



The Regional Municipality of Durham

Works Committee Agenda

Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby

Wednesday, November 3, 2021

9:30 AM

1. Roll Call

2. Declarations of Interest

3. Adoption of Minutes

A) Works Committee meeting – October 6, 2021

Pages 4 - 9

4. Statutory Public Meetings

There are no statutory public meetings

5. Delegations

5.1 Wendy Bracken, Durham Resident, re: Memorandum and Quarterly Technical Report dated September 17, 2021 from S. Siopis, Commissioner of Works, re: Durham York Energy Centre Quarterly (Q2) Long-Term Sampling System Report

6. Presentations

There are no presentations

7. Waste

7.1 Correspondence

7.2 Reports

There are no Waste Reports to consider

8. Works

8.1 Correspondence

- A) Correspondence received from Kayla Mathieu, Oshawa Resident, dated September 13, 2021 re: Lack of Speed Enforcement on Simcoe Road North, specifically between Coates Road and Howden Road, in the City of Oshawa 10 - 12

Recommendation: Refer to staff for a response

- B) Correspondence received from Dave Burton, President, Good Roads, dated October 19, 2021 re: Correspondence to the Ministry of Transportation with respect to discussion at a recent Board of Directors meeting regarding Modified Exhausts and Noisemakers 13

Pulled by Councillor Crawford from the October 22, 2021 Council Information Package

Recommendation: Receive for Information

8.2 Reports

- A) Renewal of Lease Agreement with Campbell Drive Professional Building Inc. for the Regional Municipality of Durham Social Services Department, Located at 2 Campbell Drive, Suites 301 – 305, in the Township of Uxbridge (2021-W-38) 14 - 17
- B) Renewal of Lease Agreement with Port Perry Annex Corporation for Premises occupied by the Durham Region Health Department, Located at 181 Perry Street, in the Township of Scugog, in Port Perry (2021-W-39) 18 - 21
- C) Amendment and Extension of Lease Agreement with 513072 Ontario Inc. for Premises occupied by Social Services, Family Services Division located at 234 King Street East, in the Municipality of Clarington. (2021-W-40) 22 - 25
- D) Amendment and Extension of Lease Agreement with Michael Kassabian and Dikran Kassabian for premises occupied by Durham Region Paramedic Services located at 9 St. George Street, in the Municipality of Clarington (2021-W-41) 26 - 29

- | | |
|--|---------|
| E) Approval of Capital Works and Financing to be Incorporated into a Servicing Agreement with the Brooklin Centre Town Landowners Group, and in a Subdivision Agreement with Winash Partnership Limited and Brooklin Commercial Developments Limited, Including Cost Sharing in Accordance with the Region Share Policy, for the Extension and Oversizing of a Trunk Sanitary Sewer, in the Town of Whitby (2021-W-43) | 30 - 36 |
| F) Renewal of Lease Agreement with the Incorporated Synod of the Diocese of Toronto for Premises Occupied by Durham Regional Police Service, located at 1173 Cedar Street, in the City of Oshawa (2021-W-44) | 37 - 40 |
| G) Declaration of Lands as Surplus and Approval to Convey the Surplus Lands to the Adjacent Landowner as part of a Land Exchange for Regional Requirements (2021-W-45) | 41 - 46 |

9. Advisory Committee Resolutions

There are no advisory committee resolutions to consider

10. Confidential Matters

10.1 Reports

- | | |
|---|----------------------|
| A) Confidential Report of the Commissioner of Works – Security of the Property of the Regional Corporation as it Relates to a Lease Agreement for Durham Regional Police Services (2021-W-42) | Under Separate Cover |
|---|----------------------|

11. Other Business

12. Date of Next Meeting

Wednesday, December 8, 2021 at 9:30 AM

13. Adjournment

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

WORKS COMMITTEE

Wednesday, October 6, 2021

A regular meeting of the Works Committee was held on Wednesday, October 6, 2021 in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Mitchell, Chair
Councillor Marimpietri, Vice-Chair
Councillor Barton
Councillor Crawford
Councillor McLean
Councillor John Neal
Councillor Smith
Regional Chair Henry

Also Present: Councillor Grant
Councillor Highet

Absent: None

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
G. Anello, Director of Waste Management
J. Demanuele, Director of Business Services, Works Department
J. Hunt, Regional Solicitor/Director of Legal Services, Corporate Services – Legal Services
R. Jagannathan, Director of Transportation and Field Services
J. Paquette, Manager (Works), Corporate Communications
J. Presta, Director of Environmental Services
M. Simpson, Director, Risk Management, Economic Studies and Procurement
S. Siopis, Commissioner of Works
M. White, Systems Support Specialist, Corporate Services – IT
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services
S. Glover, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor McLean, Seconded by Councillor John Neal,
(90) That the minutes of the regular Works Committee meeting held on
Wednesday, September 8, 2021, be adopted.

CARRIED

4. Statutory Public Meetings

There were no statutory public meetings.

5. Delegations

There were no delegations to be heard.

6. Presentations

There were no presentations.

7. Waste

7.1 Correspondence

There were no items of communication considered.

7.2 Reports

There were no Waste Reports considered.

8. Works

8.1 Correspondence

There were no items of communication considered.

8.2 Reports

A) Amendment to the Uniform Regional Traffic Policy to Permit 40km/h Posted
Speed Limits on Regional Roads (2021-W-33)

Report #2021-W-33 from S. Siopis, Commissioner of Works, was received.

Moved by Councillor Marimpietri, Seconded by Councillor Barton,
(91) That we recommend to Council:

That the Uniform Regional Traffic Policy (URTP) be updated to permit posted speed limits of 40km/h on Regional Roads where appropriate.

CARRIED

B) Amendments to Regional Roads Consolidation By-Law Number 22-2018 (2021-W-34)

Report #2021-W-34 from S. Siopis, Commissioner of Works, was received.

Moved by Councillor Marimpietri, Seconded by Councillor Barton,
(92) That we recommend to Council:

That Corporate Services – Legal Services be directed to prepare an amending by-law to amend By-Law Number 22-2018, generally in the form included as Attachment #1 to Report #2021-W-34 of the Commissioner of Works, for submission to Regional Council for passage.

CARRIED

C) Participation in the National Sciences and Engineering Research Council, Industrial Research Chair in Source Water Quality Monitoring and Advanced/Emerging Technologies for Drinking Water at the University of Toronto (2021-W-35)

Report #2021-W-35 from S. Siopis, Commissioner of Works, was received.

Moved by Councillor Marimpietri, Seconded by Councillor Barton,
(93) That we recommend to Council:

A) That the Regional Municipality of Durham continue participation as a municipal partner of the National Sciences and Engineering Research Council, Industrial Research Chair, in Source Water Quality Monitoring and Advanced/Emerging Technologies at the University of Toronto for five years (2022 – 2026) at a cost of \$50,000 annually to be financed from the annual Water Supply Business Plans and Budget; and

B) That Regional Chair and Clerk be authorized to execute the partnership agreement.

CARRIED

D) Proposed Study of the Current Policy/Practice for Streetlighting on Regional Roads (2021-W-36)

Report #2021-W-36 from S. Siopis, Commissioner of Works, was received.

In response to a question from the Committee regarding what the intent is for the information included in Report #2021-W-36 of the Commissioner of Works,

staff advised that the intent is for the information to be circulated to each area municipality for review and comment.

Moved by Councillor Marimpietri, Seconded by Councillor Barton,
(94) That we recommend to Council:

- A) That the Draft Terms of Reference outlined in Report #2021-W-36 of the Commissioner of Works for a Consultant Study of the Current Policy/Practice with respect to Streetlighting on Regional Roads, be circulated to the Durham Local Area Municipal Councils for endorsement no later than December 10, 2021; and
- B) That the Current Policy/Practice with respect to Streetlighting on Regional Roads (Attachment #1 to Report #2021-W-36) continue to prevail until the proposed Consultant Study is completed and any changes on a consensus basis are approved and implemented.

