing any speed humps.

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

- confirmation that stop signs are not installed as traffic calming measures;
- confirmation that there have been no insurance claims received for vehicle damage due to the speed humps on Whitburn Street; and,
- how future survey data will be collected pursuant to the new Traffic Calming Policy.

Moved by Councillor Mulcahy
Seconded by Councillor Cardwell

That Staff be directed to proceed with the removal of speed humps 3 and 4 on Whitburn Street, as shown on the map of the Whitburn Street speed humps provided by Transportation Services, at a cost of \$15,000 funded through the existing Traffic Calming Initiatives capital project 40236066.

Carried later in the meeting (See following motions)

At this point in the meeting, Councillor Leahy requested that a video in his possession be shown on the projectors in the Council Chambers while he spoke on the subject. Mayor Roy indicated that Members of Council were permitted to speak on the matter, but could not play videos during discussions. Councillor Leahy indicated that he felt that this ruling from the Mayor was out of order.

In accordance with Section 15.4 of the Procedure By-law, Councillor Leahy challenged the ruling of the Mayor.

Mayor Roy put the following vote to Council:

Will the ruling of the Chair be sustained?

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	7	2	0

Carried on a Recorded Vote (7 to 2)

The main motion was then immediately before Council as follows:

Resolution # 128-25

Moved by Councillor Mulcahy

Seconded by Councillor Cardwell

That Staff be directed to proceed with the removal of speed humps 3 and 4 on Whitburn Street, as shown on the map of the Whitburn Street speed humps provided by Transportation Services, at a cost of \$15,000 funded through the existing Traffic Calming Initiatives capital project 40236066.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee		X	
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	5	4	0

Carried on a Recorded Vote (5 to 4)

It was the consensus of Council to consider Item 9.1, Planning and Development (Planning Services) Department and Financial Services Department Joint Report PDP 23-25, at this time.

- 9.12 PDE 07-25, Planning and Development (Engineering Services) Department Report

Re: E-scooter and E-bike By-law

A brief question and answer period ensued between Members of Council and Staff regarding how the E-scooter and E-bike By-law would be managed and enforced.

Resolution # 129-25

Moved by Councillor Lee

Seconded by Councillor Shahid

That the proposed E-scooter and E-bike By-law appended to this Report as Attachment 4 be brought forward for the consideration of Council.

Carried

9.13 PDE 08-25, Planning and Development (Engineering Services)
Department Report

Re: Garden Street Lay-by Parking

Resolution # 130-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That Staff Report PDE 08-25 be received;
2. That Council direct staff to proceed Option 3 of the Garden Street Lay-by design, as outlined in Staff Report PDE 08-25, which includes an Intersection Pedestrian Signal at Colette Drive and parking north and south of Colette Drive; and,
3. That a 2025 Capital Project be established for the construction of Garden Street Lay-by Parking (Option 3) project, in the amount of \$609,500, funded \$304,750 from the Development Charges Roads Reserve Fund and \$304,750 from the Growth Reserve Fund.

Carried

9.14 PDE 09-25, Planning and Development (Engineering) Services
Department Report

Re: Traffic Calming Policy and Guidelines

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

- surveying residents about potential traffic calming measures and ensuring that residents are engaged in order to meet the 51% response threshold criteria noted in the Traffic Calming Policy;
- how Staff are handling existing requests for traffic calming measures and how residents on those streets will be surveyed;
- how future requests for traffic calming measures will be initiated;
- timing for surveying the residents who live on streets that have been prioritized for evaluation of traffic calming measures; and,
- confirmation that data collection and survey responses will be handled by Town Staff who have expertise in traffic calming best practices.

Resolution # 131-25

Moved by Councillor Lee

Seconded by Councillor Shahid

1. That the proposed Draft Traffic Calming Policy and Guidelines attached in Attachment 1 and Attachment 2 be received for information; and,
2. That staff consider the input received by Council and the Community and bring forward the Final Traffic Calming Policy and Guidelines in the fall.

