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The Regional Municipality of Durham

MINUTES

COMMITTEE OF THE WHOLE

Wednesday, March 9, 2022

A regular meeting of the Committee of the Whole was held on Wednesday, March 9, 2022, in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Roll Call

Present: Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter, attended the meeting at 9:35 AM
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Dies
Councillor Drew
Councillor Foster
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McLean
Councillor Mulcahy
Councillor John Neal
Councillor Joe Neal
Councillor Nicholson, attended the meeting at 9:32 AM
Councillor Pickles
Councillor Roy
Councillor Ryan
Councillor Smith
Councillor Wotten
Councillor Yamada
Regional Chair Henry
*** all members of Council, except the Regional Chair, participated electronically**

All members of Committee were present with the exception of Councillor Mitchell who was absent with regrets.

Staff

Present: S. Austin, C. Bandel, M. Barta, E. Baxter-Trahair, M. Blake, T. Cheseboro, D. Beaton, B. Bridgeman, S. Danos-Papaconstantinou, J. Demanuele, P. Frizado, S. Hickman, B. Holmes, J. Hunt, R. Jagannathan, K. McDermott, I. McVey, N. Michael, G. Muller, J. Presta, A. Robins, S. Siopis, N. Taylor, N. Prasad, and K. Smith

2. Declarations of Interest

Councillor Marimpietri made a declaration of interest under the Municipal Conflict of Interest Act with respect to the following:

Correspondence Item 6.A): Correspondence dated March 2, 2022 from Mary Medeiros, City Clerk, City of Oshawa re: Update on Security Surveillance and Guard Services Contract – Dedicated Downtown Patrol Enforcement Resource Option; and

Correspondence Item 6.B): Correspondence dated February 18, 2022 from the Greater Oshawa Chamber of Commerce and the Downtown Oshawa Business Alliance re: Safety and Security of Downtown Oshawa.

He indicated that he has family members who own property and operate business within the area potentially impacted.

Councillor Joe Neal made a declaration of interest under the Municipal Conflict of Interest Act with respect to the following:

Correspondence Item 6.A): Correspondence dated March 2, 2022 from Mary Medeiros, City Clerk, City of Oshawa re: Update on Security Surveillance and Guard Services Contract – Dedicated Downtown Patrol Enforcement Resource Option; and

Correspondence Item 6.B): Correspondence dated February 18, 2022 from the Greater Oshawa Chamber of Commerce and the Downtown Oshawa Business Alliance re: Safety and Security of Downtown Oshawa.

He indicated that he owns property in Downtown Oshawa.

Councillor John Neal made a declaration of interest under the Municipal Conflict of Interest Act with respect to the following:

Correspondence Item 6.A): Correspondence dated March 2, 2022 from Mary Medeiros, City Clerk, City of Oshawa re: Update on Security Surveillance and

Guard Services Contract – Dedicated Downtown Patrol Enforcement Resource Option; and

Correspondence Item 6.B): Correspondence dated February 18, 2022 from the Greater Oshawa Chamber of Commerce and the Downtown Oshawa Business Alliance re: Safety and Security of Downtown Oshawa.

He indicated that he sits on the Board of Directors for the Oshawa Senior Citizen Centre.

3. Statutory Public Meetings

There were no statutory public meetings.

4. Delegations

There were no delegations to be heard.

5. Presentations

5.1 Gary Muller, Director of Planning; and Michael Blake, Senior Planner, re: Regional Incentive Program for Affordable Housing (2022-COW-7)

Gary Muller, Director of Planning and Michael Blake, Senior Planner, provided a PowerPoint Presentation with regards to At Home Incentive Program – Regional Incentive Program for Affordable Rental Housing.

Highlights of the presentation included:

- Background
- Incentive Approaches Examined
- Considerations for Designing Incentives
- Proposed Amendment to Municipal Housing Facility By-law
- Recommended Framework
 - Eligible Forms of Development
 - Application Based
 - Focus on Highest Need
 - Evaluation Criteria
 - Evaluation Approach
- Financial Implications
- Next Steps

G. Muller advised that housing affordability has been magnified over recent years and At Home in Durham offers affordable, accessible and suitable housing choices for everyone at all life stages. He advised that the purpose of the presentation is to seek authorization for a new regional incentive program to attract purpose built

rental housing projects which have been referred to as the At Home Incentive Program.

G. Muller advised that Council directed staff to review current policies and research additional potential relief mechanisms to promote the development of affordable rental housing in Durham Region. N. Barry Lyon Consultants (NBLC) was retained to help identify and examine various incentive program that could be offered.

G. Muller also advised that NBLC investigated two legislative approaches for affordable housing, both of which allowed upper tier municipalities to apply financial tools to incentivize affordable housing.