CARRIED

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Speeding on Simcoe Street between Coates Road and Raglan Road in the City of Oshawa

Councillor John Neal advised that he had recently connected with Steven Kemp, Manager, Traffic Engineering and Operations, regarding concerns raised by a resident with respect to speeding on the Simcoe Street corridor between Coates Road and Raglan Road in the City of Oshawa and questioned whether he had followed up with the resident. S. Siopis advised that she would follow-up with S. Kemp and have him follow up with Councillor John Neal directly.

Regional Chair Henry suggested that the Works Department, alongside Corporate Communications and the Durham Regional Police Service (DRPS), release messaging through various social media channels regarding issues such as speeding throughout all areas of Durham Region, as well as messaging to increase awareness of the harvest season which results in more farm equipment being present on the roads. He suggested a possible quarterly campaign and an enforcement period to ensure residents are remaining safe and aware. S. Siopis advised that there are similar campaigns

currently running, but that she will follow-up with Corporate Communications and DRPS to look at opportunities for an even more aggressive campaign.

11.2 Columbus Road in the City of Oshawa Part 2 Plan

Councillor John Neal asked about regional roads related to the Columbus Part II proposed plan of subdivision in the City of Oshawa. S. Siopis advised that she will follow-up with the Planning Department.

11.3 Vision Zero Update

Councillor Crawford provided a brief update regarding Vision Zero. She advised that the month of August was the highest for Red Light Camera (RLC) charges, and that Automated Speed Enforcement (ASE) charges have decreased since the program started in September 2020.

Councillor Crawford highlighted the following intersections with the highest number of charges for RLC since the program started:

- Westney Road and Delaney Drive in the Town of Ajax – 694 charges
- Simcoe Street and Conlin Road in the City of Oshawa – 486 charges
- Ritson Road and Bond Street in the City of Oshawa – 303 charges

Councillor Crawford highlighted the following highest locations for ASE violations since the program started:

- Harmony Road and Adelaide Avenue in the City of Oshawa – 5,643 charges
- King Street East, East of Townline Road in Courtice – 5,500 charges
- Simcoe Street near Camp Samac in the City of Oshawa – 4,829 charges

In response to a question from Councillor Grant regarding RLC and ASE statistics for the Township of Brock, Councillor Crawford advised that she would collect that information and provide it to Councillor Grant directly. She also advised that the Durham Vision Zero team would be able to present to any local municipalities that would be interested.

12. Date of Next Meeting

The next regularly scheduled Works Committee meeting will be held on Wednesday, November 3, 2021 at 9:30 AM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor John Neal, Seconded by Councillor Smith,

(95) That the meeting be adjourned.
CARRIED

The meeting adjourned at 9:53 AM

Respectfully submitted,

D. Mitchell, Chair

S. Glover, Committee Clerk

September 13, 2021

Attention

Dan Carter, Mayor of Oshawa

John Neil, Oshawa City and Region Councillor Ward 1

Rosemary McConkey, Oshawa City Councillor Ward 1

John Henry, Regional Chair and CEO

Susan Siopis, Commissioner of Works

Road Safety Group, Works Dept. – Traffic Engineering & Operations, Durham Region

Constable Ricard, Traffic and Safety Coordinator DRPS East Division

I understand that Councillor Neal touched on my concerns regarding speeding on Simcoe Street North between Coates Road and Howden Road during the September 2021 Works Committee meeting. I want to supplement what he said with this letter. I also understand that Susan Siopis, Commissioner of Works, will talk with the road safety group to determine if anything can be done to address the speeding issue that Councillor Neal brought up in September on my behalf.

I want to start by saying that my concerns on Simcoe Road North between Coates and Howden Road are more than speeding, as initially mentioned by Councillor Neal.

I am writing to express my concern regarding daily speeding, stunt driving, aggressive driving, lack of traffic calming measures, and lack of speed enforcement on Simcoe Road North, specifically between Coates Road and Howden Road, Rural Oshawa.

The section of road mentioned is a posted 80 km/hr speed limit zone, and the vast majority of drivers drive 100+ all day long and into the night seven days a week. Without exaggerating, **this stretch of street is treated as a 400 series highway.** I live at Snow Ridge Court and Simcoe Street North, and I fear letting my children outside in the front yard as vehicles travel at such high and unsafe rates of speed. I also worry that the center merge lane at Snow Ridge Court and Simcoe Street North does not meet length requirements/standards considering the street speed limit.

It isn't a secret that Simcoe street North is used as a 400 series highway; look into the past accident and fatalities numbers or analyze the volume of traffic and traffic speed in this area of concern. It is alarming that the road conditions are treacherous through the Oak Ridges Moraine during the winter months, yet the speed limit remains posted at 80 km/hr with zero traffic calming solutions in place. While driving THE SPEED LIMIT on Simcoe Street in both directions, North and South, I have had numerous drivers throw water bottles at my car, tailgate my vehicle, and swerve in front of my vehicle unsafely. I've also noticed this type of aggressive behavior happen to other drivers, as I witness it from my property. I understand that Simcoe Street North is a major street between Oshawa and Scugog. However, no one should feel unsafe driving along Simcoe Street North and at their residence.

I understand that there are both short-term and long-term solutions to calm traffic. It would be appreciated to see police set up radar and ticket drivers for speeding and stunt driving along the stretch of street noted above **regularly** as a short-term solution. In addition, speed message radar boards would be beneficial to reduce drivers' speed and calm traffic and ultimately a speed camera set-up.

I understand that in the past, fellow residents have complained about the speeding on Simcoe Rd N., and sometimes short-term solutions were observed, such as a police presence for a brief period, and then the issue went stale. **I am requesting both short-term and long-term changes because "band-aid" solutions alone are not enough.** As the population of North Oshawa and Port Perry grows and develops, I would like to see speed enforcement and traffic calming measures put in place to manage the growing traffic volume and curb speeding, stunt driving, and aggressive driving, which is past due.

I am also requesting that the Region of Durham Works Department complete a timely traffic investigation/analysis on Simcoe Road North between Coates and Howden Road and take the initiative to implement traffic calming measures such as but not limited to, reducing the speed limit from 80 km to 60 km/hr, speed radar cameras set-up, a roundabout at Simcoe St N. and Coates Road, and an all-way stop at Snow Ridge Court and Simcoe St.

I recently made a public Facebook post on *The Port Perry Bulletin* page asking community members to slow down while driving on Simcoe Street North after a woman was arrested outside my house for going 135 km/hr UNDER THE INFLUENCE with a CHILD in the back seat at 9 pm. She was doing donuts in my court before being arrested. This is just another example of the stuff that goes on where I reside. I will list some of the comments made.

"Coates and Simcoe is an accident waiting to happen."

"I'm sorry to hear your problem. You live in a lovely area with cars wizzing by..."

"Horrible! I avoid taking Simcoe St. Its so dangerous and people drive like maniacs"

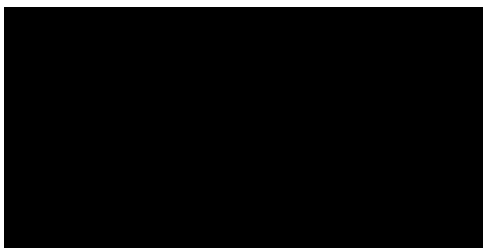
"I live on Coates Rd since the late 60's. This stretch of road is getting so out of hand...need to have radar set up there on a regular basis...slow down people"

A pleasant Region of Durham Works Dept. employee, Steven Kemp, recently contacted me to let me know that he will find solutions to improve the situation. He mentioned excellent short-term solutions, although it seemed long-term solutions such as speed limit reduction, speed camera set-up, and traffic calming measures such as a round-a-bout were so far into the future that I feel discouraged. Considering the accident and fatality rate on this stretch of street, along with the growth and development of North Oshawa and Scugog Region, this does not seem okay.