Carried

10. Committee of the Whole Report - General Government

General Government - June 2 and 9, 2025

10.1 CAO 10-25, Office of the Chief Administrative Officer Report

Re: CUPE 53 Whitby Naming Rights Sponsorship of Arena 5 at Iroquois Park Sports Centre

Resolution # 132-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Council approve entering into a third one (1) year sponsorship agreement effective until May 1, 2026 with CUPE 53 Whitby for a Naming Rights Sponsorship at Iroquois Park Sports Centre (IPSC), including keeping Arena 5 as “CUPE 53 Whitby Arena 5”, based on the sponsorship package and other terms and conditions identified in Report CAO 10-25.

Carried

10.2 CAO 14-25, Office of the Chief Administrative Officer Report

Re: 2024 Annual Sustainability and Climate Change Report

Resolution # 133-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CAO 14-25 be received as information; and,
2. That the Clerk's office forward a copy of Staff Report CAO 14-25 to the Region of Durham's Sustainability Department.

Carried

10.3 CAO 15-25, Office of the Chief Administrative Officer Report

Re: 2026 Workforce Plan Review

Resolution # 134-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Council receive report CAO 15-25 regarding the 2026 Workforce Plan Review for information.

Carried

10.4 CAO 16-25, Office of the Chief Administrative Officer Report

Re: The IDEA Project, Journey to Inclusivity Status Update 2025

Resolution # 135-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Council receive Report CAO-16-25 The IDEA Project, Journey to Inclusivity Status Update 2025 for information.

Carried

10.5 CLK 07-25, Office of the Town Clerk Report

Re: 2026 Council, Committee, and Public Meetings Schedule

Resolution # 136-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Council approve the 2026 Council, Committee, and Public Meetings Schedule appended to this Report as Attachment 1.

Carried

See following motion

After Item 10.5, Office of the Town Clerk Report CLK 07-25 was adopted through the consent agenda portion of the Committee of the Whole Report - General Government, a discussion ensued between Members of Council about adding Council and Committee meeting cycles in July and August to the 2026 Council, Committee, and Public Meetings Schedule, noting that while formal meeting cycles are not included in the schedule, the Mayor has the ability to call Special Council Meetings as necessary to address urgent Town business during the summer months.

Given that this item was adopted previously through the consent agenda portion of the Committee of the Whole Report - General Government, a motion to reconsider this item was required prior to considering amendments to the 2026 Council, Committee, and Public Meetings Schedule.

Moved by Councillor Leahy

Seconded by Councillor Yamada

That Council reconsider Item 10.5, Office of the Town Clerk Report CLK 07-25.

For

Against

Conflict

Mayor Roy		X	
Councillor Bozinovski	X		
Councillor Cardwell		X	
Councillor Leahy	X		
Councillor Lee		X	
Councillor Lundquist		X	
Councillor Mulcahy		X	
Councillor Shahid		X	
Councillor Yamada	X		
Results	3	6	0

Motion Lost on a Recorded Vote (3 to 6)

10.6 FES 02-25, Whitby Fire and Emergency Services Report

Re: Whitby Fire and Emergency Services – 2024 Annual Report

Resolution # 137-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Council receives, for information, and reviews Whitby Fire and Emergency Services (WFES) 2024 Annual Report.

Carried

10.7 FS 05-25, Financial Services Department Report

Re: Update on Property Tax Assessment Appeals and Adjustments

Resolution # 138-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Report FS 05-25 be received as information.

Carried

10.8 FS 25-25, Financial Services Department Report

Re: Annual Insured Claims Report

Resolution # 139-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That report FS 25-25 regarding Annual Insured Claims be received as information.

