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## The Regional Municipality of Durham

### MINUTES

#### COMMITTEE OF THE WHOLE

**Wednesday, September 16, 2020**

A regular meeting of the Committee of the Whole was held on Wednesday, September 16, 2020 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 Bath-Hadden  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Drew  
Councillor Foster  
Councillor Hight  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McLean  
Councillor Mitchell  
Councillor Mulcahy  
Councillor John Neal  
Councillor Joe Neal  
Councillor Nicholson  
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**

**Staff**

Present: E. Baxter-Trahair, C. Bandel, D. Beaton, B. Bridgeman, S. Danos-Papaconstantinou, L. Fleury, S. Gill\*, B. Holmes, J. Hunt, R. Inacio, G. Muller\*, N. Pincombe, J. Presta\*, S. Siopis, S. Tsenis and R. Walton  
\*denotes staff participating electronically

**2. Declarations of Interest**

Councillor Mitchell made a declaration of interest under the Municipal Conflict of Interest Act with respect to Report #2020-COW-23: Regional Pre-Servicing of Designated Employment Areas as it relates to servicing on the mid-block arterial between Baldwin Street and Ashburn Road. He indicated that he and members of his family own property at 5455 Ashburn Road.

Councillor Marimpietri made a declaration of interest under the Municipal Conflict of Interest Act with respect to Report #2020-COW-23: Regional Pre-Servicing of Designated Employment Areas. He indicated that he has family members who own property and reside within the area.

**3. Statutory Public Meetings**

There were no statutory public meetings.

**4. Delegations**

There were no delegations to be heard.

**5. Presentations**

5.1 Simon Gill, Director, Economic Development & Tourism, and Gary Muller, Director, Planning, re: Regional Pre-servicing of Designated Employment Areas [Item 7. A] (2020-COW-23)

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Simon Gill, Director, Economic Development & Tourism, and Gary Muller, Director, Planning, provided a PowerPoint presentation regarding the Regional Pre-servicing of Designated Employment Areas.

Highlights of the Presentation included:

- Why Service Employment Lands?
  - The Region's Competitiveness Study listed factors that influence Durham's relative competitiveness to attract investment when compared to its peers
  - The supply of Market-Ready employment lands affects the Region's ability to attract new commercial and industrial investment and its ability to enable job creation

- While the Region has a relatively large supply of vacant lands within designated Employment Areas, the supply of Market-Ready land is limited. The Region's Competitiveness Study has identified the limited supply of Market-Ready land as a potential barrier to attracting investment.
- The Process
- 1. Recommendations: Two Tiers
  - Immediate
  - Future/Dependent
- Analysis
- Recommendations: Servicing Location Proposed by Local Area Municipalities (LAM)
- Risks to Pre-Servicing
- Sources of Funds
- Complementary Approaches
- The quantity of supply of Market-Ready employment lands affects the competitiveness of Durham Region to attract new employment-type investment, and in turn, the creation of jobs and economic growth.
- Appendix Slides: Individual Servicing Projects Evaluated

Staff responded to questions with respect to the pre-servicing of lands in Brock; current availability of pre-serviced land elsewhere in the Region including south Oshawa, Clarington and Seaton; the economic benefit of pre-servicing; the Ajax downtown Hunt Street extension; how does approval of residential developments affect Ajax being considered for additional employment lands; whether the area municipalities have allocated funds for the projects in the report; how the estimated cost of servicing the Port Perry employment area was determined; are costs largely recovered through the collection of future DC's; when did consultation begin with the area municipalities; and what does the servicing include.

## 6. Correspondence

There were no communication items to be considered.

## 7. Reports

### A) Regional Pre-servicing of Designated Employment Areas (2020-COW-23)

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Report #2020-COW-23 from B. Bridgeman, Commissioner of Planning and Economic Development; S. Siopis, Commissioner of Works; and N. Taylor, Commissioner of Finance, and was received.

Staff responded to questions with respect to what can be expected moving forward for municipalities who have areas they would like pre-serviced that were not included in this report.