I sincerely hope that you can see that it is time for rapid and proactive measures to be taken regarding this matter. Again, I look forward to hearing from you.

Sincerely,

Kayla Mathieu



1525 Cornwall Rd Unit 22
Oakville, ON L6J 0B2
+1 289 291 6472

October 19, 2021

Hon. Stan Cho
Associate Minister
Ministry of Transportation
stan.cho@ontario.ca



Corporate Services Department
Legislative Services Division

Date & Time Received:	October 19, 2021 2:20 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Re: Modified Exhausts and Noisemakers

Dear Minister Cho,

I am writing to you on behalf of the Good Roads Board of Directors who recently discussed the issue of modified exhausts and noisemakers. Municipal leaders across the province are hearing from their residents that they are being disturbed by individuals who modify their motor vehicles to outfit them with louder exhausts.

Your government is aware of the issue and has taken preliminary action to tackle it. In 2018, the *Better for People, Smarter for Business Act* was passed. In it, was an amendment to the *Highway Traffic Act*. Section 75.1 made it an offence to both tamper with the emissions system of motor vehicles and sell tampering devices. Unfortunately, the section has not yet been proclaimed and the noise and safety concerns remain an issue. The Good Roads Board of Directors passed a resolution asking that Section 75.1 be proclaimed as soon as possible.

There are additional measures which can be taken to address this issue. Some municipalities have specifically requested the prohibition of the sale of exhaust systems with the capability of exceeding 80 decibels. There may be merit in adopting such an approach. Studies have shown that long or repeated exposure to sound at or above 85 decibels can cause hearing loss. The Good Roads Board of Directors passed a resolution asking that the viability of such a prohibition in the Province of Ontario be investigated.

If you would like to set up a time to discuss this further, please don't hesitate to contact me.

Sincerely,

Dave Burton
President, Good Roads

cc: Town of Ajax
City of Barrie
Durham Region
Halton Region
Town of Milton
City of Mississauga
Town of Oakville
City of Oshawa
City of Ottawa
Peel Region
City of Pickering
City of Toronto

Good Roads

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-38
Date: November 3, 2021

Subject:

Renewal of Lease Agreement with Campbell Drive Professional Building Inc. for the Regional Municipality of Durham Social Services Department, Located at 2 Campbell Drive, Suites 301 – 305, in the Township of Uxbridge

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That the Renewal of Lease Agreement with Campbell Drive Professional Building Inc., for the premises located at 2 Campbell Drive, Suites 310 – 305, in the Township of Uxbridge, and containing approximately 446.86 square metres (4,810 square feet) of office space be approved on the following terms and conditions:
- i) The term is for a period of two years commencing November 1, 2021 and ending October 31, 2023;
 - ii) The annual rental rate for the term of the lease will be \$64,935.00* based on the rate of \$145.31* per square metre (\$13.50* per square foot) per annum;
 - iii) The additional rent rate for the term of the lease will be \$70,947.50* based on the rate of \$158.77* per square metre (\$14.75* per square foot) per annum to cover operating costs for the building, common areas and the leased premises. The per square foot dollar amount of additional rent is to be adjusted annually based on actual costs;

- iv) The Regional Municipality of Durham will be invoiced \$600.00* annually by the Landlord for pylon sign rental.
 - v) The Regional Municipality of Durham shall have the option to extend the lease for an additional two years subject to the same terms and conditions; and
 - vi) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Agreement.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval to renew the lease with Campbell Drive Professional Building Inc. as per the terms and conditions outlined herein. Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background

- 2.1 The Social Services Department has occupied this office space on the third floor of the building located at 2 Campbell Drive, Suites 301 – 305, in the Town of Uxbridge (Uxbridge) since November 2014.
- 2.2 The original lease was for a period of five years from November 1, 2014 to October 31, 2019. Regional Council approved the renewal of the lease at this location for a two-year term starting November 1, 2019 and ending October 31, 2021.
- 2.3 The subject facility contains approximately 446.86 square metres (4,810 square feet) of space and is used for the Region's Social Services Department Family Services and Income and Employment Support Divisions. The rental rate for the current lease is \$13.50* per square foot.

3. Previous Reports and Decisions

- 3.1 Report #2019-W-63 approved the renewal of the lease at this location for a five-year term starting November 1, 2019 and ending October 31, 2021.

4. Renewal of Lease

- 4.1 The proposed lease renewal is for a term of two years. The Regional Municipality of Durham (Region) will have the option to extend the lease for an additional two

years, under the same terms and conditions subject to the rental rate being negotiated.

- 4.2 The proposed annual rental rate for the term of the lease remains the same as the current annual lease rate at a total cost of \$64,935.00*, paid in monthly installments of \$5,411.25* based on the rate of \$145.31* per square metre (\$13.50* per square foot) per annum.
- 4.3 The Region is responsible for a monthly charge of \$5,912.28* representing its proportionate share of the operating costs for the building, common areas and the leased premises including janitorial, utilities, and property taxes.

5. Financial Implications

- 5.1 Financing of this Renewal of Lease Agreement will continue to be provided within the Social Services Department, Family Services and Income and Employment Support Divisions' Operating Budgets for this facility.
- 5.2 Since approval of this lease renewal requires a long-term financial obligation for which payment is required beyond the term for which Council was elected, the Regional Treasurer has updated the Region's financial debt obligation and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease renewal does not require the approval of the Local Planning Appeal Tribunal.

6. Relationship to Strategic Plan

- 6.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Objectives:
 - a) Goal # 2: Community Vitality
 - 2.4 To support a high quality of life for all through human services delivery
 - b) Goal #4: Social Investment
 - 4.2 Build awareness and community capacity to address poverty
 - 4.3 Demonstrate leadership in poverty prevention
 - 4.4 Expand access to existing life stabilization programs
 - c) Goal #5: Service Excellence

- 5.1 Optimize resources and partnerships to deliver exceptional quality services and value
- 5.2 Collaborate for a seamless service experience

7. Conclusion

- 7.1 The Social Services Department has advised that they wish to renew the lease at 2 Campbell Drive, Suites 301 – 305, in the Town of Uxbridge (Uxbridge), it is recommended that the Renewal of Lease Agreement be approved based on the above noted terms and conditions.
- 7.2 This report has been reviewed by the Finance Department.
- 7.3 For additional information, contact Jenni Demanuele, Director, Business Services, at 905-668-7711, extension 3456.

Respectfully submitted,

Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham

Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-39
Date: November 3, 2021

Subject:

Renewal of Lease Agreement with Port Perry Annex Corporation for Premises occupied by the Durham Region Health Department, Located at 181 Perry Street, in the Township of Scugog, in Port Perry

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That the renewal of the Lease Agreement with Port Perry Annex Corporation, for premises located at 181 Perry Street, in the Township of Scugog, in Port Perry, containing approximately 362 square metres (3,897 square feet) of office space be approved with the following terms and conditions:
- i) The term is for a period of five years commencing October 1, 2021 and ending September 30, 2026;
 - ii) The annual rental rate for the five-year period is \$70,146* based on a rate of \$193.75* per square metre (\$18.00* per square foot) per annum;
 - iii) The Regional Municipality of Durham is responsible for a share of operating costs for the building, common areas and the leased premises including janitorial and utilities totalling approximately \$1,792.62* per month and its proportionate share of property taxes of approximately \$10,575 per annum; and,

- iv) The Regional Municipality of Durham has the option to extend the lease for an additional five years subject to the same terms and conditions save and except the rental rate to be negotiated, upon providing four months prior written notice; and,
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Agreement.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval to renew the lease with Port Perry Annex Corporation as per the terms and conditions outlined herein. Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background

- 2.1 The Health Department has leased this office space on the first floor of the building located at 181 Perry Street, in the Township of Scugog, since October 2006.
- 2.2 The original lease was for a period of ten years, from October 1, 2006 to September 30, 2016. Regional Council approved the renewal of the lease at this location for a five-year term starting October 1, 2016 and ending September 30, 2021.
- 2.3 The subject facility contains approximately 362 square metres (3,897 square feet) consisting of a reception area, two examination rooms, two counselling rooms and a small room with a vaccine fridge. There is also a small boardroom, two offices, a lunch/kitchen area, bathrooms, and a storage room. The rental rate for the current lease is \$17.00* per square foot.

