

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, March 19, 2025

A regular meeting of the Committee of the Whole was held on Wednesday, March 19, 2025 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 11:54 AM
Councillor Barton* left the meeting at 2:15 PM
Councillor Brenner attended the meeting at 10:57 AM
Councillor Carter* left the meeting at 1:15 PM
Councillor Chapman
Councillor Collier*
Councillor Cook* left the meeting at 1:43 PM
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod left the meeting at 11:54 AM and returned at 2:13 PM
Councillor Jubb*
Councillor Kerr attended the meeting at 9:56 AM
Councillor Leahy
Councillor Lee*
Councillor Marimpietri
Councillor McDougall* attended for part of the meeting
Councillor Mulcahy
Councillor Neal
Councillor Nicholson* left the meeting at 12:45 PM
Councillor Pickles*
Councillor Roy* left the meeting at 10:25 AM and returned at 12:48 PM
Councillor Schummer*
Councillor Shahid* left meeting at 11:54 AM
Councillor Woo
Councillor Wotten
Councillor Yamada* attended for part of the meeting
Regional Chair Henry left the meeting at 10:40 AM on municipal business
*** denotes Councillors participating electronically**

Staff

Present: S. Austin, E. Baxter-Trahair, A. Bridgeman, B. Bridgeman, M. Broderick*, A. Burgess, S. Danos-Papaconstantinou, S. Dessureault, J. Dixon, C. Dunkley*, A. Evans*, T. Fetter*, T. Fraser, J. Gaskin*, S. Gill, C. Goodchild, A. Harras, A. Hector-Alexander, B. Holmes, J. Hunt, R. Inacio, R. Jagannathan, R.J. Kyle*, M. Laschuk*, M. MacDonald, L. McIntosh, G. Muller, N. Pincombe, N. Taylor, K. Smith, and E. Valant.
***denotes staff participating electronically**

Regional Chair Henry spoke to recent tragic incidents in Durham Region, including a fire in Historic Downtown Bowmanville that claimed the life of one individual, and a second fire in the City of Oshawa that claimed the life of a mother and her two daughters. He extended deepest condolences to the families and friends of these individuals, and he extended heartfelt sympathies to the residents who have lost their homes and business in the Bowmanville fire. He also shared the news of the passing of two community heroes. He thanked the emergency response teams, and he asked Council members to join him in a moment of silence.

Regional Chair Henry advised on Tuesday, March 18, 2025 Durham Region Transit celebrated Transit Operator and Worker Appreciation Day. He shared a video highlighting all areas of Durham Region Transit.

Councillor Crawford advised that Durham Region Transit is launching the Sunflower Program, and additional details will be included in a report on the April 2, 2025 Transit Executive Committee meeting agenda.

2. **Declarations of Pecuniary Interest**

Councillor Chapman made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. He indicated that he is a veteran.

Councillor Jubb made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. He indicated that he is a veteran.

Councillor Collier made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. He indicated that he is a veteran, and his daughter is an active full-time member of the Canadian Armed Forces.

Councillor Cook made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. She indicated that her husband is a veteran.

Regional Chair Henry made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. He indicated that his daughter and son-in-law are active full-time members of the Canadian Armed Forces.

Councillor Garrod made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 8.1, Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces. He indicated that his son-in-law is an active full-time member of the Canadian Armed Forces.

3. Statutory Public Meetings

There were no statutory public meetings.

4. Presentations

4.1 Ben Earle, Chief Executive Officer, Feed the Need in Durham, Re: Community Food Security Update

Ben Earle, Chief Executive Officer, Feed the Need in Durham, appeared before Committee with regards to Community Food Security Update.

B. Earle advised that Feed the Need in Durham is a regional food distribution hub, they support over 70 community food programs in Durham Region, and distribute approximately 2.5 million pounds of food annually, which is approximately \$8.8 million worth of food.

B. Earle also advised that the data he is speaking to is detailed in the Durham Community Foundation 2024 report "Vital Signs Focus on Food". He stated Durham is in an escalating crisis of food insecurity and is facing potential disruptions to the economy again. He also stated that the plan right now is to monitor this, and they are working with provincial partners to understand what the impacts might be.

B. Earle provided data on food insecure households in Ontario and Durham from 2019-2023. He stated that this is a direct result of an increase in the cost of necessities, in particular the cost of food and housing. He also provided data on food bank use in Durham and visits to meal programs in Feed the Need in Durham's network.

