



The Regional Municipality of Durham

Committee of the Whole Agenda

Wednesday, March 22, 2023, 9:30 a.m.

Regional Council Chambers

Regional Headquarters Building

605 Rossland Road East, Whitby

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

Note: This meeting will be held in a hybrid meeting format with electronic and in-person participation. Committee meetings may be [viewed via live streaming](#).

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3. Statutory Public Meetings	
There are no statutory public meetings	
4. Presentations	
There are no presentations	
5. Delegations	
There are no delegations	
6. Correspondence	
7. Reports	
7.1 Report #2023-COW-10	3
Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement to Allow the Construction of a Seaton Phase 2 Landowner Constructed Sanitary Sewer Project as a Phase 1 Project	
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Recommendations for Eligible Projects Under the At Home Incentive
Program for Affordable Housing

8. Confidential Matters

There are no confidential matters to be considered

9. Adjournment



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioner of Works and Commissioner of Finance
Report: #2023-COW-10
Date: March 22, 2023

Subject:

Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement to Allow the Construction of a Seaton Phase 2 Landowner Constructed Sanitary Sewer Project as a Phase 1 Project

Recommendations:

That the Committee of the Whole recommends to Regional Council:

- a) That the Regional Municipality of Durham enter into an amending agreement with the Seaton Landowners Group to redefine a Phase 2 sanitary sewer project, West Sub-Trunk 2 (WS2SS), as a Phase 1 Landowner Constructed Project under the same terms and conditions of the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement;
 - b) That the Regional Chair and Regional Clerk be authorized to execute the above-noted agreement in a form satisfactory to the Regional Solicitor; and
 - c) That a copy of this report be provided to the City of Pickering.
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Report:

1. Purpose

- 1.1 The purpose of this report is to seek Regional Municipality of Durham (Region) Council approval to enter into an amending agreement with the Seaton Landowners Group to allow for the construction of a Phase 2 sanitary sewer

project, West Sub-Trunk 2 (WS2SS), (as shown on Attachment #1) as a Phase 1 Landowner Constructed Project.

2. Background

- 2.1 In November of 2015, the Region and the Seaton Landowners Group, which includes the Province of Ontario as a landowner, executed the Phase 1 Regional Front-Ending Agreement for Seaton. Phase 1 includes the financing and construction of the Regional infrastructure required to service 9,800 Single Detached Equivalent (SDE) residential units and 200 acres (81 hectares) of Prestige Employment Lands.
- 2.2 The Landowners Group has requested a Phase 2 Front-Ending Agreement, which will include all remaining lands in Seaton, for which negotiations are underway. In anticipation of a Phase 2 agreement, the Seaton Landowners Group has requested an amendment to the Phase 1 Regional Front-Ending Agreement to allow for the construction of an additional sanitary sewer (WS2SS) to service the employment lands. The construction of this second sanitary sewer to the north side of Highway 407 would eliminate the need for an interim sanitary sewage pumping station to service the FGF Brands Inc. food campus, located on the north side of Highway 407, west of Whites Road. No additional lands will be allocated sanitary sewage or water supply capacity through this amending agreement. Allocation of capacity for additional lands will be addressed in the Phase 2 agreement.

3. Regional Infrastructure

- 3.1 There are two approaches to Regional infrastructure projects in Seaton, projects designed and constructed by the Landowners Group, which are primarily linear sewer, water and road projects, and Region constructed projects which are primarily vertical plant projects. Both types of Regional infrastructure projects require Regional approval of the detailed design prior to construction and inspection during construction, to ensure compliance with Regional standards. The Landowners Group has requested that one of the Phase 2 Landowner constructed projects, WS2SS, be redefined as a Phase 1 Landowner constructed project. This project would then proceed to construction and would be subject to all the terms and conditions of the Phase 1 Front-Ending Agreement.

- 3.2 The construction of WS2SS would allow the FGF food campus to develop as part of the Phase 1 Employment Lands, eliminating the need for an interim pumping servicing arrangement.

4. Financial Implications

- 4.1 There are no additional capital costs to the Region for this proposed project as it is 100 per cent funded by the Seaton Landowners.
- 4.2 Funds expended by the Landowners to complete this project will be entitled to Development Charge credits in keeping with the Seaton Phase 1 Front-Ending Agreement, excluding the Federal Lands share which are not eligible for Development Charge Credits as per the Phase 1 Front-Ending Agreement.
- 4.3 Regional staff will be commencing the renewal of the Seaton Water Supply and Sanitary Sewer Area Specific Development Charge By-law in 2023 as it expires on June 30, 2024. The renewal of the by-law will reflect the change of this sanitary sewer project from a Phase 2 project to a Phase 1 project.

5. Previous Reports and Decisions

- 5.1 Report #2015-J-25: Proposed Regional Front-Ending Agreement and Related Agreements for the Development of the Seaton Community, in the City of Pickering.
- 5.2 Report #2019-W-62: Seaton Phase 1 Regional Infrastructure Front-Ending Agreement – Amendment Agreement.
- 5.3 Report #2021-COW-6: Seaton Phase 2 Regional Front-Ending Agreement – Regional Objectives and Commencement of Negotiations.
- 5.4 Report #2022-COW-17 Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement.

6. Relationship to Strategic Plan

- 6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Goal 3 – Economic Prosperity
 - To build a strong and resilient economy that maximizes opportunities for business and employment growth, innovation and partnership.

7. Conclusion

- 7.1 It is recommended that the Regional Municipality of Durham Council grant approval for the Region to enter into an amending agreement with the Seaton Landowners Group to redefine a Phase 2 sanitary sewer project, the West Sub-Trunk 2 (WS2SS), as a Phase 1 Landowner Constructed Project subject to the terms and conditions of the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement, containing the provisions outlined in this report. The final wording of the amending agreement shall be to the satisfaction of the Regional Solicitor.
- 7.2 This report has been reviewed by the Regional Solicitor.
- 7.3 For additional information, contact Paul Gillespie, Manager, Development Approvals, at 905-668-7711 extension 3443.

8. Attachments

- 8.1 Attachment #1: Location Plan

Respectfully submitted,

Original signed by:

John Presta, P.Eng., MPA
Commissioner of Works

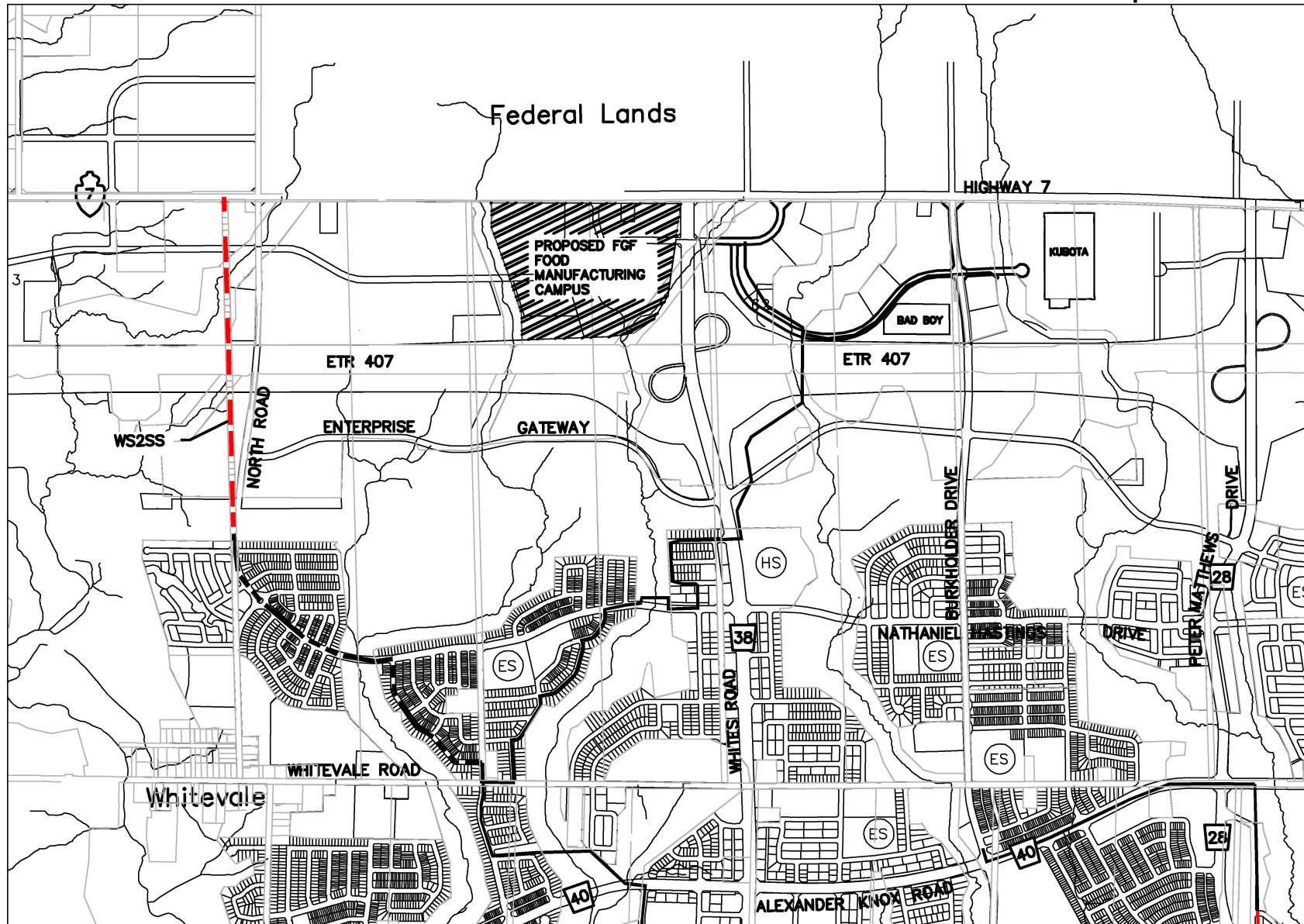
Original signed by:

