



## OFFICIAL NOTICE

### Meeting of Regional Council Agenda

Wednesday, June 28, 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. 2054.

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. Call to Order & Traditional Territory Acknowledgement	
2. Roll Call	
3. Declarations of Pecuniary Interest	
4. Adoption of Minutes	
4.1 Special Regional Council meeting - May 17, 2023	5
4.2 Regional Council meeting – May 24, 2023	34
4.3 Special Regional Council meeting - June 14, 2023	47
4.4 Committee of the Whole meeting - June 14, 2023	58
5. Presentations	
5.1 Melissa Hutchinson, Program Manager, Population Health, Durham Region Health Department and Beth Brannon, Senior Director, Mental Health and Addictions, Lakeridge Health, re: Local Mental Health and Addictions Services Updates  Referred to Council from May 4, 2023 Health & Social Services Committee	70
5.2 Shaun Collier, Board Chair, DRPS, Peter Moreira, Chief of Police, DRPS, Dr. Vidal Chavannes, Director of Strategy, Research and Organizational Performance, DRPS and Dr. Amanda Couture-Carron, Senior Strategic Planner, DRPS	

**6. Delegations**

There are no delegations

**7. Communications**

- 7.1 CC 50 Memorandum dated June 28, 2023 from Barb Goodwin,  
Commissioner of Corporate Services, 88  
re: Repeal of by-laws #16-2007 and #55-2018

Recommendation: Receive for information

- 7.2 CC 51 Correspondence from Erik Luczak, Manager - Hockey Operations 89  
(Ontario), Hockey Helps the Homeless,  
re: Invitation to Council to participate in local tournament in support of  
Durham Youth Services

Pulled from June 16, 2023 Council Information Package by Councillor  
Crawford

Recommendation: Receive for information

**8. Reports related to Delegations/Presentations**

There are no Reports related to Delegations/Presentations

**9. Committee Reports**

- 9.1 Finance and Administration Committee 90  
9.2 Health and Social Services Committee 92  
9.3 Planning and Economic Development Committee 93  
9.4 Works Committee 97  
9.5 Committee of the Whole 109

**10. Departmental Reports and Other Resolutions**

- 10.1 2023 Durham Regional Local Housing Corporation Annual Shareholder 113  
Meeting

**11. Notice of Motions**

There are no Notice of Motions

**12. Unfinished Business**

There is no Unfinished Business

**13. Announcements**

**14. By-laws**

- 14.1 46-2023  
Being a by-law to raise money to aid in the construction of drainage  
works in the Regional Municipality of Durham under the Tile Drainage  
Act, R.S.O. 1990, c. T.8. (the "Act").

This by-law implements the recommendations contained in Item #1 of the 5th Report of the Finance & Administration Committee presented to Regional Council on June 28, 2023.

14.2 47-2023

Being a by-law to authorize the issue of a 10 year debenture in the principal amount of \$41,700.00 by The Regional Municipality of Durham in connection with a loan made at the request of The Corporation of the Township of Brock for eligible sub-surface drainage works under the Tile Drainage Act, R.S.O., 1990, c. T.8.

This by-law implements the recommendations contained in Item #1 of the 5th Report of the Finance & Administration Committee presented to Regional Council on June 28, 2023.

14.3 48-2023

Being a by-law to impose annual levies upon municipalities in respect of which money is borrowed in the Regional Municipality of Durham under the Tile Drainage Act, R.S.O., 1990, c. T.8.

This by-law implements the recommendations contained in Item #1 of the 5th Report of the Finance & Administration Committee presented to Regional Council on June 28, 2023.

14.4 49-2023

Being a by-law to establish a Debenture Committee.

This by-law implements the recommendations contained in Item #2 of the 5th Report of the Finance & Administration Committee presented to Regional Council on June 28, 2023.

14.5 50-2023

Being a by-law to amend By-law #04-2023 to provide the Debenture Committee with the authority to enact by-laws to authorize debentures, and authorized financial agreements including agreements for temporary borrowing, promissory notes, bankers' acceptances, bank loan agreements, for long-term borrowing, debentures, and to execute all documents necessary to give effect to the foregoing.

This by-law implements the recommendations contained in Item #2 of the 5th Report of the Finance & Administration Committee presented to Regional Council on June 28, 2023.

14.6 51-2023

Being a By-Law to clarify the participation in the OMERS Primary Pension Plan ("Primary Plan") and the Retirement Compensation Arrangement for the OMERS Primary Pension Plan ("RCA"), each as amended from time to time, of the Regional Municipality of Durham

("Region") in respect of its Head of Council.

This by-law implements the recommendations contained in Council Correspondence 50, Item #7.1 presented to Regional Council on June 28, 2023.

**15. Confirming By-law**

15.1 52-2023

Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 28th day of June, 2023.

**16. Adjournment**

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

**The Regional Municipality of Durham**

**MINUTES**

**SPECIAL MEETING OF**

**REGIONAL COUNCIL**

**Wednesday, May 17, 2023**

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

**1. Traditional Territory Acknowledgment**

Regional Chair Henry read the following land acknowledgement:

We are currently located on land which has long served as a site of meeting and exchange among the Mississaugas Peoples and is the traditional and treaty territory of the Mississaugas of Scugog Island First Nation. We honour, recognize and respect this nation and Indigenous Peoples as the traditional stewards of the lands and waters on which we meet today.

**2. Roll Call**

The following members were present:

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Collier\*  
Councillor Cook\*  
Councillor Crawford  
Councillor Foster attended for part of the meeting  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy\*  
Councillor Lee\*  
Councillor Marimpietri attended the meeting at 11:05 AM  
Councillor McDougall  
Councillor Mulcahy

Councillor Neal  
Councillor Nicholson\*  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

**\* indicates members who participated electronically, all other members participated in person**

All members of Council were present with the exception of Councillors Dies, Foster and Marimpietri.

Councillor Dies was absent on bereavement.

Councillor Foster was absent on municipal business

Councillor Marimpietri was absent due to personal matters and attended the meeting at 11:05 AM

### **3. Declarations of Interest**

Councillor McDougall made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 7.1 Report #2023-P-15 re: Decision Meeting Report Envision Durham – Recommendations on the new Regional Official Plan as it pertains to BER06 and the Port Perry Settlement Area Boundary Expansion (SABE). He indicated that he owns property in proximity to the lands affected.

### **4. Presentations**

#### **4.1 Brian Bridgeman, Commissioner of Planning & Economic Development, Gary Muller, Director of Planning, and Colleen Goodchild, Manager, Policy Planning & Special Studies re: Envision Durham – Recommendations on the new Regional Official Plan**

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Brian Bridgeman, Commissioner of Planning & Economic Development, Gary Muller, Director of Planning, and Colleen Goodchild, Manager, Policy Planning & Special Studies provided a PowerPoint Presentation re: Envision Durham – Recommendations on the new Regional Official Plan.

Highlights of the presentation included:

- Adoption of new Regional Official Plan
- Opening Remarks

- What is Envision Durham?
- What does Envision Durham Do?
- Many Opportunities for Public Input
- Consultation on the Draft Regional Official Plan
- What We Heard on the Draft Regional Official Plan
- Ministry of Municipal Affairs and Housing Comments
- Engagement with Indigenous Communities
- Overview of Key Changes
  - Map 1 - Regional Structure
  - Supplementary Recommendation: Oshawa GO/VIA Station Protected Major Transit Station Area (PMTSA)
- Recommendations and Next Steps
- Closing Remarks

Staff responded to questions of members of Council.

## **5. Delegations**

### **5.1 Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd. re: Recommended Final Draft Durham Regional Official Plan**

Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd., appeared before Council with respect to the recommended Final Draft Durham Regional Official Plan as it pertains to 3580 Audley Road.

G. Morris, stated that the new Regional Official Plan has designated the entire area as urban, but that a natural heritage system designation has been placed over the entire property. G. Morris added that after many studies it was determined that there is only a small portion of the property that would constitute a natural heritage system on the frontage of Audley Road.

G. Morris requested that Regional Council remove the designation of a natural heritage system from the property.

G. Morris responded to questions from Council.

### **5.2 Don Given, Malone Given Parsons re: Employment Conversion Request for the lands municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog – Port Perry**

Don Given, Malone Given Parsons, appeared virtually before Council and provided a PowerPoint presentation regarding an employment conversion request for the lands municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog – Port Perry.

Highlights from the presentation included:

- Employment Conversion Request
- Land Use Designations – Township of Scugog Official Plan (OP)
- Land Use Designations – Recommended Region of Durham OP
- Employment Designation Constraints
- Design Concept

D. Given requested that Regional Council reconsider converting the lands on Reach Street in the Township of Scugog to allow them to have a residential opportunity and an opportunity for employment lands which would balance their growth. D. Given asked that Regional Council support the decision of Scugog's Council, adding that they would know what is best for their community.

D. Given advised that approving the land conversion would enable development of 650-800 residential units and Long-Term Care facilities with associated medical services; would allow for the private investment of servicing in order to optimize remaining employment land utilization; and would promote the efficient use of the land.

5.3 Peter Cohen, Whitby Resident re: Durham Regional Official Plan

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Peter Cohen, Whitby Resident, business student at Durham College and youth organizer with Climate Justice Durham, appeared before Council regarding the Durham Regional Official Plan.

P. Cohen raised concerns regarding the Durham Regional Official Plan as follows:

- That the draft Official Plan demonstrates support for an airport on Federal lands even though the City of Pickering has voted against an airport, and that an airport should not be included in the Official Plan;
- That the Region's draft plan sets to expand the boundaries (this should be reconsidered) which would result in more infrastructure needing to be built and it would no longer be paid for by the developers, resulting in a new cost to taxpayers;
- That the Green Development Standards for the efficiency of new builds, should be "required" and not "encouraged" as stated in the Official Plan;
- That the sprawling official plan puts the Regions' climate commitments out of reach;
- That the proposed supply doesn't match demand; and
- That the choice of BILD's land use scenario disrespects constituents' input and time spent on consultations.

P. Cohen responded to questions from Council.

5.4 Elyse Holwell on behalf of Fieldgate Developments re: Envision Durham – Recommendations on the new Regional Official Plan

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Elyse Holwell, Planner, on behalf of Fieldgate Developments, appeared virtually before Council and provided a PowerPoint presentation regarding Envision Durham – Recommendations on the new Regional Official Plan.

Highlights from the presentation included:

- 6483 and 6523 Country Lane in the Town of Whitby
- Proposed Revisions to Map 1 – Regional Structure
- Council – Endorsed Brooklin Comprehensive Brock Plan, 2019
  - No Access to Employment Lands

E. Holwell stated that the province recently released a proposed provincial planning statement (PPS) and changes to the Planning Act that includes an update to the employment areas definition that would limit the use of employment areas to even more specific uses such as manufacturing.

E. Holwell stated that they are requesting that Regional Council redesignate 6483 and 6523 Country Lane, North of Highway 407, in the Town of Whitby as community areas to accommodate a better mix of uses including residential, commercial, and retail uses.

5.5 Matthew Cory on behalf of North-East Pickering Landowners Group re: Durham Regional Official Plan

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Matthew Cory on behalf of North-East Pickering Landowners Group, appeared virtually before Council and provided a PowerPoint presentation regarding Durham's Regional Official Plan.

Highlights from the presentation included:

- Proposed Revisions to Map 1 – Regional Structure
  - Revised Locations of Employment Areas and Community Areas
- Revisions to Maps 1 and 2a – North-East Pickering
- Comments on the Draft Regional Official Plan

M. Cory stated that they are asking for map changes and policy changes as well as requesting that Regional Council amend the Official Plan to allow alignment with the already underway secondary plan by the City of Pickering.

M. Cory requested the following changes to the Durham Regional Official Plan:

- That Map 1 – Regional Structure be revised to reflect the best planning outcome for the employment areas and community areas proposed by the North East Pickering Land Owners Group (NEPLOG) within the Pickering 2051 Urban Expansion Area;

- That the Official Plan requirements for the secondary plan in the Pickering 2051 Urban Expansion Area align with the City of Pickering's current ongoing secondary plan study; and
- That the Official Plan policies that enforce hard requirements should be softened or re-considered in the context of new draft policy directions in the 2023 Provincial Planning Statement (PPS).

At this time, Regional Chair Henry permitted Matthew Cory to proceed with their second delegation (Item 5.8).

5.8 Matthew Cory, on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, re: Durham Regional Official Plan

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Matthew Cory on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, appeared virtually before Council and provided a PowerPoint presentation regarding Durham's Regional Official Plan.

Highlights from the presentation included:

- Cochrane and 407 – redesignate from employment to community area
- Proposed Revisions to Map 1 – Regional Structure  
Draft approved Plan of Subdivision (SW-2020-02)

M. Cory stated that their request is for Regional Council to redesignate the subject land from employment to community area. M. Cory added that the area is about 6 hectares in size and there is only one road to access all the employment area, requiring any truck and employment traffic to traverse through an area of residential subdivision and growth, and if any of those employment areas were to be developed as heavy industrial or other uses, there would be significant problems.

M. Cory responded to questions of Council.

5.6 Linda Gasser, Whitby Resident re: Durham Regional Official Plan

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Linda Gasser, Whitby Resident, appeared virtually before Council and provided a presentation regarding Durham's Regional Official Plan.

L. Gasser expressed concerns with regards to the previous Official Plan review and stated that the Provincial Liberal government was determined to curb sprawl across the Greater Golden Horseshoe and that staff released discussion papers and reports that supported unnecessary sprawl. She further expressed concerns that Council ignored Planning staff and the Planning and Economic Development Committee advice and supported the Building Industry and Land Development (BILD) lobby group's 2A scenario to unnecessarily expand Durham's urban boundaries by more than 9,000 acres.

L. Gasser requested that Council take the time to thoroughly consider the impacts of the Ministry of Municipal Affairs and Housing's recent letter, Bill 97 and related ERO's to be included in the Durham Regional Official Plan.

L. Gasser responded to questions from Council.

5.7 Abdullah Mir, Pickering Resident re: Durham Regional Official Plan

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Due to technical issues, this delegation was heard later in the meeting. See page 8 of these minutes.

5.8 Matthew Cory, on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, re: Durham Regional Official Plan

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This delegation was heard earlier in the meeting. See page 6 of these minutes.

5.9 Laura Lebel-Pantazopoulos on behalf of the owners of 3450 Highway 7 East in the City of Pickering re: the Recommended Draft Regional Official Plan

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Laura Lebel-Pantazopoulos, Planner, Biglieri Group, on behalf of the owners of 3450 Highway 7 East in the City of Pickering, appeared virtually before Council and provided a presentation regarding the Recommended Draft Regional Official Plan.