B. Earle further advised that their response has been to be as measured as possible and they have shifted their focus away from the idea of providing people with everything they need to being a supplement to what they need. Feed the Need in Durham cannot meet the full demand, but they can supplement and support. They are also responding by working with partners to build new market style food banks and have partnered with and are in the process of taking over a vertical farming facility. B. Earle stated that they believe we need larger policy changes that focus on income security, housing and many other things.

B. Earle responded to questions with respect to the value of \$1 donated to Feed the Need in Durham versus donating food; the process for donating to Feed the Need in Durham; raising issues during the upcoming Federal election; practices for retail and grocery chain donations; product best before dates; usage of technology; involvement of volunteers; food bank use statistics; meal programs; relationship to Meals on Wheels program; and policy changes to address food insecurity.

4.2 Garry Cubitt, Board Vice-Chair, DRPSB and Peter Moreira, Chief of Police, DRPS, Re: Durham Regional Police Service Board – Quarterly Update to Council

Garry Cubitt, Vice-Chair of the Durham Regional Police Services Board (DRPSB), and Chief Moreira, Durham Regional Police Service (DRPS), appeared before Committee to provide a quarterly update. Highlights of the presentation included:

- Durham Regional Police Service Board
- 2025 Budget Investments
- DRPS Recruitment
- Hate Crimes Unit
- Internet Child Exploitation (ICE) Project Steel
- Intimate Partner Violence (IPV)
- Human Trafficking – Project Firebird
- Calls For Service + Response Time
- Illegal Firearms and Shootings (YTD Feb 28)
- Auto Theft (YTD Feb 28)
- Mental Health and Addictions (YTD Feb 28)
- Road Safety (YTD Feb 28)
- 10-Year Capital Plan

Regional Chair Henry vacated the Chair at 10:40 AM. Councillor Foster chaired the meeting in his absence.

A detailed question and answer period ensued. Chief Moreira and Deputy Kirkpatrick responded to questions with respect to plans for a north Oshawa station; the possibility of a combined police and fire or paramedic station; the role of the Solicitor General; tow-truck related violence; medical leaves; mentorship program; the FBI National Academy Program; the Sex Offender Registry; the crime rate; the Monday Night Project; the Hate Crimes Unit and hate crime

incidents; factors related to property crime increases; DRPS recruitment; Ontario Police College training; the Rotman Police Leadership Program; the 10-year Capital Plan; the possibility of co-locating police and other Regional services; Mental Health hospital wait times; capacity at Provincial jails; rules related to releasing information on individuals deemed to pose a risk to the community; Gun Amnesty programs; the process to dispose of unwanted firearms; the review of the Neighbourhood Watch program; advocating for action on bail reform during the upcoming Federal election; and auto theft and manufacturing standards.

Moved by Councillor Chapman, Seconded by Councillor Brenner
(29) That the Committee recess for 30 minutes.

CARRIED

The Committee recessed at 11:55 AM and reconvened at 12:26 PM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Ashe, Garrod, McDougall, Pickles, Roy, Shahid, Yamada and Regional Chair Henry.

4.3 Elaine Baxter-Trahair, Chief Administrative Officer, Re: Durham Region Tariff Response Update

E. Baxter-Trahair, Chief Administrative Officer, provided a presentation regarding Durham Region Tariff Response Update. Highlights of the presentation included:

- Context
- Brief Recent Chronology
- Actions – Legal Services
- Actions – Procurement
- Actions – Budget Impacts and Opportunities
- Social Services Impacts
- Intergovernmental Work – Local
- Intergovernmental Work – Provincial
- Intergovernmental Work – Federal
- Economic Development
- Next Steps

Staff responded to questions with respect to whether the Region will be moving forward with procurement changes regardless of the status of tariffs; the definition of a United States company; the impact on supply management; the impact on the Durham Region Strategic Plan; the timeframe for reporting to Regional Council; the potential budget impacts; the strategy for ensuring cost increases are the result of tariffs; the potential impact of a new free trade agreement; actions to promote tourism and economic development; the possibility of Regional Council requesting a Staycation Tax Credit; the flexibility of proposed strategies; actions taken by Legal Services; and actions related to procurement.