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



Legend

-  Existing Sanitary Sewer
-  WS2SS West Sub-Trunk 2 Sanitary Sewer



Attachment #1: Location Plan



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioner of Finance and Commissioner of Planning and Economic Development
Report: #2023-COW-11
Date: March 22, 2023

Subject:

Lakeshore East GO Extension and Transit Oriented Development

Recommendation:

That the Committee of the Whole recommends to Regional Council:

- A) That the Lakeshore East GO Extension and Transit Oriented Development update provided within Report #2023-COW-11 of the Commissioner of Finance and the Commissioner of Planning and Economic Development be received for information;
 - B) That the recommendations contained in Confidential Attachment #1 to COW Report #2023-COW-11 be approved; and
 - C) That the recommendations contained in the Confidential Attachment to Report #2023-COW-11 and the confidential presentation materials from the February 17th, 2023, Special Council Meeting be released publicly, with the exception of any Provincial commercially confidential information, at such a time as the Region's Transit Oriented Development strategy is no longer deemed to be confidential by the Region of Durham.
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Report:

1. Purpose

- 1.1 The purpose of this report is to provide Regional Council with an update related to the advancement of the Lakeshore East GO Extension to Bowmanville (the Extension), and the activities undertaken by the Region as it relates to the advancement of the Metrolinx Market Driven Strategy, Major Transit Station Areas (MTSAs) and Transit Oriented Development.

2. Background

- 2.1 The Extension has a long history dating back over 30 years when GO Transit carried out its first Environmental Assessment (EA) Study for heavy passenger rail train service to Bowmanville.
- 2.2 The benefits of the Extension have been well documented as a critical investment in region-building and community economic vitality while helping to reduce reliance on auto-oriented trips. The Extension and its associated stations are a catalyst for redevelopment, community improvement, place-making and an important opportunity for additional housing, including affordable housing. As a principal Regional priority, the Extension appears in numerous corporate plans including the Regional Official Plan, the Transportation Master Plan and the current Durham Region Strategic Plan.
- 2.3 Given the broad reaching economic, environmental, community and social benefits of the Extension, the Region advanced planning and related advocacy with Metrolinx and the province for new GO stations at Thornton's Corners and Ritson Road in Oshawa, and Courtice and Bowmanville in the Municipality of Clarington.
- 2.4 On June 12, 2019, Committee of the Whole considered report [2019-COW-19 GO East Extension Update and Transit Oriented Development Evaluation](#), which included information on the Metrolinx Market Driven Strategy. Under the Strategy, the province advised that it would no longer fund new GO stations, and instead would rely on third party funding of GO stations. The Strategy highlighted the importance of planning for transit-oriented communities by ensuring land use planning, economic development and revitalization opportunities offered by the stations were a fundamental consideration when evaluating rail alignment options.
- 2.5 On November 13, 2019, Committee of the Whole considered Report [2019-COW-26 Advancing Rapid Transit Implementation and Transit Oriented Development in Durham](#), which not only reaffirmed the Region's commitment to the Extension but further elevated its importance by accelerating the Municipal Comprehensive Review to support station implementation, and establish a TOD office to support implementation efforts. On November 27, 2021, Council resolved:
 - a. "That Metrolinx be advised that Durham Region supports the extension of all day GO train service along the Lakeshore East line, including new stations at Thornton's Corners, Central Oshawa, Courtice and Central Bowmanville.
 - b. That Regional Planning staff be directed to accelerate the review and development of policies, including delineations and density targets for Major Transit Station Areas under "Envision Durham."
 - c. That a Rapid Transit Implementation/Transit Oriented Development Office (RT-TOD Office) be established for Durham Region."

3. Approval of the Lakeshore East GO Extension

- 3.1 On December 14, 2022, Planning and Economic Development Committee considered Report [2022-COW-30 Update on the Approval of the Lakeshore East GO Extension to Bowmanville](#). This report included details on the provincial budget approval in August 2022, including the Extension to Bowmanville, the Preliminary Design Business Case details, Metrolinx RFP, and scope of work.

4. Metrolinx Market Driven Strategy

- 4.1 On December 14, 2022, Metrolinx updated Committee of the Whole, confirming the approval of the Extension and that procurement for a Construction Manager at Risk contract was underway and that Metrolinx was working with third parties to secure stations for the Extension.
- 4.2 As indicated in Regional Reports [2019-COW-19](#), [2022-INFO-38](#), and [2022-COW-30](#) Metrolinx is no longer paying for new GO stations along its service lines, including the four new GO station stops along the Lakeshore East GO Extension to Bowmanville.
- 4.3 The concept of the benefiter paying for the GO stations rather than the taxpayer reflects equity and fairness principles. One of the major challenges identified through the Metrolinx Market Driven Strategy, however, is timing. The delivery of the stations is now driven by the market and therefore there is no certainty around the timing of station delivery, and this can be problematic when trying to realize the benefits of TOD.

5. Transit Oriented Development

- 5.1 Transit Oriented Development (TOD) provides high density, compact development close to Higher Order Transit stations, and includes an integrated mix of uses such as office, residential, retail, community uses, and other uses that support transit ridership. The benefits of planning for TOD around rapid transit include:
- a. Building on the significant place-making opportunities surrounding transit stations, where pedestrian-oriented streets, parks, squares, and buildings become comfortable and desirable gathering places.
 - b. Enhancing housing choice and affordability through higher density housing types, where seniors, students and lower-income earners can benefit from access to transit as a priority mode of travel.
 - c. Providing focal points for density, where there is a reduced need to drive, and where parking requirements for new developments can be lessened so they may develop more efficiently.
 - d. Providing opportunities for strong connections to local transit service and supporting their evolution into major transit hubs.
 - e. Providing opportunities for developing focal points for bicycle and active transportation, with facilities and amenities that support these non-automobile forms of travel.

- f. Optimizing the value of transit and infrastructure investment around transit nodes.

6. Alignment with Municipal Comprehensive Review

- 6.1 The provincial Growth Plan (“A Place to Grow”) requires municipalities to delineate the boundaries of Major Transit Station Areas (MTSAs) and plan for a minimum density of 150 residents and jobs combined per hectare. The Region, in consultation with the lower tier municipalities, delineated the Major Transit Station Area boundaries.
- 6.2 On December 1, 2020, the Planning and Economic Development Committee considered a Discussion Paper through Report [2020-P-27 Major Transit Station Areas – Proposed Policy Directions](#) which established:
 - a. the vision, goals, and objectives of the MTSAs
 - b. Delineate the geographic extent of MTSAs
 - c. Identify housing types and built form that support intensification
 - d. Recognize best practices for TOD
 - e. Enable a variety of transit-oriented land uses
 - f. Prioritize active transportation
 - g. Optimize parking
 - h. Promote an inviting and pedestrian oriented public realm, to enhance connectivity, generate employment and guide residential growth; and,
 - i. Provide clear policy guidance to local area municipalities for inclusion within their respective official plan updates.
- 6.3 The Region continued to work with members of the public and stakeholders to refine the boundaries and policies of its MTSAs throughout 2021.
- 6.4 On December 7, 2021, Planning and Economic Development Committee considered Report [2021-P-26 Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas](#) (PMTSAs) which established the policy framework for seven of the Region’s existing and future GO Train stations. Amendment #186 is before the Province for approval.

