



## The Regional Municipality of Durham

### Works Committee Agenda

Wednesday, April 5, 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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	Pages
1. Roll Call	
2. Declarations of Interest	
3. Adoption of Minutes	
3.1 Works Committee meeting - March 8, 2023	3
4. Statutory Public Meetings	
There are no statutory public meetings	
5. Presentations	
There are no presentations	
6. Delegations	
There are no delegations	
7. Waste	
7.1 Correspondence	
7.2 Reports	
There are no Waste Reports to be considered.	
8. Works	
8.1 Correspondence	
8.2 Reports	
a. Report #2023-W-14	13
Declaration of Lands as Surplus and Approval to Convey the	

- b. Report #2023-W-15  
Renewal of Lease with 2264006 Ontario Inc. for Space  
Located at 307 Toronto Street South, Unit 11, in the Township  
of Uxbridge, for use by the Durham Regional Police Service

**9. Advisory Committee Resolutions**

**10. Confidential Matters**

There are no confidential matters to be considered

**11. Other Business**

**12. Date of Next Meeting**

Wednesday, May 3, 2023 at 9:30 AM

**13. Adjournment**

Notice regarding collection, use and disclosure of personal information:

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

## The Regional Municipality of Durham

### MINUTES

#### WORKS COMMITTEE

Wednesday, March 8, 2023

A regular meeting of the Works Committee was held on Wednesday, March 8, 2023 in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Councillor Barton, Chair  
Councillor Marimpietri, Vice-Chair  
Councillor Cook\*  
Councillor Crawford  
Councillor Mulcahy  
Councillor Nicholson\*  
Councillor Yamada\*  
Regional Chair Henry  
**\*denotes Councillors participating electronically**

Also  
Present: Councillor Carter\*  
Councillor Dies\*  
Councillor Foster\*  
Councillor Garrod\*  
Councillor McDougall\*  
Councillor Pickles\*  
Councillor Schummer\*  
Councillor Woo\*  
Councillor Wotten\*

Absent: None

#### Staff

Present: G. Anello, Director of Waste Management  
E. Baxter-Trahair, Chief Administrative Officer  
J. Demanuele, Director of Corporate Infrastructure and Strategic Business Services, Works Department  
B. Dobson, Acting Director of Environmental Services  
C. Dunkley, Manager of Financial Services and Corporate Real Estate  
A. Evans, Manager of Waste Services  
J. Hunt, Regional Solicitor/Director of Legal Services, Chief Administrative Office – Legal Services  
R. Inacio, Systems Support Specialist, Corporate Services – IT

R. Jagannathan, Director of Transportation and Field Services  
A. McPherson, Solicitor, Chief Administrative Office – Legal Services  
N. Pincombe, Director of Business Planning & Budgeting  
J. Presta, Commissioner of Works  
N. Taylor, Commissioner of Finance  
P. Veiga, Manager of Waste Management Operations  
L. Soto Maya, Committee Clerk, Corporate Services – Legislative Services  
S. Ciani, Committee Clerk, Corporate Services – Legislative Services

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by Regional Chair Henry, Seconded by Councillor Crawford,  
(28) That the minutes of the regular Works Committee meeting held on  
Wednesday, February 8, 2023, be adopted.

CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Presentations**

- 5.1 Gioseph Anello, Director of Waste Management Services, Jenni Demanuele, Director of Corporate Infrastructure and Strategic Business Services, and Ramesh Jagannathan, Director of Transportation and Field Services, re: 2023 Works Department Business Plans and Budget (2023-W-13) [Item 8.2 D]

Gioseph Anello, Director of Waste Management Services, Jenni Demanuele, Director of Corporate Infrastructure and Strategic Business Services, and Ramesh Jagannathan, Director of Transportation and Field Services provided a PowerPoint presentation regarding Report #2023-W-13: 2023 Works Department Business Plans and Budget.

Highlights from the presentation included:

- 2023 Business Plans and Budget
- Budget Overview – Solid Waste Management
  - 2022 Accomplishments
  - 2023 Proposed Expenditures & Financing
  - 2023 Base Pressures
  - 2023 Strategic Highlights
- Budget Overview – Roads & Infrastructure
  - 2022 Accomplishments

- 2023 Proposed Expenditures & Financing
- 2023 Base Pressures
- 2023 Strategic Highlights
- 2023 Roads Capital Planning Framework
- 2023 Roads Projects
- Proposed 2023 Structures Replacement/Rehabilitation Projects
- Proposed 2023 Traffic Programs
- Proposed 2023 Vision Zero Program
- Proposed 2023 Investing in Canada Infrastructure Program (ICP) Bus Rapid Transit (BRT) Projects
- Staffing, Risks & Uncertainties and Future Budget Pressures
  - 2023 Strategic Highlights
  - Staffing Trend vs Asset Values 2013-2023
  - 2023 Business Plans and Budgets – Risks and Uncertainties
- Beyond 2023 Business Plans and Budget

Staff responded to questions from the Committee regarding what communications are being had with multi-residential units with respect to challenges for them surrounding the green bin expansion, specifically waste storage; the disposal of certain waste materials like porcelain; whether the Region will consider taking over the Automated Speed Enforcement (ASE) programs from the municipalities, and whether the Vision Zero Program which includes ASE, will expand beyond community safety and school zones; the responsibility and maintenance of privately owned landfills within the Region; whether the budget for the Vision Zero program should be increased; the status of the Regional Road #18 Reconstruction Project; gaps in cycling infrastructure that may cause dangerous connections through intersections; and the maintenance of Regional facilities, and the process for decommissioning a facility once it has served its purpose.

In response to a question from Regional Chair Henry regarding the Bad Boy Head Office and Distribution Centre being built on Highway 7 in the City of Pickering and when there will be a set of lights erected at that intersection, R. Jagannathan advised that he would follow-up with the province as it is their design/construction project and respond back to him directly.