It was requested that staff prepare motions to request the Federal Government to refund the cost of tariffs for not for profit organizations and to advocate for a Staycation Tax Credit. E. Baxter-Trahair advised that staff would bring forward draft resolutions at the March 26, 2025 Regional Council meeting.

It was also requested that a copy of the presentation be circulated to the Local Area Municipalities.

Moved by Councillor Woo, Seconded by Councillor Wotten,
(30) That the Rules of Procedure be suspended in order to introduce a motion pertaining to tariff response recommendations.

CARRIED ON A 2/3RDS VOTE

Staff responded to questions with respect to the proposed delegations of authority and the reporting process to Regional Council. Discussion ensued with respect to procurement practices and supporting local businesses.

Moved by Councillor Woo, Seconded by Councillor Collier,
(31) That we recommend to Council:

Whereas on February 26, 2025, Council approved the following:

“Therefore be it resolved:

- A) That Durham staff be directed to strike a working group to take on a strategic review of procurement and to work with other municipal partners where appropriate, including looking at whether some project timing should be reassessed; and
- B) That review will be directed to achieve three aims:
 - To ensure Durham’s procurement is resilient to the financial, supply chain and other risks associated with the changing Canada-US trade relationship;
 - To align Durham’s procurement to take advantage of opportunities arising from reduction of interprovincial trade barriers, support for local businesses and development of new strategic trading partners; and
 - To inform and support Economic Development in a mission to assist local businesses in adapting and aligning to a renewed focus on strengthening Canadian business, with a view to increasing the amount of Canadian and local businesses who are competing and winning in Durham’s procurement activities.”;

And whereas Regional staff have already begun to focus on local and Canadian procurement opportunities where possible under the existing Regional purchasing by-law and to research alternatives;

Now therefore be it resolved that Council provide the following direction to staff on a Made in Durham response to trade tariffs:

1. The Commissioner of Finance be directed to adopt procurement strategies that prioritize Canadian and other non-U.S. goods and services over those of the U.S. where feasible;
2. That these Buy Canadian strategies be consistent with provincial and municipal procurement policies and aim to protect the maximum number of local jobs, Canadian jobs and Canadian-owned companies, in that order of priority, in order to support the medium and long-term growth of Canadian suppliers as well as develop longer term alternatives to U.S. suppliers to ensure competition and a diverse supply chain;
3. These procurement strategies be aligned with any federal or provincial legislation or direction to municipalities to support a unified, cross-Canada approach that effectively leverages the considerable buying power of Canadian municipalities to support a broader trade and economic strategy;
4. Regional procurement be assessed to determine what U.S.-sourced goods and services are relied on, and to develop alternative procurement strategies;
5. That staff be directed to investigate amendments to the Purchasing By-law to allow alternative thresholds for bidding opportunities to maximize bidding opportunities for local and Canadian vendors;
6. That the Commissioner of Finance be delegated authority to approve contract extensions in situations where negotiating an extension is favourable to obtaining bids during this time of uncertainty, or where supply or pricing is likely to be impacted;
7. That the Commissioner of Finance be delegated authority to approve additional financing specifically related to tariffs and retaliatory issues where current contracts or bids come in over budget or require an increase that would otherwise require Council approval under the Budget Management Policy; and
8. That any amendments to the Region's Purchasing By-law necessary to implement this Made in Durham Approach, including the above directions, be brought to Regional Council for endorsement.

CARRIED UNANIMOUSLY ON THE FOLLOWING
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Barton	
Councillor Brenner	
Councillor Chapman	
Councillor Collier	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor Mulcahy	
Councillor Neal	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	

Members Absent: Councillor Ashe
Councillor Carter
Councillor Garrod
Councillor McDougall
Councillor Nicholson
Councillor Shahid
Regional Chair Henry

Declarations of Interest: None

4.4 E. Baxter-Trahair, Chief Administrative Officer; E. Valant, Director, Housing Services; G. Muller, Director, Affordable Housing; M. MacDonald, Manager, Affordable Housing; and N. Pincombe, Director, Business Planning and Budgets, Re: 10-year Housing and Homelessness Service and Financing Strategy (2025-COW-14)

E. Baxter-Trahair, Chief Administrative Officer; E. Valant, Director, Housing Services; G. Muller, Director, Affordable Housing; M. MacDonald, Manager, Affordable Housing; and N. Pincombe, Director, Business Planning and Budgets; provided a presentation regarding the 10-year Housing and Homelessness Service and Financing Strategy. Highlights of the presentation included:

