



**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, May 20, 2025**

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

Present:	Mayor	S. Collier – entered at 1:47 p.m.
	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 1:03 p.m. and acknowledged traditional treaty lands.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of the Minutes

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

That the following minutes of previous Council meetings be adopted:

- Special Meeting of April 14, 2025;
- Closed Meeting of April 14, 2025; and
- Regular Meeting of April 22, 2025.

In Favour: Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: / None

CARRIED

4. Question Period

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

5. Delegations, Presentations, and Public Meetings

5.1 Delegation: Lakeridge Health Update

Cynthia Davis, President and CEO, Lakeridge Health, delivered a presentation related to updates from Lakeridge Health.

Council Members asked questions related to the presentation. C. Davis and Christie McLardie, Director of Public & Strategic Affairs, responded to questions from Council Members.

5.2 Delegation: Love Crescent Parking

Anne Maria Cannata, Ajax resident, delivered a delegation regarding parking on Love Crescent, Ajax and agenda item 6.1 'Petition in Relation to Parking on Love Crescent, Ajax'.

Council Members asked questions related to the delegation. Nicole Cooper, Deputy Chief Administrative Officer, A. Cannata, and Geoff Romanowski, Director of Planning & Development Services, responded to questions from Council Members.

With the consent of Members present, item 6.1 was advanced in the order business.

6. Correspondence

6.1 Petition in Relation to Parking on Love Crescent, Ajax

Moved by: N. Henry
Seconded by: R. Tyler Morin

That item 6.1 Petition in Relation to Parking on Love Crescent, Ajax be deferred to the June 23, 2025 Council meeting.

In Favour: Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

5. Delegations, Presentations, and Public Meetings

5.3 Delegation: National AccessABILITY Week 2025

Jim Lawrence, Accessibility Advisory Committee Member and Heather Azzarello, Accessibility Advisory Committee Member, delivered a presentation regarding National AccessAbility Week 2025.

Mayor Collier entered the meeting at 1:47 p.m.

Deputy Mayor Lee vacated the Chair. Mayor Collier assumed the Chair.

5.4 Delegation: Recreation and Parks Month

Kevin Smith, Active Living Supervisor, delivered a presentation regarding Recreation and Parks Month.

Council Members asked questions related to the presentation. K. Smith responded to questions from Council Members.

Mayor Collier presented the proclamation certificate and proclaimed June 2025 as Recreation and Parks Month in the Town of Ajax.

5.5 Delegation: Aging Well Month

Moninder Nahar, Community Recreation Coordinator, Amy Gorman, Recreation and Culture Older Adult Task Force Member, Nadia Singh, Recreation and Culture Older Adult Task Force Member, and Patricia Bolger, Recreation and Culture Older Adult Task Force Member, delivered a presentation regarding Aging Well Month, highlighting upcoming activities for the month of June.

Council Members asked questions related to the presentation. M. Nahar responded to questions from Council Members.

Mayor Collier presented the proclamation certificate and proclaimed June 2025 as Aging Well Month in the Town of Ajax.

5.6 Presentation: Degree, Certificate or Designation Achievements

Shane Baker, Chief Administrative Officer, acknowledged employee achievements and presented certificates as follows:

- Kristen Aeryn, Business Administration Certificate
- Dave DaSilva, Backflow Prevention Testing and Certification
- Kathryn Couto-Smith, eLearning Developer w/Honours
- Susan O’Sullivan – Pay Equity Certificate
- Anita Raghoonandan, IT Project Management, SCRUMMaster Certified, Project Management Professional (PMP designation)
- Rassel Solaiman– Introduction to Lighting, IHSA’s Basics of Supervisors Training, OTM Book 7 Training
- Phil Spackman– T.S.S.A. – Gas Technician Level 1 (G1) Certification
- Arun Thirupathisivam – Certified Engineering Technologist (CET) Designation
- Michelle Trudel – Certified Public Procurement Officer (CPPO)

Darren Gopie, Lead, Quality & Continuous Improvement, acknowledged employees who received their Lean Certification.

7. Reports

7.1 Community Affairs & Planning Committee Report

7.1.1 Community Affairs & Planning Committee, May 5, 2025

Moved by: M. Crawford
Seconded by: J. Dies

That the Community Affairs & Planning Committee Report dated May 5, 2025 be adopted.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

7.2 General Government Committee Report

7.2.1 General Government Committee, May 12, 2025

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

That the General Government Committee Report dated May 12, 2025, be adopted.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

7.3 Departmental Reports

7.3.1 APL-2025-01: Library Services 2025 Spring Update

Moved by: S. Lee
Seconded by: J. Dies

That the Library Services 2025 Spring Update be received for information.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry, Regional Councillor Dies,
Councillor Bower

Opposed: None

CARRIED

8. Regional Councillors' Report

Regional Councillor Members provided updates from the Region related to the Durham Regional Police Services Board (DRPS) budget, DRPS equity and inclusion audit, Regional Revitalization Program and Pickering Casino Reserve Fund By-law, social procurement practices, and the MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham.

Council Members asked questions related to the reports. S. Collier responded to questions from Council Members.

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

That the Regional Councillors' Reports of May 20, 2025 be received for information.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry, Regional Councillor Dies,
Councillor Bower

Opposed: None

CARRIED

9. Business Arising from Notice of Motion

9.1 Judicial Capacity and Disclosure Timelines

Mayor Collier and Regional Councillor Lee introduced the motion and reviewed its contents.

