

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

## The Regional Municipality of Durham

### MINUTES

#### COMMITTEE OF THE WHOLE

**Wednesday, September 13, 2023**

A regular meeting of the Committee of the Whole was held on Wednesday, September 13, 2023 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\* left the meeting at 11:12 AM and returned at 1:11 PM  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook\*  
Councillor Crawford left the meeting at 12:21 PM  
Councillor Dies  
Councillor Foster left the meeting at 11:32 AM on municipal business  
Councillor Garrod  
Councillor Jubb\*  
Councillor Kerr  
Councillor Leahy  
Councillor Lee\* left the meeting at 1:11 PM  
Councillor Marimpietri left the meeting at 12:45 PM  
Councillor McDougall left the meeting at 1:22 PM  
Councillor Mulcahy  
Councillor Neal left the meeting at 1:00 PM  
Councillor Pickles\*  
Councillor Roy left the meeting at 1:03 PM  
Councillor Schummer\*  
Councillor Shahid  
Councillor Woo left the meeting at 11:12 AM  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry  
**\* denotes Councillors participating electronically**

All members of Committee were present with the exception of Councillors Collier and Nicholson.

Staff

Present: S. Austin, C. Bandel, M. Barta, E. Baxter-Trahair\*, J. Bishop, B. Bridgeman, A. Burgess, S. Ciani, S. Danos-Papaconstantinou, J. Dixon, C. Dunkley, A. Evans\*, B. Goodwin, A. Harras, A. Hector-Alexander, S. Hickman, B. Holmes, J. Hunt, R. Jagannathan, J. Kilgour\*, L. McIntosh, Dr. P. McTavish, G. Muller\*, D. Nagy, G. Pereira, G. Peragine, N. Pincombe, A. Robins, A. Smith, C. Taylor, N. Taylor, and V. Walker

\* denotes staff participating electronically

**2. Declarations of Interest**

There were no declarations of interest.

**3. Statutory Public Meetings**

There were no statutory public meetings.

**4. Presentations**

4.1 Elaine Baxter-Trahair, Chief Administrative Officer, Stella Danos-Papaconstantinou, Commissioner of Social Services, and Jason Hunt, Regional Solicitor/Director of Legal Services, Re: Housing Initiatives Across Durham Region

---

Elaine Baxter-Trahair, Chief Administrative Officer, Stella Danos-Papaconstantinou, Commissioner of Social Services, and Jason Hunt, Regional Solicitor/Director of Legal Services provided a PowerPoint presentation regarding Housing Initiatives across Durham Region.

Highlights from the presentation included:

- A Vision for Housing in Durham Region
- Community Needs
- Ontario Human Rights Code & Housing
- Housing Initiatives in Durham Region
- Project Update: Beaverton Supportive Housing
  - Current Status
  - Summary of Engagement
- Project Update: Ritson School
  - Current Status
  - Engagement Plan
  - Next Steps
- Project Update: Durham Region Local Housing Corporation (DRLHC) Sites
  - Current Status
  - Engagement Plan

- Next Steps
- Project Update: 1635 Dundas Street East
  - Council Direction
  - Current Status
  - Engagement Plan
  - Communications
  - In-Person Engagement Session
  - Next Steps
- Key System Needs

Detailed discussion ensued regarding the various housing initiatives across Durham Region with respect to the current status of the projects, engagement plans, and next steps for each project.

S. Danos-Papaconstantinou responded to questions from the Committee regarding:

- The role of the Beaverton Community Liaison Committee at Gillespie Gardens in the Township of Brock, and how residents can express their concerns to the Committee;
- The number of individuals that are without a shelter, in addition to those on the Region's By-Name List;
- The redevelopment of housing project sites and whether there will be consideration of additional on-site services as the facilities are being redesigned;
- The details of the consultation process for each housing project, and how on-site services are identified for each facility;
- How to continue to build relationships with the unsheltered community;
- Whether the Region will receive funding from the upper levels of government to help meet the defined housing targets;
- How the needs of unsheltered individuals are captured and managed by the Region from municipalities who do not have shelters; and
- How Regional Councillors can advocate as an organized Council.

In response to a question from Councillor Kerr regarding an update on the Region's goal of providing 1,000 affordable housing units by 2024, A. Robins, Director of Housing Services, advised that around 50% of the units have been completed and that Report #2021-COW-16: At Home in Durham provides further details on the progress of all current and proposed housing units. He advised that he would forward Report #2021-COW-16 to Councillor Kerr directly.