- Purpose of the Strategy
- Current Housing Demand
- Current Housing Demand – Homelessness
- Community Housing Context
- Critical Importance of Community Housing
- The Strategy
- Overview of Projected Net New Supported Households
- Projected DRLHC Units Updated to Durham Standard
- Housing Development Outcomes, 2025-2034
- Project Outcomes
- Key Financial Strategies
- Expenditure Forecast
- Proposed Financing Forecast
- Key Assumptions/Risk Mitigation Measures
- Building the Future: A Ten-Year Roadmap

Moved by Councillor Collier, Seconded by Councillor Wotten,
(32) That the order of the agenda be altered to consider Item 7.4 at this time.
CARRIED

7.4 Housing and Homelessness Service and Financing Strategy (2025 – 2034)
(2025-COW-14)

Report #2024-COW-14 from N. Taylor, Commissioner of Finance; and S. Danos-Papaconstantinou, Commissioner of Social Services; was received.

Staff responded to questions with respect to the process to add additional projects in the future; the number of new purpose-built affordable rental housing units; the number of units from partnership initiatives; the At Home Incentive Program; the proposed partnership initiatives at 590 – 650 Rossland Road in Whitby and northeast corner of Harwood Avenue and Achilles Road in Ajax; the proposed annual increase in overall Regional Property Tax Levy; the 2026 Regional business plan and budget process; whether the financial forecast includes inflationary increases for capital and operating expenses; utilization of reserve funds and the plan to replenish reserves; servicing costs for debt financing; actions being taken to advocate for changes to the Landlord and Tenant Board; the reporting process for major changes to the strategy; the operating cost per supportive housing unit; mixed income communities; partnership initiatives; the length of affordability for new developments and redevelopments; accountability and sharing of outcomes; and whether this strategy impacts Envision Durham.

Moved by Councillor Collier, Seconded by Councillor Anderson,
(33) That we recommend to Council:

- A) That the 10-year Housing and Homelessness Service and Financing Strategy (“the Strategy”), including Regional investment in housing and homelessness service enhancements, new affordable housing development and renewal initiatives, and Durham Regional Local Housing Corporation (DRLHC) asset management and retrofit activities be approved in principle subject to investment approvals through the Region’s annual business planning and budget process;
- B) That the Strategy be reviewed every four years or earlier as may be necessary in consideration of new or updated information that may impact project delivery, financing and timelines;
- C) That an annual incremental increase on the overall Regional property tax levy of approximately 0.75 per cent, each year over the 2026 - 2034 timeframe, be endorsed as necessary, subject to annual approvals through the Region’s annual business planning and budget process to implement the Strategy;
- D) That staff continue to advocate for sustained, incremental, and additional funding from the provincial and federal governments to support the funding gaps identified in the Strategy;
- E) That the 2025 capital program and financing, as outlined in Attachment #2 to Report #2025-COW-14 of the Commissioners of Finance and Social Services, in the amount of \$271,213,492 be approved;
- F) That up to \$111,919,416 in debenture financing as outlined below be approved, for the following projects, subject to confirmation of other funding sources:
 - i) \$25,203,994 for housing redevelopment in the City of Oshawa, (this is subject to approval of Confidential Report #2025-COW-11 and excludes the debenture financing sought through Confidential Report #2025-COW-11);
 - ii) \$7,269,856 for the redevelopment of the Broader Hill housing complex in Oshawa;
 - iii) \$5,448,798 for the redevelopment of 409 Centre Street in Whitby;
 - iv) \$69,996,768 for the redevelopment of 419 - 451 Christine Crescent in Oshawa; and

- v) \$4,000,000 for deep energy retrofits and asset management work at 315 Colborne St West in Whitby;
- G) That the Commissioner of Finance/Regional Treasurer be authorized to execute all necessary agreements associated with the debenture financing; and
- H) That the 2026 to 2034 capital forecast, as outlined in Attachment #3 to Report #2025-COW-14, in the amount of \$1,934,459,343 be received for information purposes only and be subject to future approvals.
CARRIED AS AMENDED ON A RECORDED VOTE
(See Following Motion)