3. Renewal of Lease

- 3.1 The proposed lease renewal is for a term of five years. The Regional Municipality of Durham (Region) will have the option to extend the lease for an additional five years, under the same terms and conditions subject to the rental rate being negotiated.
- 3.2 The proposed annual rental rate for the term of the lease is \$70,146* in monthly instalments of \$5,845.50* based on a rate of \$193.75* per square metre (\$18.00* per square foot) per annum representing an increase of \$1.00* per square foot compared to the previous agreement.

- 3.3 The Region is responsible for a monthly charge of \$1,792.62* representing its share of the operating costs for the building, common areas and the leased premises including janitorial and utilities.
- 3.4 The Region will remain responsible for its proportionate share of realty taxes of approximately \$10,575 per annum.

4. Financial Implications

- 4.1 Financing of this Renewal of Lease Agreement will continue to be provided within Durham Region's Health Department Operating Budget for this facility.
- 4.2 Since approval of this lease renewal requires a long-term financial obligation for which payment is required beyond the term for which Council was elected, the Regional Treasurer has updated the Region's financial debt obligation and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease extension does not require the approval of the Local Planning Appeal Tribunal.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Goal #2: Community Vitality:
 - 2.2 Enhance community safety and well-being
 - 2.3 Influence the social determinants of health to improve outcomes for vulnerable populations
 - 2.4 Support a high quality of life for all through human services delivery

6. Conclusion

- 6.1 The Health Department has advised that they wish to renew the lease at 181 Perry Street, in the Township of Scugog, Port Perry, it is recommended that the Renewal of Lease Agreement be approved based on the above noted terms and conditions.
- 6.2 This report has been reviewed by the Finance Department.

6.3 For additional information, contact Jenni Demanuele, Director, Business Services, at 905-668-7711, extension 3456.

Respectfully submitted,

Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-40
Date: November 3, 2021

Subject:

Amendment and Extension of Lease Agreement with 513072 Ontario Inc. for Premises occupied by Social Services, Family Services Division located at 234 King Street East, in the Municipality of Clarington.

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That the Amendment and Extension of the Lease Agreement with 1513072 Ontario Inc., for premises located at 234 King Street East, in the Municipality of Clarington containing approximately 180.25 square metres (1,940.3 square feet) of office space be approved with the following terms and conditions:
 - i) The term is for a period of two years commencing December 1, 2021 and ending November 30, 2023;
 - ii) The annual rental rate for the two-year period is \$23,283.60* based on a rate of \$129.16* per square metre (\$12.00* per square foot) per annum;
 - iii) The Regional Municipality of Durham will be responsible for all operating costs for the space including utilities, janitorial and security;
 - iv) The Regional Municipality of Durham will remain responsible for a proportionate share of property taxes which is estimated to be \$8,450 per annum;

- v) The Regional Municipality of Durham have the option to extend the lease for an additional two years, under the same terms and conditions subject to the rental rate being negotiated; and
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Agreement.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval to amend and extend the lease with 1513072 Ontario Inc. as per the terms and conditions outlined herein. Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background

- 2.1 Social Services Department has leased space in the building at 234 King Street East, Municipality of (Clarington) since December 1st, 2002. The current lease expires November 30, 2021.
- 2.2 The subject facility contains approximately 180.25 square metres (1,940.3 square feet) of space and is currently used by Social Services, Family Services Division. The rental rate for the current lease is \$12.00* per square foot.
- 2.3 The original lease was for a period of five years, from December 1, 2002 to November 30, 2007. Regional Municipality of Durham (Region) Council's last approved renewal of the lease at this location was for a two-year term starting December 1, 2019 and ending November 30, 2021.

3. Renewal of Lease

- 3.1 The proposed amendment and extension agreement is for a term of two years commencing December 1, 2021 and ending November 30, 2023. The Region will have the option to extend the lease for an additional two years, under the same terms and conditions subject to the rental rate being negotiated.
- 3.2 The proposed annual rental rate for the term of the lease remains the same as the current annual lease rate at a total cost of \$23,283.60* payable in monthly instalments of \$1,940.30* based on a rate of \$129.16* per square metre (\$12.00* per square foot) per annum.

- 3.3 The Region is responsible for all operating costs for the space including utilities, janitorial, and security, estimated at \$26,800 per annum.
- 3.4 The Region will remain responsible for its proportionate share of property taxes which is estimated to be \$8,450 per annum.

4. Financial Implications

- 4.1 Financing of this Amendment and Extension of Lease Agreement will continue to be provided within the Social Services Department, Family Services Division Operating Budget for this facility.
- 4.2 Since approval of this agreement requires a long-term financial obligation for which payment is required beyond the term for which Council was elected, the Regional Treasurer has updated the Region's financial debt obligation and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease extension does not require the approval of the Local Planning Appeal Tribunal.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Goal # 2: Community Vitality
 - 2.4 To support a high quality of life for all through human services delivery.

 - b. Goal #4: Social Investment
 - 4.2 Build awareness and community capacity to address poverty
 - 4.4 Expand access to existing life stabilization programs.

 - c. Goal #5: Service Excellence
 - 5.1 Optimize resources and partnerships to deliver exceptional quality services and value
 - 5.2 Collaborate for a seamless service experience

6. Conclusion

- 6.1 Social Services Department has advised that they wish to renew the lease at 234 King Street East in the Municipality of Clarington. It is recommended that the Amendment and Extension of Lease Agreement be approved based on the above noted terms and conditions.
- 6.2 This report has been reviewed by Finance Department.
- 6.3 For additional information, contact Jenni Demanuele, Director, Business Services, at 905-668-7711, extension 3456.

Respectfully submitted,

Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-41
Date: November 3, 2021

Subject:

Amendment and Extension of Lease Agreement with Michael Kassabian and Dikran Kassabian for premises occupied by Durham Region Paramedic Services located at 9 St. George Street, in the Municipality of Clarington

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That the Amendment and Extension of Lease Agreement with Michael Kassabian and Dikran Kassabian for premises located at 9 St. George Street in Municipality of Clarington, containing approximately 235.56 square metres (2,535.55 square feet) of space be approved with the following terms and conditions:
- i) The term is for a period of five years commencing November 1, 2021 and ending October 31, 2026;
 - ii) The annual rental rate for the five-year period is \$30,426.60* based on a rate of \$129.17* per square metre (\$12.00* per square foot) per annum;
 - iii) The Regional Municipality of Durham will be responsible for all operating costs for the building and the leased premises including utilities, janitorial, security, and grounds maintenance;
 - iv) The Regional Municipality of Durham is responsible for two third (2/3) of the property taxes. The Regional Municipality of Durham's share of property taxes is estimated to be \$8,796.21 per annum;

- v) The Regional Municipality of Durham have the option to extend the lease for an additional three years subject to the same terms and conditions save and except the rental rate to be negotiated, upon providing six months prior written notice; and
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Agreement.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval of the Amendment and Extension of the lease with Michael Kassabian and Dikran Kassabian as per the terms and conditions outlined herein. Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background

- 2.1 Durham Region Paramedic Services has operated this station at 9 St. George St., Municipality of Clarington (Clarington) since November 1, 2006. The current lease expires October 31, 2021.
- 2.2 The subject facility contains approximately 235.56 square metres (2,535.55 square feet) of space and is currently used as a station for Durham Region Paramedic Services. The rental rate for the current lease is \$11.00* per square foot.
- 2.3 The original lease was for a period of five years, from November 1, 2006 to October 31, 2011. Regional Municipality of Durham (Region) Council's last approved renewal of the lease at this location was for a five-year term starting November 1, 2011 and ending October 31, 2016 and a second renewal beginning November 1, 2016 and ending October 31, 2021.