In response to a question from the Committee regarding the lack of emergency beds available, and whether data is collected on how many individuals are turned away nightly, S. Danos-Papaconstantinou advised that staff could share that data on a monthly basis with the local area municipalities.

In response to a question from Councillor Carter regarding how the Region of Durham compares to other municipalities in Ontario with respect to poverty percentages, S. Danos-Papaconstantinou advised that staff can gather that information and forward it to Councillor Carter directly.

J. Hunt responded to questions from the Committee regarding:

- The responsibility and expectations Regional Councillors have with respect to the Ontario Human Rights Code;
- Educating the public with respect to the need for housing and the inability to create unnecessary barriers for certain individuals;
- The human right to housing free of discrimination (Section 2 of the Ontario Human Rights Code);
- The human right to seek shelter, and the balancing act between the needs of the unsheltered individuals and the needs of a community for a particular space that those individuals may occupy (competing use);
- Limits to the Ontario Human Rights Code with respect to safety; and
- At what point do local by-laws apply, how can they be enforced, and the importance of local by-laws as tools for the residents to reference.

S. Danos-Papaconstantinou and J. Hunt responded to further questions from the Committee with respect to the 1635 Dundas Street East housing project including:

- What the composition of the 1635 Dundas Community Advisory Committee would look like and how the members of the Committee would be chosen;
- What the effects/consequences of an Interim Control By-law would be for the 1635 Dundas housing project if enacted, and whether an Interim Control By-law could be seen as a barrier/form of discrimination on a particular type of housing that targets the individuals that would use the facility;
- What the format of the October 3, 2023, Community Engagement Session would be; and
- The misinformation being spread amongst residents, and how staff and Councillors can ensure that the correct and most up-to-date information is being shared to decrease residents' concerns.

In response to a question from Councillor Yamada regarding how many homes and what streets were canvassed between August 4-6<sup>th</sup>, 2023 and on August 24<sup>th</sup>, 2023 regarding 1635 Dundas, S. Danos-Papaconstantinou advised that staff could gather that information and will forward it to Councillor Yamada directly.

Moved by Councillor Chapman, Seconded by Councillor Shahid,  
(47) That the Committee recess for 15 minutes.

CARRIED

The Committee recessed at 11:32 AM and reconvened at 11:58 AM.

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Ashe, Collier, Foster, Nicholson and Woo.

S. Danos-Papaconstantinou and J. Hunt responded to further questions from the Committee regarding whether there is a coordinated access list between all municipalities in Durham Region to accurately identify the unsheltered population; the importance of transitional housing and the various costs incurred when a housing project is delayed; working with the community and service providers to determine what 1635 Dundas can do for the Town of Whitby community and what other the services can be offered at that facility; inviting Members of Parliament (MP) and Members of Provincial Parliament (MPP) to Regional Council meetings, to gain a better understanding of the issues being faced at the municipal level in the Region of Durham; what the legal definition of shelter and a low-barrier shelter is; and the constant need for affordable housing units in the Region of Durham.

- 4.2 Dr. Marina Morgenshtern, PhD, MSW, Director & Professor, Trent University Durham GTA, and Dalon P. Taylor, Professor, Laurier University and Trent University, re: Welcome Week 2023: Newcomer Experiences in the Region of Durham
- 

This presentation will be rescheduled to a later date.

## 5. Delegations

There were no delegations to be heard.

## 6. Correspondence

There was no correspondence.

## 7. Reports

- 7.1 Proposed 2025 Durham Region Strategic Plan Governance Structure and Advisory Group (2023-COW-32)
- 

Report #2023-COW-32 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Moved by Councillor Brenner, Seconded by Councillor Shahid,  
(48) That we recommend to Council:

- A) That the proposed 2025 Durham Region Strategic Plan Governance Structure detailed in Report #2023-COW-32 of the Chief Administrative Officer be endorsed;

- B) That an Advisory Group be established to support the development of the 2025 Durham Region Strategic Plan;
- C) That the Durham Region Strategic Plan Advisory Group Terms of Reference, as proposed in Attachment #1 to Report #2023-COW-32, be adopted; and
- D) That the Durham Region Strategic Plan Advisory Group membership, as proposed in Section 5.1 to Report #2023-COW-32, be endorsed.

CARRIED

7.2 Update on Noise Attenuation for Backyards along Regional Road Corridors (2023-COW-33)

---

Report #2023-COW-33 from R. Jagannathan, Acting Commissioner of Works and N. Taylor, Commissioner of Finance, was received.