G. Muller provided an overview of the considerations for designing incentives. He noted that the amount of the incentive needs to be sufficient to ensure that a critical mass of units can be funded and can cover the gap to finance the project.

G. Muller stated that affordable housing incentives should be implemented through a Municipal Housing Facilities by-law and that this approach provides flexibility to Council allowing them to make changes to programs without the need to undertake a longer review and approval process otherwise required under a Community Improvement Plan (CIP).

G. Muller reviewed the recommended framework in terms of development including the evaluation criteria that forms the basis of the program, as well as the evaluation approach undertaken by inter-departmental staff.

G. Muller advised that staff have recommended an At Home Incentive Program Reserve Fund ("AHIPRF") be established with the recommended \$5 million of start-up funding being transferred from the Regional Revitalization Program Fund and \$500,000 recently approved through the 2022 Business Plans and Budgets. He also advised that annual contributions to the AHIPRF are subject to the annual Business Plans and Budgets process, with the ability to stack funding from other incentives programs.

G. Muller provided an overview of the next steps which includes the adoption of a Municipal Housing Facilities By-law to establish the At Home Incentive Program Reserve Fund.

G. Muller responded to questions with regards to the number of units available to be built with the current funding; Regional revitalization plan and affordable housing; and the flexibility of the program to allow for partnerships with not-for-profit and other stakeholders.

A. Robins responded to questions with regards to the number of units currently completed from the development of 1,000 new affordable rental housing units by

2024; and Durham Region reaching the housing units goal on their own or with the assistance of other programs.

N. Michael responded to questions with regards to consultation with private sector investors for the project.

5.2 Elaine Baxter-Trahair, Chief Administrative Officer, re: Opening Plans

Elaine Baxter-Trahair, Chief Administrative Officer, provided a PowerPoint Presentation with regards to an Update on Regional Re-Opening Plan.

Highlights of the presentation included:

- COVID-19 Vaccination Policy
- Reopening Plans
- Reopening Plans: Phase 2
- Reopening Plans: Phase 3
- Future Committee and Council Meetings
- Future Activities at Regional Facilities

E. Baxter-Trahair thanked the front-line staff who have worked through the pandemic and acknowledged the hard work of the Commissioners and the work their teams have put into managing the pandemic. She also acknowledged the Human Resources Division, Legal Services Division and the Union leadership who have worked in partnership to ensure that Durham Region is moving forward in a positive way.

E. Baxter-Trahair provided an overview of the COVID-19 vaccination policy which was introduced in September 2021. She also discussed the various factors that went into implementing the vaccination policy, which led to a 98.6% vaccination rate among employees.

E. Baxter-Trahair advised that the vaccination policy was updated in March 2022 as a reflection of the de-escalation of the pandemic and Provincial response. She noted the policy will not be removed and will remain a condition of employment for new hires.

E. Baxter-Trahair provided an overview of the re-opening plans that will take place in three phases with vaccinated staff returning to the office on April 4, 2022; unvaccinated staff returning to the office on April 11, 2022; and offices opening to the general public beginning April 19, 2022.

E. Baxter-Trahair advised that Durham Region will be shifting to a hybrid model for Regional Council meetings beginning on April 27, 2022; Committee meetings will move to a hybrid model beginning on May 3, 2022; and that Advisory Committee meetings will continue to be held virtually for the remainder of 2022. E. Baxter-Trahair stated that telephone delegations will continue in April and in-person

representation and delegations will return at a later date which is still to be determined.

E. Baxter-Trahair responded to questions with regards to the COVID-19 vaccine mandate for new hires; flu vaccination requirements for staff in long-term care homes; if Durham is consistent with other municipalities in its treatment of employees with respect to the vaccination policy; the timing of the re-opening timing in relation to other businesses in the GTHA; aiding employees with the return to the office; the phases of the return to office for staff; and, hybrid meetings for Council and Committee meetings.

5.3 Sarah Hickman, Policy Advisor, Office of the Chief Administrative Officer, re: Update: Refugee Resettlement

Sarah Hickman, Policy Advisor, Office of the Chief Administrative Officer, provided a PowerPoint Presentation with regards to an Update: Refugee Resettlement.

Highlights of the presentation included:

- Context
- Canadian Immigration Measures – Ukraine
- Background
- Immigrants and Refugees in Durham Region
- Durham Immigration & Settlement Services
- Region of Durham Actions

S. Hickman advised her presentation will advise of what is known at this point in time about the Government of Canada's immigration measures to welcome Ukrainians fleeing war.

S. Hickman stated there are multiple global events and wars that are forcing individuals to flee their countries and seek safe haven abroad. She advised that since September 2021 the Government of Canada has committed to the resettlement of approximately 40,000 vulnerable Afghan nationals, and that on February 28 and March 3, 2022 the Government of Canada announced immigration measures for people affected by the situation in Ukraine.