7. Metrolinx Market Driven Strategy Commercial Process

- 7.1 A Special Meeting of Council under closed session was held on February 17, 2023, to update Council on approaches to station delivery and commercial negotiations that Metrolinx has been engaged in under the Metrolinx Market Driven Strategy.
- 7.2 To further this discussion, commercially confidential information regarding the advancement of station delivery necessitates that a portion of this meeting must be held in closed session.

8. Relationship to Strategic Plan

8.1 The Extension will improve mobility and travel options, supports transit-oriented development in the Major Transit Station Areas and aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- a. Goal 1 Environmental Sustainability: Objective 1.5: Expand sustainable and active transportation.
- b. Goal 2 Community Vitality: Objective 2.1: Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing.
- c. Goal 3 Economic Prosperity: Objective 3.3: Enhance communications and transportation networks to better connect people and move goods efficiently.
- d. Goal 4 Social Investment: Objective 4.1: Revitalize community housing and improve housing choice, affordability, and sustainability.

9. Conclusion

9.1 The Region will continue to collaborate with its municipal and provincial partners, through established Working Groups and Governance tables, seeking Council approval for matters as necessary.

10. Attachments

Attachment #1: Confidential Attachment

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Original signed by

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioner of Social Services, Commissioner of Finance,
Commissioner of Works, and Commissioner of Planning and Economic
Development
Report: #2023-COW-12
Date: March 22, 2023

Subject:

Approval to Retain Infrastructure Ontario for Project Management Services for the First Phase of the Revitalization of Durham Regional Local Housing Corporation Properties

Recommendations:

That the Committee of the Whole recommends to Regional Council:

- A) That the first phase of the Revitalization of Durham Regional Local Housing Corporation properties located at 416-448 Malaga Road and the 12 semi-detached units on Christine Crescent, in the City of Oshawa, be approved with an initial upset cost of \$500,000;
- B) That an agreement with Infrastructure Ontario's Project Management Office with additional external advisory and expert services to be procured by Infrastructure Ontario or the Regional Municipality of Durham as necessary to complete the Stage #1 tasks for the provision of advisory and project management services for the proposed first phase of redevelopment of the Durham Regional Local Housing Corporation sites be approved with an upset limit not to exceed \$500,000* to be financed from the approved project budget;
- C) That upon completion of the Stage #1 scope of work, staff report to Regional Council with a redevelopment plan (including consideration of mixed use and mixed income development), financial analysis, recommended delivery

approaches, relocation plan, community consultation results and feedback, ongoing community and stakeholder consultation framework and a budgetary cost estimate for the remaining project activities for final project approval;

- D) That the Commissioner of Finance be authorized to execute any agreements necessary to facilitate the services of Infrastructure Ontario or other advisory and expert resources required, to be provided through Infrastructure Ontario or the Regional Municipality of Durham; and
 - E) That a copy of the Council Resolution be provided to the Infrastructure Ontario Project Management Office authorizing the Regional Municipality of Durham to enter into any required agreements to facilitate the project management services.
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Report:

1. Purpose

- 1.1 The purpose of this report is to obtain authorization from the Regional Municipality of Durham (Region) Council for staff to enter into an agreement with Infrastructure Ontario's Project Management Office to provide project management and advisory services for the first stage of work required to advance the redevelopment and revitalization of the two selected Durham Regional Local Housing Corporation (DRLHC) sites.
- 1.2 Dollar amounts followed by asterisk (*) are before applicable taxes.

2. Background

- 2.1 In 2020, Urban Strategies Inc. (USI) was retained by the Region to conduct a high-level analysis of DRLHC sites with significant state of good repair investment requirements. The objective of this preliminary review was to highlight potential redevelopment opportunities for further review and investigation.
- 2.2 Based on both the current asset management condition index ratings, outstanding repair requirements and potential site opportunities, two sites are recommended to be advanced, being 416-448 Malaga Road and six semi-detached units along Christine Crescent, both in the City of Oshawa (Oshawa).
- 2.3 The Malaga Road site is a 65-unit townhouse development constructed in 1970. The structures on site have reached the end of their expected useful life and based on the facility age and level of investment required, the asset condition rating for this site is critical.

- 2.4 Christine Crescent is a section of an overall community housing development referred to as “the Hill”. The Christine Crescent site is comprised of six semi-detached homes (12 units) constructed in 1962. The units have reached the end of their expected life and based on the facility age and level of investment required, the asset condition rating for this site is critical.
- 2.5 Redevelopment of the selected sites presents an opportunity to improve current conditions so that mixed income communities would be created, including sustainable development features that would act as a catalyst to the revitalization of surrounding neighbourhoods. Similar redevelopment and revitalization projects have been undertaken in other communities, based on partnerships with other levels of government and the private sector, that redefined how community housing can be developed and redeveloped. Working collaboratively with City of Oshawa staff, redevelopment will also provide an opportunity to review the incorporation of mixed tenure into the community.
- 2.6 By focusing first on these two sites, the Region would be able to proceed with much needed asset management replacements, provide additional affordable rental housing and related community redevelopment priorities while simultaneously developing in-house staff expertise in large scale residential, and potentially mixed-use rental redevelopment.
- 2.7 To assist staff in planning the next steps to determine the optimal redevelopment plan, HSC Consultants were retained to formulate initial workplans for the Christine Crescent and Malaga sites. The following supporting studies and reports were identified as next steps, some of which are currently underway:
- a. Need and Demand Study
 - b. Land Appraisal
 - c. Site Survey
 - d. Environmental Site Assessment, Geotechnical Reports, Record of Site Condition, Demolition/Site Cleanup Plan, including any necessary Studies (i.e., Designated Substance Survey)
 - e. Engineering Study, Site Servicing Study
 - f. Preliminary Project Drawings/Specifications and Preliminary Design
 - g. Energy Modelling Study

- h. Accessibility Study
 - i. Quantity Survey/Cost Estimates (minimum Class A estimate report)
- 2.8 A significant amount of work is required to undertake these redevelopment projects. In addition to the technical work identified in the above studies, an extensive effort will be necessary for ongoing community and First Nations engagement, along with exploring the potential opportunities to partner with the private and not-for-profit sectors on development, construction, and property management activities to realize mixed income neighbourhoods. Since the Region does not currently possess the internal capacity to advance these two redevelopment projects in a timely manner, there is a need to retain qualified external expertise to support achieving the desired outcomes.
- 2.9 A competitive procurement process is currently underway to retain a consultant to develop and deliver a framework of engagement, consultation, and communications services and to receive and analyze input from all interested parties, residents, and the surrounding community through a robust public engagement process. Successful engagement and communications throughout the project will build constructive, positive, and trusting relationships with the wide variety of interested parties. Staff expect to award the contract for these services by the end of March 2023.
- 2.10 Early communications will commence with the impacted residents, the immediate community, and City of Oshawa and Regional Council Members to introduce the redevelopment project, its purpose, and disclose the selected sites. The intent of these early communications is to invite suggestions, understand initial concerns, explain the overall project process, and ensure that accurate and timely information is shared within the community. The ways in which current tenants, neighbouring residents, councillors and the local community can continue to be engaged and participate throughout the project will also be shared as part of this early communications strategy.
- 2.11 The consultant will develop a full consultation and engagement plan over the coming months which will be shared with staff at the Region and City of Oshawa for input and feedback. The proposed plan will be presented to Regional Council for endorsement and then to the City of Oshawa Council for their information and awareness.

- 2.12 The Region has been working closely with Infrastructure Ontario's Project Management Office on a potential joint venture for underutilized properties owned by the Region and the Province at 590 and 650 Rossland Road East, in the Town of Whitby, that would advance affordable housing opportunities. Through ongoing discussions, staff learned of the expertise that had been developed within Infrastructure Ontario's Project Management Office related to the type of redevelopment work the Region wishes to undertake.
- 2.13 Infrastructure Ontario has entered partnerships with the private sector to redevelop underutilized Provincial lands to advance affordable housing combined with market rent housing to create holistic communities as part of the Provincial Affordable Housing Lands Program. Projects undertaken through this delivery model include the redevelopment and revitalization of the West Don Lands and at Grenville/Grosvenor in the City of Toronto.
- 2.14 The recommended engagement of Infrastructure Ontario for this first phase of redevelopment work would ensure the needed professional expertise while providing a unique opportunity for Regional staff to learn from Infrastructure Ontario. This approach would allow the Region to proactively address the significant asset management concerns of these two sites and optimize significantly under-utilized land area in neighbourhoods that are rapidly becoming higher density residential communities while building internal capacity for future projects.

