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## **The Regional Municipality of Durham**

### **MINUTES**

#### **COMMITTEE OF THE WHOLE**

**Wednesday, February 14, 2024**

A regular meeting of the Committee of the Whole was held on Wednesday, February 14, 2024 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:32 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

#### **1. Roll Call**

Present: Councillor Anderson  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Collier\*, left the meeting at 10:30 AM  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb\*  
Councillor Kerr  
Councillor Leahy  
Councillor Lee\*  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal\*  
Councillor Nicholson\*  
Councillor Pickles  
Councillor Roy  
Councillor Schummer\*  
Councillor Shahid  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

**\* denotes staff participating electronically**

All members of Committee were present with the exception of Councillors Ashe, Cook and Wotten.

Councillor Cook was absent due to municipal business.

**Staff**

**Present:** S. Austin, C. Bandel, E. Baxter-Trahair, A. Burgess, B. Bridgeman, S. Danos-Papaconstantinou, J. Dixon, S. Dessureault, S. Foroutani, B. Goodwin, A. Harras, B. Holmes, S. Hickman, J. Hunt, R. Inacio, R.J. Kyle\*, L. McIntosh, G. Muller, A. Robins, J. Siciliano, N. Taylor, and T. Tyner-Cavanagh

**\*denotes staff participating electronically**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

**3. Statutory Public Meetings**

There were no statutory public meetings.

**4. Reports**

Government Relations 2024 Priorities (2024-COW-8)

Report #2024-COW-8 from Elaine Baxter-Trahair, Chief Administrative Officer, was received.

Discussion ensued with regards to when a list of tangible key advocacy activities will be provided; the structure of the Durham Advocacy Day at Queen's Park and who will be involved; and the layout of the 2024 government relation priorities report and when it can be expected.

Moved by Councillor Mulcahy, Seconded by Councillor Crawford,  
(11) That Report #2024-COW-8 of the Chief Administrative Officer, be received for information.

CARRIED

**5. Presentations**

Full Day Housing and Homelessness Education Session

- a. Elaine Baxter-Trahair, Chief Administrative Officer, and Stella Danos-Papaconstantinou, Commissioner of Social Services Re: Welcome and Introduction

Elaine Baxter-Trahair, Chief Administrative Officer, with the aid of a PowerPoint presentation, provided an introduction to the full-day Education Session on Housing and Homelessness.

Stella Danos-Papaconstantinou, Commissioner of Social Services continued the presentation and provided an overview of why the Committee is here today, and the outline of the agenda for the education session.

Highlights of the presentation included:

- Municipal Service System Manager: Housing & Homelessness
- Why We Are Here Today
- Agenda
  - Housing
  - Homelessness

- b. Ray Sullivan, Executive Director, Canadian Housing and Renewal Association Re: Investments and Economic Benefits to Community Housing

This item was considered later in the meeting. [See page 5 of these minutes.]

- c. Alan Robins, Director of Housing Services, and Gary Muller, Director of Affordable Housing Development & Renewal, Re: Regional Housing Development Updates

Alan Robins, Director of Housing Services and Gary Muller, Director of Affordable Housing Development & Renewal provided a PowerPoint presentation regarding Regional Housing Development Initiatives.

Highlights from the presentation included:

- Affordable Housing Development and Renewal
- Durham Regional Local Housing Corporation (DRLHC): Approaching Revitalization
- Malaga Drive
- Christine Crescent
- The Ritson School
- 590-650 Rossland Road
- At Home Incentive Program (AHIP) Guidelines: Building Needed Capacity
- DRLHC Modernization

A. Robins and G. Muller responded to questions in regards to what meaningful modernization for the housing corporation and meaningful participation from other levels of government looks like; the prospect of high-rise buildings being located at the properties highlighted in the presentation; the opportunity to acquire developer's plans that are no longer beneficial to the developer; how feasible it would for the Region of Durham to purchase units from current developments to turn into affordable housing units; when to expect concrete development at the Ritson School and 590-650 Rossland Road properties; the plan for the building situated on the Ritson School

property; the number of affordable houses that have been built since the last term of Council; looking for alternative housing for the residents who currently reside at Malaga Drive and Christine Crescent; the maximum number of affordable units that could be created based on the proposals that have been received from the At Home Incentive Program; what the composition of a mixed-income community for low to moderate income households might look like in the Region of Durham; concerns with the configuration and grading of the Christine Crescent property in regards to pedestrian access to Chopin Park; the possibility of the Region of Durham partnering with private sector affordable housing developers that currently provide affordable housing; the financial strategy that will be implemented to ensure ongoing maintenance of the new units once they are constructed; the number of affordable units and monetary value that would be needed to satisfy the Region of Durham's current and future needs; and how modular homes and transitional housing will be integrated in Durham Regional Local Housing Corporation projects.

d. Graeme Hussey, President, Cahdco Re: Opportunities and Challenges of Developing Affordable Housing

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Graeme Hussey, President, Cahdco provided a PowerPoint presentation regarding Opportunities and Challenges of Developing Affordable Housing.