Discussion ensued regarding the status of the Blackstock Landfill Reclamation project and whether annual reports are still being submitted to Ministry of the Environment, Conservation, and Parks (MECP). G. Anello advised that staff could provide an update on the status of the Blackstock Landfill before the summer recess. Further discussion ensued regarding whether the Brock Landfill and Transfer Station and the Scott Landfill in the Township of Uxbridge were candidates for landfill mining. G. Anello advised that the Brock Landfill is not a candidate, but that staff are finalizing the business case to mine the Scott Landfill and will bring a report outlining the possible options to a future Works Committee meeting.

## 6. Delegations

Moved by Councillor Yamada, Seconded by Councillor Mulcahy,  
(29) That the rules of procedure be suspended in order to allow a delegation from Blair Dyson, Whitby Resident, regarding the condition and replacement of noise attenuation fences along Regional roads.

CARRIED ON THE FOLLOWING  
RECORDED VOTE (A 2/3rds VOTE WAS  
ATTAINED):

Yes

No

Councillor Cook  
Councillor Crawford  
Regional Chair Henry  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Yamada  
Councillor Barton, Chair

None

Members Absent: Councillor Marimpietri

Declarations of Interest: None

### 6.1 Blair Dyson, Whitby Resident, re: the Condition and Replacement of Noise Attenuation Fences Along Regional Roads.

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Blair Dyson, Whitby Resident, appeared before the Committee regarding the condition and replacement of noise attenuation fences along Regional roads.

B. Dyson stated that he is located on Morning Glory Crescent in the Town of Whitby, and that his property backs onto Rossland Road East. He stated that the Region erected a fence 35 years ago in 1998 between his property and the Regions property on the boulevard, and it is now in need of maintenance, but the cost to him would be in the thousands as the stretch of fence is roughly 100 feet long.

B. Dyson suggested that it would be in the best interest of the Region to solve the issue of the condition and replacement of noise attenuation fences along Regional roads before it becomes a bigger problem. He stated that once residents start replacing their own fences, that the aesthetics of the fences and the Region as a whole, will decrease.

## 7. Waste

### 7.1 Correspondence

There were no communication items considered.

7.2 Reports

There were no Waste reports considered.

8. **Works**

8.1 Correspondence

There were no communication items considered.

8.2 Reports

A) The Regional Municipality of Durham's Drinking Water Systems 2022 Summary Report (2023-W-10)

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Report #2023-W-10 from J. Presta, Commissioner of Works, was received.

Moved by Councillor Mulcahy, Seconded by Regional Chair Henry,  
(30) That we recommend to Council:

- A) That the 2022 Summary Report for the Regional Municipality of Durham Drinking Water Systems be received for information;
- B) That receipt of Report #2023-W-10 of the Commissioner of Works be confirmed by resolution of Regional Council; and
- C) That a copy of this resolution be forwarded to the Ontario Ministry of the Environment, Conservation and Parks' York-Durham District Office to indicate that the conditions of Schedule 22 of Ontario Regulation 170/03 have been fulfilled.

CARRIED

B) Appointment of Staff as Well Contractor Licence Representatives and Delegation of Authority to the Commissioner of Works for Future Appointments (2023-W-11)

Report #2023-W-11 from J. Presta, Commissioner of Works, was received.

Moved by Councillor Crawford, Seconded by Regional Chair Henry,  
(31) That we recommend to Council:

- A) That Regional Council appoint Beata Golas as the Regional Municipality of Durham representative in matters related to and requiring a Well Contractor Licence as prescribed by the Ontario Water Resources Act;
- B) That Regional Council delegate authority to the Commissioner of Works to make future appointments and authorize staff to represent the Regional

Municipality of Durham in matters related to and requiring a Well Contractor Licence as prescribed by the Ontario Water Resources Act (or other such provincial legislation as may apply from time to time to provide for the management of wells) as necessary in the future; and

- C) That a By-law to amend the Delegation By-law (By-law 04-2023), generally in the form included as Attachment #1 to Report #2023-W-11 of the Commissioner of Works, to reflect the addition of the delegation of authority as provided in Recommendation B), be approved.

CARRIED

- C) Approval of Capital Works and Financing to be Incorporated into a Servicing Agreement with Winash Developments Limited, including Cost Sharing in Accordance with the Region Share Policy for Regional Infrastructure along the Proposed Mid-Block Arterial Roadway in the Brooklin Urban Area, in the Town of Whitby (2023-W-12)

Report #2023-W-12 from J. Presta, Commissioner of Works, was received.

In response to a question from Councillor Mulcahy regarding whether the project is on track, J. Presta advised that he would follow-up with staff and respond to her directly.

Moved by Councillor Mulcahy, Seconded by Councillor Crawford,  
(32) That we recommend to Council:

- A) That capital works and financing estimated at \$16,545,100 for the Region share of the extension and oversizing of a sanitary sewer, local watermain and feedermain, in the Town of Whitby, be approved;
- B) That the Regional Municipality of Durham be authorized to enter into a Servicing Agreement with Winash Developments Limited for the construction and oversizing of a sanitary sewer and a local watermain and feedermain, in the Town of Whitby, including cost sharing in accordance with the Regional Municipality of Durham's Region Share Policy, at an estimated total project cost of \$22,486,400;
- C) That financing for the servicing agreement be provided from the following sources:

**Developer's Share – Sanitary Sewer**

Winash Developments Limited	<u>\$4,569,400</u>
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**Developer's Share – Watermain**

Winash Developments Limited	<u>\$1,371,900</u>
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<b>Total Developer's Share</b>	<b><u>\$5,941,300</u></b>
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**Regional Share – Sanitary Sewer**

**2022 Sanitary Sewage System Capital Budget**

Item 63: Southwest Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway #12, Whitby Region's share (Project id: D2220)

Residential Development Charges	\$2,728,017
Commercial Development Charges	\$170,039
User Rate	<u>\$798,444</u>

**Total Regional Share – Sanitary Sewer** **\$3,696,500**

**Regional Costs - Watermain**

**2023 Water Supply System Capital Budget**

Item 132: Zone 3 feedermain on Mid-Block Arterial from Lynde Creek to Ashburn Rd., Whitby (West Loop) Region's Share (Project id: D2202)

Residential Development Charges	\$5,824,174
Commercial Development Charges	\$146,269
User Rate	<u>\$678,157</u>
Total Funding	\$6,648,600

**Prior Funding – 2022 Water Supply System Capital Budget**

Item 155: Zone 3 feedermain on Ashburn Rd. from Mid-Block Arterial to Winchester Rd. (Project id: D2203)

Residential Development Charges	\$5,431,200
Commercial Development Charges	\$136,400
User Rate	<u>\$632,400</u>
Total Funding	\$6,200,000

**Total Regional Share – Watermain** **\$12,848,600**

**Total Regional Share** **\$16,545,100**

**Total Project Financing** **\$22,486,400**

CARRIED

D) 2023 Works Department Business Plans and Budget (2023-W-13)

Report #2023-W-13 from J. Presta, Commissioner of Works, was received.