Moved by Councillor Collier, Seconded by Councillor Lee,

- (34) That the main motion (33) of Councillors Collier and Anderson be amended by adding the following as a new Part I):

- I) That Durham Region Council directs Works and Community Growth and Economic Development staff to explore higher and better uses for Region-owned utility lands including, but not limited to, affordable housing and recreational facilities, while retaining their original utility purposes, with the Harwood Pumping Station to be considered as a pilot site.
CARRIED AS AMENDED LATER IN THE MEETING
(See Following Motion)

Moved by Councillor Chapman, Seconded by Councillor Brenner,

- (35) That the foregoing amending motion (34) of Councillors Collier and Lee be amended by adding the words “, Social Services” following the words “directs Works”; and by deleting the word “utility” before the words “lands” and “purposes”; and deleting the words “, with the Harwood Pumping Station to be considered as a pilot site” at the end of the paragraph.
CARRIED UNANIMOUSLY ON THE FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Brenner	
Councillor Chapman	
Councillor Collier	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	

Councillor Lee
Councillor Marimpietri
Councillor Mulcahy
Councillor Neal
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Councillor Wotten
Councillor Yamada

Members Absent: Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Cook
Councillor Garrod
Councillor McDougall
Councillor Nicholson
Councillor Shahid
Regional Chair Henry

Declarations of Interest: None

The amending motion (34) of Councillors Collier and Lee was then put to a vote and CARRIED AS AMENDED.

The main motion (33) of Councillors Collier and Lee was then put to a vote and CARRIED UNANIMOUSLY, AS AMENDED, ON THE FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Brenner	
Councillor Chapman	
Councillor Collier	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor Mulcahy	
Councillor Neal	
Councillor Roy	

Councillor Schummer
Councillor Woo
Councillor Wotten
Councillor Yamada

Members Absent: Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Cook
Councillor Garrod
Councillor McDougall
Councillor Nicholson
Councillor Pickles
Councillor Shahid
Regional Chair Henry

Declarations of Interest: None

5. Delegations

There were no delegations heard.

6. Correspondence

There were no communications.

7. Reports

Moved by Councillor Chapman, Seconded by Councillor Brenner,
(36) That the recommendations contained in Reports #2025-COW-10, 2025-COW-12 and 2025-COW-13 be adopted.

CARRIED UNANIMOUSLY ON THE FOLLOWING
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Brenner	
Councillor Chapman	
Councillor Collier	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	

Councillor Mulcahy
Councillor Neal
Councillor Schummer
Councillor Woo
Councillor Wotten
Councillor Yamada

Members Absent: Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Cook
Councillor Garrod
Councillor McDougall
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Shahid
Regional Chair Henry

Declarations of Interest: None

- 7.1 Authorization to Enter into an Agreement with Brooklin Northeast Developments CR Inc. for the Construction of a Zone 4 Feedermain on Thickson Road (Regional Road 26) Required to Service Brooklin Pressure Zone 4 in the Town of Whitby ([2025-COW-10](#))
-

Report #2025-COW-10 from R. Jagannathan, Commissioner of Works; and N. Taylor, Commissioner of Finance; was received.

The recommendations in Report #2025-COW-10 were carried earlier in the meeting [see Motion (36) on pages 13 and 14] and read as follows:

That we recommend to Council:

- A) That the Regional Municipality of Durham (Region) be authorized to enter into an Agreement with Brooklin Northeast Developments CR Inc. (Brooklin Northeast) for a Zone 4 feedermain from Thickson Road Zone 4 Water Pumping Station to the future Bergamot Street, in the Town of Whitby (the "Works") with the following terms:
- i) Brooklin Northeast will finance upfront 100 per cent of the design and construction costs of the Works, estimated at \$5,984,700;
 - ii) Brooklin Northeast will tender, award, and construct the necessary Works, subject to Regional inspection and Regional approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;

- iii) Brooklin Northeast will post security in the form of a letter of credit, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
- iv) Brooklin Northeast will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the Works, estimated at \$5,541,800 (at the rates in effect at the time of development) for lands within the Brooklin Zone 4 area that are serviced by the Works;
- v) Development charge credits earned will be indexed in accordance with Statistics Canada's Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
- vi) The Region will pay Brooklin Northeast the non-residential share (7.4 per cent) of the design and construction costs of the Works, estimated at \$442,900, upon acceptance by the Region of the completion of the Works, from the 2025 Water Supply Budget:

