

**Minutes of the Meeting of the
Council of the Corporation of the Town of Ajax
Held in the Council Chambers, Ajax Town Hall and
Electronically on Monday, June 24, 2024**

*Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347*

Present:	Mayor	S. Collier
	Regional Councillors	M. Crawford
		S. Lee
		J. Dies
	Councillors	R. Tyler Morin
		N. Henry
		L. Bower

1. Call to Order & Acknowledgement of Traditional Treaty Lands

Deputy Mayor Lee called the meeting to order at 1:02 p.m. and acknowledged traditional treaty lands.

2. Disclosure of Pecuniary Interest

Mayor Collier declared a disclosure of pecuniary interest with respect to item 7.2.1 'General Government Committee, June 17, 2024' of the Council agenda, item 5.10 'CS-CS-2024-11: Ajax Rod & Gun Club License Agreement' of the General Government Committee, June 17, 2024 report, as he is an ex-officio member of the club.

3. Adoption of the Minutes

Moved by: M. Crawford
Seconded by: L. Bower

That the minutes of the Regular Meeting of Council held on May 21, 2024 be adopted.
CARRIED

4. Question Period

Deputy Mayor Lee invited questions on agenda items from those present.

A member of the public asked questions related to 'By-law 45-2024 Appointment of Integrity Commissioner' namely how to access the written reasons for Principles Integrity resignation. Deputy Mayor Lee and Jaclyn Grossi, Municipal Clerk, responded to questions.

5. Delegations, Presentations, and Public Meetings

5.1 Delegation: Hospice Whitby – Roger Anderson House Update

Eva Reti, Board Chair, Hospice Whitby – Roger Anderson House, delivered updates related to Hospice Whitby – Roger Anderson House.

Council Members asked questions related to the presentation. E. Reti responded to questions from Council Members.

On behalf of Council, Deputy Mayor Lee thanked E. Reti for her presentation.

5.2 Delegation: Douglas Glass – Ajax Property Taxes

Douglas Glass, Ajax resident, delivered a presentation regarding Ajax property taxes.

Council Members asked questions related to the presentation. Dianne Valentim, Director of

Finance/Treasurer, Dave Meredith, Director of Operations & Environmental Services, and Mayor Collier, responded to questions from Council Members.

On behalf of Council, Deputy Mayor Lee thanked D. Glass for his presentation.

5.3 Delegation: 2023/24 Update on Lakeridge Health to the Town of Ajax

Cynthia Davis, President and CEO, Lakeridge Health, delivered a presentation regarding 2023/2024 updates on Lakeridge Health.

Council Members asked questions related to the presentation. C. Davis responded to questions from Council Members.

On behalf of Council, Deputy Mayor Lee thanked C. Davis for her presentation.

5.4 Presentation: Senior of the Year 2024

Moninder Nahar, Community Recreation Coordinator, introduced Ray Smith, recipient of the Ontario Senior of the Year Award and the Ajax Senior of the Year Award. M. Nahar highlighted R. Smith's contributions to the community.

Deputy Mayor Lee presented the award certificates to R. Smith.

5.5 Presentation: Council Update – Ajax Anti-Racism Task Force

Natasha Sharma, Diversity & Inclusion Coordinator, introduced Malcolm Barrington, Chair, Ajax Anti-Racism Task Force and Chantelle Vernon, Co-Chair, Ajax Anti-Racism Task Force.

M. Barrington and C. Vernon presented updates from the Ajax Anti-Racism Task Force.

Council Members asked questions related to the presentation. M. Barrington, N. Sharma, and Kassandra Cruciano, Manager of Strategic Initiatives, responded to questions from Council Members.

On behalf of Council, Deputy Mayor Lee thanked M. Barrington and C. Vernon for their presentation.

5.6 Presentation: Connecting Talent

Robert Humphrey, Business Retention & Expansion Advisor, delivered a presentation regarding Connecting Talent initiatives.

Council Members asked questions related to the presentation. R. Humphrey and K. Cruciano, responded to questions from Council Members.

5.7 Presentation: OES-2024-10: 2024 Corporate Asset Management Plan

Graeme Williamson, Supervisor of Asset Management, introduced Akeel Ali, Senior Associate, SLBC Inc. and Aman Singh, Senior Partner, SLBC Inc.