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

Whereas many judicial cases in Ontario are dismissed due to structural gaps in the justice system; and,

Whereas the majority of criminal cases in the province have ended with charges being withdrawn, stayed, dismissed, or discharged before a decision at trial since 2020; and,

Whereas in 2022-23, the latest fiscal year of data available, 56 percent of criminal cases ended with charges being withdrawn, stayed, dismissed, or discharged, a 14 percent increase since 2013-2014, when guilty decisions still made up most outcomes; and,

Whereas without action to address judicial capacity and disclosure timelines from the Ontario government and the Ministry of the Attorney General, cases will continue to be dismissed; and,

Whereas the combination of the R v. Jordan precedent and increasingly complex investigations has put police forces and courts under immense pressure, leading to case dismissals due to delays; and,

Whereas the lead time imposed by the Ministry of the Attorney General has added additional pressure on existing resources, further increasing delays; and,

Whereas the biggest challenge remains initial disclosure, where incomplete materials force additional requests from Crown and Defence, triggering further bottlenecks and delays throughout the process; and,

Whereas on April 15, 2024, Ajax Council passed a motion, Increasing the Number of Judges in Ontario, and on April 11, 2025, Ontario Big City Mayors passed a motion, Judicial Capacity and Disclosure Timelines, both calling for additional resources for Ontario's overwhelmed court system; and,

Whereas on April 28, 2025, Attorney General Doug Downey announced the addition of 17 new judges to the Ontario Court of Justice to help the court keep pace with the growing number of cases and to address some of the backlog; and,

Whereas the addition of 17 new judges is a strong step in the right direction, the pressure from the Ministry of Attorney General's requirements is putting police forces in a strenuous position;

Now therefore be it resolved that:

1. Ajax Council asks the Ontario government to action the following:
 - Expand judicial capacity, including Crown attorneys and court staffs;
 - Review disclosure timelines;
 - Explore technology-driven solutions to help resolve the issue of judicial capacity and disclosure timelines; and
2. A copy of this motion be sent to Attorney General Doug Downey, Ajax MPP Rob Cerjanec, Durham Police Chief Peter Moreira, the Regional Municipality of Durham, all lower-tier Durham Region Municipalities, and the Ontario Big City Mayors.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

9.2 Motion to Request Landlord Tenant Reforms

Regional Councillor Lee and Councillor Bower introduced the motion and reviewed its contents.

Moved by: S. Lee
Seconded by: L. Bower

Whereas Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords; and,

Whereas the Town of Ajax is reviewing and implementing innovative housing opportunities, including ADUs, in an effort to increase the local housing supply; and,

Whereas small-scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords, while also affecting tenants' security and well-being; and,

Whereas it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld; and,

Whereas proposed reforms could include:

- Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board (LTB) within 30 days, ensuring fairness for both tenants and landlords;
- Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings;
- Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices;
- Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith;
- Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants’ rights while supporting landlords in the resolution of unpaid rent issues;
- Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress;
- Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly; and,

Whereas the Town of Bradford West Gwillimbury previously passed a motion on March 4, 2025, advocating for the same listed Landlord Tenant Reforms;

Now therefore be it resolved that:

1. Ajax Council requests the provincial government to quickly implement balanced reforms that will protect both small-scale landlords and tenants, ensuring fairness in the rental market; and
2. A copy of this motion be forwarded to Minister of Municipal Affairs and Housing, the Hon. Rob Flack, Attorney General, the Hon. Doug Downey, Ajax MPP Rob Cerjanec, and the Regional Municipality of Durham and all lower-tier Durham municipalities.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

10. By-laws

Council Members asked questions regarding by-law enforcement. N. Cooper responded to questions from Council Members.

Moved by: M. Crawford

Seconded by: N. Henry

That By-law numbers 38-2025 to 51-2025 be read a first, second and third time and passed.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

11. Notice of Motion

None.

12. New Business - Notices & Announcements

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

13. Authority to Hold a Closed Meeting and Related In-Camera Session

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

That Council convene to a Closed Session pursuant to Section 239 (2) of the Municipal Act, 2001, as amended:

- To discuss a proposed or pending acquisition or disposition of land by the municipality or local board [Sec. 239 (2) (c), Municipal Act, 2001, as amended].

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

13.1. CS-2025-09: Sale of Sundial Pavillion – 99 Barnham Street, Ajax

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

1. That the lands described as PARTS 1-3, PL 40R-32864; AJAX be declared surplus; and,
2. That the Deputy CAO be authorized to finalize and execute the Agreement of Purchase and Sale (ATT-1) for 99 Barnham Street to Ronen Legerman, for a company to be incorporated, o/a First Milestones Education & Child Care Centres, on behalf of the Town, substantially in the form attached hereto, for a purchase price of \$3,150,000.00, and take other actions necessary to close the transaction.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

13.2. CS-2025-10: Sale of Hartrick House – 120 Roberson Drive, Ajax

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

1. That the lands described as PCL 272-1, SEC 40M1793; BLK 272, PL 40M1793; AJAX be declared surplus; and,
2. That the Deputy CAO be authorized to finalize and execute the Agreement of Purchase and Sale (APS) (ATT-1) for 120 Roberson Drive to Frank Wang, on behalf of the Town, substantially in the form attached hereto, for a purchase price of \$1,650,000, and take other actions necessary to close the transaction.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

10. By-Laws

Moved by: R. Tyler Morin
Seconded by: N. Henry

That By-law numbers 52-2025 to 53-2025 be read a first, second and third time and passed.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

14. Confirming By-Law

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

That By-law number 54-2025 being a by-law to confirm the proceedings of the Council of the Corporation of the Town of Ajax at its regular meeting held on May 20, 2025, be read a first, second and third time and passed.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

15. Adjournment

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

That the May 20, 2025 meeting of the Council of the Town of Ajax be adjourned (3:15 p.m.)

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: Regional Councillor Lee

CARRIED


Shaun Collier (Jun 24, 2025 14:08 EDT)
Mayor and CEO



Clerk