2025 Water Supply Budget

Item #128 Zone 4 feedermain from Thickson Rd. Zone 4 Water Pumping Station to Zone 4 Myrtle Rd. Reservoir with connection to Zone 4 Water Pumping Station at Duffs Rd. Reservoir and Zone 5 feedermain from Duffs Reservoir to Brawley Rd., Whitby

Commercial Development Charges	\$173,600
Industrial Development Charges	\$227,400
2025 Water User Revenue ¹	<u>\$41,900</u>
Total	<u>\$442,900</u>

Note:

¹ \$41,900 in water user revenue related to the shortfall in institutional development charges

- B) That an allowance of 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by Brooklin Northeast, included in the estimated cost of the Works, will be paid by the Region:
 - i) All financial commitments will be based on final actual costs;

- ii) Such other terms as deemed appropriate by the Commissioner of Works; and
- C) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.

7.2 Authorization to Enter into an Agreement with the Southeast Courtice Landowner Group for the Construction of a Zone 2 Feedermain and a Sub Trunk Sanitary Sewer Required to Service the Southeast Courtice Secondary Plan Area in the Municipality of Clarington (2025-COW-12)

Report #2025-COW-12 from R. Jagannathan, Commissioner of Works; and N. Taylor, Commissioner of Finance; was received.

The recommendations in Report #2025-COW-12 were carried earlier in the meeting [see Motion (36) on pages 13 and 14] and read as follows:

That we recommend to Council:

- A) That the Regional Municipality of Durham (Region) be authorized to enter into an Agreement with the Southeast Courtice Landowners Group for the construction of a Zone 2 feedermain and sub-trunk sanitary sewer (the "Works") with the following terms:
 - i) The Southeast Courtice Landowners Group will finance upfront 100 per cent of the design and construction costs of the Works estimated at \$17,842,900 (\$9,601,500 for the feedermain and \$8,241,400 for the sub-trunk sewer);
 - ii) The Southeast Courtice Landowners Group will tender, award, and construct the necessary Works, subject to Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
 - iii) The Southeast Courtice Landowners Group will post security in the form of a letter of credit, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
 - iv) The Southeast Courtice Landowners Group will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the water supply Works, estimated at \$8,891,000 and residential sanitary sewerage development charge credits up to an amount equal to the residential share (83.3 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$6,865,100 (at the

rates in effect at the time of development), for lands within the areas that are serviced by the Works;

- v) Development charge credits earned will be indexed in accordance with Statistics Canada’s Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
- vi) The Region will pay to the Southeast Courtice Landowners Group the non-residential share (7.4 per cent for water supply and 16.7 per cent for sanitary sewerage) of the design and construction costs of the Works, estimated at \$710,500 for Water Supply and \$1,376,300 for Sanitary Sewerage upon acceptance by the Region of the completion of the Works, from the 2025 Business Plans and Budgets:

Water Supply

2025 Water Supply System Capital Budget

Item #148 Zone 2 feedermain on Bloor St. from Prestonvale Rd. to Hancock Rd., Courtice

Commercial Development Charges	\$278,400
Industrial Development Charges	\$364,900
2025 Water User Revenue ¹	<u>\$67,200</u>
Total	<u>\$710,500</u>

Note:

¹ \$67,200 in water user revenue related to the shortfall in institutional development charges

Sanitary Sewerage

Prior Years’ Sanitary Sewerage System Capital Budget

Item #86: Sub-trunk sanitary sewer on easement along the north side of CPR from Trulls Rd. to Courtice Rd. and on Courtice Rd. from the north side of CPR to Bloor St., Courtice

Commercial Development Charges	\$412,800
Industrial Development Charges	\$223,600
2025 Sewer User Revenue ¹	<u>\$739,900</u>

Total **\$1,376,300**

Note:

¹ \$739,900 in Sewer user revenue related to the shortfall in non-residential development charges

Total Non-Residential Share **\$2,086,800**

- vii) An allowance of 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by the Southeast Courtice Landowners Group, included in the estimated cost of the Works, will be paid by the Region;
 - viii) All financial commitments will be based on actual costs;
 - ix) Such other terms as deemed appropriate by the Commissioner of Works; and
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.