Carried

10.9 Condemning and Combatting Islamophobia and Hosting an Interfaith Event

A brief discussion ensued between Members of Council recognizing the work of the Durham Region Anti-Racism Taskforce and key initiatives of the taskforce including the upcoming Anti-Hate Conference and a presentation to Whitby Council in the fall of 2025.

Resolution # 140-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That the Town of Whitby Council condemn in the strongest terms possible the recent acts of Islamophobic vandalism and hate in all its forms and restate its commitment to an inclusive and welcoming town for all;
2. That Council express its support for the past National Summit on Islamophobia with the participation of the Federal, Provincial and local governments; and,
3. That Council commit to looking for ways to educate residents about Islamophobia and ways to combat all forms of hate through a coordinated public information campaign.

Carried

10.10 CAO 11-25, Office of the Chief Administrative Officer Report

Re: Hotel Feasibility Study

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

- next steps for promoting the proposed hotel and conference centre including working with developers and potential operators;
- confirmation that the Canada Event Centre is currently marketed as an events centre by Economic Development Staff, however there is still a demonstrated need for a hotel with an associated convention centre;
- how land appraisals would be conducted for Town property and private property; and,
- confirmation that there are limited Town-owned lands available for a hotel and convention centre.

Resolution # 141-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CAO 11-25 Hotel Feasibility Study be received for information; and,
2. That Council endorse Attachment 2 of this report to support staff in advancing and promoting the proposed hotel and conference centre in the Town of Whitby.

Carried

10.11 CAO 12-25, Office of the Chief Administrative Officer Report

Re: 2025 Economic Development Strategy Update

Resolution # 142-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CAO 12-25 be received for information; and,
2. That Council approve the recommended updates to the Economic Development Strategy.

Carried

10.12 CAO 13-25, Office of the Chief Administrative Officer Report

Re: Update on Provincially Owned Employment Lands

Resolution # 143-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

That Report CAO 13-25 be received for information.

Carried

10.13 CLK 04-25, Office of the Town Clerk Report

Re: Amendments to the Records Classification and Retention By-law

Resolution # 144-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CLK 04-25 of the Office of the Town Clerk be received for information; and,
2. That the Clerk be directed to bring forward a by-law to repeal By-law #7707-20 and replace it with the draft Records Classification & Retention By-law substantially in the form appended as Attachment # 1 to Report CLK 04-25.

Carried

10.14 CMS 08-25, Community Services Department Report

Re: Gateway Removal Grant - Pilot Program

Resolution # 145-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CMS 08-25 be received for information;

2. That Council approve the Gateway Removal Grant: One-Year Pilot Program, as outlined in Staff Report CMS 08-25, and direct Staff to implement this program commencing in the first quarter of 2026;
3. That staff report back with the results of the program and recommendations on continuation or conclusion of the one-year grant pilot program; and,
4. That NUB Item #GG-0039 “That Staff be directed to report back on the opportunity for a grant program for homeowners to offset their costs of removing gateway and masonry features and columns located on private property prior to the introduction of the 2026 Strong Mayor Budget” be removed from the New and Unfinished Business Listing.

Carried

10.15 CMS 09-25, Community Services Department Report

Re: Commemorative Waterfront Dedication Feature Report

Resolution # 146-25

Moved by Councillor Lundquist

Seconded by Councillor Bozinovski

1. That Report CMS 09-25 be received;
2. That Council approve the installation of metal plaques of a nautical or fish theme, to be selected by Staff, with the plaques to be affixed to the existing railing along Lions Promenade as a waterfront dedication feature; and,
3. That GG-0035, related to staff investigating the installation of a commemorative dedication feature at the waterfront, be removed from the New and Unfinished Business List.