3. Previous Reports

- 3.1 [Report #2014-J-16](#), At Home in Durham, the Durham Housing Plan 2014-2024.
- 3.2 [Report #2020-COW-27](#), Master Housing Strategy.
- 3.3 [Report #2019-COW-25](#), At Home in Durham, the Durham Housing Plan 2014-2024 – Five-year Review.
- 3.4 [Report #2017-COW-257](#), 2018 Regional Social Housing Servicing and Financing Study – flexibility to shift units between rent supplement and community housing.
- 3.5 [Report #2017-COW-249](#), Affordable and Seniors Housing Task Force.
- 3.6 [Report #2022-COW-14](#), 2022 Asset Management Plan.
- 3.7 [Report #2022-COW-19](#), At Home in Durham, the Durham Housing Plan 2014-2024 Annual Report.

4. Justification to Procure Services Directly from Infrastructure Ontario

- 4.1 Infrastructure Ontario has successfully delivered similar projects to those proposed for the DRLHC revitalization and redevelopment. Infrastructure Ontario brings proven public sector expertise through a well-developed process with a roster of resources that support projects of this nature and magnitude from start to finish.
- 4.2 Infrastructure Ontario will provide advisory and project management services to the Region at cost, with a vested interest in transferring knowledge to the Region that will create internal capacity for future redevelopment and revitalization opportunities.
- 4.3 As Infrastructure Ontario is part of the public sector, there will be inherent knowledge of the importance of desired community focused outcomes for the Region and the DRLHC.
- 4.4 Securing the services of Infrastructure Ontario provides the Region with a 'one stop shop' with demonstrated expertise in this area. The project management and procurement efforts for the Region will be significantly streamlined, as Infrastructure Ontario will manage the execution of key tasks required for the project on the Region's behalf and will support the internal oversight and necessary external expertise to the project as required.
- 4.5 Infrastructure Ontario's roster of support resources and advisory service has been established in accordance with Provincial procurement policies and practices. Since the roster of resources has been utilized on other successful redevelopment projects completed by Infrastructure Ontario, the demonstrated skills, capability, and capacity will be available as may be required for the Region's redevelopment and revitalization projects.

5. Proposed Scope of Work

- 5.1 Through discussions with the Infrastructure Ontario Project Management Office team, a proposed four-stage scope of work has been prepared based on the forecasted needs for the first two redevelopment sites. Costing for services has only been provided for the first stage of project work and is estimated at \$500,000*. Cost estimates for future stages will be determined by the ultimate redevelopment delivery approach selected in the first stage of project work, which will serve as a reporting point at which time the business case for the

recommended delivery approach will be presented, and where further approval and financing will be requested.

a. Project Stage #1: Stakeholder Engagement and Business Case Advisory Services (recommended for approval)

- Participate and Advise on stakeholder engagement.

The successful consultant secured through a competitive procurement process will undertake stakeholder engagement and community consultations on behalf of the Region at various stages of the project lifecycle. This includes, but is not limited to, engagement with other levels of government, the local municipality, the public, indigenous communities, and the market including market soundings. The Region will have full control of the engagement process and be reflected as the proponent for the project work in all communications. The form of the redevelopment concepts will be informed by the public engagement process. Infrastructure Ontario will be engaged in this consultation process to obtain feedback and advise the Region's project manager on issues and approaches during these activities.

- Define and Develop business cases for redevelopment.

Infrastructure Ontario, working with the Region and third-party advisors as required, will lead development of business cases to assess the feasibility of delivering housing outcomes on the Sites. This would include an assessment of development planning constraints and opportunities, necessary zoning changes and requirements, identification of value enhancement tools, sizing of minimum development requirements, determining/securing any development permissions and preparation of the financial feasibility analysis. This stage would also include an analysis of the different delivery options and transaction structures (agreement of purchase and sale, lease back, land lease, other).

- Submit Stage #1 Deliverables.
 - Community and stakeholder consultation incorporated into recommendations and project strategies.
 - Project formulation and refinement.

- Completion of financial feasibility studies for each site.
 - Recommendation of the optimal delivery options to achieve the desired affordable housing outcomes (e.g., delivery of asset only, sale, lease, other).
 - Recommended plans specifying the proposed mixed-use and mixed-income redevelopment for each of the two sites.
 - Gather input and participate in the ongoing community and stakeholder consultation framework.
- b. Project Stage #2: Pre-Transaction Services (Cost to be determined based on delivery approach selected in Stage #1 and to be approved subsequently)
- Procure and Manage Third Party Specialty Resources.
 - In collaboration with the Region, prepare marketing materials and offer documents for disposition of the Sites if required as part of the selected delivery approach.
 - Prepare Transactional and Related Agreements.
- c. Project Stage #3: Marketing and Transaction Services (cost to be determined based on delivery approach selected in Stage #1 and to be approved subsequently)
- In collaboration with the Region, manage the selection process and evaluate bids.
 - Lead negotiations with Proponent in consultation with staff and Regional; legal counsel.
 - Support the Region, as required, in report backs to Council on the progress of the contract(s) within agreed timelines.
- d. Project Stage #4: Post-Transaction Advisory (cost based on delivery approach and to be approved subsequently)
- Provide ongoing oversight and coordination of transactions during the development and construction phases.

6. Financial Implications

- 6.1 Section 11 of the Region's Purchasing By-law #16-2020 permits the acquisition of goods or services from government bodies. Tenders or quotations are not required for goods or services to be provided by Utilities, Provincial or Federal Agencies, Crown Corporations, Municipalities, etc., when similar goods or services are not available from other sources.
- 6.2 The recommended agency, Infrastructure Ontario, offers a non-profit cost structure, unique expertise, inherent knowledge of the public sector environment and collaborative approach that will allow the Region to simultaneously begin to address the end-of-life asset management issues of Regionally-owned community housing while ensuring Regional staff develop expertise for future redevelopment of Regionally-owned or managed sites.
- 6.3 The estimated cost for project management and advisory services for Stage #1 of the project work are estimated at \$300,000*, or \$150,000* per site. A provision of \$200,000* has been added to this amount for the cost of additional external advisory and expert services to be procured by Infrastructure Ontario or the Region as necessary to complete the Stage #1 tasks. Infrastructure Ontario's Vendors of Record (VOR) are selected through a competitive process that follows strict procurement guidelines. Any vendors required outside of the existing VOR list would be selected under the same competitive processes. This amount will be included as a cash allowance within the agreement with Regional approval required for the retention of additional resources.
- 6.4 Estimated financing in the amount of \$500,000* has been included in the 2023 Business Plans and Budgets.
- 6.5 At this stage, preliminary cost estimates for the proposed redevelopment activities are not available. While high level budgetary estimates have been prepared based on the development concepts prepared in 2020 by USI, these concepts lack the benefit of public consultation. It is critical that this community input is heard before creating and costing the proposed redevelopment and revitalization plans.

- 6.6 Key deliverables from Stage #1 include the completion of financial feasibility studies for each site based on recommended delivery options. This information will be presented to Regional Council in late 2023 or early 2024 for further financial and business case approval, with more accurate budgetary estimates available at that time.
- 6.7 Concurrently, staff will be exploring opportunities for any grant or financial assistance programs or low interest loan options as part of the overall redevelopment and revitalization project financing.

7. Relationship to Strategic Plan

- 7.1 This report aligns with and addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- Goal 2: Community Vitality – To foster an exceptional quality of life with services that contribute to strong neighbourhoods, vibrant and diverse communities, and influence our safety and well-being.

Objective 2.1 – Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing.

- Goal 3: Economic Prosperity – To build a strong and resilient economy that maximizes opportunities for business and employment growth, innovation and partnership.

Objective 3.2 – Leverage Durham's prime geography, social infrastructure, and strong partnerships to foster economic growth.

- Goal 4: Social Investment – To ensure a range of programs, services and supports are available and accessible to those in need, so that no individual is left behind.

Objective 4.1 – Revitalize community housing and improve housing choice, affordability and sustainability.