A. Ali delivered a presentation regarding the 2024 Corporate Asset Management Plan.

Council Members asked questions related to the presentation. A. Ali, D. Meredith, and Deputy Mayor Lee, responded to questions from Council Members.

Moved by: R. Tyler Morin

Seconded by: N. Henry

1. That the updated Corporate Asset Management Plan (ATT-1) as required by Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure, be approved;
2. That Staff continue to undertake asset management initiatives to remain in compliance with Ontario Regulation 588/17 and the Canada Community-Building Fund (CCFB); and
3. That Staff report back to Council in June 2025 with an update to the Corporate Asset Management Plan.

CARRIED

**5.8 Public Meeting: Official Plan Amendment Application OPA24-A1
Zoning By-law Amendment Application Z3/24
282 Monarch Avenue**

Deputy Mayor Lee noted that the proposed by-laws namely Official Plan Amendment Application OPA24-A1 and Zoning By-law Amendment Application Z3/24 are being brought forward by Mayor Collier under the authority of Section 284.11.1 of the *Municipal Act* and in accordance with Ontario Regulation 580/22, “Provincial Priorities”.

Mayor Collier summarized the fundamental elements of the proposed by-laws and discussed current market conditions.

Council Members asked questions regarding building height, strategies to mitigate rodent infestation, project scope, construction timelines, green space, tenure, and community benefit charges. Deputy Mayor Lee, Eric Simpson, Senior Planner, J. Grossi, and Mayor Collier, responded to questions from Council Members.

Deputy Mayor Lee declared the meeting to be a public meeting and invited comments and questions from the public.

Manel Barcelon, Ajax resident, expressed concerns regarding building height, parking and traffic impacts, increased density, inadequate infrastructure, and environmental impacts.

There being no further questions or comments from the public, Deputy Mayor Lee closed the public meeting and invited comments from the applicant.

Katie Pandey, agent/consultant, Weston Consulting, expressed support for the proposed by-laws.

Council Members asked questions related to the proposed development. David Sun, applicant/owner, 95 Developments and K. Pandey, responded to questions from Council Members.

Council recessed at 3:42 p.m.

Council resumed at 3:51 p.m.

6. Correspondence

Members separated correspondence items 6.2, 6.5 and 6.6 for discussion.

Moved by: L. Bower
Seconded by: R. Tyler Morin

That the balance of the report (Items 6.1, 6.3, 6.4, 6.7, 6.8, 6.9, 6.10 and 6.11) dated June 24, 2024 containing Items of Correspondence be received for information.

CARRIED

Item 6.2

Council Members asked questions regarding the Town’s involvement in the Project namely opportunities to provide comments and opportunities for a public information session. Geoff Romanowski, Director of Planning & Development Services, responded to questions from Council Members.

Moved by: J. Dies
Seconded by: L. Bower

That Item 6.2 (“The Regional Municipality of Durham – York Region Sewage Works Project Progress Update”) of the Correspondence Report be received for information.

CARRIED

Items 6.5 and 6.6

Moved by: M. Crawford
Seconded by: R. Tyler Morin

That Item 6.5 (“Municipality of Clarington – Proposal to Increase Durham York Energy Throughput to 160,000 Tonnes Per Year”) and Item 6.6 (“Municipality of Clarington – AMESA Monitoring and Reporting”) of the Correspondence Report be endorsed.

CARRIED

7. Reports

7.1. Community Affairs & Planning Committee Report

None

7.2. General Government Committee Report

7.2.1 General Government Committee, June 17, 2024

Council Members asked questions on the amendment including opportunities for Mayor Collier to veto the proposed amendment. D. Meredith and J. Grossi, responded to questions from Council Members.

Main Motion

Moved by: N. Henry
Seconded by: M. Crawford

That the General Government Committee Report dated June 17, 2024 be adopted.

Mayor Collier abstained from voting due to his declared pecuniary interest.

Amendment (Solar Lighting on Pathways)

Moved by: N. Henry
Seconded by: J. Dies

1. That the recommendation associated with Item 5.7 of the General Government Committee report, dated June 17, 2024, be amended to strike Clause #2 and replace with the following:
2. That staff be authorized to undertake all actions necessary to design, supply and install solar lighting in the identified locations, in an amount not to exceed \$90,000 to be funded from the Capital Contingency Reserve; and,
3. That the works be completed as soon as possible, but in any event no later than December 31, 2024.