7.3 Recommendations for Eligible Projects Under the At Home Incentive Program for Affordable Housing ([2025-COW-13](#))

Report #2024-COW-13 from S. Danos-Papaconstantinou, Commissioner of Social Services; N. Taylor, Commissioner of Finance; B. Bridgeman, Commissioner of Community Growth and Economic Development; and R. Jagannathan, Commissioner of Works, was received.

The recommendations in Report #2025-COW-13 were carried earlier in the meeting [see Motion (36) on pages 13 and 14] and read as follows:

That we recommend to Council:

- A) That the following applications for affordable rental housing projects be approved under the At Home Incentive Program (AHIP):
- i) Muslim Welfare Canada to build 55 units of affordable seniors rental housing at 1589-1603 Highway #2 East in Courtice, Municipality of Clarington (Attachment #1 to Report #2025-COW-13);
 - ii) Borelia Cooperative Homes Inc. to build 16 units of affordable rental housing at 10 Borelia Crescent in Port Perry, Township of Scugog (Attachment #2 to Report #2025-COW-13); and

- iii) 1465 King Street Inc. to build 70 units of affordable rental housing at 1465 Highway #2 in Courtice, Municipality of Clarington (Attachment #3 to Report #2025-COW-13);
- B) That the Region provide up-front capital funding to support the development and construction of affordable rental housing projects in the total amount of \$13,250,000 broken down as follows:
 - i) \$5,750,000 to Muslim Welfare Canada;
 - ii) \$2,688,000 to Borelia Cooperative Homes Inc.; and
 - iii) \$4,812,000 to 1465 King Street Inc.;
- C) That the up-front capital funding be provided from the At Home Incentive Program Reserve Fund (AHIPRF) and advanced based on the following key construction milestones:
 - i) 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security;
 - ii) 40 per cent at confirmation of fully enclosed building;
 - iii) 10 per cent at confirmation of occupancy;
- D) That the up-front capital funding provided by the Region be conditional upon each proponent listed in Recommendation A) providing written confirmation of funding by third-party financiers (if applicable) prior to execution of the Municipal Capital Housing Facilities and Contribution Agreement;
- E) That the Region enter into a Municipal Capital Housing Facilities and Contribution Agreement with the above-mentioned parties to:
 - i) maintain affordable rents for the specified affordability period;
 - ii) continue to use the eligibility requirements for tenants to enable the use of capital grants for eligible purpose-built affordable rental housing projects; and
 - iii) provide accountability and reporting requirements, including proforma construction accounting of their projects on a quarterly basis, given the heightened current economic challenges that these projects may face; and
- F) That the Regional Solicitor be directed to prepare the necessary by-laws.

7.4 Housing and Homelessness Service and Financing Strategy (2025 – 2034)
(2025-COW-14)

This item was dealt with earlier in the meeting. See pages 9 to 13 of these minutes.

8. Members Motions

8.1 Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces

Staff responded to a question with respect to the legislative requirements for quorum as a result of the declarations of pecuniary interest on this item, made earlier in the meeting.

Questions were raised with respect to the timeframe to implement; and the process for veterans travelling with cadets or other individuals. It was requested that staff review and report back on these items.

Moved by Councillor Leahy, Seconded by Councillor Marimpietri,
(37) That we recommend to Council:

Whereas Metrolinx, the operator of GO transit, announced that it is providing free service to GO passengers who are veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces; and

Whereas we owe a debt of gratitude to those who serve our country in the Canadian Armed Forces in past conflicts and in the current defence of our country; and

Whereas the integrated fares between Metrolinx and local municipal transit systems has meant that there is seamless travel between GTHA transit authorities; and

Whereas it is the intent of Durham Regional Council to recognize the contribution of those that have served in our Canadian Armed Forces; and

Whereas making transportation a seamless opportunity for past and current members of the Canadian Armed Forces is a desired outcome;

Now Therefore Be It Resolved That:

1. Durham Regional Council requests that the Transit Executive Committee consider the concept of allowing past and current members of the Canadian Armed Forces to ride for free on Durham Regional Transit subject to approval of the updated Fare Strategy in 2025, and consideration for the 2026 Budget; and

2. This resolution be forwarded to the Transit Executive Committee for consideration at their next meeting.

CARRIED ON THE FOLLOWING RECORDED
VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Brenner	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor Mulcahy	
Councillor Neal	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	

Members Absent: Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Cook
Councillor McDougall
Councillor Nicholson
Councillor Shahid
Regional Chair Henry

Declarations of Interest: Councillor Chapman
Councillor Collier
Councillor Garrod
Councillor Jubb

- 8.2 Motion regarding Exploring Higher and Better Uses of Utility Lands in Conjunction with the Ajax Water Supply Plant Expansion
-

Councillors Collier and Lee requested that the motion be withdrawn as this item was dealt with earlier in the meeting as part of Item 7.4, Report #2025-COW-14: Housing and Homelessness Service and Financing Strategy (2025 – 2034).