Highlights of the presentation included:

- Subject Site - 3450 Highway 7 East, City of Pickering
- Draft Durham Official Plan (May 3, 2023)
- Proposed community areas
- D6-Guidelines & Other Constraints
- Regional Comments on Employment Areas

L. Lebel-Pantazopoulos stated that the subject site is currently being proposed as within the 2051 urban expansion areas as well as employment areas. The lands are not suitable as employment areas, and recommended that they be reconsidered. L. Lebel-Pantazopoulos proposed that the site, located at the northwest corner of Lakeridge Road and Highway 7, and the surrounding lands be designated as community areas and provided an overview of why the lands would be more suitable as community areas.

L. Lebel-Pantazopoulos responded to questions from Council.

5.7 Abdullah Mir, Pickering Resident re: Durham Regional Official Plan

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Abdullah Mir, Pickering Resident, appeared virtually before Council regarding the Durham Regional Official Plan. A. Mir believes that the unnecessary development of lands is a short-sighted idea which will have a huge impact on the future. A. Mir stated that the Region must make sustainable and responsible decisions that balance the needs and wants of today without taking from the future and that it is disappointing that Council is heavily weighing the short-term benefits over the long-term success and survival of the Region.

A. Mir stated that the proposed plan will open a large part of the Carruthers Creek Headwaters into development in the City of Pickering and that the residents of the City of Pickering do not support the use of the land for an airport and requested that Council reconsider the airport as well as the passing of the Plan.

Moved by Councillor Marimpietri, Seconded by Councillor Shahid,  
(103) That Council recess until 11:30 AM.

CARRIED

Council recessed at 11:11 AM and reconvened at 11:30 AM.

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Dies and Foster.

5.10 Jade Schofield, Clarington resident re: Durham Regional Official Plan

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Jade Schofield, Clarington resident, appeared virtually before Council regarding the Durham Regional Official Plan.

J. Schofield advised that their concerns are environmental, economic and social in nature and stated that the alignment of the growth of Durham's economic sector is not reflected in the Draft Official Plan. J. Schofield stated that more than \$350 million come from the Region of Durham to form Ontario's total farm production and that Durham is home to 1,200 farms. J. Schofield further stated that the goal of the Official Plan is to retain and expand local food businesses, but the Plan contradicts this notion by removing farmland.

J. Schofield stated that sprawl does not allow for an equitable complete community and that it would lead to local level impacts and would cost the individual taxpayer more as it would make it more expensive to live as well as promoting car dependency. J. Schofield added that the Plan does not support complete and compact homes and would require additional servicing which would have to be funded by the taxpayer and there would be a huge impact on the environment. J. Schofield requested that Council reconsider approving the Plan.

5.11 Elizabeth Stocking on behalf of The National Farmers Union – Ontario, re: the adoption of the recommended Final Draft of the Regional Official Plan

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Elizabeth Stocking, farmer in the Uxbridge area, on behalf of The National Farmers Union, attended in person regarding the adoption of the recommended Final Draft of the Regional Official Plan.

E. Stocking stated that Council's approval in 2022 to convert approximately 9,000 acres of greenfield and Class 1 to 3 prime agricultural lands into low and medium density suburban development projects, under the Building Industry and Land Development (BILD) Scenario 2a, is contrary to the sustainable vision of Durham's proposed Plan. E. stocking stated that developing on these lands will make it impossible for Durham to meet its sustainability goals and its aim for net-zero greenhouse gas emissions by 2050.

E. Stocking stated that BILD Scenario 2a will prove costly for taxpayers as it will be expensive to build and maintain infrastructure far from pre-existing urban areas. E. Stocking also stated that Envision Durham correctly acknowledges that class 1 to 3 prime agricultural lands are "a finite, non renewable resource." and by opening up 9,000 acres of greenfield and farmland to development, BILD Scenario 2a contravenes Council's policy. E. Stocking added that it is not too late to envision a Durham that protects the proposed 9,000 acres of farmland slated for development while still incentivizing affordable housing developments within existing urban boundaries and close to pre-existing services and infrastructure.

E. Stocking responded to questions from Council.

5.12 Shahram Emami, Durham resident re: Durham Regional Official Plan

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Shahram Emami, Durham resident, appeared virtually before Council regarding the Durham Regional Official Plan, speaking on behalf of 13 of the 15 privately owned properties located in the Whitebelt lands between Sideline 14 and 16 and Seventh Concession Road and Hwy. 7 in Northeast Pickering.

S. Emami stated that their request is to include this block of land in the urban boundary as employment lands for uses that would be compatible with a future airport as the employment lands would be a better use of the land. S. Emami also stated that it has already been 51 years and may be more before the Federal government finally decides on the airport and residents cannot rebuild their homes, invest in their lands or do anything meaningful that requires planning. S. Emami stated that they object to the draft plan and request that these subject lands be brought into the urban boundary with the designation of employment.

S. Emami responded to questions from Council.

5.13 Iain Bowie, Durham resident, re: Durham Regional Official Plan

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Iain Bowie, Durham Resident, attended in person regarding the Durham Regional Official Plan.

Highlights of the Presentation included:

- A Review of the Rossland Road Expansion Plan
- The Current Plan
- 4 plus lanes vs 3-lane roads
- Neighbourhood context
- Road Crossings are made more dangerous
- Pre-existing Discussion with Project Coordinator
- Existing lanes are 5m wide and allow a shared left turn lane
- Benefits of a 3-lane design

I. Bowie stated that the Rossland Road expansion design calls for the widening on Rossland Road from 2 to 3 lanes to 4 to 5 lanes between Harmony Road and Ritson Road and that this will create an over capacity as Rossland Road and Ritson Road are already highly congested 4-lane roads. I. Bowie stated that this over capacity will lead to excessive speeding if the project moves forward, with no effect on overall commute times or traffic and that it is a costly plan which will impact commuters and taxpayers.

I. Bowie suggested a 3-lane road configuration which handles capacities of up to 20,000 average daily users; reduces vehicle speeds and interactions during lane changes; increases rapid response of emergency vehicles; and increases the safety of all road users and requested that a study be done to look into the possibility of these suggestions.

5.14 Shilpi Saraf-Uiterlinden, The Biglieri Group on behalf on the Owners of 1501-1541 Scugog Line 6, Port Perry, re: Employment Land Conversion Request – Envision Durham

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Shilpi Saraf-Uiterlinden, The Biglieri Group on behalf on the owners of 1501-1541 Scugog Line 6, Port Perry, appeared virtually before Council regarding the Employment Land Conversion Request – Envision Durham.

Highlights of the presentation included:

- 1501-1541 Scugog Line 6 Employment Land Conversion Request
- Subject Site – 1501 and 1541 Scugog Line 6
- Proposed Employment Lands Conversion

S. Saraf-Uiterlinden stated that they are requesting support for an employment land conversion for a portion of the subject site at 1501 and 1541 Scugog Line 6, in the Township of Port Perry. S. Saraf-Uiterlinden advised that the site is designated employment areas in the draft Official Plan, designated prestige industrial and general industrial in the Scugog Official Plan, and the site is currently vacant and fully serviced and is well within an area poised for future development.

S. Saraf-Uiterlinden stated that it is the owner's request to redesignate the eastern portion to the site to community areas in the draft Durham Regional Official Plan and maintain the western portion as employment areas with a prestige employment designation in the Scugog Official Plan.

S. Saraf-Uiterlinden responded to questions from Council.

5.15 Alexis Whalen on behalf of Stop Sprawl Durham, re: Durham Regional Official Plan

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Alexis Whalen on behalf of Stop Sprawl Durham, attended in person regarding the Durham Regional Official Plan.

A. Whalen stated that Stop Sprawl Durham was formed to advance conversations around the benefits of density; to convince neighbours that intensification is not bad and to resist the push to sprawl into farmland and natural heritage areas. A. Whalen stated that Stop Sprawl Durham's request of municipalities is for safe, walkable, bikeable communities; growing inward first; improving transit; building affordable housing; protecting lakes and rivers; preventing tree canopy from being compromised; conserving farmland for food; protection from flooding and climate disasters and help to prepare for a net zero carbon world.

A. Whalen stated that their request is for Regional Council to reject the massive quantity of urban expansion proposed in the Official Plan and stated that if the Plan is approved as is, Durham Region will be on track for sprawl and if sprawl worked, taxes would be lower, homes would be more affordable and traffic would be less.

A. Whalen responded to questions from Council.

5.16 Kathleen Ffolliott, Whitby resident re: Durham Regional Official Plan

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Kathleen Ffolliott, Whitby resident, appeared virtually before Council regarding the Durham Regional Official Plan.

K. Ffolliott stated that the proposed land use scenario would open up more than 9,000 acres of agricultural natural heritage land for development and that all taxpayers in the region would be burdened with the cost of unnecessary sprawl. K. Ffolliott stated that a plan is needed for healthy, thriving, complete and sustainable communities, and if passed, the Durham Regional Official Plan would bring more cars, pollution, flood risks, car dependency, dangerous streets, greenhouse gas emissions, unaffordable housing, higher costs, less farmland and less natural heritage.

K. Ffolliott also stated that plans for the airport in the City of Pickering should not be in the Plan as it is not wanted and requested that Regional Council vote against the Plan and take the time to revise it.

- 5.17 Joseph Caruso, Durham resident, re: Practical Solutions to future growth by way of infill development and gentle density and the serious environmental implications of not honouring the 2005 Greenland Act
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Joseph Caruso, Durham resident, appeared virtually before Council regarding practical solutions to future growth by way of infill development and gentle density and the serious environmental implications of not honouring the 2005 Greenland Act.

J. Caruso stated that Council needs to listen to the scientific findings and needs to consult with the Indigenous population, and that destroying important sections of the Greenbelt is morally wrong and is an economic disaster. J. Caruso stated that the way to combat a climate breakdown is with infill development; to employ gentle density development; and implement viable travel solutions, and added that Land Needs Scenario 5 makes the most sense and offers the most cost-effective action by reducing the financial burden on taxpayers.

J. Caruso responded to questions of the committee.

- 5.18 Katie Pandey, Associate, Weston Consulting, re: the adoption of the Recommended Final Draft of the Durham Regional Official Plan
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Due to technical issues, this item was considered later in the meeting. See page 13 of these minutes.

- 5.19 Winston Emery, Ajax resident re: Durham Regional Official Plan
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Winston Emery, Ajax resident, appeared virtually before Council regarding the Durham Regional Official Plan.



W. Emery advised that the stated policy of the Envision Durham section on Active Transportation, is “to construct a safe, direct, comfortable, attractive and convenient active transportation network.” W. Emery also advised that the image that appears alongside the policy should reflect this vision and should illustrate exemplary safe, comfortable infrastructure. W. Emery stated that the photo of the young people riding on Lake Driveway in Ajax depicts infrastructure that is low comfort and unsafe and that the photo should have been taken around the corner on Harwood Blvd. which has much safer, more comfortable infrastructure.

W. Emery requested that the image on page 195 of the document be replaced to accurately portray Envision Durham’s own objectives and policies and stated that the image chosen should reflect current Canadian design standards of cycling infrastructure, especially relating to safety and comfort of use.

W. Emery responded to questions of the Committee.

5.18 Katie Pandey, Associate, Weston Consulting, re: the adoption of the  
Recommended Final Draft of the Durham Regional Official Plan

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Katie Pandey, Associate, Weston Consulting, appeared virtually before Council regarding the adoption of the recommended Final Draft of the Durham Regional Official Plan.

K. Pandey requested the removal of Future Type C Arterial Road from Map 3b of the Regional Official Plan, and stated that the subject lands are 961, 975 Conlin Road and 4605, 4625, 4635 and 4655 Garrard Road and the proposed development would be for an industrial warehouse.

K. Pandey also advised that the City of Oshawa passed a motion on October 25, 2021 stating that the future east/west connection from Stevenson Road to Thickson Road is not required. K. Pandey requested the deletion of the east/west connection from Stevenson Road to Thickson Road, as well as the addition of language to the Official Plan, if demonstrated by environmental assessment, that the road is not required.

5.20 June Enright, Durham resident re: Durham Regional Official Plan

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June Enright, Durham resident, appeared before Council regarding the Durham Regional Official Plan.

J. Enright stated there were good goals in the Report with the exception of the following: accessing the Duffins Creek agricultural preserve; support for the airport after 51 years; rapid transit conflicts with a new bridge with 6 lanes; 33 species at risk with the plans; and a long list of species that would be affected with the Whites Road expansion.

J. Enright stated that Durham Region is in a climate crisis and Council does not need to take more lands away from farmers; that the land needs to be protected and development has to be done in a sustainable way. JJ. Enright further stated that farmers will not be able to financially farm and requested that the Plan be put on hold.

5.21 Lori Lopes, Registered Nurse, re: Impacts on Health - Durham Regional Official Plan

Lori Lopes, Registered Nurse, was not in attendance and therefore did not delegate.

**6. Communications**

CC 11 Correspondence from MHBC on behalf of CRH Canada Group Inc. re: Comments on the Draft New Regional Official Plan

CC 12 Correspondence from C.A. Clark, Uxbridge Resident, re: Region of Durham Update to Envision Durham

CC 13 Correspondence from Jay Morris, Durham Resident, re: Don't Expand Rossland Road

CC 14 Correspondence from National Farmers Union – Ontario (NFU-O) re: Abandoning the expansion of the urban Boundaries and to protect the proposed 9,000 acres of farmland

CC 15 Correspondence from Leanna Calla, Durham Resident re: Rossland Road Expansion (Envision Durham plans)

CC 16 Correspondence from Michael Stergianis, Durham Resident re: Don't Expand Rossland Road

CC 17 Memorandum dated May 12, 2023 from Brian Bridgeman, Commissioner of Planning & Economic Development re: Correspondence from the Ministry of Municipal Affairs and Housing on the Proposed New Regional Official Plan, "Envision Durham"

CC 18 Correspondence from the property owners on Sidelines 16 and 14, and Concession Rd 7, re: Whitebelt lands between Hwy 7, Sideline 16, Sideline 14, and Concession Road 7

CC 19 Correspondence from Laura Lebel-Pantazopoulos on behalf of the owners of 3450 Highway 7 East in the City of Pickering, re: the Recommended Draft Regional Official Plan