CARRIED

Mayor Collier abstained from voting due to his declared pecuniary interest.

Main Motion as Amended

Moved by: N. Henry
Seconded by: M. Crawford

That the General Government Committee Report dated June 17, 2024 be adopted, as amended.

CARRIED

7.3 Summary of Advisory Committee Activities

Moved by: J. Dies
Seconded by: L. Bower

That the Summary of Advisory Committee Activities Report dated June 24, 2024, as attached to the meeting agenda be received for information, and that the recommendations contained therein be referred to staff where applicable.

CARRIED

7.4 Departmental Reports

7.4.1 PSA-2024-06: 2022-2026 Strategic Plan (Action 26) Update

Council Members asked questions related to the contents of the report. Chris Vida, Director of Recreation & Culture, responded to questions from Council Members.

Moved by: L. Bower
Seconded by: N. Henry

That the 2022–2026 Strategic Plan (*Action26*) Update be received for information.
CARRIED

7.4.2 FIN-2024-14: Municipal Funding Agreement on the Canada Community-Building Fund

Moved by: L. Bower
Seconded by: N. Henry

1. That the report “Municipal Funding Agreement on the Canada Community-Building Fund” be received for information.
2. That By-Law XX-2024 authorizing the Town of Ajax to enter into the Municipal Funding Agreement with the Association of Municipalities of Ontario be approved.

CARRIED

7.4.3 OES-2024-12: Corporate Asset Management Policy Update

Council Members asked questions related to the contents of the report. D. Meredith responded to questions from Council Members.

Moved by: N. Henry
Seconded by: L. Bower

1. That the updated Corporate Asset Management Policy (ATT-1) as required by Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure, be approved;
2. That Staff continue to undertake asset management initiatives to remain in compliance with Ontario Regulation 588/17 and the Canada Community-Building Fund (CCFB).
3. That Staff report back to Council in June 2025 with an update to the Corporate Asset Management Plan.

CARRIED

8. Regional Councillors’ Report

Regional Councillor Members provided updates from the Region related to Durham Region Transit (DRT) replacement buses provided by Nova Bus, DRT 2-for-1 summer youth passes, and the expansion of Durham Region’s green bin program.

Council Members asked questions related to the reports. Regional Councillor Crawford responded to questions from Council Members.

Moved by: N. Henry
Seconded by: L. Bower

That the Regional Councillors’ Reports of June 24, 2024 be received for information.
CARRIED

9. Business Arising from Notice of Motion

9.1 Update to Public Conduct Policy to Address Hate Speech

Deputy Mayor Lee and Regional Councillor Crawford introduced the motion and reviewed its contents. Council Members asked questions related to the motion. Deputy Mayor Lee, Christie McLardie, Director of Public & Strategic Affairs, and Nicole Cooper, Deputy Chief Administrative Officer, responded to questions from Council Members.

Moved by: S. Lee
Seconded by: M. Crawford

WHEREAS the Corporation of the Town of Ajax adopted the following Diversity and Inclusion Statement in 2022:

“At the Town, diversity is our strength. We have the fastest growing diverse population and value the many contributions of our community. We are committed to respect, inclusion, diversity, equity and have zero tolerance for all acts of discrimination and hate. We strive to continually lead with these values and beliefs that enable our community to develop their potential, bring their full self to work and engage in a place of understanding, learning and inclusivity”;

AND WHEREAS on June 6, 2024, the opposition announced in the Ontario Legislature their intention to reintroduce the anti-hate bill dubbed the *Our London Family Health Act*, which dropped from the order paper when the 2022 provincial election was called;

AND WHEREAS on September 27, 2023, the Region of Waterloo adopted amendments to their Code of Use By-Law to prohibit harassing/discriminatory behaviour on Regional premises;

AND WHEREAS Ajax Council adopted the Public Conduct Policy on December 20, 2019, to help ensure all Town facilities remain safe, respectful, and harassment-free environments for all users to enjoy;

AND WHEREAS in recognition of a rising number of acts of hate and to foster a sense of safety and belonging, it is appropriate to strengthen Town policies to make very clear that hate has no place here;

NOW THEREFORE BE IT RESOLVED THAT:

1. The redline changes to the Public Conduct Policy, as provided in Attachment 1, be adopted;
2. Corporate Services staff be authorized to amend this policy as required with delegated authority for approval given to the senior management team;
3. Corporate Services staff be authorized to make minor amendments to related corporate policies and appendices to ensure consistency with the new policy.