Objective 4.2 – Build awareness and community capacity to address poverty.

- Goal 5: Service Excellence – To provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable services delivery.

Objective 5.1 – Optimize resources and partnerships to deliver exceptional quality services and value.

Objective 5.2 – Collaborate for a seamless service experience.

Objective 5.3 – Drive organizational success through innovation, a skilled workforce, and modernized services.

8. Conclusion

- 8.1 Staff recommend that the Regional Municipality of Durham enter into an agreement with Infrastructure Ontario's Project Management Office to provide the unique project management and advisory services necessary to complete the first stage of work required to advance the redevelopment and revitalization the selected two Durham Regional Local Housing Corporation sites.
- 8.2 Upon completion of the Stage #1 scope of work with Infrastructure Ontario, staff will report to Regional Council with a recommended project plan, financial analysis, recommended delivery approaches, relocation plan, community consultation results and feedback, ongoing community and stakeholder consultation framework and a budgetary cost estimate for the remaining project activities for final project approval.
- 8.3 Concurrent with the work to be undertaken by Infrastructure Ontario, staff will identify any legal and operational challenges to having the existing Durham Regional Local Housing Corporation undertake redevelopment activities, manage market rental residential and potential commercial or institutional rental space that may form part of the proposed concepts.

9. Attachments

Attachment #1: Infrastructure Ontario Development Division Social Purpose
Projects Overview of Recent Project Examples Led by
Infrastructure Ontario

Respectfully submitted,

Original signed by:

Stella Danos-Papaconstantinou
Commissioner of Social Services

Original signed by:

Nancy Taylor, CPA, CA
Commissioner of Finance

Original signed by:

John Presta, P.Eng., MPA
Commissioner of Works

Original signed by:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



IO DEVELOPMENT DIVISION SOCIAL PURPOSE PROJECTS

Overview of Recent Project Examples Led by IO



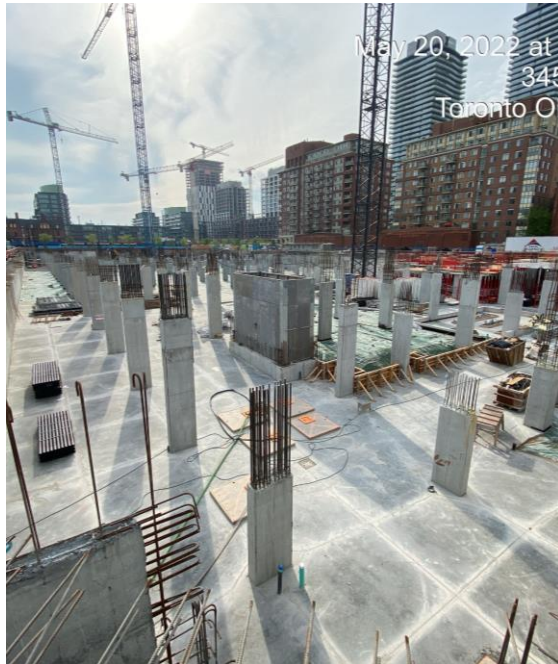
PROVINCIAL AFFORDABLE HOUSING LANDS PROGRAM

In 2017, IO was engaged by the Ministry of Municipal Affairs and Housing (MMAH) to lead the Provincial Affordable Housing Lands Program (PAHLP), which was part of the Government's Fair Housing Plan.

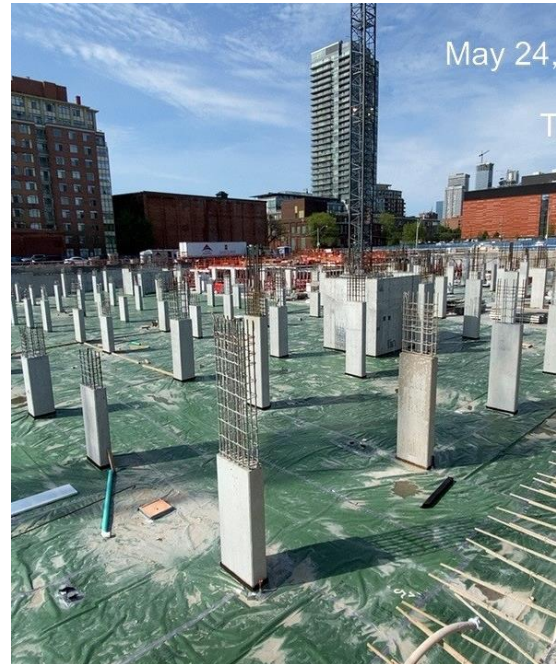
OBJECTIVE	ESTABLISHED PROGRAM GOALS & INTENDED OUTCOMES	CREATED GUIDELINES FOR AFFORDABLE HOUSING	OUTCOMES
KEY OUTCOMES	<ul style="list-style-type: none">▪ Leveraged surplus government lands to develop mixed-market rental housing, including 30% Affordable Housing homes.▪ Provincial commitment of \$70-100 million in land to develop a mix of market housing and new, permanent, sustainable and affordable homes for nearly 3,000 individuals and families.▪ Contributions:<ul style="list-style-type: none">▪ Province: Land value via below-market transactions▪ Municipality: Waived fees/taxes for affordability, development charges, planning fees	<ul style="list-style-type: none">▪ Affordable Housing Space Standards and Design Guidelines (AHSSDG) were prepared to guide development and construction of the AH homes.▪ The guidelines steered proponents on building design and program operational components, to attain durable, safe, inclusive, sustainable, and cost-effective housing.	<ul style="list-style-type: none">▪ WEST DON LANDS<ul style="list-style-type: none">▪ 8 acres of land, 99 years lease with the Developer with a 99 years term of affordability▪ 100% Purpose-built rental▪ 30% affordable homes▪ GRENVILLE/GROSVENOR<ul style="list-style-type: none">▪ 1 acre of land, sale with long-term obligation with a 40 years term of affordability▪ Over 3000 housing units in total, nearly 1000 affordable units, 2.3 Million square feet Residential GFA

PROVINCIAL AFFORDABLE HOUSING LANDS PROGRAM - WEST DON LANDS (WDL) UPDATE

Construction is already underway on the projects in the West Don Lands.



WDL - BLOCKS 3/4/7 [MAY 2022]

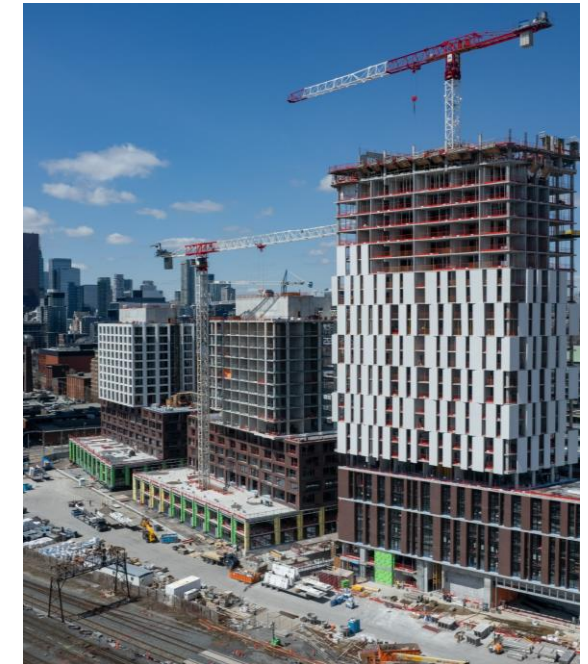


May 24,

To



WDL - BLOCKS 8 [JUNE 2022]



SURPLUS LANDS FOR LONG-TERM CARE: OAKVILLE LANDS ASSEMBLY, PARCEL 1

Since 2020, IO has been working with the Ministry of Long-term Care (MLTC) to address capacity issues in the LTC sector. The program identified multiple surplus government sites for disposition and delivery of long-term care, of which Oakville Lands Assembly - Parcel 1 in Oakville was the first transaction to close.



- Oakville Land Assembly, Parcel 1, City of Oakville:
 - Address: 2165 Dundas Street West, Oakville.
 - Developable Area1: ~9.0 acres.
 - Current Use: Vacant Land.
 - Existing Zoning: Stormwater Management Facility (SMF).
 - Minister's Zoning Order: Permits Long-Term Care.
 - Minimum Required LTC Beds: 512.
- Current Disposition Status:
 - The disposition of Oakville Lands Assembly Parcel 1 was successfully closed on March 29, 2022.
 - The preferred purchaser committed to building and operating 640 beds on this site.