Carried

10.16 LS 08-25, Legal and Enforcement Services Department Report

Re: Proposed New Fence By-law

Resolution # 147-25

Moved by Councillor Lundquist
Seconded by Councillor Bozinovski

1. That report LS-08-25 be received for information;
2. That the proposed new Fence By-law, be brought forward to Council on October 6, 2025 for consideration and adoption, substantially in accordance with Attachment #1 to this Report;
3. That Council grant delegated authority for consideration of minor height exemptions (up to 10%) to the Commissioner of Legal and Enforcement Services/Town Solicitor;
4. That Council delegate the authority for consideration of additional height exemptions to the Municipal Licensing and Standards Committee in accordance with the Fence By-law Exemption Process outlined in Schedule "A" of the proposed New Fence By-law;
5. That the Clerk be directed to amend the Terms of Reference for the Municipal Licensing and Standards Committee to include consideration of Fence By-law Exemptions;
6. That staff be directed to bring forward a By-law to amend Fees and Charges By-law # 7220-17, as amended, for Minor Fence Height Exemptions and to add a new tier fee for Fence By-law Exemptions as noted in Section 5 of Report LS 08-25; and,
7. That item number GG-0038 be removed from the New and Unfinished Business List.

Carried

10.17 LS 09-25, Legal and Enforcement Services Department Report

Re: Proposed Traffic By-law amendment - Provisions to Address Chronic Repeat Offenders

Resolution # 148-25

Moved by Councillor Lundquist
Seconded by Councillor Bozinovski

1. That Report LS 09-25 be received for information;

2. That the proposed amendments to the Town's Traffic By-law #8059-24, as amended, appended to this report as Attachment # 1 be brought forward to Council for consideration; and,
3. That the proposed amendment to the Town's Fees and Charges By-law #7220-17 appended to this Report as Attachment # 2 be brought forward to Council for consideration.

Carried

11. For information only - Committee of the Whole Minutes of June 2 and 9, 2025
12. Notice of Motion

12.1 Luther Vipond Memorial Arena - Naming

Moved By: Councillor Lee

Seconded By: Mayor Roy

Councillor Lee introduced a motion regarding maintaining the naming recognition of Luther Vipond regardless of the future community use identified for the Luther Vipond Memorial Arena and site.

A brief discussion ensued between Members of Council about maintaining the word, "memorial" in addition to the naming recognition of Luther Vipond for the future use of the arena and site.

Resolution # 149-25

Moved by Councillor Lee

Seconded by Mayor Roy

Whereas Luther Vipond (1914–1982) was a life long resident of Brooklin/Whitby who distinguished himself over a 5 decade period as an athlete, coach, manager, executive, sponsor, mentor, and community builder; and,

Whereas Luther Vipond was an accomplished lacrosse player, but as with many of his contemporaries, Luther's lacrosse career gave way to the more pressing matters of WWII and he was among the 14,000 Canadians who landed on Normandy's beaches on D-Day on June 6, 1944; and,

Whereas Luther Vipond was among the volunteers who erected a new arena in Brooklin, and in 1954 Luther assumed the role of Brooklin (Whitby Township) arena manager, a position he would hold until his

retirement in 1979. Luther was active during these years as a coach of Brooklin minor lacrosse and hockey teams; and,

Whereas the Town is currently undertaking community engagement on the future use of Luther Vipond Memorial Arena.

Now Therefore be it Resolved:

That, regardless of the future community use identified for the Luther Vipond Memorial Arena and site, that the recognition of Luther Vipond and his name along with the term “memorial” remain key features.

Carried

12.2 Request to Establish Protected Access Zones Around Sensitive Places

Councillor Leahy introduced a motion regarding establishing protected access zones around sensitive places.

A brief discussion ensued among Members of Council regarding identifying libraries and municipal facilities as sensitive locations and concerns about restricting civic space too broadly and the potential to overstep and infringe on fundamental rights and freedoms.

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

- receiving an information report from Staff prior to considering a draft by-law and the timing for a potential report;
- how a by-law to protect access zones around sensitive places may be enforced;
- ongoing legal reviews and court challenges of similar municipal by-laws in other municipalities; and,
- consultation regarding the proposed by-law, including consultation with stakeholders including the Durham Regional Police Service.