CARRIED

9.2 Maintaining Bonds with the HMS Ajax & River Plate Veterans Association

Councillor Tyler Morin and Mayor Collier introduced the motion and reviewed its contents. Council Members asked questions related to the motion. Mayor Collier, D. Valentim, and C. McLardie, responded to questions from Council Members.

Moved by: R. Tyler Morin
Seconded by: S. Collier

WHEREAS the Battle of the River Plate, which took place on December 13, 1939, is considered the first significant naval victory of World War II;

AND WHEREAS during the war, the area now known as the Town of Ajax was home to Defence Industries Limited, the largest shell filling plant in the British Commonwealth;

AND WHEREAS when the Town of Ajax was incorporated in 1955, it was named in honour of a Royal Navy Ship which played an important role in the Battle of the River Plate, the HMS Ajax;

AND WHEREAS maintaining a meaningful relationship with the HMS Ajax & River Plate Veterans Association (“Veterans Association”), which was established in the 1960’s, helps the Town to keep a strong connection with our past;

AND WHEREAS the Veterans Association has invited a delegation from Ajax to their 2024 Annual Reunion in Plymouth, England from October 11 to 12, 2024, to commemorate the 85th anniversary of the Battle of the River Plate;

AND WHEREAS Mayor Shaun Collier will attend the Annual Reunion and further attendance from Ajax representatives is appropriate to continue the strong ties with the Veterans Association;

AND WHEREAS Regional Councillor Crawford has expressed interest in attending the Annual Reunion;

NOW THEREFORE BE IT RESOLVED THAT:

1. Council authorize Regional Councillor Marilyn Crawford to attend the AGM as a representative of the Town of Ajax; and
2. Expenses associated with travel and participation in the event be funded through the 2024 Public and Strategic Affairs Operating Budget; and
3. Final costs be included in the annual Council Expenses process.

CARRIED

9.3 Sale of Underutilized Town Facilities, Hartrick House and Sundial Pavilion

Mayor Collier and Deputy Mayor Lee introduced the motion and reviewed its contents. Council Members asked questions related to the motion. G. Romanowski, C. McLardie, N. Cooper, C. Vida, and K. Cruciano, responded to questions from Council Members.

Main Motion

Moved by: S. Collier

Seconded by: S. Lee

WHEREAS on February 20, 2024, Council received report PSA 2024-04 “Underutilized Town Facilities – Update” which identified four underutilized Town-owned properties, including Hartrick House and the Sundial Sales Pavilion;

AND WHEREAS the report identified that both Hartrick House and Sundial Sales Pavilion are operating at a significant annual loss;

AND WHEREAS both facilities require considerable investment for rehabilitation and repairs;

AND WHEREAS Hartrick House is zoned Agricultural (A) Zone with an appraised value of \$2.2 million - \$3.4 million;

AND WHEREAS Sundial Sales Pavilion is zoned Open Space (OS) Zone with an appraised value of \$1.5 million - \$2.6 million;

AND WHEREAS Town staff have work instruction for the sale and other disposition of Town-owned lands;

NOW THEREFORE BE IT RESOLVED THAT:

1. Corporate Services staff be given the authority to:
 - a. market the sale of Hartrick House and Sundial Sales Pavilion in as-is condition and with the current zoning and permitted uses; and
 - b. negotiate zoning change requests to consider other appropriate uses in keeping with the character of the existing neighbourhoods;
2. Authority be delegated to the Deputy CAO to retain a realtor if deemed required; and
3. An agreement of purchase and sale or progress update be brought to Council or the appropriate committee by the end of 2024.

Amendment

Moved by: N. Henry

Seconded by: No seconder

That the motion be amended by removing ‘if deemed required’ from recommendation no. 2.