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If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564.



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioners of Planning and Economic Development, Finance, Social Services and Works
Report: #2023-COW-13
Date: March 22, 2023

Subject:

Recommendations for Eligible Projects Under the At Home Incentive Program for Affordable Housing, File: D19-11

Recommendation:

That the Committee of the Whole recommends to Regional Council:

- A) That the following, highest ranking applications for affordable rental housing projects be recommended for approval under the At Home Incentive Program (AHIP):
- i) Riverbank Homes Limited to build 75 units of affordable rental housing at 109 Colborne Street West in the City of Oshawa (Attachment 1); and
 - ii) Kindred Works to build 13 units of affordable rental housing at 1066 Dunbarton Road in the City of Pickering (Attachment 2).
- B) That the Region provide upfront capital-funding in the amount of \$5,500,000 to Riverbank Homes Limited to support the development and construction of the proposed affordable rental housing project, with financing to be provided from the At Home Incentive Program Reserve Fund (AHIPRF), and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security.
 - 40 per cent at confirmation of fully enclosed building.

- 10 per cent at confirmation of occupancy.
- C) That the Region provide an additional \$2 million of top up funding, as recommended through the 2023 Business Plans and Budgets process to be transferred to the AHIPRF, with upfront capital-funding in the amount of \$1,950,000 to be provided to Kindred Works to support the development and construction of the proposed affordable rental housing project, and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security.
 - 40 per cent at confirmation of fully enclosed building.
 - 10 per cent at confirmation of occupancy.
- D) That the Region enter into a Municipal Capital Housing Facilities and Contribution Agreement with both 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; and
- E) The Regional Solicitor be directed to prepare the necessary by-laws.
-

Report:**1. Purpose and Background**

- 1.1 In March 2022, Regional Council endorsed a new At Home Incentive Program (AHIP) to actively encourage the creation of new purpose-built affordable rental housing projects in Durham. The Program is implemented under a Regional Municipal Housing Facilities By-law.
- 1.2 The purpose of this report is to summarize the evaluation process and identify the proposed developments that will make the best use of available AHIP funding to maximize the value of the Region's investment in affordable housing.
- 1.3 The AHIP provides Regional funded capital incentives for the development of new purpose-built affordable rental housing projects. The program provides an opportunity for the Region to support the construction of new housing for low-income households, including households on the Durham Access to Social Housing (DASH) wait list, and to grow the supply of safe, adequate and affordable rental housing.

- 1.4 Consistent with Regional Council's direction, the "At Home Incentive Program Reserve Fund" (AHIPRF) was established to enable funding for new purpose-built affordable rental housing projects approved under the At Home Incentive Program, and includes the following sources of funding:
- i) An initial level of \$5 million of seed funding that was transferred from the Regional Revitalization Program; and
 - ii) Base funding of \$500,000 annually, which is included in the Business Plans and Budget.
- 1.5 On September 22, 2022, a Call for Applications was released for a 90-day period, as an invitation for qualified proponents to apply for Regional financial assistance to develop affordable housing units under the AHIP. The application period closed on December 21, 2022.
- 1.6 In total, nine proposals were received for projects located in Pickering, Oshawa, Scugog and Clarington. A summary of the proposals is presented in Attachment 3.

2. Evaluation Process

- 2.1 Eligible projects were reviewed through an open and transparent process, with special attention paid to the highest needs for affordable rental housing within the Region at the time of the selection process.
- 2.2 An interdepartmental committee consisting of staff from Planning and Economic Development, Social Services – Housing Services and Finance reviewed the applications. The eligible proposals were evaluated based on the following criteria:
- a) community need, including but not limited to, targeted groups, unit size and geographic location;
 - b) period of affordability;
 - c) depth of affordability;
 - d) cost per square foot;
 - e) number of units and percentage of units in the project that will be affordable;
 - f) proximity to transit, community amenities and services;
 - g) extent to which the project reduces greenhouse gas intensity;
 - h) extent to which the project meets accessibility standards with respect to barrier-free designs, elevators and other accessibility features; and

- i) proponent experience with rental housing development and management.
- 2.3 The proposals that best satisfied the criteria of the program and presented making the best use of available AHIP funding to maximize the value of the Region's investment in affordable housing were selected.
- 2.4 Selected applications were further assessed by an independent consultant for financial viability of the proposed project, as well as the financial capacity of each proponent. The results of the evaluation were favourable, based on the methodology and financial information provided by the proponents.

Riverbank Homes Limited, Oshawa

- 2.5 The proposal by Riverbank Homes Limited (Riverbank) is located at 109 Colborne Street West in the City of Oshawa (Attachment 2). Riverbank has requested \$5.5M to build 75 units within a six-storey building.
- 2.6 The project would provide a mix of one and two-bedroom units for low- and moderate-income households. Depth of affordability for approximately 25 per cent of the units would be enhanced through a partnership with the Canadian Mental Health Association (CMHA) for select tenants in receipt of benefits under the Ontario Disability Support Program (ODSP).
- 2.7 Riverbank is led by Tim Neeb (President and Director), who has extensive experience in developing and managing affordable housing. Some examples of recently completed projects include 1658 Ritson Road North in Oshawa and 1505 Bowmanville Avenue in Clarington.
- 2.8 The site is designated as Regional Centre in the Durham Regional Official Plan. The site is within the Downtown Oshawa Urban Growth Centre of the Oshawa Official Plan. The current R6-D zoning would permit an apartment building up to 30m in height with a density of 300 dwelling units per hectare.
- 2.9 The proposal addresses the needs of applicants on the Region of Durham social housing waiting list, including seniors and persons with disabilities, for a minimum of 35 years of affordability. 109 Colborne is located in close proximity to transit and support services including mental health support services provided through CMHA.
- 2.10 20 per cent of the units will be fully accessible including automatic door openers, barrier free kitchens, and wider doorways. Two elevators will be provided in the building. Features in these units would exceed Building Code requirements for accessibility and will meet CMHC requirements. All units will be large enough to

provide for flex design as needed. All units (fully barrier free or not) will have grab bars.

Kindred Works, Pickering

- 2.11 Kindred Works, a faith-based group, has requested \$1,950,000 to develop 41 rental units that will include 13 affordable units and 28 market rent units at 1066 Dunbarton Road in the City of Pickering. Kindred Works is an independent company established by the United Church of Canada to provide a way to repurpose their properties and respond to Canada's housing crises.
- 2.12 The site is currently used as a community and worship space. This project one of the initial housing developments that would form part of the Affordable Housing Innovation Fund - a commitment between the United Church of Canada and Canada Mortgage and Housing Corporation (CMHC) to build 5,000 new affordable units by 2037.
- 2.13 The site is within the Living Area designation of the Durham Regional Official Plan which would allow for the proposed development. The site is within the Low Density Urban Residential Area designation of the Pickering Official Plan. The Zoning is I(C)-DN which permits institutional uses, such as a place of worship.
- 2.14 The land use designation in the Durham Regional Official Plan would permit the proposal from Kindred Works, although zoning permissions will likely be required to from the City of Pickering to allow medium density residential development.
- 2.15 For this development, 20 per cent of the units would be fully accessible and it will target equity seeking groups including racialized LGBTQ2S, Indigenous peoples, recent immigrants, and people with disabilities.
- 2.16 The buildings will be constructed with components made in a pre-fabrication facility at Six Nations that will build wall panel, floor and roof components. The proposal seeks to spend 80 per cent of construction with local labour and prioritizing Indigenous procurement. Additionally, 10 per cent of all labour hours during construction will be new employment opportunities for equity-seeking groups.
- 2.17 The development will meet passive house standard, and it targets using 65% less energy than building code minimum requirements. It also includes landscaping with native species designed for minimal water need.