Moved by Councillor Chapman, Seconded by Councillor McLean,  
(13) That the Committee recess for 10 minutes.

CARRIED

Committee recessed at 10:53 AM and reconvened at 11:03 AM

Following the recess, the Clerk conducted a roll-call and all members of  
Committee were present.

Moved by Councillor Foster, Seconded by Councillor Ryan,  
(14) That we recommend to Council:

- A) That the environmental assessment, detailed design, and approvals for the  
following Regional water supply and sanitary sewerage infrastructure  
projects, be advanced at an estimated cost of \$2.35 million:
- i) \$500,000 to undertake detailed design, and secure necessary  
approvals for a future sanitary sewer and watermain on Concession  
Road 5 within the Beaver Avenue Employment Area A in the Township  
of Brock;
  - ii) \$500,000 to undertake a Class Environmental Assessment (EA) for a  
proposed sanitary sewage pumping station (SSPS) for the Beaver  
Avenue Employment Area B in the Township of Brock;
  - iii) \$750,000 to conduct a Class Environmental Assessment (EA) for a  
proposed Sanitary Sewer Pumping Station (SSPS) for the Port Perry  
Employment Area in the Township of Scugog; and
  - iv) \$600,000 to undertake detailed design of a sanitary sewer required to  
service the West Whitby Employment Area on the west side of  
Highway 412 in the Town of Whitby;
- B) That the estimated cost of \$2.35 million be financed from the following  
sources:

| <b>Funding Source</b>                              | <b>Amount</b>      |
|--|--------------------|
| Sewer Residential Development Charges Reserve Fund | \$1,044,000        |
| Sewer Commercial Development Charges Reserve Fund  | \$88,000           |
| Servicing of Employment Lands Reserve Fund         | \$1,218,000        |
| <b>Total</b>                                       | <b>\$2,350,000</b> |

- C) That staff consider prioritizing in the appropriate year for approval by Council through the Regional Business Plan and Budgeting process, the following Regional water supply and sanitary sewerage infrastructure projects, which are dependent on and must be constructed after or concurrently with local roads or other prerequisite project components under the control of Local Area Municipalities and other third-parties, as follows:
- i. Detailed design and construction of a sanitary sewer extension along the Hunt Street extension (conceptual estimate \$5.75 million), upon completion of the Central Ajax Intensification Servicing and Transportation Study and concurrent with the construction of the road extension by the Town of Ajax;
  - ii. Construction of a sanitary sewer and watermain on Concession Road 5 to service the westerly portion of the Beaver Avenue Employment Area A in the Township of Brock (conceptual estimate up to \$5.83 million), after the extent of servicing to be constructed by local benefitting landowners and developers has been determined;
  - iii. Detailed design and construction of an extension of the Zone 3 watermain and sanitary sewer north along Thornton Road from Conlin Road (conceptual estimate \$5.1 million) within the Northwood Employment Area, in the City of Oshawa, so that it occurs concurrently with the construction of the road;
  - iv. Detailed design and construction of a watermain and sanitary sewer along Stevenson Road between Taunton Road and Conlin Road (conceptual estimate \$5.3 million), concurrent with the reconstruction and widening of Stevenson Road by the City of Oshawa;
  - v. Detailed design and construction of a sanitary sewer and watermain along a new local road connecting Windfields Farm Drive and Winchester Road, in the City of Oshawa (conceptual estimate \$1.0 million), concurrent with the construction of the new local road by the City of Oshawa, provided that the owners of the benefitting parcels are willing to proceed with employment-type development;
  - vi. Reimbursement for Regional oversizing of a sanitary sewer for the South Brooklin Employment Area (conceptual estimate \$0.85 million), concurrent with the construction of the mid-block arterial road from Ashburn Road to east of Baldwin Street and sanitary sewer by a third party, in the Town of Whitby;
  - vii. Reimbursement for Regional oversizing of a sanitary sewer along Thicksen Road, from Glengowan Street to Conlin Road for the North-East Whitby Employment Area (conceptual estimate \$1.6 million), upon installation of the sanitary sewer by a third party; or, in the event

that this third party does not proceed to construction in 2021, the completion of design and construction (additional \$1.6 million), recovering the non-Regional share of costs from end users, and that staff explore opportunities to coordinate these works with forecasted Regional road improvements for Thickson Road;