- CC 20 Correspondence from Tammy Atkinson, Oshawa resident, re: Durham Regional Official Plan
- CC 21 Correspondence from Despina Melohe, Whitby resident, re: Do Not Vote for the Durham Regional Official Plan
- CC 22 Correspondence from Libby Racansky on behalf of Friends of the Farewell, re: Durham Regional Official Plan
- CC 23 Correspondence from Jennifer Jaruczek, Planner, Arcadis Professional Services (Canada) Inc. on behalf of the Lovisek family, the owners of 0 Courtice Road, re: Response to Envision Durham – Recommendations on the New Regional Official Plan
- CC 24 4 Correspondence from Cosimo Casale, Principal Associate, Cosmopolitan Associates Inc. on behalf of Arbor Memorial Inc., re: Envision Durham – Durham Region Official Plan Review 2022/23
- CC 25 Correspondence from Jayson Schwarz, Schwarz Law Partners LLP, re: Envision Durham – Request to include 2271 Rundle Road in Settlement Area Boundary Expansion
- CC 26 6 Correspondence from Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd., re: Appeal of the Blanket Natural Heritage System in the Comprehensive Review of the Regional Official Plan at 3580 Audley Road, Hamlet of Kinsale, City of Pickering
- CC 27 Correspondence from Jonathan Rodger, Zelinka Priamo Ltd. on behalf of Belmont Equity (Rossland Landing) Ajax Ltd., re: Request for Conversion of Employment Lands CNR-14 1, 3, 5 and 7 Rossland Road East and 901 Harwood Avenue North Ajax, Ontario
- CC 28 Correspondence from Karen Simpson, 4 Seasons Country Club, re: Whitebelt Lands between Highway 7, Sideline 16, Sideline 14 and Concession Road 7
- CC 29 Correspondence from Matthew Cory, Malone Given Parsons on behalf of Trinipark Development (BT) Corp, re: Envision Durham – Draft New Durham Regional Official Plan
- CC 30 Correspondence from Glen Broll, Managing Partner, Glen Schnarr & Associates Inc., re: Support Letter – Envision Durham, Recommendations on the new Regional Official Plan
- CC 31 Correspondence from Matthew Cory, Malone Given Parsons on Page 5 of 400 behalf of Brooklin North Landowners Group, re: Response to Envision Durham – Comments on the Recommended Regional Official Plan (May 2023)

- CC 32 Correspondence from Matthew Cory, Malone Given Parsons on behalf of North-East Pickering Landowners Group, re: Response to Envision Durham – Comments on the Draft New Durham Regional Official Plan (May 2023)
- CC 33 Correspondence from Matthew Cory, Malone Given Parsons on behalf of Fieldgate Developments, re: Employment Conversion Request for 6483 and 6523 Country Lane, Town of Whitby, Envision Durham – Recommendations on the new Regional Official Plan
- CC 34 Correspondence from Bart Hawkins Kreps, Clarington resident, re: Durham Regional Official Plan
- CC 35 Correspondence from Kirk Kemp, re: Rundle Road and Highway 401, 26 Acre Site to be included in the Urban Boundary for Employment Lands
- CC 36 Correspondence from Adam Layton, Evans Planning on behalf of Icon Taunton Limited, re: Comments in Response to Recommended Official Plan 935 & 945 Taunton Road East, 3557 and “0” Garrard Road
- CC 37 Correspondence from Winston Emery, Ajax resident, re: Active Transportation, Envision Durham
- CC 38 Correspondence from Kim Harrison-McMillan, Gracison Developments Incorporated, on behalf of The Noor Family, re: three parcel holdings within the Beaverton area, Township of Brock
- CC 39 Correspondence from Helen Brenner, Pickering resident, re: Durham Regional Official Plan
- CC 40 Correspondence from Andrew Ferancik, WND Associates on behalf of the Owner of 5200 Ashburn Road in the Town of Whitby, re: Recommended Durham Regional Official Plan
- CC 41 Don Given, Malone Given Parsons on behalf of Rick Wannop Developments, Wannop Family Farms, Daniel and Robin Luchka, owners of 1520, 1540 and 1580 Reach Street, Township of Scugog, Port Perry, re: Request for Employment Conversion
- CC 42 Correspondence form Wendy Bracken, Clarington resident, re: Durham Regional Official Plan

CC 43 Correspondence dated May 16, 2023 from Debbie Leroux, Clerk, Township of Uxbridge, re: Proposed Township of Uxbridge Employment Areas Designation Extension

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Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(104) That Council Correspondence CC 11 to CC 43, inclusive, be referred to the consideration of Report #2023-P-15 of the Commissioner of Planning & Economic Development.  
CARRIED

Moved by Councillor Kerr, Seconded by Councillor Chapman,  
(105) That Council recess until 1:45 PM.  
CARRIED

Council recessed at 12:45 PM and reconvened at 1:45 PM

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Anderson, Dies, Foster and Jubb.

## **7. Reports related to Delegations/Presentations**

7.1 Envision Durham – Recommendations on the new Regional Official Plan (2023-P-15)

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[CARRIED AS AMENDED] [SEE MOTIONS (107), (108), (109), (112), (114), (115), AND (116) ON PAGES 18 TO 28]

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(106) That Regional Council:

- A) Adopt the new Regional Official Plan as contained in Attachment #1 to Commissioner's Report #2023-P-15 by passing the adopting by-law in Attachment #2;
- B) Declare to the Minister of Municipal Affairs and Housing that the new Regional Official Plan, as adopted, forms Regional Council's long-term strategy for guiding and integrating growth management, development, land use, infrastructure and servicing planning, together with financial and capital investment, and meets the requirements of Subsections 26 (1)(a), (b) and (c) of the Planning Act, RSO 1990, Chapter P. 13 as per Section 26 (7) of the Act;

- C) Authorize Regional staff to send a copy of Report #2023-P-15 and a “Notice of Adoption” to all Envision Durham Interested Parties, Durham’s area municipalities, Indigenous communities, conservation authorities having jurisdiction within the Region of Durham, the Durham Agricultural Advisory Committee, Durham Environment and Climate Advisory Committee, the Durham Active Transportation Committee, the Building Industry and Land Development (BILD) – Durham Chapter, Durham Region Home Builders’ Association, other agencies and service providers that may have an interest in the planning of long-term growth in the region (e.g. school boards, hospitals, utility providers, etc.) as identified in Attachment #3, the Regional Director of the Ministry of Municipal Affairs and Housing Central Municipal Services Office, and all other persons or public bodies who requested notification of this decision;
- D) Authorize Regional staff to undertake any technical housekeeping refinements that may be necessary to perfect Council’s adoption of the Regional Official Plan within the statutory 15-day period, prior to submission to the province;
- E) Authorize the Regional Clerk to submit the Council-adopted Regional Official Plan, to the Ministry of Municipal Affairs and Housing for approval, along with the required records of consultation, a Declaration that the statutory requirements for giving Notice and holding of a public meeting and open house have been complied with, statements of conformity and consistency with provincial plans and policies, and a copy of Report #2023-P-15 and Council’s decision;
- F) Direct Regional staff to work with Provincial staff to obtain approval of the new Regional Official Plan, and report to Committee and Council as necessary; and
- G) That Regional Council request the Province of Ontario through its review and decision-making on the Regional Official Plan and further proclamation of Bill 23 to reaffirm its support for upper tier official plans as an essential part of its commitment to protecting the financial and economic well-being of its municipalities; ensuring coordination of planning activities by public bodies; supporting the orderly development of safe and healthy communities; protecting ecological systems including natural features, functions and areas, as well as other matters of provincial interest provided under section 2 of the Planning Act.

CARRIED LATER IN THE MEETING AS  
AMENDED  
(SEE FOLLOWING MOTIONS)

Moved by Councillor Kerr, Seconded by Councillor Chapman,  
(107) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to change the designation of a portion of the lands in Oshawa, east of Harmony Road North, from the future Type C Arterial Road that forms the northerly limit of the Kedron Part II Planning Area, to a midway point south of Winchester Road East, from Employment Area to Community Area, as shown on Exhibit #4.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No

Councillor Neal

Members Absent: Councillor Dies  
Councillor Foster

Declarations of Interest: None

Moved by Councillor Wotten, Seconded by Councillor McDougall,

- (108) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to redesignate the eastern portion of the Port Perry Employment Area on the south side of Reach Street, municipally known as 1520, 1540, and 1580 Reach Street, (owned by Mr. Richard Wannop), from Employment Area to Community Area, as shown on Exhibit 2.

CARRIED

Moved by Councillor Lee, Seconded by Councillor Crawford,

- (109) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to redesignate the northwestern portion of the Carruthers Creek Employment Area at the northwest corner of Salem Road and Rossland Road, from Employment Area to Community Area, as shown on Exhibit 5.

CARRIED

Moved by Councillor Leahy, Seconded by Councillor Yamada,

- (110) That Attachment #1 as contained in Report #2023-P-15 be amended to redesignate the portion of the lands on the northeast corner of Cochrane Street and Hwy. 407 in Brooklin, totaling 6 hectares in size, from Employment Area to Community Area.

DEFEATED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Leahy  
Councillor Marimpietri  
Councillor Shahid  
Councillor Yamada

No

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Lee  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer



Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Dies  
Councillor Foster

Declarations of Interest: None

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(111) That Attachment #1 as contained in Report #2023-P-15 be amended to redesignate the portion of the lands north of Highway 407 and at the south limit of Country Lane, totaling 19.3 hectares in size, from Employment Area to Community Area.

DEFEATED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Leahy  
Councillor Marimpietri  
Councillor Shahid  
Councillor Yamada

No

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Lee  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Dies  
Councillor Foster

Declarations of Interest: None

Moved by Councillor Anderson, Seconded by Councillor Woo,

- (112) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to include the lands on the north side of Highway 401, east of Rundle Road in the Municipality of Clarington inside the Urban Area Boundary as shown on Exhibit 1; and that these lands be designated "Employment Areas"; and that all other maps in the Official Plan be amended as necessary to reflect this change.

CARRIED

Moved by Councillor Pickles, Seconded by Councillor Ashe,

- (113) That Recommendation A) of Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to include the lands east of Sideline 16, north of Highway 407, west of the Greenbelt Plan Area Boundary, and south of Concession 7 in the City of Pickering inside the Urban Area Boundary as shown on Exhibit 7b; and that these lands be designated "Employment Areas"; and that all other maps in the Official Plan be amended as necessary to reflect this change.

DEFEATED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Crawford  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Pickles  
Councillor Wotten  
Regional Chair Henry

No

Councillor Barton  
Councillor Brenner  
Councillor Collier  
Councillor Cook  
Councillor Foster  
Councillor Jubb  
Councillor Lee  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Yamada

Members Absent: Councillor Dies  
Councillor Roy

Declarations of Interest: None

Moved by Councillor Barton, Seconded by Councillor Woo,

(114) A) That Map 1 Regional Structure – Urban and Rural systems of the draft Regional Official Plan as contained in Attachment #1 of Report #2023-P-15 be modified to extend the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land; and

B) That subject to Part A) being adopted, that Recommendation B) in Report #2023-P-15 be amended to add the following to the end: “with the exception of:

i) the extension of the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land”

CARRIED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Foster  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No

Councillor Jubb  
Councillor Neal

Members Absent: Councillor Dies  
Councillor Roy

Declarations of Interest: None

Moved by Councillor Chapman, Seconded by Councillor Carter,  
(115) That Report #2023-P-15 be amended by adding the following as a new part H):

H) That staff be directed to delineate Protected Major Transit Station Area (PMTSA) boundaries for the existing Oshawa GO/VIA station in the Regional Official Plan (ROP) (i.e. modifying Map 1 and Map 3a, 3b and 3d) based on the initial work undertaken with City and Regional staff in 2019; and

That the Minister consider approval of an alternative density target of 25 jobs per hectare for this PMTSA, and that residential uses not be permitted within the PMTSA.

CARRIED

Moved by Councillor Mulcahy, Seconded by Councillor Yamada,  
(116) Whereas, the draft new Regional Official Plan requires, through draft policy 5.2.3, that area municipalities plan for the achievement of a long-term transit supportive density target of 150 people and jobs per gross hectare for Regional Centres located along Rapid Transit Corridors;

And whereas although the Downtown Whitby Regional Centre is located along a Rapid Transit Corridor, it is a traditional downtown centre with a unique, historic character;

And whereas the Town of Whitby intends to protect and enhance the unique, historic character of Downtown Whitby by permitting a level of intensification that is appropriate for the area, identified as a key priority through extensive public consultation on the recently adopted Downtown Whitby Community Secondary Plan, so as not to negatively impact the unique heritage character of the area;

And whereas the Town of Whitby provided previous comments to the Region requesting consideration of the differences amongst Strategic Growth Areas, including that any proposed density and other land use targets provide flexibility at the local level to determine what is appropriate, so as to recognize and protect the historical character of downtowns that are important to our communities;

And whereas the draft new Regional Official Plan recognizes the importance of Built and Cultural Heritage resources through policies 3.3.31 through 3.3.38 and 5.1.15 I);

Now therefore it is recommended that draft policy 5.2.3, as contained in Attachment #1 to Report #2023-P-15, be revised to add the following text at the end of the policy:

Notwithstanding the above Minimum Transit Supportive Density Targets, where a Regional Centre is located along a Rapid Transit Corridor and is also comprised of a historic downtown, an area municipal official plan may establish an alternative density target for the Regional Centre provided the overall target for the area municipality is maintained.

CARRIED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No

Councillor Neal

Members Absent: Councillor Dies  
Councillor Foster  
Councillor Roy

Declarations of Interest: None

Moved by Councillor Yamada, Seconded by Councillor Ashe,

- (117) That the policies of the Regional Official Plan shall not apply to any application made pursuant to the Planning Act where the proponent has requested a pre-application consultation review/meeting, received comments and a requirements checklist from the Municipality, and has made at least one further submission of materials for review as part of a multi-stage pre-submission process, before the day this Plan is adopted by Council for Region of Durham.

MOTION RULED OUT OF ORDER BY THE  
REGIONAL CHAIR

Moved by Councillor Carter, Seconded by Councillor Marimpietri,

- (118) That Council recess until 3:06 PM.

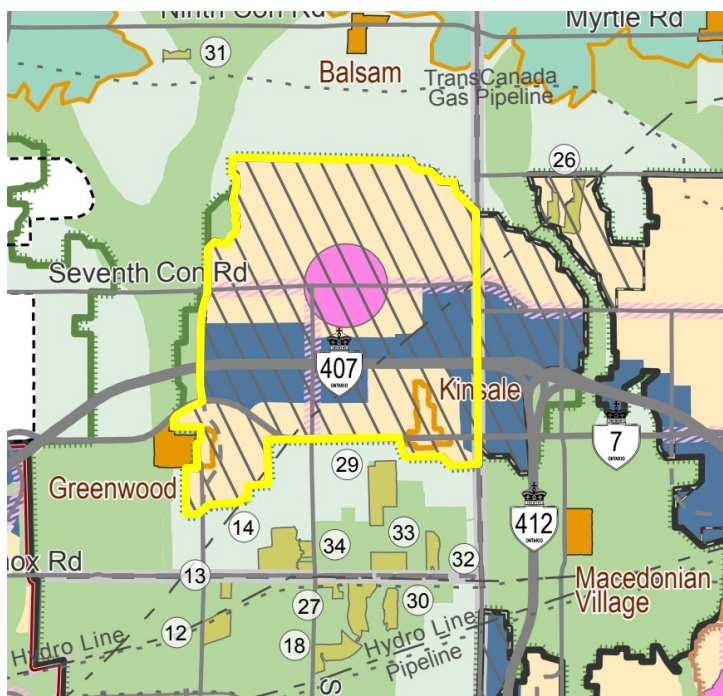
CARRIED

Council recessed at 2:56 PM and reconvened at 3:06 PM.

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Dies, Foster and Roy.