Moved by Councillor Crawford, Seconded by Councillor Mulcahy,  
(33) That we recommend to the Finance and Administration Committee for subsequent recommendation to Regional Council:

That the 2023 Business Plans and Budget of the Works Department's General Tax and Solid Waste Management operations be approved.

CARRIED LATER IN THE MEETING  
(See Following Motions)

Moved by Councillor Yamada, Seconded by Councillor Mulcahy,  
(34) That the main motion (33) of Councillors Crawford and Mulcahy be amended to add the following as a new Part B):

B) That the Works Committee recommends to Regional Council a complete cost report and policy to implement the permanent maintenance of noise attenuation fences along all Regional roads and that the 1% property tax increase be implemented over two budgets (2023 and 2024).

MOTION REFERRED BACK TO STAFF  
LATER IN THE MEETING ON A  
RECORDED VOTE  
(See Following Motions)

Detailed discussion ensued and concerns were raised regarding the financial impacts of the 1% property tax increase and the need for further information from staff.

Moved by Regional Chair Henry, Seconded by Councillor Marimpietri,  
(35) That the foregoing amending motion (34) of Councillors Yamada and Mulcahy be further amended to place a period after the word "roads", and to delete the words "and that the 1% property tax increase be implemented over two budgets (2023 and 2024)".

CARRIED

Moved by Regional Chair Henry, Seconded by Councillor Marimpietri,  
(36) That the foregoing amending motion (34) of Councillors Yamada and Mulcahy, as amended, be referred back to staff for a report to be brought to the Works Committee at their first opportunity.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

No

Councillor Cook  
Councillor Crawford  
Regional Chair Henry  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Yamada  
Councillor Barton, Chair

Councillor Nicholson

Members Absent: None

Declarations of Interest: None

The main motion (33) of Councillors Crawford and Mulcahy was then put to a vote AND CARRIED.

This item will be considered by the Finance & Administration Committee at their meeting to be held on March 21, 2023.

**9. Advisory Committee Resolutions**

There were no advisory committee resolutions to be considered.

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

**11.1 Durham Vision Zero Taskforce Update**

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Councillor Crawford provided a brief update regarding Vision Zero. He advised that there has been one fatal collision in the Town of Ajax on Salem Road North of Rossland Road since the February 8, 2023 Works Committee meeting.

Councillor Crawford advised that from January 2023 there have been 145 red light running charges laid which is lower than the average monthly charges of 208, and that a significant number of speeding tickets (including stunt driving charges) have been issued by the Durham Region Police Service (DRPS) and through the Automated Speed Enforcement Program.

Councillor Crawford further advised that the Durham Vision Zero Task Force has discussed an updated Community Safety Zone policy and subsequent new locations to be deployed in 2023.

**12. Date of Next Meeting**

The next regularly scheduled Works Committee meeting will be held on Wednesday, April 5, 2023 at 9:30 AM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Marimpietri, Seconded by Regional Chair Henry, (37) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:31 AM

Respectfully submitted,

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D. Barton, Chair

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S. Ciani, Committee Clerk

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



# The Regional Municipality of Durham Report

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To: Works Committee  
From: Commissioner of Works  
Report: #2023-W-14  
Date: April 5, 2023

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**Subject:**

Declaration of Lands as Surplus and Approval to Convey the Surplus Lands to the Adjacent Landowner

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**Recommendations:**

That Works Committee recommends to Regional Council:

- A) That a portion of property municipally known as 2432 Taunton Road in the Municipality of Clarington, legally described as Part of Lot 15, Concession 5, further described as Part 1 on Registered Plan 40R-31518 be declared surplus to Regional Municipality of Durham requirements;
  - B) That the Regional Municipality of Durham be authorized to transfer the lands legally described as Part of Lot 15, Concession 5 further described as Part 1 on Registered Plan 40R-31518 and having an estimated value of \$4,400, to the adjacent property owners, Donald and Marjorie Hutton, of 2440 Taunton Road for nominal consideration; and
  - C) That the Commissioner of Works be authorized to execute all documents associated with this land transfer.
- 

**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to declare lands owned by the Regional Municipality of Durham (Region) surplus to the Region's requirements and to authorize staff

to transfer the said lands to the adjacent property owners, Donald and Marjorie Hutton of 2440 Taunton Road, in the Municipality of Clarington (Clarington).

- 1.2 The proposed transfer forms part of the compensation package for lands required from 2440 Taunton Road to facilitate the road rehabilitation on Regional Roads 4 (Taunton Road) and 57 (Bowmanville Avenue), in Clarington.