Moved by Councillor Leahy

Seconded by Councillor Yamada

Whereas freedom of expression and demonstrations are protected by the Canadian Charter of Rights and Freedoms;

Whereas repeated demonstrations in front of certain places in the municipality, including religious institutions, community centres, and educational institutions, can cause significant disruptions to communities;

Whereas disruptions may include excessive noise pollution, obstruction of pedestrian and road traffic, intimidating behaviour toward users, and constant pressure on municipal services;

Whereas Canadian municipalities such as the City of Toronto, Town of Oakville, City of Vaughan, City of Brampton, and City of Côte Saint-Luc have recently adopted municipal by-laws establishing bubble zones prohibiting assembly around certain locations to protect citizens and institutions while respecting fundamental rights;

Whereas courts in several provinces have already issued temporary injunctions to restrict certain demonstration activities near sensitive locations highlighting the need for a permanent regulatory framework;

Now therefore be it resolved:

1. That Town Council request that Legal and Enforcement Services Department staff prepare a draft by-law to create protected access zones with a 50-metre radius around the following locations, at the request of the institution concerned:
 - a. Places of worship;
 - b. Educational institutions;
 - c. Early childhood centres and daycares;
 - d. Community centres; and,
 - e. ☐Healthcare facilities.
2. That these zones be established for a period of one (1) year, renewable, without the institution being required to demonstrate prior protest, assembly or demonstration activity;
3. That the following activities be prohibited in these zones:
 - a. ☐Any form of intimidation or harassment towards users of the premises;
 - b. Any physical obstruction of entry or exit;
 - c. The use of sound amplification devices intended to disrupt the normal operation of the establishment; and,

- d. ☐ Any protest, assembly, demonstration or other gathering activity intended to prevent access or disturb public order.
- 4. That fines for violations of this by-law may be up to \$5,000 in accordance with the provisions of the Provincial Offences Act;
- 5. That this by-law be applicable throughout the municipality;
- 6. That consultation be conducted with community organizations, specialized legal experts, and advocacy organizations to ensure that the by-law balances the right to protest and public protection; and,
- 7. That the municipality produce an annual report on the effects of this by-law and assess its impact on citizen safety, the functioning of the institutions concerned, and respect for fundamental freedoms.

Note: The disposition of this matter was determined through the referral motion below.

Resolution # 150-25

Moved by Councillor Lundquist

Seconded by Councillor Shahid

That the motion regarding Establishing Protected Access Zones around Sensitive Places be referred to Staff to prepare a report on the matter in the fall of 2025 prior to consideration of a draft by-law.

Carried

12.3 Strengthening Canada's Economy by Diversifying Trade

Moved By: Councillor Shahid

Seconded By: Mayor Roy

Councillor Shahid introduced a motion regarding strengthening Canada's economy by diversifying trade.

Resolution # 151-25

Moved by Councillor Shahid

Seconded by Mayor Roy

Whereas the tariffs imposed by the White House are wreaking havoc on the global economic order and posing serious economic threats to communities on both sides of the Canada-US border; and,

Whereas the Federation of Canadian Municipalities has contributed to Team Canada by working closely with the Government of Canada and the provinces and territories, and forging strong relationships with American municipalities and municipal associations to raise awareness about the benefits of free and fair trade between Canada and the negative economic impacts that tariffs pose to their local communities; and,

Whereas the turn towards protectionism by the world's largest economy and Canada's top trading partner creates long-term uncertainty for the Canadian economy, necessitating a pivot to new trading relationships, both in Canada and abroad; and,

Whereas eliminating internal trade barriers could allow Canada's economy to grow by up to \$200 billion per year; and,

Whereas numerous Canadian municipalities have committed to re-evaluate their procurement policies in the context of this trade dispute; and,

Whereas municipal governments are working with their local business associations to find new export markets, both within Canada and around the world; and,

Whereas diversifying Canada's trading relationships will require a long-term effort to establish new international markets; and,

Whereas increasing the flow of goods east-west across Canada and through Pacific, Arctic, and Atlantic ports will require investment in trade infrastructure, including municipal infrastructure such as municipal roads, bridges and public transit infrastructure.