3. Amendment and Extension of Lease

- 3.1 The proposed amendment and extension agreement is for a term of five years commencing November 1, 2021 and ending October 21, 2026. The Region will have the option to extend the lease for an additional three years, under the same terms and conditions subject to the rental rate being negotiated.
- 3.2 The proposed annual rental rate for the term of the lease is \$30,426.60* payable in monthly instalments of \$2,535.55* based on a rate of \$129.17* per square metre

(\$12.00* per square foot) per annum, representing an increase of \$1.00* per square foot compared to the previous agreement.

- 3.3 The Region is responsible for all operating costs for the building and the leased premises including utilities, janitorial, security, and grounds maintenance estimated at \$46,884.00 per annum.
- 3.4 The Region will remain responsible for two third (2/3) of the property taxes of approximately \$8,796.21 per annum.

4. Financial Implications

- 4.1 Financing of this Amendment and Extension of Lease Agreement will continue to be provided within the Region of Durham Paramedic Services Operating Budget for this facility.
- 4.2 Since approval of this lease requires a long-term financial obligation for which payment is required beyond the term for which Council was elected, the Regional Treasurer has updated the Region's financial debt obligation and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease extension does not require the approval of the Local Planning Appeal Tribunal.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:

- (a) Goal # 2: Community Vitality

- 2.2 To enhance community safety and well-being
- 2.4 To support a high quality of life for all through human services delivery

- (b) Goal # 5: Service Excellence

- 5.1 Optimize resources and partnerships to deliver exceptional quality services and value
- 5.2 Collaborate for a seamless services experience

6. Conclusion

- 6.1 Durham Region Paramedic Services has advised that they wish to renew the lease at 9 St. George St., in Municipality of Clarington. It is recommended that the Amendment and Extension of Lease Agreement be approved based on the above noted terms and conditions.
- 6.2 This report has been reviewed by the Finance Department.
- 6.3 For additional information, contact Jenni Demanuele, Director, Business Services, at 905-668-7711, extension 3456.

Respectfully submitted,

Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-43
Date: November 3, 2021

Subject:

Approval of Capital Works and Financing to be Incorporated into a Servicing Agreement with the Brooklin Centre Town Landowners Group, and in a Subdivision Agreement with Winash Partnership Limited and Brooklin Commercial Developments Limited, Including Cost Sharing in Accordance with the Region Share Policy, for the Extension and Oversizing of a Trunk Sanitary Sewer, in the Town of Whitby

Recommendation:

That the Works Committee recommends to Regional Council:

- A) That capital works and financing estimated at \$6,945,700 for the Region share of a \$13,167,400 total cost trunk sanitary sewer in Brooklin in the Town of Whitby, be approved;
- B) That the Regional Municipality of Durham be authorized to enter into a Servicing Agreement with a Region Share payment to the Brooklin Centre Town Landowners Group estimated at \$5,451,000 for the Region for the oversizing of a trunk sanitary sewer, east of Baldwin Street, in the Town of Whitby, at an estimated total project cost of \$10,437,700;
- C) That the Regional Municipality of Durham be authorized to enter into a Subdivision Agreement with a Region Share payment to Winash Partnership Limited and Brooklin Commercial Developments Limited (collectively, Fieldgate) estimated at \$1,494,700 for the of oversizing of a trunk sanitary sewer, west of Baldwin Street, in the Town of Whitby, at an estimated total project cost of \$2,729,700;
- D) That financing for the capital works, estimated at \$13,167,400, be provided from the following sources:

Developer's Share – Sanitary Sewer

Brooklin Centre Town Landowners Group	\$4,986,700
Fieldgate	<u>\$1,235,000</u>
Total Developer's Share	<u>\$6,221,700</u>

Regional Costs – Sanitary Sewer

2021 Sanitary Sewerage System Capital Budget

Item 46: West Brooklin Trunk Sanitary Sewer

Residential Development Charges (Project ID: D2002)	\$4,389,255
Commercial Development Charges (Project ID: D2002)	273,585
User Rate (Project ID: D2002)	<u>1,284,660</u>
	<u>\$5,947,500</u>

2021 Sanitary Sewerage System Capital Budget

Item 148: Allowance for Regional share for works in conjunction with residential subdivision development:

Residential Development Charges (Project ID: M2110)	\$736,672
Commercial Development Charges (Project ID: M2110)	45,917
User Rate (Project ID: M2110)	<u>215,611</u>
	<u>\$998,200</u>

Total Regional Share – Sanitary Sewer**\$6,945,700****Total Project Financing****\$13,167,400****Report:****1. Purpose**

- 1.1 The purpose of this report is to obtain approval of capital work and financing including cost sharing in accordance with the Regional Municipality of Durham's (Region) Share Policy, related to the construction of a proposed trunk sanitary sewer, in the Town of Whitby (Attachment #1 for Location Plan).

2. Background

- 2.1 Brooklin Centre Town Landowners Group, comprised of Madison Brooklin Developments Limited, Winash Partnership Limited (Fieldgate) and Brooklin Commercial Developments Limited (Fieldgate), plan to develop their Draft Plans of Subdivision, located north of Highway 407 on both sides of Baldwin Street (see Attachment 1). In order to develop their lands, they require the construction of the subject 1050 mm diameter trunk sanitary sewer from the existing trunk sewer, west of Anderson Street through the plans of subdivision. The Landowners Group has requested permission (Attachment #2) to construct the project through a servicing agreement for the portion east of Baldwin Street, and through a subdivision agreement with Winash Partnership Limited (Fieldgate) for the portion west of Baldwin Street. All proposed cost sharing will be in accordance with the Region's Share Policy.
- 2.2 The Region's Share Policy generally requires the developer to pay for the works required to service the subject development, with the Region responsible for the balance of the cost. In this case, Brooklin Town Centre Group would be responsible to pay for the cost to construct a 250 mm diameter sanitary sewer, and the Region would be required to pay the cost of oversizing these pipes to a 1050 mm diameter sanitary sewer.
- 2.3 Regional staff do not have standing authority to approve cost sharing in Servicing Agreements or cost sharing in subdivision agreements over \$500,000. For these reasons, Regional Council approval is required for the Region Share payments.
- 2.4 All other requirements of the Regional Servicing Agreement will be in place, including the posting of a letter of credit for 100 per cent of the cost of the works, Regional inspection requirements and the two-year infrastructure maintenance period.

3. Previous Reports and Decisions

- 3.1 There are no previous reports/decisions related to this report.

4. Financing

- 4.1 The Financing of \$13.17 million, including the Developer's share of \$6.22 million and the Region's share of \$6.95 million for the oversizing costs can be provided as follows:
- 4.2 **Developer's Share – Sanitary Sewer**

Brooklin Centre Town Landowners Group	\$4,986,700
Fieldgate	<u>\$1,235,000</u>
Total Developers' Share:	<u>\$6,221,700</u>

Regional Costs – Sanitary Sewer

2021 Sanitary Sewerage System Capital Budget

Item 46: West Brooklin Trunk Sanitary Sewer

Residential Development Charges (Project ID: D2002)	\$4,389,255
Commercial Development Charges (Project ID: D2002)	273,585
User Rate (Project ID: D2002)	<u>1,284,660</u>
	<u>\$5,947,500</u>

2021 Sanitary Sewerage System Capital Budget

Item 148: Allowance for Regional share for works in conjunction with residential subdivision development

Residential Development Charges (Project ID: M2110)	\$736,672
Commercial Development Charges (Project ID: M2110)	45,917
User Rate (Project ID: M2110)	<u>215,611</u>
	<u>\$998,200</u>

Total Regional Share – Sanitary Sewer **\$6,945,700**

Total Project Financing **\$13,167,400**

5. Relationship to Strategic Plan

5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

a. Goal 5 Service Excellence – to provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable services delivery.