Moved by Councillor Mulcahy, Seconded by Councillor Woo,
(38) That the Rules of Procedure be waived in order to introduce a motion
without notice.

CARRIED ON A 2/3RDS VOTE

8.3 Motion to Request the Province to Temporarily Remove Tolls on Highway 407 in
Durham Region

Moved by Councillor Mulcahy, Seconded by Councillor Roy,
(39) That we recommend to Council:

Whereas Highway 407 from Brock Road (Regional Road 1) in Pickering to
Highway 35/115 is provincially owned and tolls are set by the Province; and

Whereas planned Regional road construction work to widen Winchester Road
(Regional Road 3) from Anderson Street to Baldwin Street (Regional Highway 12)
will necessitate reducing Winchester Road to one lane of traffic in one direction
over an expected two construction seasons impacting travel times for residents
and businesses; and

Whereas the temporary removal of tolls on Highway 407 during Winchester Road
construction work would improve overall travel times and alleviate the traffic
impacts on surrounding Regional and local municipal roads; and

Whereas at a media appearance on October 25, 2024 Premier Ford indicated that
he had requested that the Minister of Transportation review reducing or
eliminating tolls on the provincially-owned portion of the highway, being Highway
407 East; and

Whereas the Progressive Conservative Party of Ontario was re-elected on
February 27, 2025, receiving a strong mandate for their 2025 Protect Ontario Plan
which indicates that the Provincial government will remove all tolls on Highway
407 East; and

Whereas Winchester Road from Anderson Street to Baldwin Street will be once
again reduced to one lane of traffic in one direction beginning in April 2025; and

Whereas the Council of the Region of Durham has previously advocated for the
removal of tolls on Highway 407 East through Council Resolution in 2024 in order
to boost economic development, improve travel times, and alleviate traffic impacts
in Durham Region;

Now Therefore Be It Resolved That:

1. That the Council of the Region of Durham hereby requests that the Provincial government expedite the removal of all tolls on the entirety of Highway 407 East, in accordance with the 2025 Protect Ontario Plan, starting April of 2025 to align with the resumption of construction that will reduce traffic capacity on Winchester Road; and
2. That the Regional Chair be requested on behalf of Council, to author a letter including this motion to the Premier of Ontario, the Minister of Transportation, all Durham Region MPPs, all Durham municipalities, the City of Kawartha Lakes, the Township of Cavan Monaghan, the City of Peterborough, the Ontario Trucking Association, and the Ontario Federation of Agriculture.

CARRIED

9. Confidential Matters

- 9.1 Confidential Report of the Commissioners of Works, Finance and Social Services – Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to the Acquisition of Property in the City of Oshawa (2025-COW-11)
-

Confidential Report #2025-COW-11 from R. Jagannathan, Commissioner of Works; N. Taylor, Commissioner of Finance; and S. Danos-Papaconstantinou, Commissioner of Social Services; was received.

Moved by Councillor Chapman, Seconded by Councillor Brenner,
(40) That we recommend to Council:

That the recommendations contained in Confidential Report #2025-COW-11 of the Commissioners of Works, Finance and Social Services, be adopted.

CARRIED

- 9.2 Confidential Report of the Commissioners of Finance and Community Growth & Economic Development – a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Region with respect to negotiations regarding post-secondary investment attraction (2025-COW-15)
-

This matter was withdrawn prior to the meeting and will be considered at the March 26, 2025 Regional Council meeting.

10. Adjournment

Moved by Councillor Leahy, Seconded by Councillor Kerr,
(41) That the meeting be adjourned.

CARRIED

The meeting adjourned at 3:06 PM

Respectfully submitted,

John Henry, Regional Chair

T. Fraser, Committee Clerk