3. Financial Implications

- 3.1 In order to actively encourage the creation of new purpose-built affordable rental housing projects in Durham Region, it is recommended that the following highest ranking applications for affordable rental housing projects be recommended for approval under the At Home Incentive Program (AHIP):
- i) Riverbank Homes Limited to build 75 units of affordable rental housing at 109 Colborne Street West in the City of Oshawa; and
 - ii) Kindred Works to build 13 units of affordable rental housing at 1066 Dunbarton Road in the City of Pickering.
- 3.2 Riverbank Homes Limited has requested \$5,500,000 (or \$73,333 per affordable rental unit) in Regional funding and Kindred Works has requested \$1,950,000 (or \$150,000 per affordable rental unit) in Regional funding to support their proposed affordable rental housing projects.
- 3.3 New changes to the Development Charges Act, 1997 (DCA) under the Province's Bill 23, More Homes Built Faster Act, include exemptions from development charges (DCs) for non-profit housing developments as defined in the DCA. The project by Kindred Works may satisfy the definition of non-profit housing development¹, in which case it would be exempt from paying development charges applicable to their proposed affordable rental housing project.
- 3.4 The changes from Bill 23 also provide DC discounts for rental housing projects. Therefore, since the recommended project by Riverbank Homes Limited is considered rental housing, this development would receive the following DC discounts:
- i) 20% discount for two-bedroom apartment units (23 units)
 - ii) 15% discount for one bedroom and smaller apartment units (52 units).
- 3.5 In addition, Riverbank Homes Limited would pay DCs over five years (six payments) with the first payment due at occupancy and the remaining five payments due on the anniversary date of occupancy.

¹ Kindred Works acts as a service provider on behalf the United Church of Canada to deliver the project as well as the ongoing management. The Ownership of the project remains within the United Church of Canada, which is a charity/non-profit.

- 3.6 In addition, it is recommended that the Region provide upfront capital-funding in the amount of \$5,500,000 to Riverbank Homes Limited to support the development and construction of the proposed affordable rental housing project, with financing to be provided from the At Home Incentive Program Reserve Fund, and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security.
 - 40 per cent at confirmation of fully enclosed building.
 - 10 per cent at confirmation of occupancy.
- 3.7 Further, it is recommended that the Region provide an additional \$2 million of top up funding, as recommended through the 2023 Business Plans and Budgets process to be transferred to the AHIPRF, with upfront capital-funding in the amount of \$1,950,000 to be provided to Kindred Works to support the development and construction of the proposed affordable rental housing project, and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security.
 - 40 per cent at confirmation of fully enclosed building.
 - 10 per cent at confirmation of occupancy.
- 3.8 The Region will need to enter into a Municipal Capital Housing Facilities and Contribution Agreement with both parties to maintain affordable rents for the specified affordability period and continue to use the eligibility requirements for tenants to enable the use of capital grants for eligible purpose-built affordable rental housing projects and to provide accountability and reporting requirements.

4. Previous Reports and Decisions

- 4.1 Several reports have been prepared that provide background information related to this report:
- On November 13, 2019 Commissioners Report [#2019-COW-25](#) summarized the Region's five-year review report of At Home in Durham, the Durham Housing Plan 2014-2024, including a commitment to initiating the development of 1,000 new affordable housing units over five years.

- On December 11, 2019 Commissioners Report [#2019-COW-35](#) authorizing a Comprehensive Review for the Design of a Proposed Community Improvement Plan for Durham Region.
- On June 9, 2021 Commissioners Report [#2021-COW-16](#) provided an update on the implementation of At Home in Durham.
- On March 9, 2022 Commissioners Report [#2022-COW-7](#) approved the AHIP, and recommended that it be implemented through the establishment of the AHIPRF, AHIP Guidelines and an update to the Region's Municipal Housing Facilities By-law.

5. Relationship to Strategic Plan

5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- a) Revitalize community housing and improve housing choice, affordability and sustainability.
- b) Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing.
- c) Leverage Durham's prime geography, social infrastructure, and strong partnerships to foster economic growth.
- d) Build awareness and community capacity to address poverty.

6. Conclusion and Next Steps

- 6.1 The At Home Incentive Program provides up-front capital funding for purpose-built affordable rental housing. The Program will advance the delivery of rental housing for low and moderate income households, and support the Region's commitment for the initiation of 1,000 new affordable rental units by 2024.
- 6.2 The AHIP received many applications in the first year of the program, and the number and quality of submissions exceeded expectations. There is a clear opportunity to continue with the program given the number of submissions and initial interest in the program.
- 6.3 These projects will provide quality affordable housing to Durham residents, while advancing Regional housing objectives. Furthermore, both sites support Regional objectives that encourage intensification and provide for creative use of lands.

- 6.4 Given the quality of the two selected proposals, and the significant opportunity presented, it is recommended that additional funds be provided beyond the original start up funds to permit both opportunities to proceed.
- 6.5 The proposal submitted by Riverbank Homes Limited for 75 new affordable rental units ranked highest through the AHIP evaluation process. This proposal would fully utilize the \$5.5M that was allocated for the 2022 AHIP.
- 6.6 The proposal submitted by Kindred Works represents a unique opportunity to develop affordable housing in Pickering, through a partnership with the United Church and CMHC. It is recommended that this proposal be supported with upfront Regional capital funding in the amount of \$1,950,000, with an additional \$2 million of top-up funding to be transferred to the AHIPRF as recommended through the 2023 Business Plans and Budgets process.
- 6.7 As per the AHIP Guidelines, up-front Regional capital funding payments will be provided to the recommended projects based on key construction milestones to ensure accountability and reporting obligations.
- 6.8 As the program continues for subsequent years, it's important to leverage commitments from other levels of government and the private sector to maximize effectiveness of the AHIP program. The Region will continue to advocate for long-term, sustainable funding commitments and legislative and policy changes from upper levels of government, to support the proposed At Home Incentive Program and affordable housing in Durham.

7. Attachments

- | | |
|---------------|---|
| Attachment #1 | Map of 109 Colborne Street West in the City of Oshawa |
| Attachment #2 | Map of 1066 Dunbarton Road in the City of Pickering |
| Attachment #3 | 2022 At Home Incentive Program: Summary of Proposals |

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Original signed by

Nancy Taylor, CPA, CA
Commissioner of Finance

Original signed by

Stella Danos-Papaconstantinou
Commissioner of Social Services

Original signed by

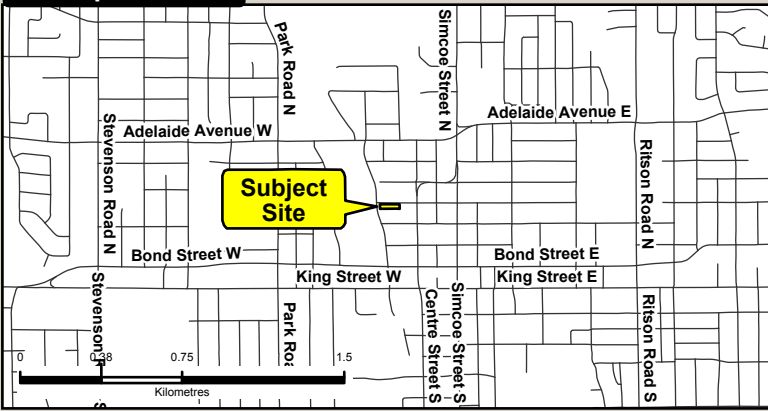
John Presta, P.Eng., MPA
Commissioner of Works