- viii. Detailed design and construction of sanitary sewers and watermains to service the North-East Whitby Employment Area, in the Town of Whitby, in coordination and concurrently with planned road works and other activities by the Town of Whitby and the area landowners group, along the preferred alignment, being:
  - a. along Thickson Road, from Conlin Road to the planned mid-block arterial;
  - b. east along this mid-block arterial road right-of-way to Garrard Road; and
  - c. north along Garrard Road;

And, alternatively if required, consider a possible alignment for servicing of this area along Conlin Road as detailed in Report #2020-COW-23;

- ix. The construction of the sanitary sewer and watermain along Dundas Street crossing Highway 412 for the West Whitby Employment Area, in the Town of Whitby (conceptual estimate \$3.0 Million); and
  - x. That Staff continue to expedite the terms of reference for the detailed design of the proposed sanitary sewer on Port Darlington Road and Simpson Avenue in the Municipality of Clarington, funded from the 2020 budget;
- D) That one new full-time permanent staff position as a project manager in the Environmental Services Branch of the Works Department for delivering Employment Area servicing projects be approved-in-principle, and be included for consideration as part of the 2021 Business Planning and Budgeting process;
  - E) That a promotional campaign to advertise the Market-Ready Employment Lands in the amount of \$500,000 as co-ordinated by the Commissioner of Planning and Economic Development be funded from the Economic Development Reserve Fund (see Report #2019-F-33);
  - F) That an annual update on the Pre-servicing and build-out of Employment Area lands be included in the Region's Annual Business Planning and Budgeting process; and

- G) That a copy of Report #2020-COW-23 be provided to Durham's area municipalities.

CARRIED ON A RECORDED VOTE  
LATER IN THE MEETING  
(See Following Motions)

Moved by Councillor Carter, Seconded by Councillor John Neal,

- (15) That the main motion (14) of Councillors Foster and Ryan be amended by deleting the following Part C) iii) and adding it to Part A) as a new subsection v), and that the corresponding amendments be made to Part B):

- A) v) Detailed design and construction of an extension of the Zone 3 watermain and sanitary sewer north along Thornton Road from Conlin Road (conceptual estimate \$5.1 million) within the Northwood Employment Area, in the City of Oshawa, so that it occurs concurrently with the construction of the road;

REFERRED LATER IN THE MEETING ON A  
RECORDED VOTE  
(See Following Motion)

Moved by Councillor Joe Neal, Seconded by Councillor Ryan,

- (16) That the foregoing amending motion (15) of Councillors Carter and John Neal be referred to the 2021 budget process.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Bath-Hadden  
Councillor Dies  
Councillor Foster  
Councillor Highet  
Councillor Leahy  
Councillor McLean  
Councillor Mulcahy  
Councillor Joe Neal  
Councillor Pickles  
Councillor Roy  
Councillor Ryan  
Councillor Smith  
Councillor Yamada  
Regional Chair Henry

No

Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Drew  
Councillor Kerr  
Councillor Lee  
Councillor John Neal  
Councillor Nicholson  
Councillor Wotten

Members Absent: None

Declarations of Interest: Councillor Marimpietri  
Councillor Mitchell

Staff responded to additional questions with respect to whether these projects are considered in the DC study; why certain projects will not be considered for prioritizing in the future; how many applications are currently outstanding to convert employment area lands to residential or other uses and whether it is possible to get these numbers prior to the next Council meeting.