Moved by Councillor Collier, Seconded by Councillor Crawford,

- (119) That Map 1 contained in Attachment #1 of Report #2023-P-15 be divided in order to vote on the lands known as the northeast Pickering 2051 Urban Expansion Area as shown on Map 1, as a separate item.



DEFEATED ON THE FOLLOWING  
RECORDED VOTE

Yes

Councillor Brenner  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Jubb  
Councillor Lee  
Councillor Nicholson  
Councillor Woo  
Councillor Wotten

No

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Carter  
Councillor Chapman  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Pickles  
Councillor Schummer  
Councillor Shahid  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Dies  
Councillor Foster  
Councillor Roy

Declarations of Interest: None

The main motion (106) of Councillors Chapman and Pickles, was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Shahid  
Councillor Woo

No

Councillor Brenner  
Councillor Cook  
Councillor Jubb  
Councillor Lee  
Councillor Neal  
Councillor Schummer

Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Dies  
Councillor Foster  
Councillor Roy

Declarations of Interest: None

**8. By-laws**

38-2023 Being a by-law to adopt the new Official Plan for The Regional Municipality of Durham

This by-law implements recommendations contained in Item #7.1 presented to Regional Council on May 17, 2023

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(120) That By-law Number 38-2023, as amended, be passed.  
CARRIED

**9. Confirming By-law**

39-2023 Being a by-law to confirm the proceedings on the Council of The Regional Municipality of Durham at its meeting on the 17<sup>th</sup> day of May, 2023.

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(121) That By-law Number 39-2023 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on May 17, 2023 be passed.  
CARRIED

**10. Adjournment**

Moved by Councillor Marimpietri, Seconded by Councillor Yamada,  
(122) That the meeting be adjourned.  
CARRIED



The meeting adjourned at 4:09 PM

Respectfully submitted,

---

John Henry, Regional Chair & CEO

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Cheryl Bandel, Deputy Clerk

## **The Regional Municipality of Durham**

### **MINUTES**

#### **REGIONAL COUNCIL**

**Wednesday, May 24, 2023**

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

#### **1. Call to Order and Traditional Territory Acknowledgment**

Regional Chair Henry read the following land acknowledgement:

We are currently located on land which has long served as a site of meeting and exchange among the Mississaugas Peoples and is the traditional and treaty territory of the Mississaugas of Scugog Island First Nation. We honour, recognize and respect this nation and Indigenous Peoples as the traditional stewards of the lands and waters on which we meet today.

Chair Henry invited members to participate in the “Take a Walk in My Shoes: job integration experiences of Canada’s skilled immigrants” photo exhibit, co-created by the Durham Local Immigration Partnership (DLIP) and Trent University that has been touring around the Region. The exhibit is a photo gallery display that chronicles the employment journeys of skilled immigrants in the Region. The exhibit is on display in the Upper Galleria at Regional Headquarters until the end of June. Council members were invited to experience the exhibit through a guided walk through subsequent to the council meeting.

Chair Henry recognized the retirement of Jenni Demanuele, the Director of Corporate Infrastructure and Strategic Business Services for the Works Department. He outlined her many accomplishments and contributions and stated that J. Demanuele has a reputation as a superhero and that her skills in negotiation, budgeting, operations management and customer service are legendary. He stated that Jenni Demanuele has dedicated sixteen years of service to the Region of Durham and will be retiring at the end of the week, which happens to be National Public Works Week.

Chair Henry also reminded members of the annual National Public Works Week festivities being held on May 27, 2023. He advised members that three events will be held at the Scugog Depot in Port Perry; Duffin Creek Water Pollution Control Plant in Pickering; and Durham York Energy Centre in Courtice. He also advised that there will be a variety of activities such as a truck and equipment display, educational information, a driving simulator and tours of the facilities.

## **2. Roll Call**

The following members were present:

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Collier\*  
Councillor Crawford  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Lee\*  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal\*  
Councillor Nicholson\*  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

**\* indicates members who participated electronically, all other members participated in person**

All members of Council were present with the exception of Councillors Cook and Dies

## **3. Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

## **4. Adoption of Minutes**

Moved by Councillor Pickles, Seconded by Councillor Woo,  
(123) That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on April 26, 2023;

- Special Regional Council meeting held on April 28, 2023;
- Closed Special Regional Council meeting held on April 28, 2023;
- Regular Committee of the Whole meeting held on May 10, 2023.

CARRIED

## **5. Presentations**

### **5.1 Christopher Norris, Deputy General Manager, Transit Operations, re: 2022 Safe Driver Awards**

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Christopher Norris, Deputy General Manager, Transit Operations presented the 2022 Safe Driver Awards. Highlights of the presentation included:

- 2014 to 2022 Safe Driver Awards
- 5 Years
  - Jeanette Abrahams
  - Alex Bahrami
  - Brandon Church
  - Clarette Escobar
  - Dawn Peat-Martin
  - Lance Richards
  - Rob Spinelli
  - Steve Vonsick
  - Mike Zoller
- 10 Years
  - Tonya Carnegie
  - Michael Clarke
  - Tara Dancey
  - Jody Goodman
  - Damany Kmall
  - Chris Spanes
  - Gordon Trotter
  - Steve Williamson
- 15 Years
  - Graeme Bell
  - Dan Gallant
  - Debbie Gallant
  - Tom Gibson
  - Peter Hansen
  - Rob Heaslip
  - Lorie Marsden
  - Ricky Thompson
  - Manny Silva
- 20 Years
  - Loretta Thompson

Dawn Peat-Martin, Safe Driver Award Recipient, thanked Durham Region Transit and Regional Council for the acknowledgement.

**6. Delegations**

There were no delegations to be heard.

**7. Communications**

**CC 44 Notice Regarding Appointment of Representative to the Canadian National Exhibition Association (CNEA) Membership – 2023/2024 Term**

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Moved by Councillor Chapman, Seconded by Councillor Roy,  
(124) That Councillor Shahid be re-appointed as the representative to the Canadian National Exhibition Association for the 2023 – 2024 term.

CARRIED

**CC 45 Memorandum dated May 24, 2023 from Alexander Harras, Regional Clerk, re: Corporate Records Classification and Retention Schedule – repeal of By-law**

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Moved by Councillor Marimpiteri, Seconded by Councillor Kerr,  
(125) That Council Correspondence CC 45 from Alexander Harras, Regional Clerk, re: Corporate Records Classification and Retention Schedule – repeal of By-law, be received for information.

CARRIED

**8. Reports related to Delegations/Presentations**

There are no reports related to Delegations/Presentations.

**9. Committee Reports**

**9.1 Report of the Health and Social Services Committee**

**1. The Association of Local Public Health Agencies (alPHa) Call for Board of Health Nominations (2023-MOH-4)**

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[CARRIED]

A) That the nomination of Councillor Elizabeth Roy for election to the alPHa Board of Directors for a two-year term to represent the Central East Region be endorsed; and

B) **That Councillor Carter and Councillor Chapman be identified to sponsor the nomination and complete the nomination form.**

2. Supply and Service of Dish Machines for the Regional Municipality of Durham's Four (4) Long-Term Care Homes (2023-SS-4)

[CARRIED]

- A) That authorization be granted to award a sole source agreement to Hobart Canada for the procurement of new and replacement dish machine equipment and that the Hobart Canada dish machine be the Regional standard for a period of five (5) years effective July 1, 2023, at a total estimated cost not to exceed \$704,000 at the Regional Municipality of Durham's four (4) Long-Term Care Homes, subject to financing being approved in the annual Social Services Business Plans and Budgets; and
- B) That authorization be granted to award a sole source agreement to Hobart Canada effective July 1, 2023, for a period of five (5) years for non-warranty maintenance and service repair at an annual cost not to exceed \$47,600 at the Regional Municipality of Durham's four (4) Long-Term Care Homes, subject to financing being approved in the annual Social Services Business Plans and Budgets; and
- C) That the Commissioner of Finance be authorized to execute any necessary agreement.

3. Unbudgeted Provincial Funding for the Homelessness Prevention Program (2023-SS-7)

[CARRIED]

- A) That the 2023 portion of unbudgeted Provincial funding from the Ministry of Municipal Affairs and Housing in the amount of \$5,360,850 for the period of April 1, 2023 to December 31, 2023, be expended in accordance with the Homelessness Prevention Program guidelines; and
- B) That the Commissioner of Social Services be authorized to enter into all necessary agreements related to the Homelessness Prevention Program.

4. Authorization to Extend the Existing Bulk Cable TV Services Standing Agreement with Rogers Cable TV for the Regional Municipality of Durham's Four (4) Long-Term Care Homes (2023-SS-8)

[CARRIED]

- A) That authorization be granted to award a single source extension of the existing standing agreement to Rogers Cable TV for the supply and delivery of bulk cable TV services for a period of one (1) year expiring April 30, 2024, at a total estimated cost not to exceed \$274,000 for the Regional Municipality of Durham's four (4) Long-Term Care Homes, subject to financing being approved in the annual Social Services Business Plans and Budgets; and
- B) That the Commissioner of Finance be authorized to execute any necessary agreement.

Moved by Councillor Carter, Seconded by Councillor Chapman,

- (126) That the recommendations contained in Item 1 of Report #4 of the Health and Social Services Committee be adopted and that Councillors Carter and Chapman be identified as the two sponsors of Councillor Roy's nomination.

CARRIED

Moved by Councillor Roy, Seconded by Councillor Carter,

- (127) That the recommendations contained in Items 2 to 4 of Report #4 of the Health and Social Services Committee be adopted.

CARRIED

## 9.2 Report of the Planning and Economic Development Committee

### 1. Freight and Goods Movement Forum (2023-P-14)

[CARRIED]

- A) That Report #2023-P-14 of the Commissioner of Planning and Economic Development be received for information; and
- B) That a copy of Report #2023-P-14 be provided to the Ontario Ministry of Transportation (MTO) and Durham Region's area municipalities.

### 2. Durham Active Transportation Committee re: June Bike Month

[CARRIED]

Whereas June is Bike Month;

And whereas Durham Regional Planning Staff have organized numerous bike friendly activities annually for over a decade to educate residents about cycling safety, promote the benefits of cycling, and encourage residents to bike more by participating in Bike Month throughout the month of June;

And whereas the Durham Active Transportation Committee fully supports the Region's planned Bike Month activities;

Now therefore be it resolved that the Durham Active Transportation Committee request Regional Council's support of the planned Regional Bike Month activities and proclaim the month of June as Bike Month in the Region of Durham..

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(128) That the recommendations contained in Items 1 and 2 inclusive of Report #5 of the Planning and Economic Development Committee be adopted.  
CARRIED

### 9.3 Report of the Works Committee

1. Energy from Waste – Waste Management Advisory Committee 2023-2024 Workplan (2023-WR-4)  
[CARRIED]
  - A) That the Energy from Waste-Waste Management Advisory Committee's 2023 – 2024 Workplan, as outlined in Attachment #1 to Report #2023-WR-4 of the Commissioner of Works, be approved; and
  - B) That a copy of Report #2023-WR-4 be forwarded to the Municipality of Clarington for information.
2. Expropriation of Lands Required for the Adelaide Avenue Extension and Courtice Trunk Sanitary Sewer Phase 5 Projects from Townline Road to Trulls Road, in the City of Oshawa and the Municipality of Clarington (2023-W-16)  
[CARRIED]
  - A) That authority be granted to Regional Municipality of Durham staff to initiate expropriation proceedings where necessary with respect to the property requirements for the Adelaide Avenue (Regional Road 58) extension from Townline Road (Regional Road 55) in the City of Oshawa to Trulls Road in the Municipality of Clarington, and the construction of Courtice Trunk Sanitary Sewer Phase 5 along the same route (each a "Project") as depicted in Attachment #1 of Report #2023-W-16 of the Commissioner of Works, and other property requirements as may be determined and identified by Regional Municipality of Durham staff required for the said Projects;
  - B) That authority be granted to the Regional Clerk and the Regional Chair to execute any notices and forms as may be statutorily mandated by the Expropriations Act, R.S.O. 1990, c. E26 to give effect to Recommendation C in Report #2023-W-16, including the Notices of Application of approval to Expropriate;



- C) That authority be granted to Regional Municipality of Durham staff to serve and publish Notices of Application for Approval to Expropriate the property requirements as described in Recommendation A of Report #2023-W-16 and to forward to the Ontario Land Tribunal any requests for hearing that is received, to attend the hearings to present the Regional Municipality of Durham's position, and to present the Ontario Land Tribunal's recommendations to Regional Council for consideration; and
  - D) That all agreements successfully negotiated and reports required for amicable property acquisitions and all agreements and reports required for settlements pursuant to the Expropriations Act, R.S.O. 1990, c. E. 26 related to the Adelaide Avenue extension project and the Courtice Trunk Sanitary Sewer (Phase 5) project approved in accordance with the Delegation of Authority By-law 04-2023 or by Regional Council, be deemed confidential for any reporting requirements to Regional Council pursuant to section 239 (2)(c) of the Municipal Act, 2001, S.O. 2001, c. 25, as it relates to a proposed or pending acquisition or disposition of land for Regional corporate purposes, and only be released publicly by the Commissioner of Works once all compensation claims have been resolved on a full and final basis.
3. Expropriation of Lands Required for the Townline Road North Reconstruction and Widening from Beatrice Street to Taunton Road, in the City of Oshawa and Municipality of Clarington (2023-W-17)  
[CARRIED]
- A) That authority be granted to Regional Municipality of Durham staff to initiate expropriation proceedings where necessary with respect to the property requirements for the proposed Townline Road North (Regional Road 55) Reconstruction and Widening Project, impacting both the east and west sides of Townline Road from Beatrice Street to Taunton Road (Regional Road 4), in the City of Oshawa and the Municipality of Clarington (the "Project") as depicted in Attachment #1 of Report #2023-W-17 of the Commissioner of Works, and as such other property requirements as may be determined and identified by Regional Municipality of Durham staff required for the said Project;
  - B) That authority be granted to the Regional Clerk and the Regional Chair to execute any notices and forms as may be statutorily mandated by the *Expropriations Act*, R.S.O. 1990, c. E.26 to give effect to Recommendation C in Report #2023-W-17, including the Notices of Application of Approval to Expropriate;

- C) That authority be granted to Regional Municipality of Durham staff to serve and publish Notices of Application for Approval to Expropriate the property requirements as described in Recommendation A) of Report #2023-W-17, and to forward to the Ontario Land Tribunal any requests for hearing received, to attend the hearings to present the Regional Municipality of Durham's position, and to present the Ontario Land Tribunal's recommendations to Regional Council for consideration; and
  - D) That all agreements successfully negotiated and reports required for amicable property acquisitions and all agreements and reports required for settlements pursuant to the Expropriations Act, R.S.O. 1990, c. E. 26 related to the Townline Road North Reconstruction Project approved in accordance with the Delegation of Authority By-law 04-2023 or by Regional Council, be deemed confidential for any reporting requirements to Regional Council pursuant to section 239 (2)(c) of the Municipal Act, 2001, S.O. 2001, c. 25, as it relates to a proposed or pending acquisition or disposition of land for Regional corporate purposes, and only be released publicly by the Commissioner of Works once all compensation claims have been resolved on a full and final basis.
4. Standardization of Office Workstation Furniture and Demountable Wall Systems for all Regional Municipality of Durham Facilities (2023-W-18)  
[CARRIED]
- A) That Teknion Leverage Workstation System furniture continue as the standard for modular workstation furniture installations within the Regional Municipality of Durham's facilities and for all new construction projects requiring modular workstation furniture for a ten-year term beginning July 1, 2023 and ending June 30, 2033, with the supply and installation services to be competitively tendered to Teknion authorized furniture dealers;
  - B) That Teknion Tek Vue Demountable Wall System be adopted as the standard for demountable wall system installations within the Regional Municipality of Durham's facilities and for all new construction projects requiring demountable wall systems for a ten-year term beginning July 1, 2023 and ending June 30, 2033; and
  - C) That a negotiated sole source agreement with Teknion for the provision of a fixed pricing discount structure for a period of up to a five-year period and renewed for an additional five-year period at an annual cost of approximately \$2,000,000 be approved, with financing provided through Capital Projects approved in the annual Business Plans and Budgets.