- Priority 5.1 – Optimize resources and partnerships to deliver exceptional quality services and value.

6. Conclusion

- 6.1 It is recommended that Regional Council grant approval for the Region to enter into a Servicing Agreement and a Subdivision Agreement with the Brooklin Centre Town Landowners Group containing the foregoing provisions and that the capital works be approved as identified in the report.
- 6.2 This report has been reviewed by the Finance Department and the Commissioner of Finance concurs with the financial recommendation.
- 6.3 For additional information, contact: Paul Gillespie, Manager Development Approvals, at 905-668-7711, extension 3443.

7. Attachments

Attachment #1: Location Plan

Attachment #2: Brooklin West Request for Servicing Agreement Letter

Respectfully submitted,

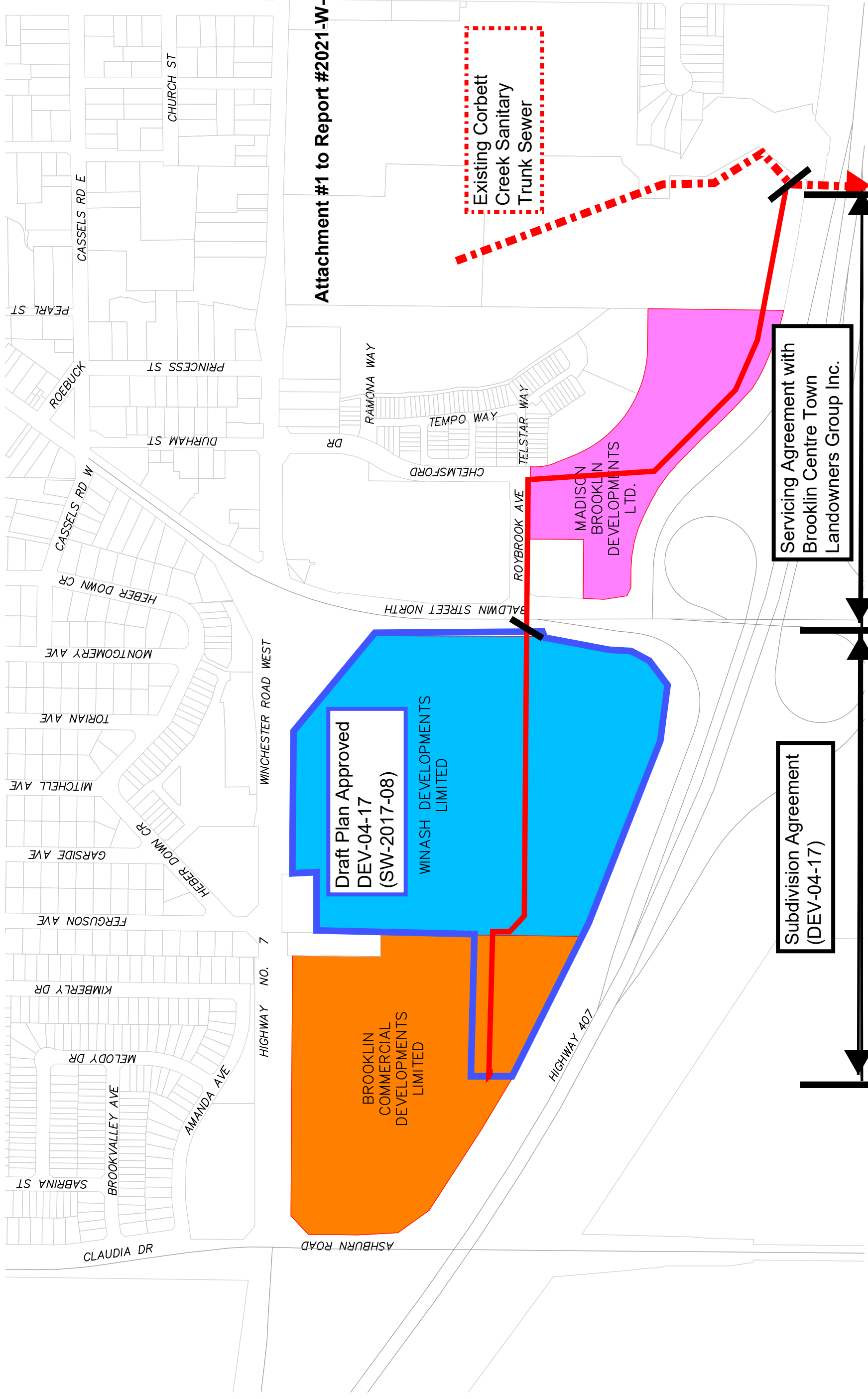
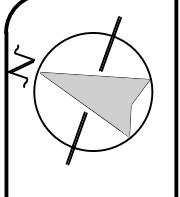
Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



Attachment #1 to Report #2021-W-43

Existing Corbett
Creek Sanitary
Trunk Sewer

Draft Plan Approved
DEV-04-17
(SW-2017-08)
WINASH DEVELOPMENTS
LIMITED

BROOKLIN
COMMERCIAL
DEVELOPMENTS
LIMITED

MADISON
BROOKLIN
DEVELOPMENTS
LTD.

Subdivision Agreement
(DEV-04-17)

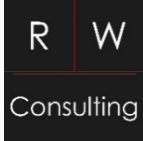
Servicing Agreement with
Brooklin Centre Town
Landowners Group Inc.

**WEST BROOKLIN SANITARY TRUNK SEWER
TOWN OF WHITBY
KEY PLAN**

CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS

1600 STELLAR DRIVE, SUITE 402
WHITBY, ONTARIO L1N 9B2
TEL (289) 315-3680 FAX (905) 794-0611

Scale: N.T.S. Date: MARCH 2020 DWG. No. **MAP**



September 15, 2021

Regional Municipality of Durham
605 Rossland Road East
P.O. Box 623
Whitby, ON L1N 6A3

Attention: Mr. P. Gillespie, P. Eng., Manager, Development Approvals

Re: Construction of the 1050mm dia. West Brooklin Trunk Sanitary Sewer

On behalf of the Brooklin Centre Town Landowners Group Inc., consisting of: Winash Developments Limited (Fieldgate), Brooklin Commercial Developments Limited (Fieldgate), and Madison Brooklin Developments Ltd., it is hereby requested that the Region allow the Owners to jointly design and construct the following.

- Construction of the 1050mm dia. West Brooklin Trunk Sanitary Sewer from the existing Corbett Creek Trunk Sanitary Sewer to the west limit of Draft Plan (DEV-04-17 & SW-2017-08) for Winash Developments Limited (Fieldgate) and Brooklin Commercial Developments Limited, in the Town of Whitby. (Item #227 in the 2018 Regional Development Charges Background Study and corresponding Item #46 within the 2021 Capital Budget and 9- Year Forecast for Sanitary System.)

In addition, it is requested for the Region to fund the Region Share of the above items on the completion and acceptance of such works as generally provided below:

1. Brooklin Centre Town Landowners Group Inc. will enter into the below Agreements with the Region to provide the design, tendering and construction of the above works, all to the approval of the Region, Town of Whitby and MTO.
 - a. Servicing Agreement from existing Corbett Creek sanitary trunk sewer to west of Baldwin Street with the Brooklin Centre Town Landowners Group Inc.; and
 - b. Subdivision Agreement with Winash Developments Limited (Fieldgate) and Brooklin Commercial Developments Limited (Fieldgate), for Draft Plan (DEV-04-17 & SW-2017-08).
2. Brooklin Centre Town Landowners Group Inc., Winash Developments Limited (Fieldgate), Brooklin Commercial Developments Limited (Fieldgate), and Madison Brooklin Developments Ltd. are agreeable to all other aspects of the Region's standard form of Servicing and Subdivision Agreements.