S. Hickman reviewed the processes for Canadian immigration measures for the Ukraine that were established on February 28 and March 3, 2022. She stated it is unknown whether any of the programs will qualify for federal assistance under Canada's refugee assistance program, however under certain requirements, they may qualify for government assistance through Ontario Works.

S. Hickman explained the difference between a refugee and an immigrant. She provided an overview of the Refugee and Humanitarian Resettlement Program which offers protection to those outside of Canada, and the In-Canada Asylum Program which is for people making refugee protection claims from within Canada.

S. Hickman provided an overview of the two different types of refugees under the Canadian Refugee and Humanitarian Resettlement Program being: 1) Government Assisted Refugees (GARs); and 2) Privately Sponsored Refugees (PSRs). She advised that GARs are supported under the Federal Resettlement Assistance Program (RAP), and PSRs are private sponsorship groups that hold responsibility for refugees for one year or until financially independent.

S. Hickman provided an overview of the immigrants and refugees in Durham Region. She advised that the federal government is prioritizing refugee resettlement outside of the GTA and even outside of Ontario.

S. Hickman discussed the multiple immigration and settlement services in Durham including the Durham Welcome Centres, Community Development Council of Durham, and Durham Local Immigration Partnership. She stated that the Federal Government provided direction that local settlement agencies without a formal RAP program should be partnering with other RAPs outside of their area to support refugees.

S. Hickman outlined the actions of Durham Region which includes updates to the Durham Immigration Portal with current information and the promotion of the information available on the portal; information gathering and sharing with members of the DLIP and the broader community; assessing and supporting the efforts of local community groups in Durham to convene and privately sponsor refugees in the Region; and a letter sent by Regional Chair Henry to the Federal Government about the response to supporting current and impending cohorts of refugees and immigrants to Durham. She also advised that Durham Region's Social Services Emergency Management team are preparing a plan should the situation arise where displaced individuals and families need immediate temporary housing through hotelling as well as support for other basic needs via coordination with Emergency Management community partners.

S. Hickman responded to questions with regards to providing a webinar or presentation to the Ukrainian community in order to provide information to assist Ukrainians; healthcare coverage and financial aid available for Ukrainian refugees coming to Canada; settlement services available to Ukrainians in Durham Region; local sponsorship agreement holders; seeking out individual operations to become a sponsorship agreement holder; and who is defined as a refugee.

Discussion ensued with respect to the definition of a refugee and the need to ensure the fairness of the process. Regional Chair Henry advised he would bring this to the attention of the Federal Members of Parliament.

6. Correspondence

- A) Correspondence dated March 2, 2022, from Mary Medeiros, City Clerk, City of Oshawa re: Update on Security Surveillance and Guard Services Contract – Dedicated Downtown Patrol Enforcement Resource Option
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Moved by Councillor Carter, Seconded by Councillor Roy,
(13) That the correspondence from Mary Medeiros, City Clerk, City of Oshawa, dated March 2, 2022, regarding the Security Surveillance and Guard Services Contract – Dedicated Downtown Patrol Enforcement Resource Option be referred to staff for a report.

CARRIED

- B) Correspondence dated February 18, 2022, from the Greater Oshawa Chamber of Commerce and the Downtown Oshawa Business Alliance re: Safety and Security of Downtown Oshawa

Moved by Councillor Carter, Seconded by Councillor Roy,
(14) That the correspondence from the Greater Oshawa Chamber of Commerce and the Downtown Oshawa Business Alliance re: Safety and Security of Downtown Oshawa be referred to staff for a report.

CARRIED

7. Reports

- A) Regional Incentive Program for Affordable Housing (2022-COW-7)

Report #2022-COW-7 from B. Bridgeman, Commissioner of Planning and Economic Development, N. Taylor, Commissioner of Finance, S. Danos-Papaconstantinou, Commissioner of Social Services, and S. Siopis, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Lee,
(15) That we recommend to Council:

- A) That in order to support the Region's commitment under At Home in Durham, the Durham Housing Plan 2014-2024 and the Region's Master Housing Strategy to initiate the development of 1,000 new affordable rental housing units by 2024, a new "At Home Incentive Program" be approved and implemented to provide Regional financial assistance to increase the supply of purpose-built affordable rental housing in Durham Region, with the following key elements:
- i) Eligible projects will be selected through an open and transparent process, with special focus on the highest needs for affordable rental housing within the Region at the time of the selection process;
 - ii) An interdepartmental staff committee will review applications and recommend eligible projects to be approved by Regional Council on a project-by-project basis;
 - iii) Complete applications must include the submission of a business model that is feasible and sustainable;