Moved by Councillor Barton, Seconded by Councillor Marimpietri,  
(129) That the recommendations contained in Items 1 to 4 inclusive of Report  
#5 of the Works Committee be adopted.

CARRIED

#### 9.4 Report of the Committee of the Whole

1. Updated Regional Response to the City of Oshawa Request for Cost Sharing for Dedicated Downtown Patrol Enforcement (2023-COW-19)  
[CARRIED]
  - A) That the Region of Durham compensate the City of Oshawa for 50% of its 2023 special security costs to a maximum of \$500,000;
  - B) That consideration of transferring these funds to expanded Regional outreach services in 2024 be considered as part of the 2024 business planning and budget process; and
  - C) That recognizing that two outreach supervisors were included in the 2023 budget, that the next six months be used to recruit and train ten Regional outreach workers, for implementation in 2023, with funding for these workers to be sourced at the discretion of the Commissioner of Finance & Treasurer.
2. Project Woodward – Disposition and Development of Regional Lands for Economic Development (2023-COW-20)  
[CARRIED]
  - A) That the properties described Firstly as Part Lot 28 Concession Broken Front Darlington, Part 1 on plan 40R-29418, Municipality of Clarington and identified with PIN 266050139; and Secondly as Part of Lots 27 and 28 Concession Broken Front Darlington, Parts 9 and 10 on plan 40R-29418, Municipality of Clarington and identified by PIN 266050114, be declared surplus to Regional Municipality of Durham requirements;
  - B) That the Regional Municipality of Durham, as the expropriating authority, approve the disposition of lands without offering the expropriated owners the first chance to repurchase the lands on the terms of the best offer received, therefore approving a waiver of the requirement under s.42 of the Expropriations Act, R.S.O. 1990, c. E.26;

- C) That the plan outlined in Report #2023-COW-20 of the Commissioners of Planning & Economic Development and Works be endorsed, which is to market the lands declared surplus in Recommendation A) of Report #2023-COW-20 to potential buyers, and execute a purchase and sale agreement that obligates the prospective purchaser to develop the lands in a manner consistent with the Region's, and the Municipality of Clarington's, vision to create a clean energy business and industrial park, and attract users from the clean energy and/or advanced automotive sectors; and
- D) That staff return to Council for approval of the agreement of purchase and sale in the event a suitable buyer is identified.

3. Development of Greenbelt Lands (2023-COW-23)  
[CARRIED]

That Report #2023-COW-23 of the Chief Administrative Officer, be received for information.

4. Confidential Report of the Commissioner of Corporate Services – Labour Relations or Employee Negotiations with respect to Collective Bargaining 2023-2026 (2023-COW-21)  
[CARRIED]

That the recommendations contained in Confidential Report #2023-COW-21 of the Commissioner of Corporate Services, be approved.

5. Confidential Report of the Chief Administrative Officer - A Position, Plan, Procedure, Criteria or Instruction to be Applied to any Negotiations Carried on or to be Carried on with Respect to the Development of Greenbelt Lands (2023-COW-22)  
[CARRIED]

That the recommendations contained in Confidential Report #2023-COW-22 of the Chief Administrative Officer, be approved.

Moved by Councillor Carter, Seconded by Councillor Yamada,

(130) That the recommendations contained in Items 1 to 5 inclusive of Report #5 of the Committee of the Whole be adopted.

CARRIED

**10. Departmental Reports and Other Resolutions**

There were no Departmental Reports or Other Resolutions.

**11. Notice of Motions**

There were no notice of motions.

**12. Unfinished Business**

There was no unfinished business to be considered.

**13. Announcements**

Various announcements were made relating to activities and events within the Region and area municipalities.

**14. By-laws**

40-2023      Being a by-law to establish a corporate records classification system and retention periods by way of corporate policy and to repeal by-law #02-2020.

This by-law implements the recommendations contained in Council Correspondence Item #7.2 presented to Regional Council on May 24, 2023

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(131) That By-law Number 40-2023 be passed.  
CARRIED

**15. Confirming By-law**

41-2023      Being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at its meeting on the 24<sup>th</sup> day of May, 2023.

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(132) That By-law Number 41-2023 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on May 24, 2023 be passed.  
CARRIED

**16. Adjournment**

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(133) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 10:05 AM

Respectfully submitted,

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John Henry, Regional Chair & CEO

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Cheryl Bandel, Deputy Clerk

**The Regional Municipality of Durham**

**MINUTES**

**SPECIAL MEETING OF**

**REGIONAL COUNCIL**

**Wednesday, June 14, 2023**

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

**1. Traditional Territory Acknowledgement**

Regional Chair Henry read the following land acknowledgement:

We are currently located on land which has long served as a site of meeting and exchange among the Mississaugas Peoples and is the traditional and treaty territory of the Mississaugas of Scugog Island First Nation. We honour, recognize and respect this nation and Indigenous Peoples as the traditional stewards of the lands and waters on which we meet today.

**2. Roll Call**

The following members were present:

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook\*  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb\*  
Councillor Leahy  
Councillor Lee\*  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy left the meeting at 9:46 AM due to personal matters

Councillor Neal\*  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy\*  
Councillor Schummer\*  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

**\* indicates members who participated electronically, all other members participated in person**

All members of Council were present with the exception of Councillor Kerr.

Chair Henry advised that this is National Public Service week and acknowledged Regional employees for all they do by providing vital services to the community. Regional Council extended sincere appreciation to all public servants.

### **3. Declarations of Pecuniary Interest**

There were no declarations of interest made.

### **4. Delegations**

#### **4.1 Mark McConville, Director of Planning, Frontdoor Developments (Palmerston) Inc. and Frontdoor Developments (Garrard) Inc., re: Final Recommendations Regarding the New Regional Development Charge By-law (2023-F-13)**

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Mark McConville, Director of Planning, Frontdoor Developments (Palmerston) Inc. and Frontdoor Developments (Garrard) Inc, appeared with respect to the final recommendations regarding the new Regional Development Charge By-law, Report #2023-F-13. Highlights of the delegation included:

- Frontdoor Developments (Palmerston) Inc. is requesting that the project at 400 Palmerston Avenue in Whitby proceed under the transition policy for early payment of development charges under the current development charge rates
- An Early Payment Agreement has already been entered into for 8 units and there are 63 more units to be built; Frontdoor Developments (Palmerston) Inc. is requesting another early payment agreement be prepared for the remaining units
- An application for stage 2 pre-consultation has been submitted to the Town of Whitby



- Frontdoor Developments (Garrard) Inc. is requesting that the project of 67 units at 0 Garrard Road in Whitby also be allowed to proceed with an early payment agreement under the current development charge rates

M. McConville asked that Council move a motion to apply an exception to the Development Charge policy for the two sites (Palmerston and Garrard) so that staff can process the early payment agreements.

M. McConville responded to a question from Council.

## **5. Communications**

### **5.1 CC 46 Correspondence from Michael Cook, Davies Howe LLP, re: Proposed Region of Durham Development Charges**

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Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(134) That Council Correspondence CC 46 from Michael Cook, Davis Howe LLP, re: Proposed Region of Durham Development Charges, be referred to consideration of Report #2023-F-13.

CARRIED

### **5.2 CC 47 Correspondence from Signe Leisk, Cassel Brock & Blackwell LLP, re: New Regional Development Charge By-laws**

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Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(135) That Council Correspondence CC 47 from Signe Leisk, Cassel Brock & Blackwell LLP, re: New Regional Development Charge By-laws, be referred to consideration of Report #2023-F-13.

CARRIED

### **5.3 CC 48 Correspondence from Victoria Mortelliti, BILD re: Final Recommendations Regarding the New Regional Development Charge By-law**

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Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(136) That Council Correspondence CC 48 from Victoria Mortelliti, BILD, re: Final Recommendations Regarding the New Regional Development Charge By-law, be referred to consideration of Report #2023-F-13.

CARRIED

### **5.4 CC 49 Correspondence from Stacey Hawkins, Durham Region Home Builders' Association, re: Final Recommendations Regarding the New Regional Development Charge By-law**

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Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(137) That Council Correspondence CC 49 from Stacey Hawkins, Durham Region Home Builders Association, re: Final Recommendations Regarding the New Regional Development Charge By-law, be referred to consideration of Report #2023-F-13.  
CARRIED

## 6. Departmental Reports and Other Resolutions

### 6.1 Final Recommendations Regarding the New Regional Development Charge By-law (2023-F-13)

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[CARRIED ON A RECORDED VOTE]

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(138) A) That pursuant to Section 10(1) of the Development Charges Act, 1997 (DCA), the Regional Development Charge (DC) Background Study, dated March 28, 2023, be adopted;

B) That the adoption of the underlying capital forecast included in the Regional DC Background Study provide indication of Regional Council's intention to ensure that such an increase in need for services will be met as required under paragraph 3 of Section 5(1) of the DCA and Section 3 of Ontario Regulation 82/98;

C) That the Regional Residential DC's by unit type, as indicated in the following table, be imposed on a uniform Region-wide basis, effective July 1, 2023 as follows:

#### Recommended Residential Development Charges, with Phase In Effective July 1, 2023 (per unit)

<b>Service Category</b>	<b>Single / Semi Rate</b>	<b>Medium Density</b>	<b>2 bdr apt</b>	<b>1 bdr apt</b>
Water Supply <sup>(1)(2)</sup>	\$20,894	\$16,640	\$12,165	\$7,473
Sanitary Sewer <sup>(1)(2)</sup>	\$19,086	\$15,200	\$11,112	\$6,825
Regional Roads	\$21,598	\$17,201	\$12,574	\$7,723
Regional Police Services	\$782	\$622	\$455	\$279
Long Term Care	\$438	\$349	\$255	\$157
Paramedic Services	\$353	\$281	\$206	\$126
Waste Diversion	\$75	\$60	\$44	\$27
<b>Recommended Total</b>	<b>\$63,226</b>	<b>\$50,353</b>	<b>\$36,811</b>	<b>\$22,610</b>
Notes:				

- (1) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan.  
 (2) Not applicable to the Seaton area as defined in Appendix A of the Background Study and Schedule F of the proposed by-law.  
 (3) Additional Regional development charges exist for GO Transit and Regional Transit under By-law #86-2001 and By-law #39-2022, respectively.

- D) That the Regional Non-residential DC's for each service, as indicated in the table below, be imposed on a uniform Region-wide basis, on commercial, industrial, and institutional development, effective July 1, 2023:

**Recommended Non-Residential Development Charges, with Phase In  
Effective July 1, 2023  
(\$ per square foot of Gross Floor Area)**

<b>Service Category</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Institutional</b>
Water Supply <sup>(1)(2)</sup>	\$6.01	\$3.89	\$1.62
Sanitary Sewer <sup>(1)(2)</sup>	\$9.65	\$5.65	\$2.34
Regional Roads	\$17.53	\$6.07	\$13.29
<b>Recommended Total</b>	<b>\$33.19</b>	<b>\$15.61</b>	<b>\$17.25</b>

Notes:

- (1) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan.  
 (2) Not applicable to the Seaton area as defined in Appendix A of the Background Study and Schedule F of the proposed by-law.  
 (3) Additional Regional development charges exist for Regional Transit under by-law #39-2022

- E) That the proposed Regional DC By-law, provided in Attachment #7 to Report #2023-F-13 of the Commissioner of Finance, be approved for implementation on July 1, 2023, including all the policies and provisions contained within, such as exemptions, discounts (rental and industrial), payment of development charges (timing and rate determination), and redevelopment credits;
- F) That with regard to front-ending agreements, any credit or payment provided be applied only against the applicable service component(s) of the Regional DC's with any further details of a front ending agreement subject to Council approval;
- G) That the Region Share Policy, provided in Attachment #2 to Report #2023-F-13, with the exception of Sanitary Sewerage and Water Supply services in Seaton, be adopted effective July 1, 2023;

- H) That the Well Interference Policy, provided in Attachment #3 to Report #2023-F-13, be adopted effective July 1, 2023;
- I) That the Intensification Servicing Policy, provided in Attachment #4 to Report #2023-F-13, which provides an allowance in the sanitary sewerage DC capital program to support future intensification projects, be adopted effective July 1, 2023;

### **Indexing of the Development Charges**

- J) That the Regional Residential and Non-residential DC's be indexed annually as of July 1st of each year for the most recently available annual period ending March 31 in accordance with the prescribed index, defined in O.Reg. 82/98 s.7 as "The Statistics Canada Quarterly Building Construction Price Statistics, catalogue number 62-007", with the first indexing to occur on July 1, 2024;

### **General**

- K) That the transition policies provided in Section 9 of Report #2023-F-13 be approved and implemented on July 1, 2023;
- L) That the existing complaint procedure, as provided in Regional By-law #52-2014, continue for the purposes of conducting hearings regarding complaints made under Section 20 of the DCA;
- M) That, pursuant to Section 12(3) of the DCA that requires Regional Council to determine whether a further public meeting is necessary when changes are made to a proposed DC by-law following a public meeting, Regional Council resolve that a further public meeting is not necessary as no substantive changes have been made to the Region's proposed DC by-law following the public meeting on April 12, 2023;
- N) That the Regional Solicitor be instructed to prepare the requisite Regional DC By-law for presentation to Regional Council and passage;
- O) That the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that any such revised by-law(s) be presented to Council for passage;
- P) That the Treasurer be instructed to prepare the requisite Regional DC pamphlet and related materials pursuant to the DCA;

- Q) That the Regional Clerk be instructed to follow the notification provisions pursuant to the DCA;
- R) That the Province be requested to ensure that municipalities are made whole from the lost DC revenue resulting from the More Homes Built Faster Act (Bill 23); and
- S) That a copy of Report #2023-F-13 of the Commissioner of Finance be forwarded to the area municipalities.