It would be appreciated if we could receive a response to this request as quickly as possible so that the works can be initiated. Please let me know if you require any additional information at this time.

A handwritten signature in blue ink, appearing to read 'Michael May'.

Michael May, P.Eng., General Manager



Reg Webster Consulting Inc.
A Delta Urban Inc. Company

cc: Winash Developments Limited & Brooklin Commercial Developments Limited, Attn: Mr. R. White
Madison Brooklin Developments Ltd., Attn: Mr. C. Lamanna and Mr. R. Chin
Brooklin Centre Town Landowners Group Inc., Attn: Mrs. H. Mihailidi
Candevcon Limited, Attn: Mr. M. Favit
Stantec, Attn: Mr. J. Blommers

September 15, 2021
Letter to Mr. P. Gillespie

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-44
Date: November 3, 2021

Subject:

Renewal of Lease Agreement with the Incorporated Synod of the Diocese of Toronto for Premises Occupied by Durham Regional Police Service, located at 1173 Cedar Street, in the City of Oshawa

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That the renewal of the Lease Agreement with The Incorporated Synod of the Diocese of Toronto, for premises located at 1173 Cedar Street, in the City of Oshawa, containing a prefabricated building for use by Durham Regional Police Service be approved with the following terms and conditions:
 - i) The term is for a period of five years commencing January 1, 2022 and ending December 31, 2026;
 - ii) The annual rental rate for the five-year term is \$17,650.00* per annum;
 - iii) The Regional Municipality of Durham is responsible for all operating costs for the premises including cable, utilities, grounds maintenance, and janitorial services;
 - iv) The Regional Municipality of Durham has the option to extend the lease for three additional five-year terms, under the same terms and conditions subject to rent escalation; and

- B) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Agreement.
-

Report:

1. Purpose

- 1.1 The purpose of this report is to obtain approval to renew the lease with The Incorporated Synod of the Diocese of Toronto as per the terms and conditions outlined herein. Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background

- 2.1 Durham Regional Police Service has leased the property located at 1173 Cedar Street, in the City of Oshawa (Oshawa), since October 1, 2000. The site has been used by Victim Services of Durham Region since that time.
- 2.2 The original lease was for a period of twenty (20) years, from October 1, 2000 to September 30, 2020. Regional Council last approved the renewal of the lease at this location for a one-year term from October 1, 2020 to September 30, 2021, at a lease rate of \$17,650.00* per annum.
- 2.3 A further extension was approved administratively by the Regional Municipality of Durham (Region) for three months from October 1, 2021 to December 31, 2021, at the same rate to allow time for the new lease to be negotiated and executed.

3. Renewal of Lease

- 3.1 The proposed Lease Renewal is for a term of five years commencing January 1, 2022 and ending December 31, 2026. The Region will have the option to extend the lease for three additional five-year terms, under the same terms and conditions subject to the rental rate escalating for each subsequent term.
- 3.2 The proposed annual rental rate for the term of the lease is \$17,650.00* per annum payable in monthly instalments of \$1,470.83*. The proposed annual rental rate will escalate with each subsequent term as per the following schedule:

Rental Term	Annual Rate (\$)	Monthly Rate (\$)
January 1, 2027 to December 31, 2031	\$19,150.25*	\$1,595.85*
January 1, 2032 to December 31, 2036	\$20,778.02*	\$1,731.50*
January 1, 2037 to December 31 st , 2041	\$22,544.15*	\$1,878.68*

- 3.3 The Region is responsible for all operating costs for the space including cable, utilities, grounds maintenance, and janitorial, estimated in 2021 at \$56,824.00* per annum.

4. Financial Implications

- 4.1 Financing of this Renewal of Lease Agreement will continue to be provided within the annual Durham Regional Police Service Business Plan and Budget.
- 4.2 Since approval of this agreement requires a long-term financial obligation for which payment is required beyond the term for which Council was elected, the Regional Treasurer has updated the Region's financial debt and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease extension does not require the approval of the Local Planning Appeal Tribunal.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Goal # 2: Community Vitality
 - 2.2 Enhance community safety and well-being
 - 2.4 To support a high quality of life for all through human services delivery
 - b. Goal #4: Social Investment
 - 4.4 Expand access to existing life stabilization programs

- c. Goal #5: Service Excellence
 - 5.1 Optimize resources and partnerships to deliver exceptional quality services and value
 - 5.2 Collaborate for a seamless service experience

6. Conclusion

- 6.1 Durham Regional Police Service has advised that they wish to renew the lease at 1173 Cedar Street in the City of Oshawa. It is recommended that the Renewal of Lease Agreement be approved based on the above noted terms and conditions.
- 6.2 This report has been reviewed by Finance Department.
- 6.3 For additional information, contact Jenni Demanuele, Director, Business Services, at 905-668-7711, extension 3456.

Respectfully submitted,

Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2021-W-45
Date: November 3, 2021

Subject:

Declaration of Lands as Surplus and Approval to Convey the Surplus Lands to the Adjacent Landowner as part of a Land Exchange for Regional Requirements

Recommendations:

That Works Committee recommends to Regional Council:

- A) That property municipally known as 856 Arthur Street in the Municipality of Clarington, legally described as Part of Lot 27, Concession 2, Clarke, being Part 1 on 10R-833; subject to CK13490, Clarington, identified with PIN (Property Identification Number) 26653-0009 be declared surplus to Regional requirements;
- B) That Regional staff be authorized to enter into a Land Exchange Agreement with the adjacent property owner as follows:
 - i) The Regional Municipality of Durham will provide lands legally described as Part of Lot 27, Concession 2, Clarke, being Part 1 on Registered Plan 10R-833; subject to CK13490, Clarington, identified with PIN 26653-0009 and having a Fair Market Value of \$504,000 to Smooth Run Developments Inc. (operating as DG Group), once the existing Newcastle Zone 1 reservoir on the site has been fully decommissioned.
 - ii) Smooth Run Developments Inc. (operating as DG Group) will provide lands located along Arthur Street in the Municipality of Clarington, identified as Part of Lot 27, Concession 2, Clarke, further described as Parts 1, 2 and 3 on Registered Plan 40R-31380, having a Fair Market Value of \$1,930,500;

-
- C) That financing for the land acquisition will be provided from the approved project budget for the Newcastle Zone 1 Reservoir (Project ID: D1202); and
- D) That the Commissioner of Works be authorized to execute all documents associated with this land exchange.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to declare lands owned by the Regional Municipality of Durham (Region) surplus to the Region's requirements upon the decommissioning of the existing Zone 1 inground water reservoir and to authorize staff to enter into a land exchange with the adjacent property owner, Smooth Run Developments Inc. (operating as DG Group), to facilitate the construction of a new Zone 1 inground water reservoir and a new Zone 2 water pumping station north of the existing reservoir site at 856 Arthur Street within the Newcastle Urban Area in the Municipality of Clarington.