Now therefore, be it resolved:

1. That the Council of the Town of Whitby calls on the federal, provincial and territorial governments to reduce remaining internal trade barriers on an urgent basis;
2. That the Council of the Town of Whitby calls on the federal government to provide advice and guidance to municipalities on how to increase the procurement of goods and services from alternative markets;
3. That the Council of the Town of Whitby calls on the federal government to provide support to municipal governments and their local economic development agencies, to develop, enhance or

expand their international trade strategies, and conduct and/or expand trade missions and other trade promotion activities to help local businesses establish new markets; and,

4. That the Council of the Town of Whitby calls on the federal government to ensure that municipal infrastructure is eligible for federal investment through new federal trade infrastructure programs.

Carried

12.4 Supporting Canadians through a Stronger Canada Disability Benefit

Moved By: Councillor Shahid

Seconded By: Mayor Roy

Councillor Shahid introduced a motion regarding supporting Canadians through a stronger Canada Disability Benefit.

Resolution # 152-25

Moved by Councillor Shahid

Seconded by Mayor Roy

Whereas over four million working age Canadians 18 and older identify as having a disability, and of these, approximately 1.6 million have a severe or very severe disability; and,

Whereas those working age Canadians with disabilities experience poverty at twice the rate of Canadians without disabilities; and,

Whereas the federal government has recognized the importance of reducing poverty and supporting working-age persons with disabilities through the 2023 enactment of the Canada Disability Benefit Act; and,

Whereas the federal government has further committed \$6.1 billion over six years, beginning in 2025, and \$1.4 billion per year ongoing, through a new Canada Disability Benefit program, expected to be launched in June 2025; and,

Whereas the federal government has sought public feedback to inform how the Canada Disability Benefit will be administered and delivered; and,

Whereas the Town of Whitby supports community well-being, and has a vested interest in ensuring that individuals with disabilities receive adequate financial support from other orders of government that lifts the

recipients out of poverty and does not create new barriers to pursuing employment.

Now therefore, be it resolved:

1. That the Council of the Town of Whitby calls on the federal government to raise the maximum payment above the proposed \$2,400 per year maximum to an amount that is adequate to lift people with disabilities above the poverty line, and increase the working income exemptions (currently \$10,000 per year for a single person, or \$14,000 per year for a couple) before their benefits would be reduced; and,
2. That the Council of the Town of Whitby calls on the federal government to strengthen coordination with provinces and territories who also provide other supports and services to persons with disabilities, to help streamline and integrate application processes while also ensuring that there is no reduction in other funding supports provided to people with disabilities.

Carried

13. New and Unfinished Business

13.1 Reconsideration of Council Resolution # 190-24

Councillor Leahy introduced a motion to reconsider Council Resolution # 190-24 which adopted the 2025 Council, Committee, and Public Meetings Schedule at the Special Council meeting on October 9, 2024.

A discussion ensued between Members of Council about adding Council and Committee meeting cycles in July and August into the 2025 Council, Committee, and Public Meetings Schedule, noting that while formal meeting cycles are not included in the schedule, the Mayor has the ability to call Special Council Meetings as necessary to address urgent Town business during the summer months and that Staff schedule their reports and develop annual workplans based on the approved meeting schedule.

Resolution # 153-25

Moved by Councillor Leahy

Seconded by Councillor Yamada

That Council Resolution 190-24 be reopened for reconsideration.

The resolution was passed after consideration of Office of the Town Clerk Report CLK 07-24.