## **2. Background**

- 2.1 The Taunton Road/Bowmanville Avenue intersection reconstruction project will provide improvements to the intersection to address the anticipated future population growth and increased traffic volumes. The improvements will include replacing the current intersection with a two-lane roundabout and replacing the bridge on Taunton Road, west of the intersection, due to the need to widen the road from two lanes to four lanes at the bridge location. Property was required from both 2432 Taunton Road and 2440 Taunton Road to facilitate the above-noted project.
- 2.2 The property municipally known as 2440 Taunton Road is part of a 28.62 acre (115,823.9 square metre (sq. m)) rural residential/agricultural property, improved with an updated century detached single-family dwelling and outbuildings. The property abuts Bowmanville Creek on the east side. The existing entrance to Taunton Road from this property is substandard due to its proximity to the creek. It does not meet current safety standards and cannot be remediated. Due to the location of the driveway at 2440 Taunton Road, there is not enough land to allow for the construction of the proposed wrap-around guide rail along the bridge required to improve safety. Therefore, the entire Taunton Road frontage of the property consisting of 71.9 sq. m. described as Part 1 on 40R-31450, including the existing driveway, is required by the Region for the project, leaving the property owners with no access to Taunton Road. An amicable agreement has been reached with the property owners to acquire the said property with the Region agreeing to provide a new entrance to the property from Taunton Road.
- 2.3 The property located at 2432 Taunton Road is part of a 3.97-acre (16,058.99 sq. m.) rural residential/agricultural property improved with a detached residence and a barn. The barn, originally located in the southeast corner of the property and within the Region's right of way (ROW), has been relocated to a new location on the property. The cost for the relocation was shared equally between the owner and the Region. The Region acquired 122.6 sq. m of the property; 52.2 sq. m. parcel (Part 2 on 40R-31518) for the road works and 70.4 sq. m. parcel (Part 1 on 40R-31518) to facilitate the construction of the new driveway for the adjacent property at 2440 Taunton. The owners of 2432 Taunton Road

are aware that a portion of the lands purchased from them will be transferred to the neighbouring property owners at 2440 Taunton Road to accommodate the new driveway.

- 2.4 Amicable agreements for the purchase of both properties have been reached with the owners of the respective properties and the land transfers to the Region have been completed.
- 2.5 The next step is for the Region to transfer 70.4 sq. m. of the property acquired from 2432 Taunton Road, described as Part 1 on 40R-31450, to the property owners of 2440 Taunton Road. This transfer will rectify the issues with the driveway resulting from the Region's land acquisition and reinstate access to Taunton Road in a safe, permanent, and standardized manner. This land transfer is the only feasible option to provide the additional frontage necessary to construct the new access at 2440 Taunton Road.

### **3. Property Disposition**

- 3.1 Regional By-law #52-95 established the procedures governing the sale of real property. Section 6 of the By-law states that where, in the opinion of the Commissioner of Works or a designate, a parcel of real property that is proposed to be sold has no general demand or market having regard to its size, location or nature, staff are authorized to negotiate directly with potential purchasers of the lands. Sections 2, 3 and 4 of the By-law are waived in these circumstances.
- 3.2 The land proposed for transfer to the owners of 2440 Taunton Road is a small triangular parcel that will be landlocked until the project work is completed and the frontage along Taunton Road is declared a right of way. No other party would have an interest in this parcel.

### **4. Financial Implications**

- 4.1 An internal valuation has been completed by an appraiser accredited by the Appraisal Institute of Canada which determined a fair market value for the lands to be transferred of \$4,400. As the land transfer is required to reinstate access for 2440 Taunton Road due to the Region's acquisition, the transfer will be for a nominal sum.
- 4.2 Costs associated with the completion of this transaction will be funded from the approved project budget (Project ID: R1906).

**5. Conclusions**

- 5.1 Regional staff recommends that the lands known as Part 1 on 40R-31518 within this report be declared surplus to Regional needs, and that they be conveyed to the adjacent landowner, Donald and Marjorie Hutton, for the reasons presented in this report.
- 5.2 This report has been reviewed by Legal Services – Office of the CAO.
- 5.3 For additional information, please contact Jenni Demanuele, Director, Corporate Infrastructure and Strategic Business Services, at 905-668-7711 extension 3456.

**6. Attachments**

- Attachment #1: Location Map – 2432 Taunton Road
- Attachment #2: Registered Plan 40R-31518
- Attachment #3: Registered Plan 40R-31450

Respectfully submitted,

**Original signed by:**

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

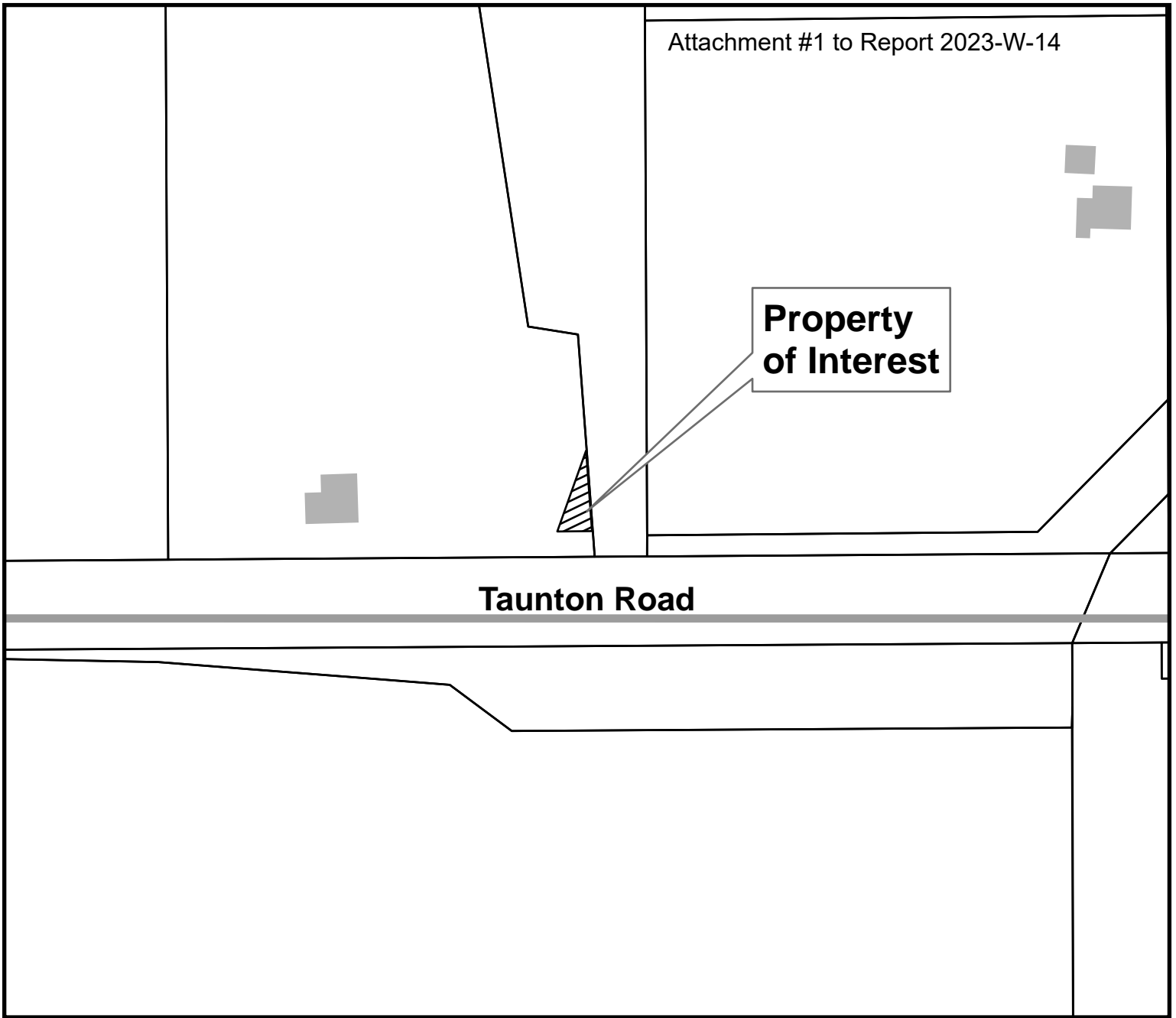
Recommended for Presentation to Committee