Recommended for Presentation to Committee

Original signed by

Elaine Baxter-Trahair
Chief Administrative Officer

Municipal Context



Attachment #1

Commissioner's Report: 2023-COW-13

Applicant: Riverbank Homes Limited

Address: 109 Colborne St. W., Oshawa

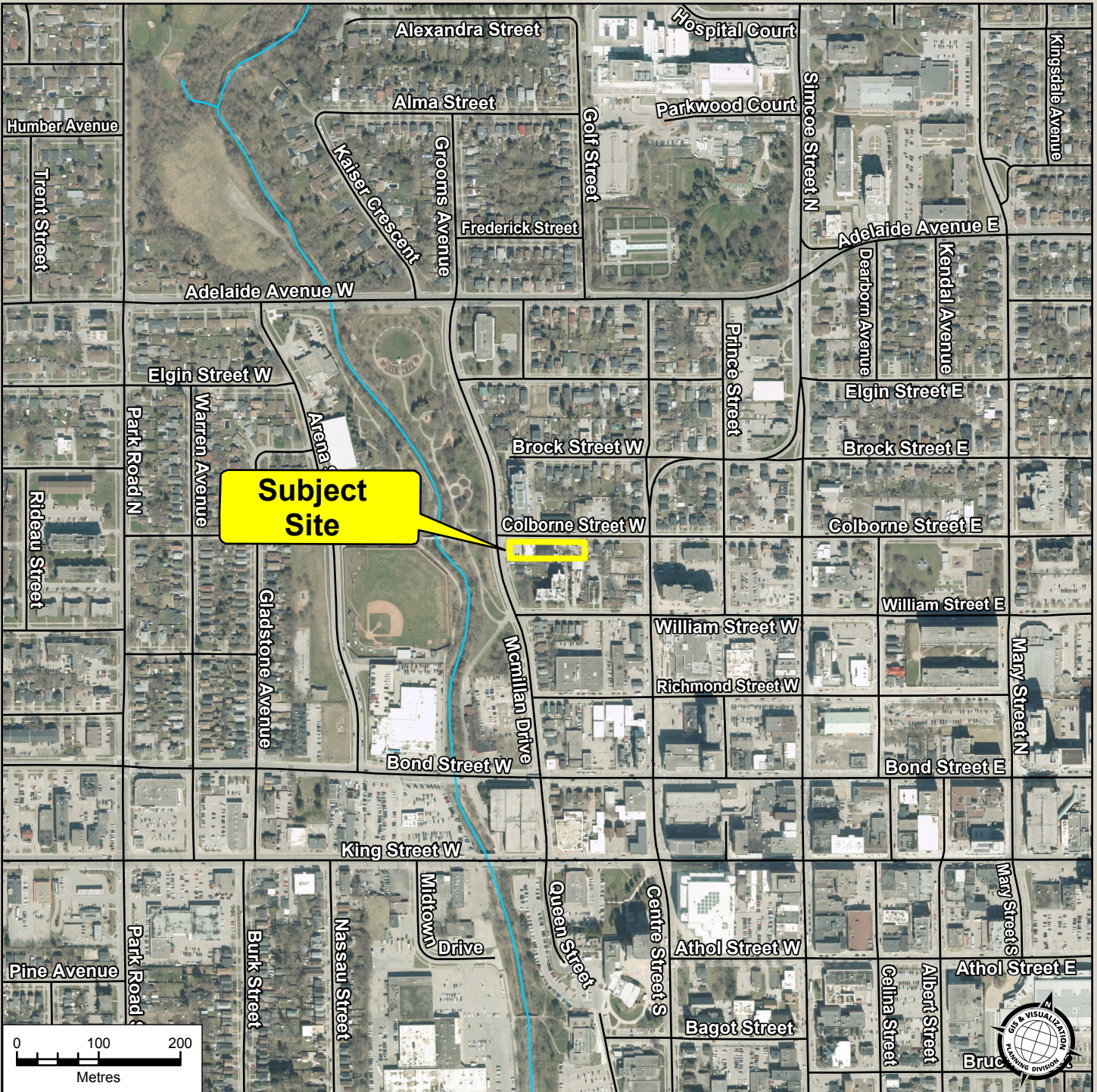
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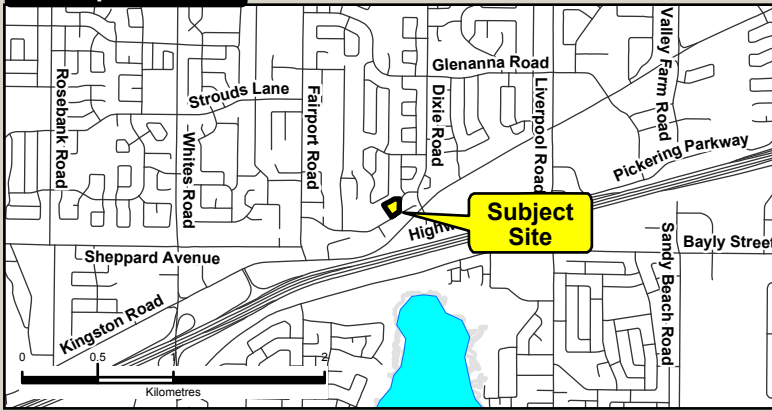
Subject Site



River or stream



Municipal Context



Attachment #2
Commissioner's Report: 2023-COW-13
Applicant: Kindred Works
Address: 1066 Dunbarton Rd., Pickering

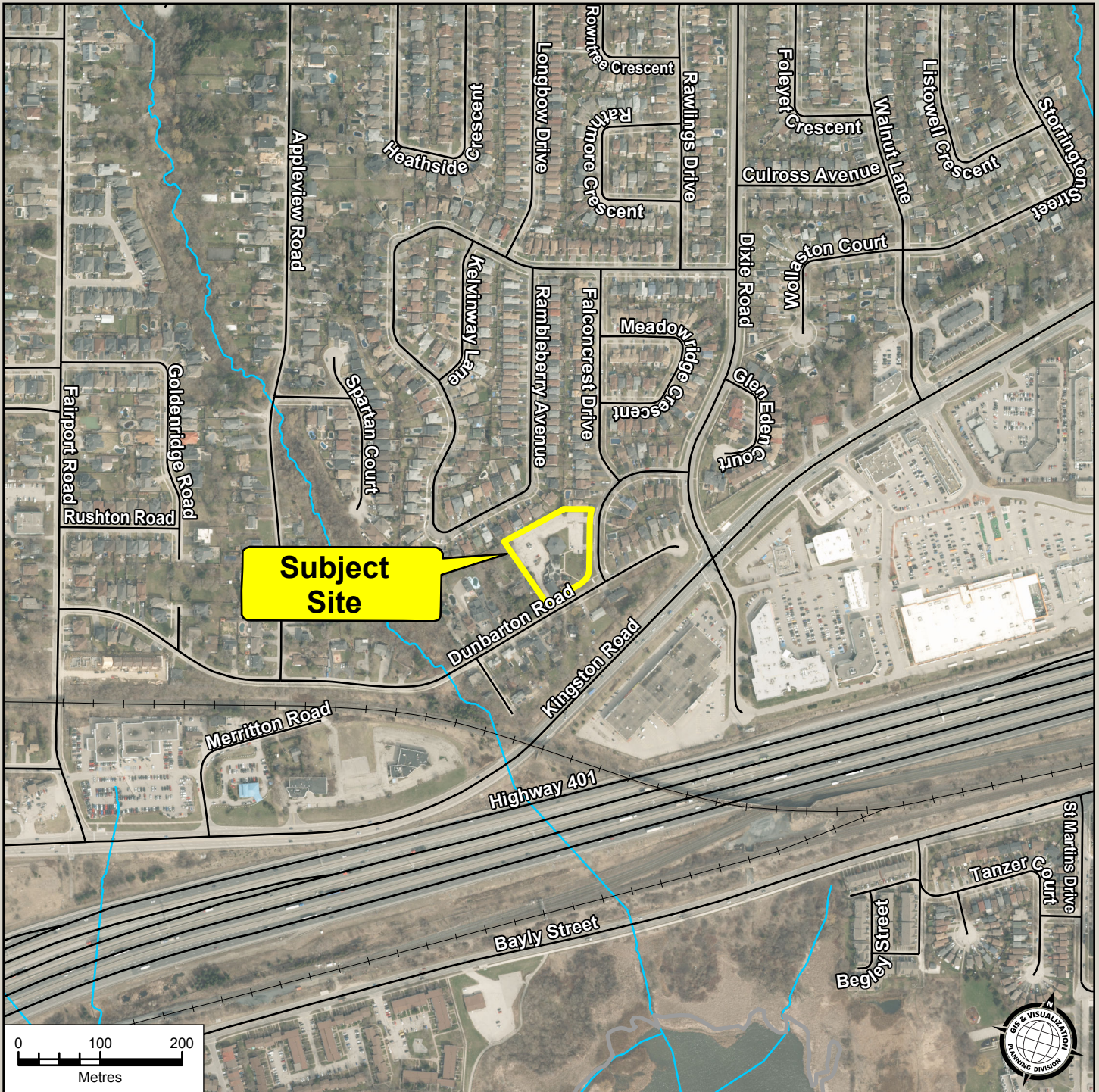
Legend



Subject Site



River or stream



2022 At Home Incentive Program: Summary of Proposals

Applicant	Address
Brent Foley	184 Bond Street West, Oshawa
Brent Foley	371 King Street West, Oshawa
Kindred Works	1066 Dunbarton Road, Pickering
Borelia Co-operative Homes Inc.	10 Borelia Crescent, Port Perry
Durham Region Non-Profit Housing Corporation, Clarington	200 Baseline Road West, Bowmanville
Durham Region Non-Profit Housing Corporation, Conant Place	1050 Simcoe Street South, Oshawa
Goodyear Village	45 Raynes Avenue, Bowmanville
Muslim Welfare Centre	1589 - 1603 Regional Hwy 2, Courtice
Riverbank Homes Limited	109 Colborne Street West, Oshawa