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

Moved by Councillor Leahy, Seconded by Councillor Yamada,

(139) That the main motion (138) of Councillors Chapman and Pickles be amended by adding the following as a new Part T):

- T) Whereas the development of properties greater than 100,000 square feet contributes significantly to the economic vitality and growth of our community;

And whereas unpredictable changes in development charge rates can present unforeseen financial challenges to these larger-scale projects, particularly those currently in stage 2 of the pre-consultation development process;

And whereas it is in the best interest of economic stability and fairness to provide a degree of certainty and predictability to these projects with respect to development charges;

Now\ therefore be it resolved that:

1. Properties currently in stage 2 of the pre-consultation development process with a total area greater than 100,000 square feet be locked in at their current development charge rates;
2. The exemption shall remain in effect for a period of two years from the date of this resolution's passage or until project is complete, whichever occurs first; and
3. The Director of Planning and Development Services be directed to implement this resolution and notify affected property owners of the new policy.

MOTION DEFEATED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Leahy  
Councillor Marimpietri  
Councillor Yamada

No

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Lee  
Councillor McDougall  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Kerr  
Councillor Mulcahy  
Councillor Neal

Declarations of Interest: None

The main motion (138) of Councillors Chapman and Pickles was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster

No

Councillor Jubb

Councillor Garrod  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Kerr  
Councillor Mulcahy

Declarations of Interest: None

6.2 Final Recommendations Regarding Amendments to GO Transit Development  
Charges By-law #86-2001 (2023-F-14)

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[CARRIED]

Moved by Councillor Chapman, Seconded by Councillor Pickles,

- (140) A) That Pursuant to Section 10(1) of the Development Charges Act, 1997 (DCA), the Regional Development Charge (DC) Background Study Supporting Proposed Amendments to GO Transit DC By-law #86-2001 dated March 28, 2023 be adopted;
- B) That effective July 1, 2023, GO Transit DC By-law #86-2001 be amended to ensure that various policy and implementation matters are consistent with the proposed Region-wide DC by-law (which is being recommended concurrently in Report #2023- F-13 of the Commissioner of Finance), as set out in the amending by-law (Attachment #1 to Report 2023-F-14 of the Commissioner of Finance);
- C) That the Regional Solicitor be instructed to prepare the requisite DC By-law for presentation to Regional Council and passage;
- D) That the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that any such revised by-law(s) be presented to Council for passage;

- E) That the Regional Treasurer be instructed to prepare the requisite DC pamphlet pursuant to the DCA and related materials; and
- F) That the Regional Clerk be instructed to follow the notification provisions pursuant to the DCA.

CARRIED

6.3 Final Recommendations Regarding Amendments to Regional Transit Development Charges By-law #39-2022 (2023-F-15)

[CARRIED]

Moved by Councillor Chapman, Seconded by Councillor Pickles,

- (141) A) That pursuant to Section 10(1) of the Development Charges Act, 1997 (DCA), the Regional Development Charge (DC) Background Study Supporting Proposed Amendments to Regional Transit DC By-law #39-2022 dated March 28, 2023 be adopted;
- B) That effective July 1, 2023, Regional Transit DC By-law #39-2022 be amended to ensure that various policy and implementation matters are consistent with the proposed Region-wide DC by-law (which is being recommended concurrently in Report #2023-F-13 of the Commissioner of Finance), as set out in the amending by-law (Attachment #1 to Report #2023-F-15 of the Commissioner of Finance);
- C) That the Regional Solicitor be instructed to prepare the requisite DC By-law for presentation to Regional Council and passage;
- D) That the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that any such revised by-law(s) be presented to Council for passage;
- E) That the Regional Treasurer be instructed to prepare the requisite DC pamphlet pursuant to the DCA and related materials; and
- F) That the Regional Clerk be instructed to follow the notification provisions pursuant to the DCA.

CARRIED

7. **By-laws**

42-2023 Being a by-law regarding the imposition of development charges

This by-law implements recommendations contained in Item #6.1 presented to Regional Council on June 14, 2023



43-2023      Being a by-law to amend By-law Number 86-2001

This by-law implements recommendations contained in Item #6.2  
presented to Regional Council on June 14, 2023

44-2023      Being a by-law to amend By-law Number 39-2022

This by-law implements recommendations contained in Item #6.3  
presented to Regional Council on June 14, 2023

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(142)    That By-law Numbers 42-2023 to 44-2023, inclusive be passed.

CARRIED

## **8.      Confirming By-law**

45-2023      Being a by-law to confirm the proceedings on the Council of The  
Regional Municipality of Durham at its meeting on the 14<sup>th</sup> day of  
June, 2023.

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(143)    That By-law Number 45-2023 being a by-law to confirm the proceedings  
of the Council of the Regional Municipality of Durham at their meeting  
held on June 14, 2023 be passed.

CARRIED

## **9.      Adjournment**

Moved by Councillor Marimpietri, Seconded by Councillor Shahid,  
(144)    That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:26 AM

Respectfully submitted,

---

John Henry, Regional Chair & CEO

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Alexander Harras, Regional Clerk

**The Regional Municipality of Durham**

**MINUTES**

**COMMITTEE OF THE WHOLE**

**Wednesday, June 14, 2023**

A regular meeting of the Committee of the Whole was held on Wednesday, June 14, 2023 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 10:45 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

**1. Roll Call**

Present: Councillor Anderson  
Councillor Ashe left the meeting at 12:39 PM  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter left the meeting at 12:37 PM  
Councillor Chapman  
Councillor Collier left the meeting at 11:31 AM on municipal business  
Councillor Cook\*  
Councillor Crawford  
Councillor Dies  
Councillor Foster left the meeting at 12:39 PM  
Councillor Garrod  
Councillor Jubb\*  
Councillor Leahy  
Councillor Lee\*  
Councillor Marimpietri left the meeting at 12:39 PM  
Councillor McDougall  
Councillor Neal\* left the meeting at 12:39 PM  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy\* left the meeting at 11:27 AM  
Councillor Schummer\*  
Councillor Shahid  
Councillor Woo left the meeting at 12:39 PM  
Councillor Wotten left the meeting at 12:30 PM on municipal business  
Councillor Yamada  
Regional Chair Henry  
**\* denotes Councillors participating electronically**

All members of Committee were present with the exception of Councillor Kerr and Mulcahy.

Staff

Present: S. Austin, C. Bandel, E. Baxter-Trahair, B. Bridgeman, A. Burgess, J. Dixon, B. Holmes\*, B. Goodwin, B. Bridgeman, S. Danos-Papaconstantinou\*, A. Harras, J. Hunt, R. Inacio, R. Jagannathan, J. Kilgour, L. McIntosh, I. McVey, G. Muller\*, A. Robins, C. Taylor, N. Taylor, and K. Smith

\*denotes staff participating electronically

**2. Declarations of Interest**

There were no declarations of interest.

**3. Statutory Public Meetings**

There were no statutory public meetings.

**4. Presentations**

**4.1 Stella Danos-Papaconstantinou, Commissioner of Social Services, and Alan Robins, Director of Housing Services, re: At Home in Durham, the Durham Housing Plan 2014-2024 Annual Report (2023-COW-26)**

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Stella Danos-Papaconstantinou, Commissioner of Social Services, and Alan Robins, Director of Housing Services, provided a PowerPoint presentation with regards to At Home in Durham, the Durham Housing Plan 2014-2024 Annual Report.

Highlights of the presentation included:

- At Home in Durham
- Our Commitments
- New Affordable Rental Housing Units
- Project Under Development
- Affordable Housing Unit – Completed and In Progress by Municipality
- At Home Incentive Program
- Financial Housing Benefits
- Community Housing
- Capital Needs
- Envision Durham
- Homelessness
- Next Steps

Staff responded to questions with regards to whether the commitment have been achieved to date; the number of affordable rental housing units will be completed by the end of 2024; whether inclusionary zoning has been implemented; growth in need versus growth in supply; discussions with private sector to enter into agreements to assist with affordable rental housing; utilizing Region owned land

to build affordable housing units on; looking at ways to deliver products to market quicker; whether the number of affordable housing units include past numbers; whether there will be affordable housing units that are closing; funding sources for the project; what is done with the affordable housing units at the end of the 25-year period; finding ways to reduce costs for lower tier municipalities in the west side of Durham; whether there are Federal incentives to the private sector to increase affordable housing costs; partnering with developers to help get people to home ownership; lands being available from the Federal Government to allow for development; the potential to create development organizations to create revenue to have more units; whether mixed income communities will be created; cost per square footage for creating micro homes versus traditional builds; goals to reach by the end of 10-year plan; assistance required for low- and moderate-income renters to make rent more affordable; number of bedroom housing that is required from renters; and whether secondary suits and backyard micro homes are a possibility for Durham Region.

**5. Delegations**

There were no delegation to be heard.

**6. Correspondence**

There was no correspondence.

**7. Reports**

**7.1 Durham Greener Homes Program 2023 Update (2023-COW-24)**

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Report #2023-COW-24 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with regards to when the Clean Home Heating Initiative will be live and available to the public.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(35) That we recommend to Council:

That Report #2023-COW-24 of the Chief Administrative Officer, be received for information.

CARRIED

**7.2 Automated Speed Enforcement and Red-Light Camera Program Update (2023-COW-25)**

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Report #2023-COW-25 from R. Jagannathan, Acting Commissioner of Works, J. Hunt, Regional Solicitor and Director of Legal Services, and N. Taylor, Commissioner of Finance, was received.

Discussion ensued regarding where Automated Speed Enforcement (ASE) cameras can be placed; whether there has been any response from the Ministry of Transportation regarding placing ASE in locations outside of Community Safety Zones; adding a processing centre in Durham Region; and the 10-day notice period for the deployment of ASE cameras.

Discussion also ensued with regards to the third party RLC/ASE costs funded from the fine revenue and any losses for the program; the schedule of when the cameras are on versus off; any risks for running the program; whether the statistics from the program are formally shared with Durham Regional Police; whether consideration has been given to Durham Region taking over Pickering and Ajax's Vision Zero programs so it is all under one umbrella; whether Durham Region has considered, as part of the fine or penalty phase, including the costs associated with AMPs so that the costs associated with the administration of the program are paid for by the offenders; and the possibility of partnering with ETR 407 to collect fines.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(36) That we recommend to Council:

- A) That the application of net Provincial Offences Act (POA) revenue sharing be adjusted to apply the third party Regional costs of Red Light Cameras (RLC), Automated Speed Enforcement (ASE), overall increased costs of POA administration and prosecution as a result of RLC and ASE, and third party costs for those local area municipalities with ASE or RLC against gross fine revenue received prior to allocation of net proceeds to local municipalities;
  - i) That the Legal and Finance departments consult with local area municipalities to bring forward an updated agreement for execution of all parties, if deemed necessary;
  - ii) That staff review and report back on the implications of the new Administrative Monetary Penalties (AMP) program, particular to the current POA, RLC, and ASE processes; and
- B) That the Chair and Clerk be authorized to execute such net POA revenue sharing agreement to the satisfaction of the Regional Solicitor subject to consideration of the implications of the AMP program.

CARRIED AS AMENDED LATER IN THE  
MEETING (See Following Motions)

Moved by Councillor Foster, Seconded by Councillor Anderson,  
(37) That the main motion (36) of Councillors Ashe and Anderson be amended by adding the following:

And further,

Whereas the Province of Ontario introduced Bill 65 – Safer School Zones Act, 2016 (Bill 65) on November 15, 2016, which amended the Highway Traffic Act to permit Ontario Municipalities to implement Automated Speed Enforcement Cameras on municipal roads designated by municipal bylaw as Community Safety Zones or School Zones within their jurisdiction;

And whereas the Regional Municipality of Durham has deployed both mobile and fixed location Automated Speed Enforcement Cameras in locations as permitted by the Highway Traffic Act with much success at reducing the speed of motor vehicle drivers in Community Safety Zones and School Zones helping us to achieve the Region's Vision Zero goals;

And whereas the Regional Municipality of Durham has road sections where speeding drivers continue to be of significant concern outside of School Zones and Community Safety Zones where Automated Speed Enforcement is not currently permitted by legislation;

And whereas the Ontario Ministry of Transportation requires that all municipalities install signage to provide a 90-day warning period for each deployment and redeployment of Automated Speed Cameras;

Now therefore be it resolved that the Ontario Ministry of Transportation be requested to further amend the Highway Traffic Act to expand the applicable uses of Automated Speed Enforcement Cameras to road segments outside of School Zones and Community Safety Zones, including Provincial roadways that pass through our Communities; and

That the Ontario Ministry of Transportation be requested to amend existing agreements with Municipalities that operate Automated Speed Enforcement to reduce the 90-day advanced warning requirement to not more than 10 days for initial deployments and eliminate the need for advanced warning signs for subsequent re-deployment of Automated Speed Enforcement Cameras on the same road corridor; and

That this resolution be provided to all municipalities currently participating in the Automated Speed Enforcement program including the City of Toronto, City of Ottawa, City of Brampton, City of Hamilton, City of Mississauga, City of London, City of Pickering, Town of Ajax, Regional Municipality of York, Regional Municipality of Peel, Regional Municipality of Niagara, and Regional Municipality of Waterloo, as well as the Township of Brock, Municipality of Clarington, City of Oshawa, Township of Scugog, Township of Uxbridge, and the Town of Whitby with a request that they further endorse this resolution to expand the permitted uses of Automated Speed Enforcement in Ontario.

CARRIED

The main motion (36) of Councillors Ashe and Anderson was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Leahy  
Councillor Lee  
Councillor McDougall  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

No

None

Members Absent: Councillor Collier  
Councillor Kerr  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Roy  
Councillor Wotten

Declarations of Interest: None

Moved by Councillor Chapman, Seconded by Councillor Shahid,  
(38) That Committee recess until 1:30 PM.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Chapman  
Councillor Cook

No

Councillor Neal  
Councillor Nicholson

Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Leahy  
Councillor Lee  
Councillor McDougall  
Councillor Pickles  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Carter  
Councillor Collier  
Councillor Kerr  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Roy  
Councillor Wotten

Declarations of Interest: None

A roll call was conducted following the recess and all members of Committee were present with the exception of Councillors Ashe, Carter, Collier, Foster, Kerr, Marimpietri, McDougall, Mulcahy, Neal, Roy, Woo, and Wotten.

7.3 At Home in Durham, the Durham Housing Plan 2014-2024 Annual Report (2023-COW-26)

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Report #2023-COW-26 from S. Danos-Papaconstantinou, Commissioner of Social Services, B. Bridgeman, Commissioner of Planning and Economic Development, and N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(39) That we recommend to Council:

- A) That Report #2023-COW-26 of the Commissioner of Social Services, Planning and Economic Development and Finance, be received for information as the legislatively required annual report on the progress of At Home in Durham, the Durham Housing Plan 2014-2024; and
- B) That a copy of Report #2023-COW-26 be forwarded to the Ministry of Municipal Affairs and Housing (MMAH).