**Original signed by:**

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
Elaine Baxter-Trahair  
Chief Administrative Officer

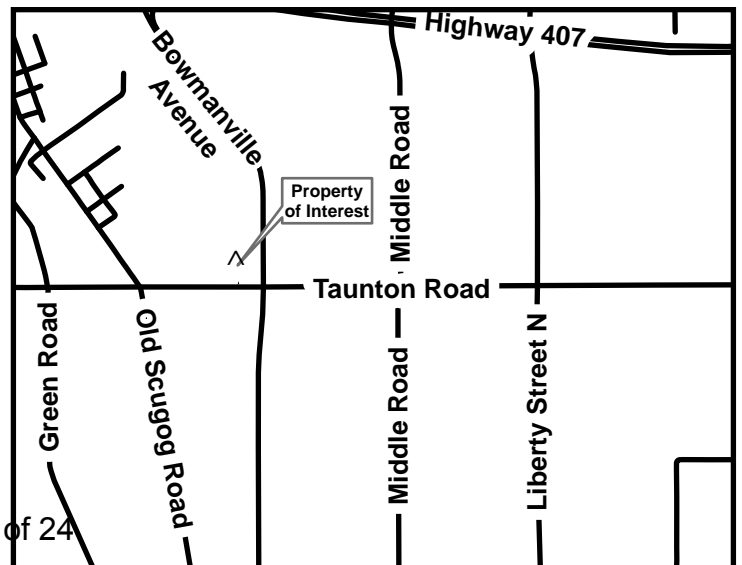




## Attachment #1 - Location Map

**2432 Taunton Road  
Town of Bowmanville  
Municipality of Clarington**

-  Building Footprints
-  Property of Interest
-  Ownership Parcel



GIS Data: Produced by Durham Region, 2023.  
 2022 Orthophotography provided by © First Base Solutions Inc.  
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 This map has been produced from a variety of sources.  
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.  
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# Attachment #2 to Report #2023-W-14

SCHEDULE					
PART	LOT	CONCESSION	PIN	NAME OF MOST RECENT TRANSFEREE	AREA
1	PART OF LOT 15	5	PART OF 26717-0202	WEIR, JANET EDITH	70.4 sq m.
2					52.2 sq m.

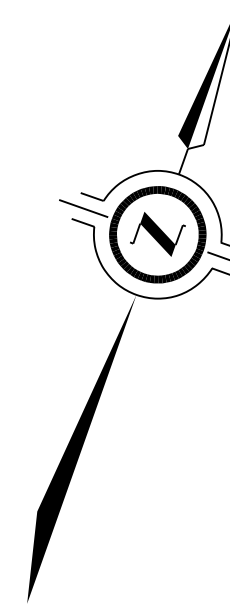
**PLAN 40R-31518**

Received and deposited

September 23<sup>rd</sup>, 2021

Zach Patterson

Representative for the  
Land Registrar for the  
Land Titles Division of  
Durham (No.40)



PLAN OF SURVEY OF  
**PART OF LOT 15  
CONCESSION 5**  
(GEOGRAPHIC TOWNSHIP OF DARLINGTON)  
NOW IN THE  
**MUNICIPALITY OF CLARINGTON**  
REGIONAL MUNICIPALITY OF DURHAM  
SCALE 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