The purpose of reconsideration is to direct Staff to schedule Committee and Council meetings for the months of July and August on the 2025 Council and Committee meeting calendar.

	For	Against	Conflict
Mayor Roy		X	
Councillor Bozinovski		X	
Councillor Cardwell		X	
Councillor Leahy	X		
Councillor Lee		X	
Councillor Lundquist		X	
Councillor Mulcahy		X	
Councillor Shahid		X	
Councillor Yamada	X		
Results	2	7	0

Motion Lost on a Recorded Vote (2 to 7)

14. By-laws

Moved by Councillor Mulcahy
Seconded by Councillor Cardwell

That leave be granted to introduce By-laws # 8199-25 to # 8219-25 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 later in the meeting (See following motions)

Moved by Councillor Mulcahy
Seconded by Councillor Shahid

That the motion for the previous question be called.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski		X	
Councillor Cardwell	X		
Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	6	3	0

Carried on a Recorded Vote (6 to 3)

The main motion was then immediately before Council as follows:

Resolution # 154-24

Moved by Councillor Mulcahy

Seconded by Councillor Cardwell

That leave be granted to introduce By-laws # 8199-25 to # 8219-25 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.

	For	Against	Conflict
Mayor Roy	X		
Councillor Bozinovski	X		
Councillor Cardwell	X		

Councillor Leahy		X	
Councillor Lee	X		
Councillor Lundquist	X		
Councillor Mulcahy	X		
Councillor Shahid	X		
Councillor Yamada		X	
Results	7	2	0

Carried on a Recorded Vote (7 to 2)

14.1 By-law # 8199-25

Being a By-law to amend Records Classification and Retention By-law # 7707-20.

Refer to CLK 04-25, Amendments to the Records Classification and Retention By-law

14.2 By-law # 8200-25

Being a By-law to confirm the composition of the Municipal Council of the Town of Whitby as nine (9) members and change the method of election for the Town's four (4) Regional Councillors from at large to by ward.

Refer to CLK 06-25, Method of Election for Regional Councillors

14.3 By-law # 8201-25

Being a By-law to amend Fees and Charges By-law # 7220-17, as amended.

Refer to PDP 23-25, Development Fees Review Study Update

14.4 By-law # 8202-25

Being a By-law to designate certain portions of a registered Plan of Subdivision (SW-2017-06) as not being subject of Part Lot Control.

14.5 By-law # 8203-25

Being a By-law to designate certain portions of a registered Plan of Subdivision (SW-2014-04) as not being subject of Part Lot Control.

14.6 By-law # 8204-25

Being a By-law to amend Traffic By-law # 8059-24, as amended.

Refer to LS 09-25, Proposed Traffic By-law amendment - Provisions to Address Chronic Repeat Offenders

14.7 By-law # 8205-25

Being a By-law to amend Fees and Charges By-law # 7220-17, as amended.

Refer to LS 09-25, Proposed Traffic By-law amendment - Provisions to Address Chronic Repeat Offenders

14.8 By-law # 8206-25

Being a By-law to accept and assume certain municipal services in respect of Greyrock Commercial Construction Limited Subdivision and to assume Pinegate Place as shown on Plan 40M-2665 as a public highway.

14.9 By-law # 8207-25

Being a By-law to accept and assume certain municipal services in respect of TFP Whitby Developments Inc. and 3125 Coronation Developments Limited Subdivision (Phase 1) and to assume Armilia Place, Soltys Drive, Fruitful Crescent, Thelma Drive, Coronation Road, Walter Clifford Nesbitt Drive, Beasley Street, Arksey Street, Marcel Brunelle Drive, Auckland Drive, Yvette Street, Dumaine Street, Ogston Crescent, Hahn Street, Batty Lane, Guzman Lane, Rostek Lane, Cross Lane, Moles Lane, and Imrie Lane as shown on Plan 40M-2644 as public highways.