Highlights from the presentations included:

- Cahdco
- What We Do
- What is Affordable Housing?
- Types of Housing
- Who Lives in Affordable Housing?
- Housing Affordability
- Needs Assessment
- Project Types
  - Retrofit/Renovation
  - Acquisition
  - New Development
- Project Components
- The Development Team
- The Development Process
- Financial Basics
- The Juggling Act
- The Feasibility Cycle
- Capital Budget
- Financial Sources
- Operating Budget
- Takeaways

G. Hussey responded to questions with regards to converting office spaces into affordable housing; the key components to the success the City of Ottawa and the City of Toronto have had in regards to obtaining Federal funding; the agreements that are put into place when a non-profit organization receives grant support for affordable housing properties; and the accuracy of the average one-bedroom unit monthly rent rates provided in the presentation.

- b. Ray Sullivan, Executive Director, Canadian Housing and Renewal Association, Re: Investments and Economic Benefits to Community Housing

Ray Sullivan, Executive Director, Canadian Housing and Renewal Association provided a PowerPoint presentation regarding Investments and Economic Benefits to Community Housing.

Highlights from the presentation included:

- Increasing the supply of community housing benefits everyone
- We need to double the supply of community housing in Canada
- We need to double the supply of community housing in Ontario
- The impact of community housing on productivity
- Community Housing
  - Non- inflationary
  - 2 years payback in GDP impact
  - Increase standard of living for everyone
- The impact of Community Housing on productivity
- Increasing the supply of community housing benefits everyone

Chair Henry asked that R. Sullivan be invited back to present at a future Health and Social Services Committee meeting.

- e. Lunch Break
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Moved by Councillor Chapman, Seconded by Councillor Kerr,  
(12) That the Committee recess for lunch.

CARRIED

The Committee recessed for lunch at 12:29 PM and reconvened at 1:01 PM

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

- f. Tim Ritcher, Canadian Alliance to End Homelessness Re: Conceptualizing Homelessness
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Tim Ritcher, Canadian Alliance to End Homelessness provided a PowerPoint presentation regarding Conceptualizing Homelessness.

Highlights from the presentation included:

- The Canadian Alliance to End Homelessness
- The Challenge
  - The loss of housing we're experiencing today is higher than that from our largest natural disasters
- Homelessness is not caused by mental illness or addiction – or any personal fault or failing
- The Rise of Modern Mass Homelessness
- The National Housing Accord
- Homelessness is an Un-Natural Disaster
- Strong Local Leadership
- A Command Centre & Coordinated System
- Deal with the Crisis and Keep People Safe
- Housing Focused Community Mobilization
- Prevention
- Local Leadership is Supported by Senior Governments
- Built for Zero Progress Across Canada

T. Ritcher responded to questions with regards to resources that can assist with guiding the community through the changes happening in Durham Region related to housing and homelessness.

g. Jocelyn Siciliano, Area Manager, Income Support Re: People with Lived Experience

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Jocelyn Siciliano, Area Manager, Income Support provided a video regarding People with Lived Experience. The video highlighted the life of Tom Regehr, Durham Region resident, who has experienced homelessness throughout his life and his personal hardships.

T. Regehr was in attendance at the meeting and responded to questions in regards to his personal experience with homelessness, navigating the shelter systems and addiction.

Maria Atkins, Durham Region resident, was in attendance at the meeting and also shared her personal experience with substance dependency, homelessness, microhomes, and navigating the shelter system.

M. Atkins responded to questions in regards to microhomes in the Region of Durham, her journey through withdrawal management, and experience with homelessness.

h. Sahar Foroutani, Service System Manager, Income Support Re: Homelessness in Durham

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Sahar Foroutani, Service System Manager, Income Support provided a PowerPoint presentation regarding Homelessness in Durham.

Highlights from the presentation included:

- Homelessness System: A Continuum of Care
  - Emergency Shelters
  - Supports and Services
  - Homelessness Prevention
  - Housing & Related Services
- Housing First Model
- Coordinated Access System & By-Name List
  - The Components of a Coordinated Access System
  - Why is it important?
- By-Name List
- Durham's Homelessness Outreach Services
- System Strategy and Decision Making

S. Foroutani responded to questions with regards to the data related to homelessness in the Region of Durham being collected, how it is being collected and what will be shared; the steps being taken to connect with surrounding communities across the Greater Toronto and Hamilton Area (GTHA) when the Region of Durham's emergency shelters are at capacity; the measures being implemented to register individuals currently facing homelessness on the by-name list; how often the questions on the by-name list are updated and reviewed, and are resources given to support filling out the by-name list; and are best practices from surrounding Municipalities being reviewed and incorporated.

i. Wrap-Up and Questions

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S. Danos-Papaconstantinou thanked those who provided presentations and the Committee for being part of today's full-day session on Housing and Homelessness.

**6. Delegations**

There were no delegations heard.

**7. Correspondence**

There was no correspondence.

**8. Confidential Matters**

There were no confidential matters to be considered.

**9. Adjournment**

Moved by Councillor Foster, Seconded by Councillor Crawford,  
(13) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 3:37 PM

Respectfully submitted,

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John Henry, Regional Chair

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S. Dessureault, Committee Clerk