Moved by Councillor Collier, Seconded by Councillor Crawford,

(17) That the main motion (14) of Councillors Foster and Ryan be amended by deleting the following Part C i) and adding it to Part A) as a new subsection v), and that the corresponding amendments be made to Part B):

- A) v) Detailed design and construction of a sanitary sewer extension along the Hunt Street extension (conceptual estimate \$5.75 million), upon completion of the Central Ajax Intensification Servicing and Transportation Study and concurrent with the construction of the road extension by the Town of Ajax.

REFERRED LATER IN THE MEETING ON A  
RECORDED VOTE  
(See Following Motion)

Moved by Councillor Ryan, Seconded by Councillor Foster,

(18) That the foregoing amending motion (17) of Councillors Collier and Crawford be referred to the 2021 budget process.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Dies  
Councillor Drew  
Councillor Foster  
Councillor Highet  
Councillor Kerr  
Councillor Leahy  
Councillor McLean  
Councillor Mulcahy  
Councillor Pickles  
Councillor Roy  
Councillor Ryan  
Councillor Smith  
Councillor Wotten

No

Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Lee  
Councillor John Neal  
Councillor Joe Neal  
Councillor Nicholson



Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Bath-Hadden

Declarations of Interest: Councillor Marimpietri  
Councillor Mitchell

Staff responded to further questions with respect to budget forecasting and whether the projects that are noted here are the ones that are included in the long-term forecast.

Moved by Councillor Wotten, Seconded by Councillor Drew,  
(19) That the main motion (14) of Councillors Foster and Ryan be amended in Part C) to add the following as a new Part xi):

- C) xi) Detailed design and construction of the following infrastructure to service the Port Perry Employment Area:
- a. a new sanitary sewage pumping station near Reach Street and North Port Road;
  - b. a forcemain from the new sanitary sewage pumping station to the Nonquon Water Pollution Control Plant;
  - c. a new gravity sanitary sewer along Reach Street draining into the new sanitary sewage pumping station; and
  - d. a watermain from approximately 500 m east of the future water storage facility connection, along Reach Street to the existing water supply system.

REFERRED LATER IN THE MEETING ON A  
RECORDED VOTE  
(See Following Motion)

Moved by Councillor Ryan, Seconded by Councillor Foster,  
(20) That the foregoing amending motion (19) of Councillors Wotten and Drew be referred to the 2021 budget process.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Bath-Hadden  
Councillor Carter  
Councillor Chapman  
Councillor Dies  
Councillor Drew

No

Councillor Collier  
Councillor Crawford  
Councillor Lee  
Councillor Nicholson

Councillor Foster  
Councillor Highet  
Councillor Kerr  
Councillor Leahy  
Councillor McLean  
Councillor Mulcahy  
Councillor John Neal  
Councillor Joe Neal  
Councillor Pickles  
Councillor Roy  
Councillor Ryan  
Councillor Smith  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

Members Absent: None

Declarations of Interest: Councillor Marimpietri  
Councillor Mitchell

Staff responded to questions with respect to whether there is capacity to consider the projects that have been referred to the budget process; and if the analysis undertaken by Watson and Associates could be provided before the next Council meeting.

The main motion (14) of Councillors Foster and Ryan was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Bath-Hadden  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Drew  
Councillor Foster  
Councillor Highet  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor McLean

No

Councillor Joe Neal

Councillor Mulcahy  
Councillor John Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Ryan  
Councillor Smith  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

Members Absent: None

Declarations of Interest: Councillor Marimpietri  
Councillor Mitchell

Moved by Councillor Collier, Seconded by Councillor Smith,  
(21) That the Committee recess until 1:15 PM.  
CARRIED

The Committee recessed at 12:25 PM and reconvened at 1:15 PM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present with the exception of Councillors Bath-Hadden, Drew, Marimpietri, McLean, Nicholson and Ryan.

Councillor Drew attended the meeting at 1:19 PM

Councillor Nicholson attended the meeting at 1:22 PM

B) Corporate Asset Management Update Report (2020-COW-24)

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Report #2020-COW-24 from N. Taylor, Commissioner of Finance, and S. Siopis, Commissioner of Works, was received.