CARRIED



7.4 Durham Climate Roundtable – Amended Collaboration Agreement with Ontario Tech University (2023-COW-27)

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Report #2023-COW-27 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(40) That we recommend to Council:

That staff be directed to execute a collaboration agreement with Ontario Tech University (included as Attachment #1 to Report #2023-COW-27 of the Chief Administrative Officer), governing the mandate, deliverables and resourcing of the Durham Climate Roundtable as well as roles and responsibilities of participating organizations.

CARRIED

7.5 Prebudget Approval for the Addition of Permanent Staff Complement to Address Emerging Priorities (2023-COW-28)

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Report #2023-COW-28 from B. Goodwin, Commissioner of Corporate Services, was received.

Discussion ensued with regards to retaining and attracting new talent to the Region; the number of positions allocated in the 2023 budget that have been filled; the annualized cost for the new positions; and any additional costs that may be needed to accommodate and address any outstanding salary and benefit needs for all staff.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(41) That we recommend to Council:

- A) That the full-time staffing compliment of the Corporate Services Department – Human Resources Division be increased by two (2) Compensation Analysts, at an estimated cost of \$96,300 (\$91,900 in salary costs and \$4,400 in one-time capital costs) for 2023 (annualized cost \$242,732), commencing mid-August 2023 to be funded from salary savings from current vacancies in 2023;
- B) That subject to Part A) being approved, 2023 prebudget approval be received for financing for the additional staff complement to be added to the 2024 Corporate Services Department – Human Resources Division Business Plans and Budget;
- C) That the full-time complement in the Social Services Department be increased by three (3) positions for the establishment of the Regional Affordable Housing Development and Renewal Office at an estimated cost of \$193,300 (\$186,700 in salary costs and \$6,600 in one-time capital costs)

for 2023 (annualized cost \$568,400) to be funded at the discretion of the Commissioner of Finance in 2023; and

- D) That subject to Part C) being approved, prebudget approval be received for financing for the additional staff complement to be added to the 2024 Social Services Business Plans and Budget.

CARRIED

7.6 Expropriation of Lands Required for the Proposed Liberty Street (Regional Road 14) Road Rehabilitation and Urbanization Project from Longworth Avenue to Concession Road 3 in the Municipality of Clarington (2023-COW-29)

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Report #2023-COW-29 from R. Jagannathan, Acting Commissioner of Works, was received.

Moved by Councillor Ashe, Seconded by Councillor Anderson,  
(42) That we recommend to Council:

- A) That authority be granted to Regional Municipality of Durham staff to initiate expropriation proceedings where necessary for the property requirements related to the proposed road improvements along Liberty Street (Regional Road 14) from Longworth Avenue to north of Concession Road 3 in the Municipality of Clarington as generally depicted in Attachment #1 to Report #2023-COW-29 of the Acting Commissioner of Works and such other property requirements as may be determined and identified by Regional Municipality of Durham staff for the Liberty Street (Regional Road 14) Project;
- B) That authority be granted to the Regional Clerk and Regional Chair to execute any notices and forms as may be statutorily mandated by the Expropriations Act, R.S.O. 1990, c. E.26 to give effect to Recommendation C) of Report #2023-COW-29, including the Notices of Application of Approval to Expropriate;
- C) That authority be granted to Regional Municipality of Durham staff to serve and publish Notices of Application for Approval to Expropriate the property requirements as described in Recommendation A) of Report #2023-COW-29, and to forward to the Ontario Land Tribunal any requests for hearings received, to attend the hearings to present the Regional Municipality of Durham's position, and to present the Ontario Land Tribunal's recommendations to Regional Council for consideration; and
- D) That all agreements successfully negotiated and reports required for amicable property acquisitions and all agreements and reports required for settlements pursuant to the Expropriations Act, R.S.O. 1990, c. E. 26 related to the Liberty Street (Regional Road 14) Project approved in accordance with the Delegation of Authority By-law 04-2023 or by Regional Council, be

deemed confidential for any reporting requirements to Regional Council pursuant to Section 239 (2)(c) of the Municipal Act, 2001, S.O. 2001, c. 25, as it relates to a proposed or pending acquisition or disposition of land for Regional corporate purposes, and only be released publicly by the Commissioner of Works once all claims for compensation have been resolved on a full and final basis.

CARRIED

**8. Confidential Matters**

**8.1 Confidential Report #2023-COW-30 of the Commissioner of Works – Proposed or Pending Acquisitions or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby (2023-COW-30)**

---

Confidential Report #2023-COW-30 from R. Jagannathan, Acting Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Barton,  
(43) That we recommend to Council:

That the recommendations contained in Confidential Report #2023-COW-30 of the Acting Commissioner of Works, be adopted.

CARRIED ON A RECORDED VOTE LATER IN  
THE MEETING (See Motion (45) on page 11 of  
these minutes)

**8.2 Confidential Report of the Commissioners of Works, Finance and Social Services – Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby (2023-COW-31)**

---

Confidential Report #2023-COW-31 from R. Jagannathan, Acting Commissioner of Works, N. Taylor, Commissioner of Finance, and S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Moved by Councillor Chapman, Seconded by Councillor Barton,  
(44) That we recommend to Council:

That the recommendations contained in Confidential Report #2023-COW-31 of the R. Jagannathan, Acting Commissioner of Works, N. Taylor, Commissioner of Finance, and S. Danos-Papaconstantinou, Commissioner of Social Services, be adopted.

CARRIED LATER IN THE MEETING ON A  
RECORDED VOTE (See Motion (45) on page 11 of  
these minutes)

Moved by Councillor Chapman, Seconded by Councillor Barton,  
(45) That the recommendations contained in Confidential Report #2023-COW-30 and Confidential Report #2023-COW-31 be adopted.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Brenner	
Councillor Chapman	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Garrod	
Councillor Jubb	
Councillor Leahy	
Councillor Lee	
Councillor McDougall	
Councillor Nicholson	
Councillor Pickles	
Councillor Schummer	
Councillor Shahid	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Carter  
Councillor Collier  
Councillor Kerr  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Neal  
Councillor Roy  
Councillor Woo  
Councillor Wotten

Declarations of Interest: None

## 9. Adjournment

Moved by Councillor Crawford, Seconded by Councillor Nicholson,  
(46) That the meeting be adjourned.

CARRIED

The meeting adjourned at 1:37 PM

Respectfully submitted,

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John Henry, Regional Chair

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K. Smith, Committee Clerk

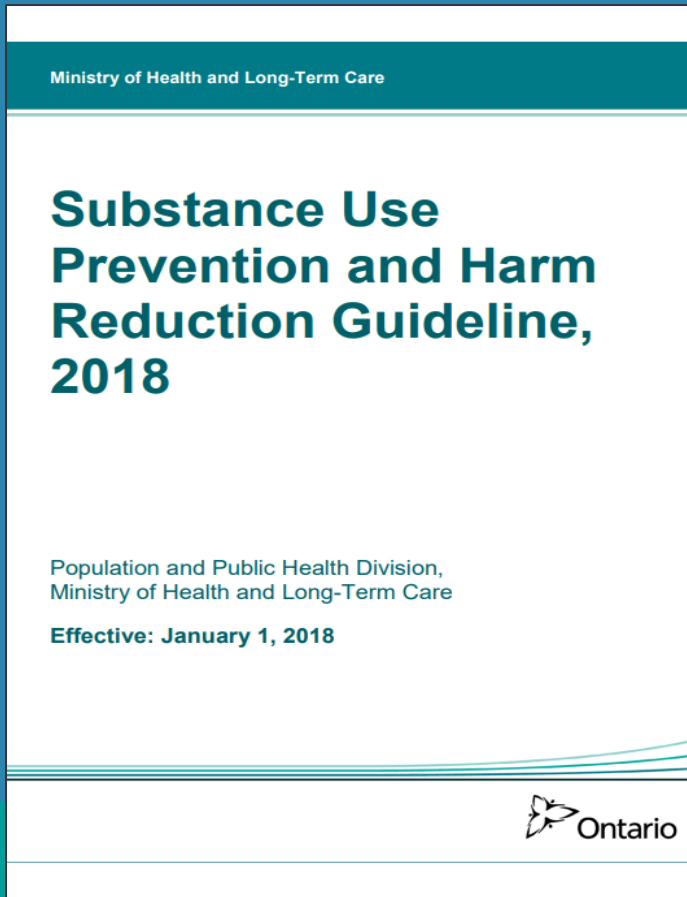
# Presentation to Health & Social Services Committee: Local Mental Health & Addictions Services Updates



Opioid Response Plan: Status Update  
Durham Region Health Department

Together, Best Mental Health: Mental  
Health and Substance Use Services  
Strategy, 2022-2025

Lakeridge Health



## Public Health Mandate: Harm Reduction Program Enhancement

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Develop a local opioid response plan

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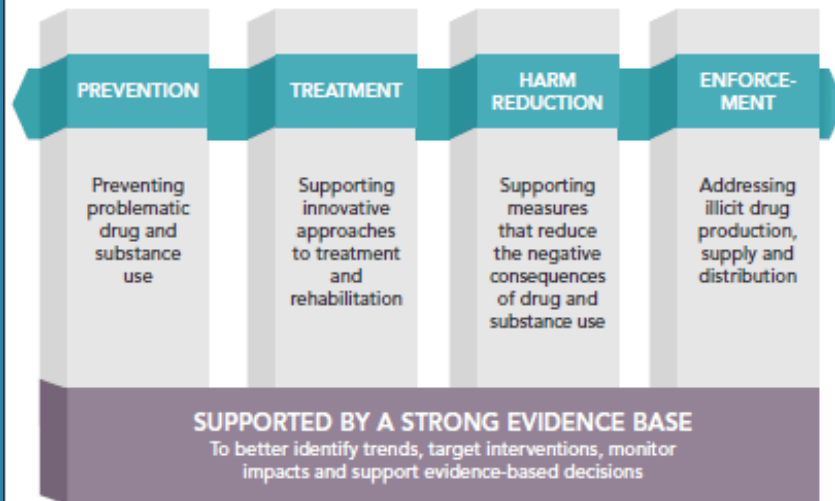
Naloxone distribution and training

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Develop an [opioid overdose early warning and surveillance system](#)

## CANADIAN DRUGS AND SUBSTANCES STRATEGY

A COMPREHENSIVE, COLLABORATIVE, COMPASSIONATE  
AND EVIDENCE-BASED APPROACH TO DRUG POLICY



## Canadian Drugs and Substances Strategy



# The Durham Region Opioid Task Force: Stewards of the Durham Region Opioid Response Plan

AIDS Committee of  
Durham Region

Back Door Mission

Carea Community Health  
Centre

Conseil Scolaire Catholique  
MonAvenir

Durham Region Health  
Department

Durham Catholic District  
School Board

Durham Community  
Physician

Durham District School  
Board

Durham Regional Police  
Service

East Durham Probation and  
Parole Office

First Steps Pharmacy

Indigenous Community  
Member

John Howard Society of  
Durham Region

Lakeridge Health  
Corporation

- Durham Mental Health Services
- Pinewood Addiction Services
- Emergency Department

Ontario Tech University

Ontario Shores Centre for  
Mental Health Sciences

Primary Care Network  
Durham - Ontario Health  
Team (OHT)

Mississaugas of Scugog  
Island First Nation

People with Lived  
Experiences

Medical Associates of Port  
Perry - North Durham  
Family Health Care Team

Peterborough Victoria  
Northumberland  
Clarington Catholic District  
School Board

Region of Durham Social  
Services

Region of Durham  
Paramedic Services

Salvation Army Community  
and Family Services

Prevention	Treatment	Harm reduction	Enforcement
Utilize the Truth and Reconciliation Commission of Canada, Call to Action Report when determining evidence-based drug prevention strategies.	Utilize the Truth and Reconciliation Commission of Canada, Call to Action Report when determining evidence-based drug prevention strategies.	Utilize the Truth and Reconciliation Commission of Canada, Call to Action Report when determining evidence-based drug prevention strategies.	Utilize the Truth and Reconciliation Commission of Canada, Call to Action Report when determining evidence-based drug prevention strategies.
Participate in knowledge exchange activities with the Health, Homelessness and Housing Committee, to foster service coordination.	Increase timely access to services for people who use substances and are seeking treatment and harm reduction services.	Increase client(s) awareness of available harm reduction and treatment services within Durham Region.	Opioid task force members will contribute to maintaining a healthy and safe community, with targeted efforts to the downtown Oshawa core.
Identify and implement evidenced-based prevention strategies for problematic substance use for the residents within Durham Region.	To provide support to the Central East Local Health Integration Network/Lakeridge Health in the development of treatment pathways and to assist with identification of gaps in care.	Identify evidenced-based recommendations to enhance naloxone distribution services within Durham Region.	Continue addressing illicit drug production, supply, and distribution.
	Identify opportunities to leverage current services to include a peer-based model of support for harm reduction, outreach, and treatment services.	Identify evidenced-based recommendations to enhance needle exchange program services within Durham Region.	Collaborate with Durham Regional Police Service to identify opportunities for transitioning individuals from police service to community-based treatment and harm reduction services.
		Implement a plan to raise awareness of how public stigma acts as a barrier to accessing treatment and harm reduction services.	
		Identify targeted evidenced-based education strategies and communication strategies that aim to increase public awareness of the benefits of harm reduction services as part of an evidenced-based drug strategy.	
		Investigate opportunities for collaboration between the Opioid Task Force and the Metis Nation of Ontario pilot program for naloxone distribution.	