MOTION LOST (no seconder)

Main Motion

Moved by: S. Collier
Seconded by: S. Lee

WHEREAS on February 20, 2024, Council received report PSA 2024-04 “Underutilized Town Facilities – Update” which identified four underutilized Town-owned properties, including Hartrick House and the Sundial Sales Pavilion;

AND WHEREAS the report identified that both Hartrick House and Sundial Sales Pavilion are operating at a significant annual loss;

AND WHEREAS both facilities require considerable investment for rehabilitation and repairs;

AND WHEREAS Hartrick House is zoned Agricultural (A) Zone with an appraised value of \$2.2 million - \$3.4 million;

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AND WHEREAS Town staff have work instruction for the sale and other disposition of Town-owned lands;

NOW THEREFORE BE IT RESOLVED THAT:

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 - a. market the sale of Hartrick House and Sundial Sales Pavilion in as-is condition and with the current zoning and permitted uses; and
 - b. negotiate zoning change requests to consider other appropriate uses in keeping with the character of the existing neighbourhoods;
2. Authority be delegated to the Deputy CAO to retain a realtor if deemed required; and
3. An agreement of purchase and sale or progress update be brought to Council or the appropriate committee by the end of 2024.

CARRIED

10. By-laws

That By-law numbers 37-2024 to 38-2024 be read a first, second and third time and passed.
CARRIED
on 1/3rd

Main Motion

Moved by: N. Henry
Seconded by: L. Bower

That By-law numbers 39-2024 to 46-2024 be read a first, second and third time and passed.

Members requested that the question be divided and that the by-laws be voted on separately.

Moved by: N. Henry
Seconded by: L. Bower

That By-law number 39-2024 be read a first, second and third time and passed.

CARRIED

Moved by: N. Henry
Seconded by: L. Bower

That By-law number 40-2024 be read a first, second and third time and passed.

CARRIED

Moved by: N. Henry
Seconded by: L. Bower

That By-law number 41-2024 be read a first, second and third time and passed.

CARRIED

Council Members asked questions regarding By-law 42-2024. G. Romanowski responded to questions from Council Members.

Moved by: N. Henry
Second by: J. Dies

That By-law 42-2024 be read a first, second and third time and passed.

CARRIED

Moved by: N. Henry
Seconded by: L. Bower

That By-law 43-2024 be read a first, second and third time and passed.

CARRIED

Council Members asked questions regarding By-law 44-2024. G. Romanowski responded to questions from Council Members.

Main Motion

Moved by: N. Henry
Seconded by: L. Bower

That By-law number 44-2024 be read a first, second and third time and passed.

Amendment

Moved by: L. Bower
Seconded by: J. Dies

That By-law 44-2024 be amended to add an amendment to Schedule 16 (Stop Signs) to implement temporary stop signs between June 24, 2024 and September 30, 2024 at:

1. Ashbury Boulevard at Hoile Drive – Compulsory Stop Facing Traffic: Ashbury Boulevard, Eastbound and Westbound;
2. Ashbury Boulevard at Trail Crossing (40 m east of Hoile Drive) – Compulsory Stop Facing Traffic: Ashbury Boulevard, Eastbound and Westbound.

CARRIED

Main Motion as Amended

Moved by: N. Henry
Seconded by: L. Bower

That By-law number 44-2024, as amended be read a first, second and third time and passed.

CARRIED

Council Members asked questions regarding By-law 45-2024. J. Grossi and N. Cooper responded to questions from Council Members.

Moved by: N. Henry
Seconded by: None

That Council convene to a closed session pursuant to section 239 (2) (f) of the Municipal Act, 2001, as amended, to discuss advice that is subject to solicitor-client privilege, including communications for that purpose.

MOTION LOST (no seconder)

Moved by: R. Tyler Morin
Seconded by: J. Dies

That By-law number 45-2024 be read a first, second and third time and passed.

CARRIED

Moved by: N. Henry

Seconded by: L. Bower

That By-law number 46-2024 be read a first, second and third time and passed.

CARRIED

11. Notice of Motion

None.

12. New Business - Notices & Announcements

Council Members highlighted upcoming community events and matters of community interest.

13. Confirming By-Law

Moved by: L. Bower

Seconded by: J. Dies

That By-law number 37-2024 being a by-law to confirm the proceedings of the Council of the Corporation of the Town of Ajax at its meeting held on June 24, 2024, be read a first, second and third time and passed.

CARRIED

14. Adjournment

Moved by: R. Tyler Morin

Seconded by: N. Henry

That the June 24, 2024 meeting of the Council of the Town of Ajax be adjourned (5:48 p.m.)

CARRIED

Mayor and CEO

Clerk