2. Background

- 2.1 The property located at 856 Arthur Street (PIN 26653-0009) consisting of 5,823 square metres (1.44 acres) was acquired by the Region on July 20, 1979, to facilitate the construction of the existing reservoir.
- 2.2 The Notice of Completion for the Schedule B Municipal Class Environmental Assessment for additional Zone 1 Water Storage and Zone 2 Water Pumping Station for the Newcastle Urban Area was issued on February 25, 2021. The preferred solution recommended by this report is for the Region to purchase a new property (north of 856 Arthur Street) for the construction of a new Zone 1 inground water reservoir and Zone 2 water pumping station.
- 2.3 The preferred location for the new Zone 1 inground water reservoir and Zone 2 water pumping station is located along the west side of Arthur Street and is owned by a developer, DG Group. The lands required from DG Group are described further as Parts 1, 2 and 3 on Registered Plan 40R-31380 and total 23,669 square metres (5.85 acres).
- 2.4 Once the construction of the new reservoir and pumping station is complete, the existing Newcastle Zone 1 inground water reservoir at 856 Arthur Street will be taken out of service and the site will no longer be required. The parcel of land at

856 Arthur Street will then become part of the development plan being proposed for the surrounding lands.

3. Property Disposition

- 3.1 The property at 856 Arthur Street is situated on the west side of Arthur Street between Concession Road 3 to the north and King Street East (Highway 2) to the south in the Municipality of Clarington. The property is in the vicinity of a proposed low/medium-density residential development. (Attachment #1).
- 3.2 Regional By-law #52-95 established the procedures governing the sale of real property. Section 6 of the By-law states that where, in the opinion of the Commissioner of Works or designate, a parcel of real property that is proposed to be sold has no general demand or market having regard to its size, location or nature, staff is authorized to negotiate directly with potential purchasers of the lands. Sections 2, 3 and 4 of the By-law are waived in these circumstances.
- 3.3 Internally, notice has been circulated and responses have confirmed that the Region does not require these lands. Therefore, the said lands can be declared surplus and offered for sale.
- 3.4 DG Group is the adjacent landowner to the Region's surplus lands at 856 Arthur Street and has expressed an interest in acquiring them as part of a land swap involving the Region's requirements. The Region's surplus lands at 856 Arthur Street consist of approximately 1.44 acres and have a Fair Market Value of \$504,000, while the lands along Arthur Street required from DG Group total approximately 5.85 acres and have a Fair Market Value of \$1,930,500. The difference in Fair Market Value between the two properties is \$1,426,500 (\$1,930,500 - \$504,000).
- 3.5 The land swap agreement will involve DG Group transferring Parts 1, 2, and 3 on Registered Plan 40R-31380 to the Region in exchange for the Region transferring 856 Arthur Street to DG Group once the existing reservoir has been fully decommissioned and providing DG Group with \$1,426,500 in compensation upon closing of the transfer of Parts 1, 2, and 3 on Registered Plan 40R-31380 -which represents the difference in Fair Market Value between the two properties described in Section B).

- 3.6 Prior to completing the transfer of Parts 1, 2, and 3 on Plan 40R-31380 to the Region, it is a condition of the land exchange agreement that Smooth Run Developments Inc. (DG Group) is required to transfer a portion of their lands along Arthur Street, identified as Part 4 on Plan 40R-31380, to the Municipality of Clarington for a future road widening. An additional condition of the land exchange agreement requires Smooth Run Developments Inc. (DG Group) to transfer all required future road allowances impacting 856 Arthur Street to the Municipality of Clarington once identified and approved as part of the necessary planning processes.

4. Financial Implications

- 4.1 Financing for the land acquisition will be provided by the approved project budget for the Newcastle Zone 1 Reservoir (Project ID: D1202).

5. Conclusion

- 5.1 Regional staff recommends that the lands noted within this report be declared surplus to Regional needs, and that a land exchange agreement be entered into with DG Group.
- 5.2 This report has been reviewed by the Finance Department and the Legal Services Division of the Corporate Services Department.
- 5.3 For additional information, please contact Jenni Demanuele, Director of Business Services, at 905-668-4113, extension 3456.

6. Attachments

Attachment #1: Location Map – Arthur Street Land Swap

Respectfully submitted,

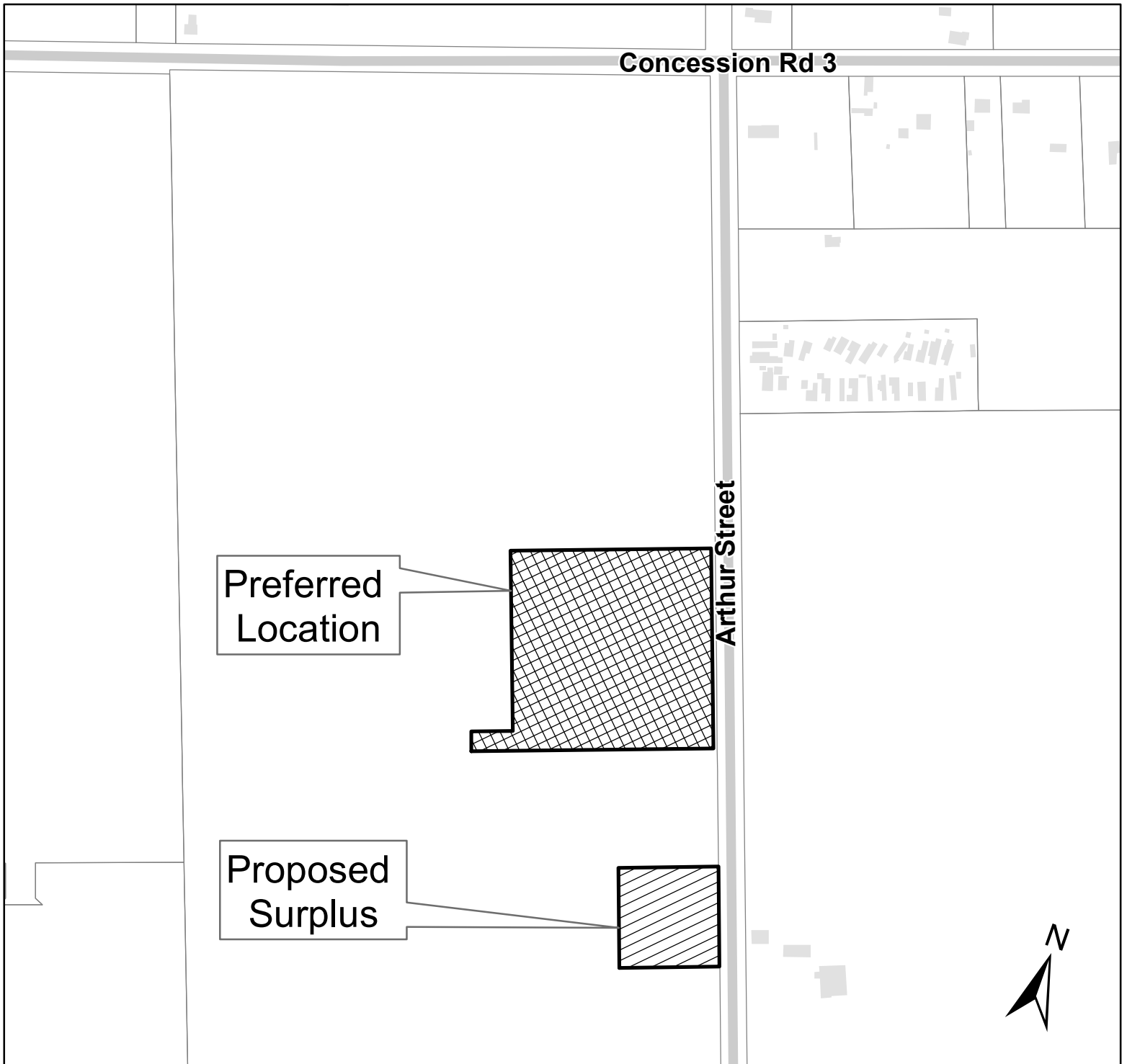
Original signed by:

Susan Siopis, P.Eng.
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine Baxter-Trahair
Chief Administrative Officer



Attachment #1 – Location Map Arthur Street Land Swap Municipality of Clarington



GIS Data: Produced by Durham Region, 2019.
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