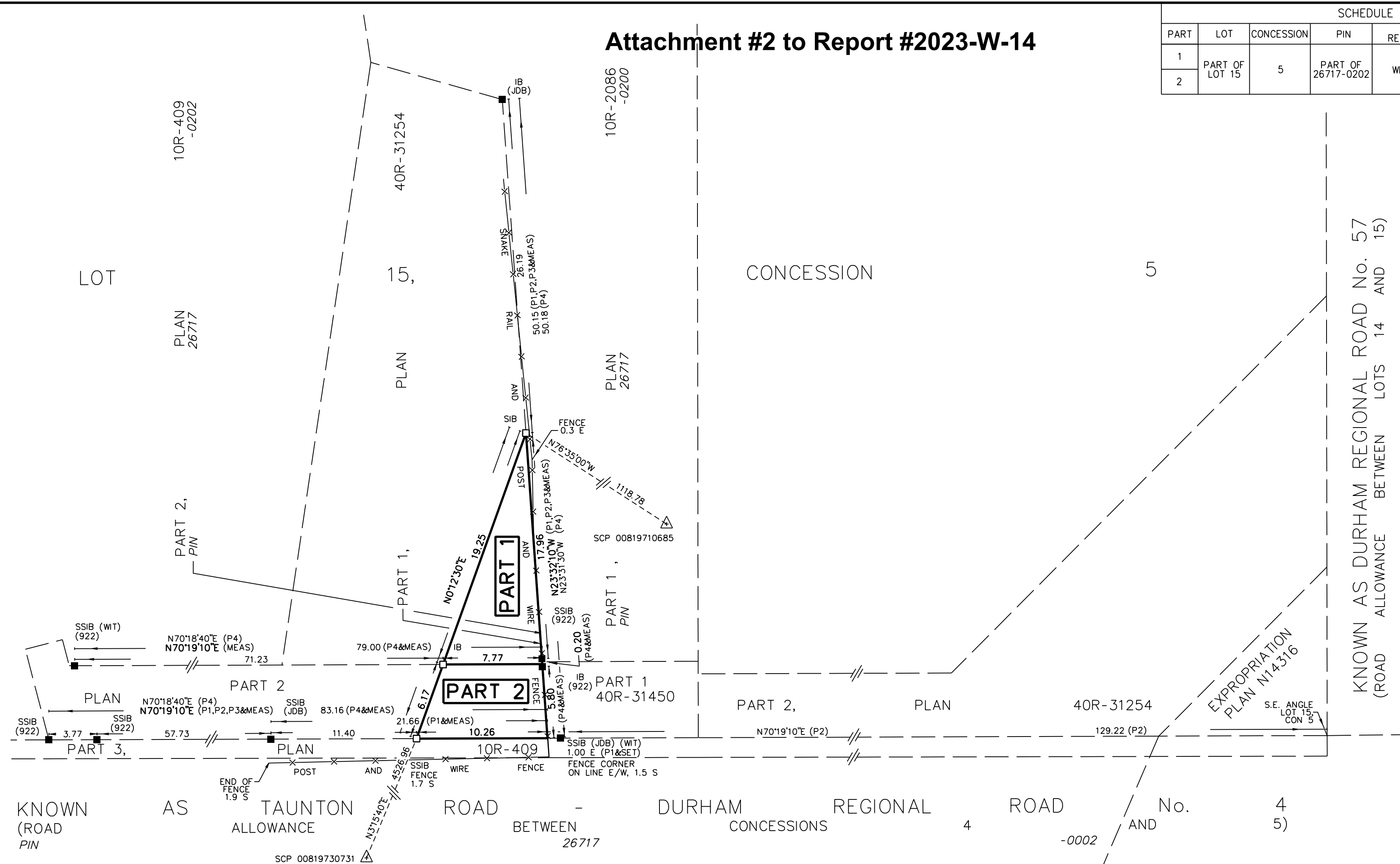
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) SCP 00819710685 AND SCP 00819730731, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.999986.

FOR BEARING COMPARISONS, A ROTATION OF 1°21'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 AND P3.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
WIT	DENOTES	WITNESS
922	DENOTES	SCHAEFFER DZALDOV BENNETT LTD., O.L.S.
JDB	DENOTES	J.D. BARNES LIMITED
P1	DENOTES	PLAN 40R-31254
P2	DENOTES	PLAN 10R-2086
P3	DENOTES	PLAN 10R-409
P4	DENOTES	PLAN 40R-31450

ALL SET SSIB MONUMENTS WERE USED DUE TO PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.



KNOWN AS DURHAM REGIONAL ROAD No. 57  
(ROAD ALLOWANCE BETWEEN LOTS 14 AND 15)

EXPROPRIATION  
PLAN N14316

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).  
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 00819710685	683 233.25	4 870 569.01
SCP 00819730731	681 897.93	4 866 259.60

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP 00819710685 AND SCP 00819730731 IS 4511.62m N17°13'00"E.

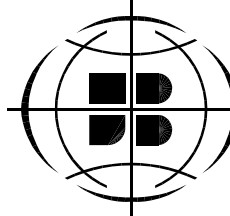
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 17, 2021.

SEPTEMBER 21, 2021  
DATE

*R. Mc RAE*  
R. Mc RAE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2159115



**J.D. BARNES**  
LIMITED

LAND INFORMATION SPECIALISTS  
110 SCOTIA COURT, UNIT 38, WHITBY, ON L1N 8Y7  
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY: P.D.	CHECKED BY: R.M.	REFERENCE NO.: 20-25-846-00-F
FILE: G:\20-25-846\00\20-25-846-00-F.dgn		DATED: 09/21/2021
PLOTTED: 9/21/21		

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**


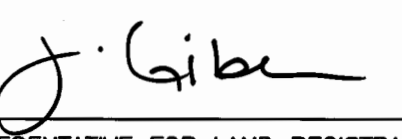
□	DENOTES	PLANTED MONUMENT
■	DENOTES	FOUND MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
P	DENOTES	PLAN 40R-31254
P1	DENOTES	PLAN 10R-2086
P2	DENOTES	PLAN 10R-409
M	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
1106	DENOTES	M.D. BROWN, O.L.S.
WT	DENOTES	WITNESS
RF	DENOTES	RAIL FENCE
PWF	DENOTES	POST AND WIRE FENCE
OW	DENOTES	OVERHEAD WIRE
UP	DENOTES	UTILITY POLE
GA	DENOTES	GUY ANCHOR

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, UTM ZONE 17, NAD83 (ORIGINAL).