Discussion ensued regarding the need for equity and fairness for all residents; and the need for consistency with respect to when noise barriers should be built on road expansions where the expansion has increased volume due to connections to other major traffic routes such Highway 401 and Highway 407.

Moved by Councillor Chapman, Seconded by Councillor Leahy,  
(49) That we recommend to Council:

- A) That the Regional Municipality of Durham maintain current policies related to noise attenuation along Regional road corridors and therefore forego further detailed studies that would be necessary for examining the assumption of privately or Local Area Municipality owned noise barriers and the retrofitting of backyards without noise barriers;
- B) That Regional Municipality of Durham staff explore with Local Area Municipalities opportunities to improve the quality of developer installed noise barriers by proposing the adoption of higher minimum standards; and
- C) That Regional Municipality of Durham staff discuss opportunities with Local Area Municipalities to clarify noise barrier ownership and maintenance/replacement responsibility by exploring the possibility of requiring that ownership and/or maintenance responsibility clauses be placed on title for new residential units with noise barriers on their property.

REFERRED BACK TO STAFF ON A RECORDED  
VOTE

(See Following Motion)

Moved by Councillor Chapman, Seconded by Councillor Carter,  
(50) That Report #2023-COW-33 of the Acting Commissioner of Works and the Commissioner of Finance, be referred back to staff for further investigation into providing noise barriers on Regional roads where resident's backyards are impacted by increased traffic noise when a Regional road has been expanded allowing increased traffic volume including where the expansion has not been directly behind these residences, but where the expansion has increased volume due to connections to other major traffic routes such as, but not limited to, connections between Provincial highways like between Highway 401 and Highway 407.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Barton	
Councillor Brenner	
Councillor Carter	
Councillor Chapman	
Councillor Cook	
Councillor Dies	
Councillor Garrod	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor McDougall	
Councillor Mulcahy	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Shahid	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Ashe  
Councillor Collier  
Councillor Crawford  
Councillor Foster  
Councillor Marimpietri  
Councillor Neal  
Councillor Nicholson  
Councillor Woo

Declarations of Interest: None

7.3 Construction Progress and Request for Additional Financing for the Proposed Seaton 200-Bed Long-Term Care Home at 1550 Alexander Knox Road, in the City of Pickering (2023-COW-34)

---

Report #2023-COW-34 from N. Taylor, Commissioner of Finance, R. Jagannathan, Acting Commissioner of Works, and S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Detailed discussion ensued regarding the increased cost of the project and the proposed phase-in approach of covering the balance of the net operating costs that will be funded from annual property taxes leading up to the operation of the facility; whether this project has reached the tendering stage and the possibility of a further increase in costs once it has; the potential risks associated with the type of project that hasn't been designed while taking into consideration costs and meeting Ministry guidelines; and whether the Region has to meet certain sustainability standards for Regional buildings, or has the ability to retrofit in the future; and the potential consequences of withdrawing from the project.

Moved by Councillor Brenner, Seconded by Councillor Anderson,  
(51) That we recommend to Council:

- A) That the previously approved project budget for the Seaton Long-Term Care Home at 1550 Alexander Knox Road, in the City of Pickering, be increased by \$36,225,478 over the approved budget of \$126,025,000 for a revised project budget of \$162,250,478;
- B) That the additional capital costs of \$36,225,478 be financed through additional debenture financing;
- C) That the other sources of financing at the discretion of the Commissioner of Finance be applied to reduce the amount of debenture financing if possible, based on circumstances at the time debentures are required to be issued; and
- D) That the Commissioner of Finance and Chief Administrative Officer be authorized to execute any contracts and waive any Regional policy requirements to facilitate an expedited construction approach to maintain eligibility for the construction funding subsidy supplement from the Province as previously reported with actions summarized at significant milestones to Regional Council.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:



Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook  
Councillor Dies  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Mulcahy  
Councillor Pickles  
Councillor Shahid  
Councillor Wotten  
Regional Chair Henry

No

Councillor Schummer  
Councillor Yamada

Members Absent: Councillor Collier  
Councillor Crawford  
Councillor Foster  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Neal  
Councillor Nicholson  
Councillor Roy  
Councillor Woo

Declarations of Interest: None

**8. Confidential Matters**

There were no confidential matters to be considered.

**9. Adjournment**

Moved by Councillor Chapman, Seconded by Councillor Shahid,  
(52) That the meeting be adjourned.

CARRIED

The meeting adjourned at 1:41 PM

Respectfully submitted,

---

John Henry, Regional Chair

---

S. Ciani, Committee Clerk