14.10 By-law # 8208-25

Being a By-law to Amend By-law # 8059-24, as amended, being a By-law to Regulate Traffic and Parking on the Highways, Private and Municipal property within the Town of Whitby.

Refer to PDE 05-25, Updated Traffic By-Law 8059-24, Stop Control

14.11 By-law # 8209-25

Being a By-law to regulate the operation and use of electric kick-scooters (e-scooters) and power-assisted bicycles (e-bikes) in the Town of Whitby.

Refer to PDE 07-25, E-scooter and E-bike By-law

14.12 By-law # 8210-25

Being a By-law to amend By-law # 1784, as amended, being the Zoning By-law for the Town of Whitby.

Refer to PDP 24-25, Zoning By-law Amendment to Remove Holding (H) Symbol, West Whitby Holdings Inc., 915 Rossland Road West, File Number: DEV-13-25 (Z-06-25)

14.13 By-law # 8211-25

Being a By-law to amend By-law #2585, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 13-25, e: Zoning By-law Amendment Application, Vandenoorn Properties Inc., 301, 315, 317 Colborne Street East, 304, 320 Dunlop Street East, and 205, 207 Athol Street, File Number: DEV-38-24 (Z-19-24)

14.14 By-law # 8212-25

Being a By-law to amend By-law #2585, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 29-25, DEV-35-24: Zoning By-law Amendment Application, Whitby Curling Club, 815 Brock Street North, File No. Z-17-24

14.15 By-law # 8213-25

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 12-24, DEV-28-23: Draft Plan of Subdivision Application (SW-2023-04), Zoning By-law Amendment Application (Z-10-23), Icon Taunton Limited, 945 Taunton Road East

14.16 By-law # 8214-25

Being a By-law to adopt Amendment Number 145 to the Official Plan of the Town of Whitby.

Refer to PDP 26-25, Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications, Anatolia Investments Corp., 975 Conlin Road, 961 Conlin Road, 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

14.17 By-law # 8215-25

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

Refer to PDP 26-25, Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications, Anatolia Investments Corp., 975 Conlin Road, 961 Conlin Road, 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

14.18 By-law # 8216-25

Being a By-law to designate certain portions of a registered Plan of Subdivision (SW-2020-05) as not being subject of Part Lot Control.

14.19 By-law # 8217-25

Being a By-law to amend By-law # 1784, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 36-22, Draft Plan of Subdivision and Zoning By-law Amendment Applications – Brooklin Northeast Developments CR Inc. – 400 Columbus Road East, File Nos. DEV-30-20 (SW-2020-07, Z-15-20)

14.20 By-law # 8218-25

Being a By-law to amend Private Transportation Services By-law # 7398-18, as amended.

Refer to CMS 07-25, Proposed Amendments to the Private Transportation Services By-law, Accessible Taxis

14.21 By-law # 8219-25

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby.

Refer to PDP 28-25, DEV-34-24: Zoning By-law Amendment Application, MHBC Planning Limited on behalf of 5515 Garrard Real Estate Inc., 5515 Garrard Road, File No. Z-16-24

15. Confirmatory By-law

Resolution # 155-25

Moved by Councillor Yamada

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 23, 2025 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

16. Announcements

Councillor Cardwell rose on a question of privilege noting that there was a comment made at the June 9, 2025 Committee of the Whole meeting from a Member of Council regarding his absence at that meeting. Councillor Cardwell clarified that he was absent due to a personal trip with his extended family and that the nature of the comments from the Member of Council were potentially damaging and unfair.

Members of Council then highlighted various community events and activities and recognized the passing of former Mayor Des Newman and the visitation service for the former mayor at the Abilities Centre.

17. Adjournment

Moved by Councillor Lundquist
Seconded by Councillor Cardwell

That the meeting adjourn.

Carried

The meeting adjourned at 9:58 p.m.

Christopher Harris, Town Clerk

Elizabeth Roy, Mayor