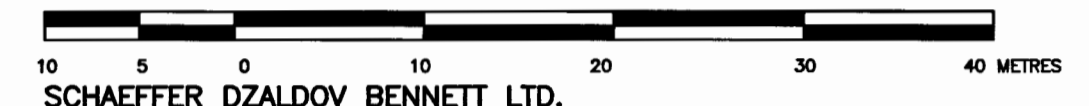
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999983.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID.	NORTHING	EASTING
ORP 1	4870820.984	682257.308
ORP 2	4870791.348	682174.469
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

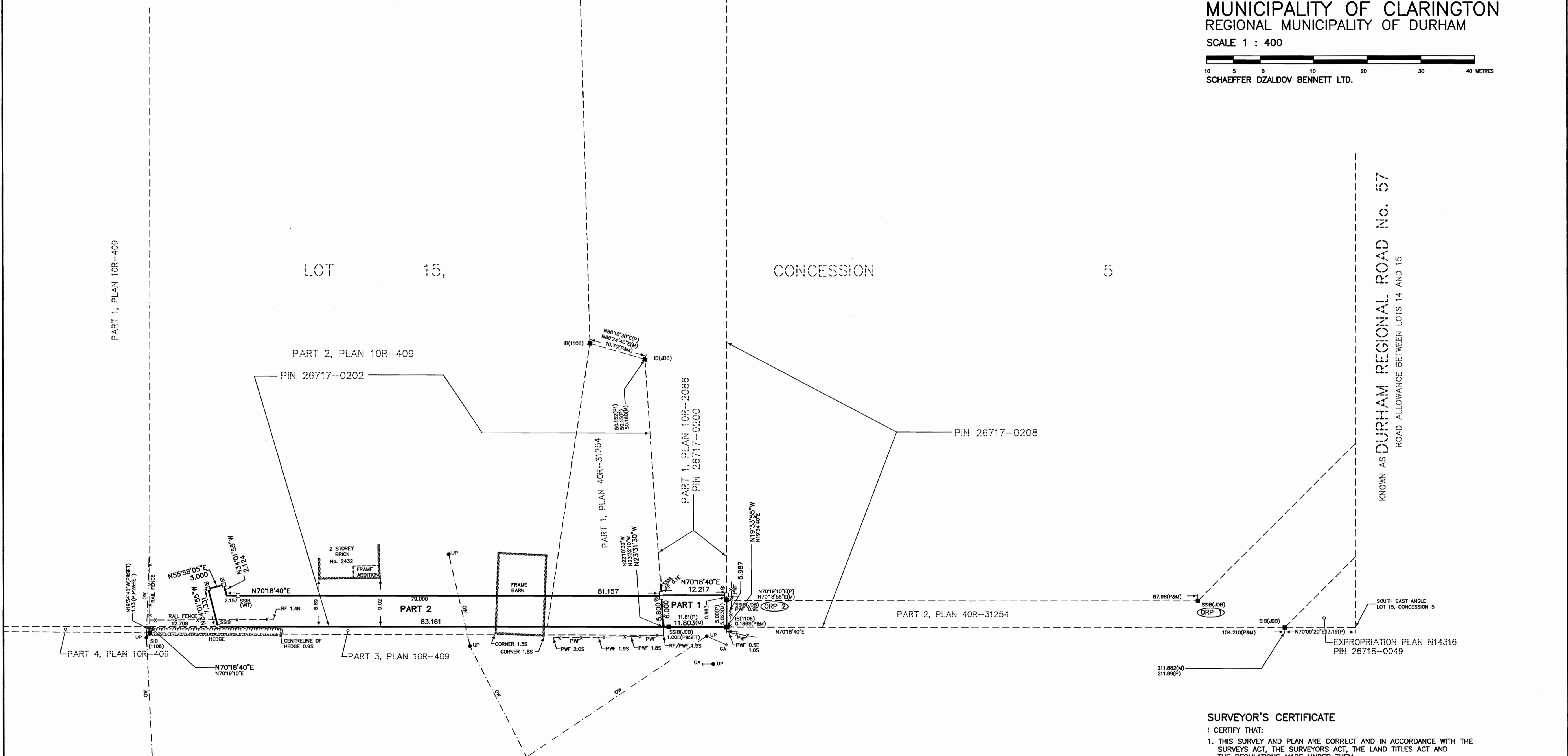
### Attachment#3 - Report#3023-W-14

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		<b>PLAN 40R-31450</b>			
RECEIVED AND DEPOSITED		RECEIVED AND DEPOSITED			
DATE <u>JULY 27</u> , 2021.		DATE <u>July 28 2021</u>			
 DAN DZALDOV ONTARIO LAND SURVEYOR		 J. Giba REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DURHAM No. 40			
SCHEDULE					
PART	LOT	CONCESSION	PIN	AREA (m²)	NAME OF MOST RECENT TRANSFEREE
1	PART OF 15	5	PART OF 26717-0200	71.9	HUTTON, DONALD ROBERT HUTTON, MARJORY ELAINE
2			PART OF 26717-0202	489.6	WEIR, JANET EDITH

PLAN OF SURVEY OF  
**PART OF LOT 15**  
**CONCESSION 5**  
 (GEOGRAPHIC TOWNSHIP OF DARLINGTON)  
**MUNICIPALITY OF CLARINGTON**  
 REGIONAL MUNICIPALITY OF DURHAM  
 SCALE 1 : 400



SCHAEFFER DZALDOV BENNETT LTD.




KNOWN AS TAUNTON ROAD -- DURHAM REGIONAL ROAD No. 4  
 ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5  
 PIN 26717-0002

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF JUNE, 2021.

DATE : JULY 19, 2021.

  
 DAN DZALDOV  
 ONTARIO LAND SURVEYOR

			
<b>SCHAEFFER DZALDOV BENNETT LTD.</b> ONTARIO LAND SURVEYORS			
64 JARDIN DRIVE		CONCORD, ONTARIO L4K 3P3	TEL:(416)987-0101
CALC. WMF	DRAWN ACAD/LW	CHECKED WMF	DRAWN ACAD/LW
JOB NO. 21-097-00		DIA. 1:400	
JOB # D12-109		Drawing # L99998 D1S 10162 8745	



# The Regional Municipality of Durham Report

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To: Works Committee  
From: Commissioner of Works  
Report: #2023-W-15  
Date: April 5, 2023

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**Subject:**

Renewal of Lease with 2264006 Ontario Inc. for Space Located at 307 Toronto Street South, Unit 11, in the Township of Uxbridge, for use by the Durham Regional Police Service