- iv) Eligible projects may be initiated by both non-profit and for-profit organizations;
 - v) Eligible affordable housing rental projects under the Program will provide a minimum of 5 affordable housing units and will include:
 - New construction;
 - Conversion of non-residential buildings to purpose-built rental housing;
 - Addition of new affordable buildings/units to existing sites/buildings;
 - Community housing redevelopment that increases the supply of affordable housing units;
 - vi) Eligible projects must provide a minimum of 5 per cent affordable units of total units in the building, with funding tied to the number of affordable units to be constructed;
 - vii) Affordable units must be no more than the 100 per cent of Canada Mortgage and Housing Corporation (CMHC) average market rent for a minimum 25-year period of affordability with a preference for higher proportion of affordable units and a longer affordability period;
 - viii) Applicants for eligible affordable units must meet the income eligibility requirements for the Durham Access to Social Housing (DASH) wait list, or successor wait list in Durham, at the time they are selected for the affordable unit;
 - ix) Selected housing providers will enter into an agreement to maintain affordable rents for the specified affordability period and continue to use the eligibility requirements for tenants;
- B) That staff develop program guidelines for the At Home Incentive Program to inform complete eligibility requirements, the application process and a communications plan to ensure maximum uptake of the program in order to promote the At Home Incentive Program;
- C) That the draft Municipal Housing Facilities By-law (MHFB), enabling the use of capital grants for eligible purpose-built affordable rental housing projects, be endorsed and forwarded to Regional Council for adoption as provided within Attachment #2 to Report #2022-COW-7 of the Commissioners of Planning and Economic Development, Finance, Social Services, and Works, and that the previous by-law be repealed;
- D) That an “At Home Incentive Program Reserve Fund” (AHIPRF) be established through an approved by-law to provide one-time funding to new

purpose-built affordable rental housing projects approved under the At Home Incentive Program, and include the following sources of funding:

- i) An initial level of \$5 million of seed funding to be transferred from the Regional Revitalization Program upon start-up;
 - ii) Base funding of \$500,000, which has been included in the 2022 Business Plans and Budget and subject to Regional Council approval at the time of writing this report; and
 - iii) Annual contributions to the AHIPRF, subject to the annual Business Plans and Budget process;
- E) That funding under the At Home Incentive Program may be stacked with funding from the Regional Revitalization Program, the Housing Services Development Charges Reserve Fund, and other available grant funding; and
- F) That the Regional Solicitor be directed to prepare the necessary by-laws.

CARRIED ON THE FOLLOWING RECORDED
VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Carter	
Councillor Chapman	
Councillor Collier	
Councillor Crawford	
Councillor Dies	
Councillor Drew	
Councillor Foster	
Councillor Grant	
Councillor Highet	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor McLean	
Councillor Mulcahy	
Councillor Joe Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Roy	
Councillor Ryan	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Mitchell
Councillor John Neal
Councillor Smith

Declarations of Interest: Councillor Marimpietri

- B) Approval to Award and Additional Capital Financing for Regional Municipality of Durham Contract #T-1149-2021 for the Construction of Clarington Police Complex Phase 2 in the Municipality of Clarington (2022-COW-8)

Report #2022-COW-8 from S. Siopis, Commissioner of Works, and N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Crawford, Seconded by Councillor Drew,
(16) That we recommend to Council:

- A) That the low compliant bid of Buttcon Limited in the amount of \$83,362,262* be awarded for Regional Municipality of Durham Contract #T-1149-2021 for the construction of Clarington Police Complex Phase 2 in the Municipality of Clarington;
- B) That the total project budget for the construction of Clarington Police Complex Phase 2 in the Municipality of Clarington be increased by \$16,237,560 for a revised project budget of \$102,747,560;
- C) That financing for the additional project costs be provided as follows:

Previously Approved Financing (Project G1405):

Debenture Financing	\$63,867,000
Development Charges	11,300,000
Climate Mitigation & Environmental Initiatives Reserve Fund	1,342,700
Capital Project Reserve	<u>10,000,300</u>
Total Approved Financing:	\$86,510,000
Additional Financing:	
Development Charges	\$10,000,000
Capital Project Reserve	<u>6,237,560</u>
Total Additional Financing	<u>\$16,237,560</u>
Total Project Financing	<u>\$102,747,560</u>

- D) That confirmation of support from the Durham Region Police Services Board for the continuation of this project and the additional financing necessary be

received to give affect to Recommendations A, B and C prior to the April 8, 2022, tender award date.
(*) before applicable taxes

CARRIED ON THE FOLLOWING RECORDED
VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Dies
Councillor Drew
Councillor Foster
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McLean
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Ryan
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Joe Neal

Members Absent: Councillor Mitchell
Councillor John Neal
Councillor Smith

Declarations of Interest: None

8. Confidential Matters

There were no confidential matters to be considered.

9. Other Business

There was no other business to be considered.

10. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Barton,
(17) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:07 AM

Respectfully submitted,

John Henry, Regional Chair

Committee Clerk