Staff responded to questions with respect to the status of road rationalization and whether the Region could declare that certain roads are no longer Regional roads; the possibility of extending the life of assets, such as vehicles; the need for highly specialized vehicles; the need for the large stainless steel boxes installed with traffic lights; the condition of the police fleet; how hazards and trends are identified for assets in very poor condition; comparisons of the pavement condition index to determine longer term trends; replacing the gas tax revenue; the potential re-alignment of the GO train line and impacts on road rationalization in those areas; the ratings of Regional roads and whether they have been broken down to include the year of construction; historical communities that do not receive DC revenue; and whether an estimate is available of the overall budget deficiency for roads that need rehabilitation.

Councillor Nicholson requested information on the condition ratings of individual roads in Oshawa, south of King Street. Commissioner Siopis advised that she will discuss this with Councillor Nicholson directly.

Moved by Councillor Carter, Seconded by Councillor Barton,  
(22) That we recommend to Council:

- A) That the 2020 Corporate Asset Management Update Report #2020-COW-24 be received; and
- B) That the best business practice of allocating funds to address the Region's infrastructure asset management needs, including priority rehabilitation and replacement needs, identified in the update report through the Region's asset management planning process, continue as part of the Region of Durham's annual 2021 Business Planning and Budget development.

CARRIED

C) Report on the Organics Management Solution – Joint Venture/Co-ownership with EPCOR Power Development Corporation (2020-COW-25)

Report #2020-COW-25 from D. Beaton, Commissioner of Corporate Services; S. Siopis, Commissioner of Works; and N. Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to why the Region is paying EPCOR project development costs and whether there was any prior agreement that obligated the Region to pay for these costs; what is the plan moving forward for this project and when an update on this project will be coming forward; when will clarity be provided on the project finances; have any benefits been derived from the project development activities to-date; will future RFI's be amended to include limitation language so that the Region is not responsible for project costs if an agreement does not proceed; and whether the current RFQ includes limitation language.

Staff was asked to provide Council with a copy of the most recent agreement with EPCOR. Councillor Joe Neal also requested copies of the RFI and RFQ.

Moved by Councillor Lee, Seconded by Councillor Crawford,  
(23) That we recommend to Council:

That the August 11, 2020 Memorandum of Agreement between The Regional Municipality of Durham ("Region") and EPCOR Power Development Corporation ("EPCOR") in relation to the termination of the joint venture/co-owner relationship ("JV Termination") between the parties on the Region's long-term organics waste management solution (the "Project"), be ratified.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Barton  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Drew  
Councillor Foster  
Councillor Highet  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Mitchell  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Smith  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No

Councillor John Neal  
Councillor Joe Neal

Members Absent: Councillor Anderson  
Councillor Ashe  
Councillor Bath-Hadden  
Councillor Marimpietri  
Councillor McLean  
Councillor Ryan

Declarations of Interest: None

**8. Confidential Matters**

There were no confidential matters to be considered.

**9. Other Business**

9.1 Source Separation

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Councillor Joe Neal asked about anaerobic digestion and the issue of organics being put in garbage bags.

Commissioner Siopis advised that the Region encourages greater source separation and has been communicating this to residents through various media. She added that multi-residential areas do not always have the ability to use the source separation agreements. She added that the pre-sort facility will allow the

Region to recover organics, metals and other non-combustibles that will optimize the use of both the Anaerobic Digester and Energy from Waste facilities.

Councillor Joe Neal also asked about the collection of green bins in Oshawa and Whitby and the cost for them to do their own collection.

9.2 AMO Conference Update

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Councillor Lee asked if there were any updates from the discussions that happened at the AMO conference. Chair Henry advised that an email was sent to Councillors with a summary of the discussions that occurred with the Ministers. Councillor Lee questioned whether this information could be shared with the public. Chair Henry advised that a public update will be provided.

**10. Adjournment**

Moved by Councillor Kerr, Seconded by Councillor Smith,  
(24) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 2:42 PM

Respectfully submitted,

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John Henry, Regional Chair

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Leigh Fleury, Legislative Officer