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**Recommendations:**

That the Works Committee recommends to Regional Council:

A) That the Lease Renewal Agreement with 2264006 Ontario Inc. for the premises located at 307 Toronto Street South, Unit 11, in the Township of Uxbridge, containing approximately 1,533 square feet of office space be approved with the following terms and conditions:

i) The renewal term will be for a period of five years commencing August 1, 2023, and ending on July 31, 2028, with the option to renew the lease for two additional five-year periods under the same terms and conditions if mutually agreeable by both parties except the rental rate, which is to be negotiated;

ii) The annual rate for the lease term will be as follows:

Rental Period	Rate Per Square Foot*	Annual Rent*
August 1, 2023 to July 31, 2024	\$15.00	\$22,995
August 1, 2024 to July 31, 2025	\$16.00	\$24,528
August 1, 2025 to July 31, 2026	\$17.00	\$26,061
August 1, 2026 to July 31, 2027	\$18.00	\$27,594
August 1, 2027 to July 31, 2028	\$19.00	\$29,127

- iii) The additional rental rate for the term of the renewal will be \$21,845.25\* per annum based on the rate of \$14.25\* per square foot per annum to cover operating costs for the premises which includes utilities, insurance, property taxes, and common areas maintenance costs. The amount per square foot for additional rent is to be adjusted annually based on actual costs;
  - iv) The Regional Municipality of Durham remains responsible for janitorial expenses for the space;
  - v) The Landlord remains responsible for repairs and maintenance of the building, parking lot and other common areas; and
- B) That the Regional Chair and Regional Clerk be authorized to execute all documents associated with the Lease Renewal Agreement.
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**Report:****1. Purpose**

- 1.1 The purpose of this report is to obtain approval to renew the lease with 2264006 Ontario Inc. for space occupied by the Durham Regional Police Service (DRPS) located at 307 Toronto Street South, Unit 11, in the Township of Uxbridge (Uxbridge), as per the terms and conditions outlined herein.
- 1.2 Dollar amounts followed by an asterisk (\*) are before applicable taxes.

**2. Background**

- 2.1 DRPS has occupied the subject space since August 1, 2018 and has advised that they would like to continue to use this space as a Community Police Centre. The current lease was negotiated for a period of five years commencing August 1, 2018, and ending on July 31, 2023, with an option to renew for three further five-year terms.
- 2.2 The subject space contains approximately 1,533 square feet of office space and is for the Community Police Centre in Uxbridge. The rental rate for the current lease is \$14.00\* per square foot (psf).

**3. Previous Reports and Decisions**

- 3.1 Under the delegation of authority during the 2018 Summer Recess approval was given for the execution of a lease agreement with 2389343 Ontario Inc. for a period of five years commencing August 1, 2018, and ending July 31, 2023, with the option to renew the lease for three further five-year terms under the same terms and conditions except

the amount for basic rent to be negotiated.

3.2 The original lease was with the Region and the Landlord, 2389343 Ontario Inc., who subsequently sold the property. The current Landlord, 2264006 Ontario Inc., purchased the property in 2022.

**4. Terms of Renewal**

4.1 The proposed lease renewal is for a term of five years. The Region will have the option to renew the lease for two further five-year terms under the same terms and conditions subject to the rental rate being negotiated.

4.2 The proposed annual rent for the first year of the renewal term is \$22,995\*, paid in monthly instalments of \$1,916.25\* based on the rate of \$15.00\* psf per annum. This represents an increase of \$1.00 psf over the previous rate of \$14.00 psf, with successive increases of \$1.00 per square foot for each year of the term.

4.3 The rental rates for the renewal term of this lease are as follows:

Rental Period	Rate Per Square Foot*	Monthly Rent*	Annual Rent*
August 1, 2023 to July 31, 2024	\$15.00	\$1,916.25	\$22,995
August 1, 2024 to July 31, 2025	\$16.00	\$2,044.00	\$24,528
August 1, 2025 to July 31, 2026	\$17.00	\$2,171.75	\$26,061
August 1, 2026 to July 31, 2027	\$18.00	\$2,299.50	\$27,594
August 1, 2027 to July 31, 2028	\$19.00	\$2,427.25	\$29,127

4.4 Operating costs, which include the cost for utilities, common area maintenance costs, insurance, and property taxes are estimated at \$14.25\* psf or \$21,845.25\* per annum. The amount per square foot for additional rent will be adjusted annually based on actual costs.

4.5 The Region remains responsible for janitorial expenses for the space estimated at \$23,000 per annum.

4.6 The Landlord remains responsible for repairs and maintenance of the structure of the building, the premises, and the parking lot.

**5. Financial Implications**

5.1 Financing for this Lease Renewal Agreement will continue to be provided from the DRPS Business Plans and Budget for this facility.

5.2 Since the approval of this lease renewal requires a long-term financial obligation for which payment is required beyond the term for which Regional Council was elected, the Regional Treasurer has updated the Region's financial debt and obligation limit. In accordance with Section 4 of the Ontario Regulation 403/02, the Region's Treasurer has calculated an updated long-term debt/financial limit and has determined that the limit has not been exceeded. Therefore, this lease renewal does not require the approval of the Local Planning Appeal Tribunal.

## **6. Relationship to Strategic Plan**

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

- Goal 2.2: Enhance community safety and well-being.
- Goal 5.1: Optimize resources and partnerships to deliver exceptional quality services and value.
- Goal 5.2: Allow for a seamless service experience.

## **7. Conclusion**

7.1 Durham Regional Police Service has advised that they wish to continue to occupy the leased space at 307 Toronto Street South, in the Township of Uxbridge. It is recommended that the Lease Renewal Agreement be approved based on the above-noted terms and conditions.

7.2 This report has been reviewed by the Finance Department.

7.3 For additional information, please contact Christine Dunkley, Manager, Financial Services and Corporate Real Estate, at 905-668-7711 extension 3475.

Respectfully submitted,

**Original signed by:**

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

Recommended for Presentation to Committee

**Original signed by:**

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Elaine Baxter-Trahair  
Chief Administrative Officer