# The Durham Region Opioid Response Plan

Source: Durham Opioid Response Plan

# Continued Focus On...

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Collaboration and coordination with experts in the area of housing and homelessness

---

Prevention strategies for problematic substance use

---

Coordination with partners to foster timely access to services for people who use substances and are seeking treatment and/or harm reduction services

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Increasing client awareness of available harm reduction and treatment services within Durham Region

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Expanding access to naloxone

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Employing evidence-based recommendations to enhance needle exchange services

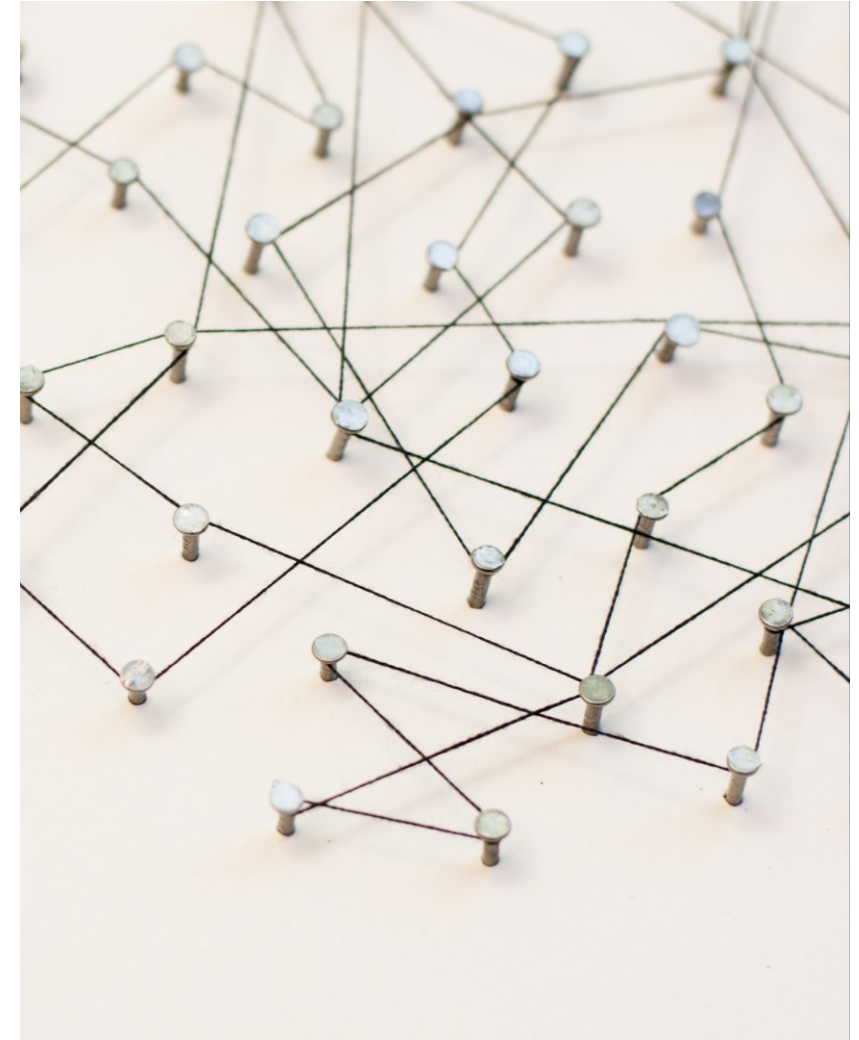
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Raising awareness of how stigma acts as a barrier to accessing treatment, harm reduction and health care services

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Working in collaboration with DRPS to address illicit drug production, supply and distribution

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# New Areas of Focus ...

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A strong focus on the Truth and Reconciliation Commission of Canada, Call to Action report and ensuring the work we do considers these important recommendations

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Working with Lakeridge Health to help inform the development of treatment pathways and to assist with the identification of gaps in care

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Identifying opportunities to leverage current services to include a peer-based model of support for harm reduction, outreach and treatment services

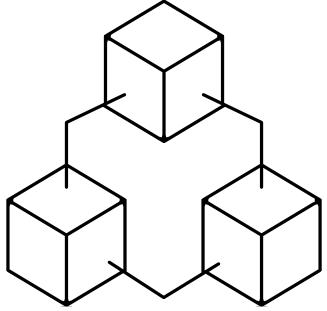
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Contributing to the maintenance of a healthy and safe community in downtown Oshawa

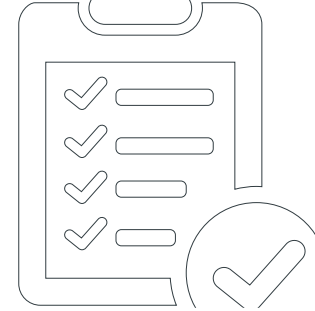
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Collaborating with Durham Regional Police Service to identify opportunities for transitioning individuals from police services to community-based treatment and harm reduction services

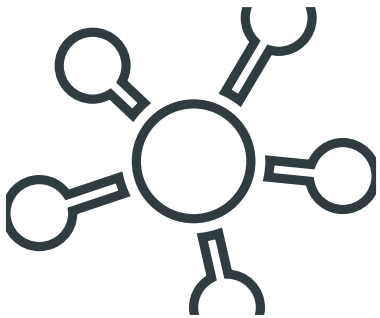
# Key Highlights of Work Accomplished in 2022/2023



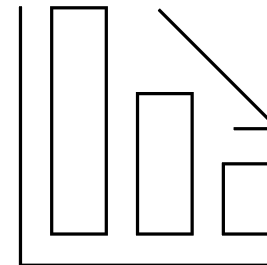
Ongoing coordination and co-planning to leverage existing services to address identified gaps, at the local level



Conducted service mapping to identify gaps in services related to police calls for public disruption and non-criminal offences



Developed and launched the Report Drugs tool to allow anonymous public reporting of qualitative data which can be used to inform DRHD's drug alerts / early warning system



Working to reduce stigma through awareness activities

Enhancing access to training for service providers

## Helping our most vulnerable populations



- Naloxone distribution to reduce opioid related deaths
- Education on safer drug practices along with access to supplies to reduce harm by preventing the transmission of diseases such as HIV, hepatitis C (HCV) and hepatitis B (HBV)
- Providing an access point for other addiction services, health and social services



# Primary Care Outreach Program (PCOP)

An advanced care paramedic and a social worker, working with community partners to deliver services to vulnerable populations

Services include:

- ✓ Medical assessments
- ✓ Triage and social support interventions
- ✓ Service navigation and referrals to: addiction and mental health agencies; and counselling for crises, depression, substance abuse, attempted suicide, trauma, and other health concerns

The PCOP team travels to various priority neighbourhoods providing services



# Together, Best Mental Health Mental Health and Addictions Plan



## Five Strategic Directions

1

Ensure  
inclusion

2

Create better  
access,  
navigation, and  
transitions

3

Improve  
outcomes for  
the most  
vulnerable

4

Drive  
integration with  
primary and  
community care

5

Demonstrate  
outcomes

## Together, Best Mental Health:

Mental Health and  
Substance Use  
Services Strategy

2022-2025



- Roadmap to deliver a more integrated system of mental health and substance use care in Durham Region.
- Enables Lakeridge Health to lead a system-level, transformation in mental health service delivery, while provide people with the right services, from the right people, in the right place.
- Anchored in Ontario's plan to build mental health and addictions, "[Roadmap to Wellness.](#)"



# Yearly Visits Related to Mental Health and Substance Use

- 100,000+ adults
- 12,000+ children and youth
- 14,000+ visits to Emergency Departments



**Lakeridge  
Health**

## IN-PATIENT

- Adult (Ajax)
  - General Adult Beds
  - Psychiatric Intensive Care
  - Crisis Intervention Team
- Adult (Oshawa)
  - General Adult Beds
  - Psychiatric Intensive Care
  - Crisis Intervention Team
  - **Opioid Navigator (ED)**
  - **Hospital to Home Supports**
- Child and Youth (Oshawa)
  - General Beds
  - Youth Crisis Intervention

## DISTRESS CENTRE DURHAM

- Distress Line
- Suicide Survivor Support Group

## OUT-PATIENT

- Child-Youth Family Program
  - Urgent Care
  - Day Treatment
  - Eating Disorders
- **Assertive Community Treatment**
- Eating Disorders (youth and adult)
- **Mental Health Support Unit with Durham Regional Police**
- Adult Day Treatment
- **Early Psychosis Intervention**
- **Psychiatry Services**
- Adult Integrated Mental Health Service

## DURHAM MENTAL HEALTH SERVICES

- Crisis CALL Line
- Mobile Crisis (non-police led)
- Crisis Homes (Ajax, Whitby, Oshawa)
- Residential Program
- Case Management
  - General Case Management
  - Dual Diagnosis
  - Durham Connect
  - Seniors Support/Response
  - Homeless Rent Supplement
  - Indigenous
  - Court Support
  - Release from Custody
  - Hospital to Home (Ajax)
  - Violence Against Women
- Court Support (Youth Justice and Court Diversion)
- Regional Housing Coordination
- Peer Support
- Family Support

## PINEWOOD SUBSTANCE USE AND ADDICTIONS

- Residential Withdrawal Management
- Residential Treatment
- Case Management
- Opioid Outreach
- Scarborough Addictions Support
- Umbrella's Program
- RAAM Clinic
- Concurrent Disorders Day Treatment
- Community Treatment
  - Addictions Case Management
  - Addiction Supportive Housing
  - Youth Outreach Workers
  - Drug Treatment Court
  - Opiate Case Management
  - Smoking Cessation
  - Concurrent Disorders Court Diversion
  - Youth Court Diversion
  - Back on Track
- Youth Specific
  - School-based Youth Outreach
  - DASIIY (Durham Appraisal and Screening Initiative for Youth)
- Adult Court Services
  - Drug Treatment Court
  - Concurrent Disorders Court Diversion
- Specialized Teams
  - Gambling, Gaming and Technology
  - Opiate Case Management
    - Back on Track

# Engagement and Partners

- Lakeridge Health, co-chair
- Carea Community Health Centre, co-chair
- Ontario Shores Centre for Mental Health Sciences
- Durham Regional Police Services
- Region of Durham
- Durham Region Health Department
- PFLAG Durham Region
- Ajax Welcome Centre
- Mississaugas of Scugog Island First Nations
- Durham Child and Youth Planning Network
- CMHA Durham
- Ontario Tech University
- Region of Durham Paramedic Services
- Community Care Durham
- Backdoor Mission
- Child and Family Mental Health services
- Seniors Network of Care



# In Depth: Five Strategic Directions



# Progress: Continued Collaboration

## Plan Progress (Year 1)

- Consistently engaging people with lived experience.
- Central Connect: a central point of intake, access, and navigation into all programs.
- Increased outreach care in our communities, including addictions outreach.
- Partner with the Region of Durham in the Oshawa Micro-Homes and Beaverton housing initiatives.
- New school-based substance use and mental health positions.
- Enhancing Emergency Department experience.

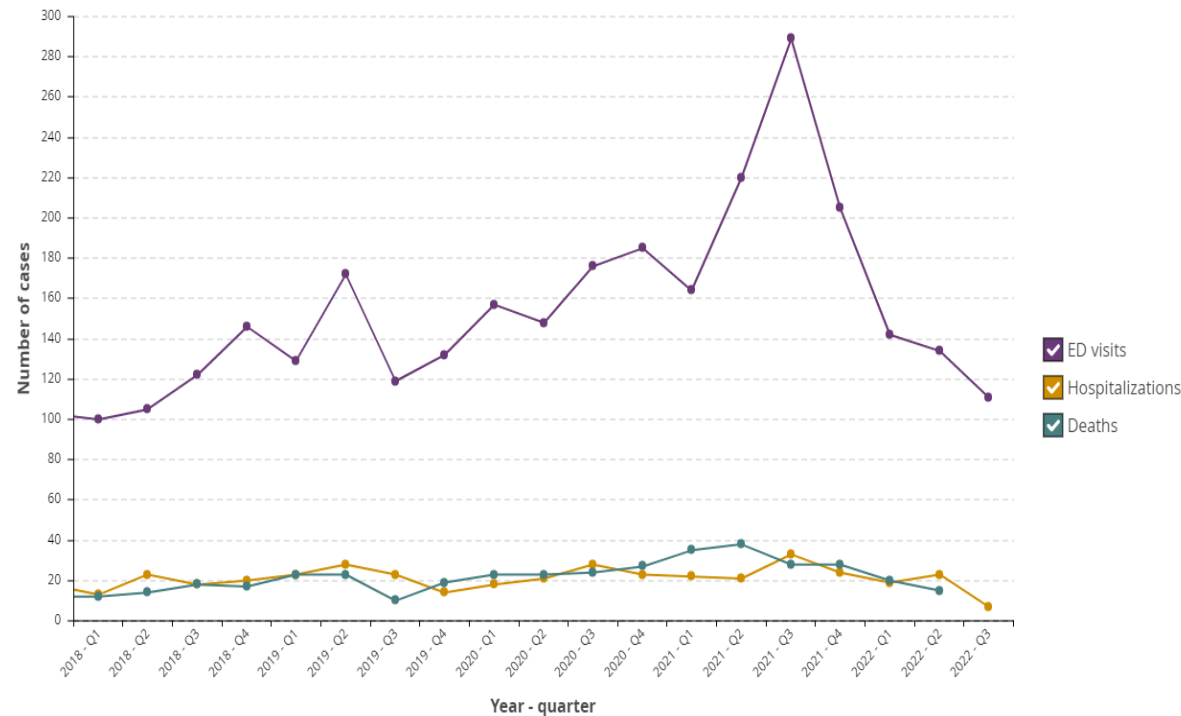


## Partnerships

- More than 40 Memorandums of Understanding with our partners.
- Attend 35+ working groups and committees across Durham Region

# Progress: Decrease of Opioid Poisoning-related visits to Emergency Departments

Cases of opioid-related morbidity and mortality, Durham Region Health Department , 2003 - Q1 - 2022 - Q3



- Data shows steady decline in opioid poisoning-related visits in Lakeridge Health Emergency Departments (peak volumes observed in summer 2021 with progressive decline thereafter).

# Homelessness and Mental Health and Addictions

- Complex population requiring innovative and integrated system responses to improve population health.
- Mental Health and Addictions Care is **one piece** of a large community approach to supporting this vulnerable population.
- At Lakeridge Health, we believe we are on the right path forward.

**EDITORIAL**  
**All hands on deck to end homelessness**  
Governments have taken a fragmented approach to homelessness at the expense of a shared strategic plan.  
By Star Editorial Board  
Sat., April 15, 2023 | 3 min. read

**GTA**  
**Why the homelessness crisis could get even worse**  
Emergency funding has dried up, and the head of Toronto's shelter department says without \$317 million, the city will have to shut more shelters

**How to Slow the 'Wave' of Homelessness in Canadian Cities**  
Increased financial supports, not just new affordable housing, are needed to prevent people from falling into homelessness, says advocate.

ATLANTIC | News

**New research suggests Canada's homeless crisis is bigger than current data shows**



# Questions:

**Melissa Hutchinson RN, BA, MN**

Program Manager, Population  
Health Division

Durham Region Health  
Department

T. 905-668-7711, ext. 3095

[melissa.hutchinson@durham.ca](mailto:melissa.hutchinson@durham.ca)

**Beth Brannon, RN, Bsc, MN**

Senior Director, Mental Health  
and Addictions,

Pinewood Centre, Distress Centre  
Durham & Durham Mental  
Health Services

Lakeridge Health  
T. 905.576.8711 ext.36212

[bbrannon@lh.ca](mailto:bbrannon@lh.ca)

# Interoffice Memorandum



**Date:** June 28, 2023  
**To:** Regional Council  
**From:** Barb Goodwin, Commissioner of Corporate Services  
**Subject:** Repeal of by-laws #16-2007 and #55-2018

---

**The Regional  
Municipality of  
Durham**

Corporate Services  
Department

605 Rossland Rd. E.  
Level 3  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102

[durham.ca](http://durham.ca)

**Barb Goodwin**  
**MPA, CPA/CGA,**  
**B.Comm, CPM,**  
**CMMIII**  
Commissioner of  
Corporate Services

In 2007, By-law #16-2007 was passed which permitted the Region of Durham to participate in OMERS in respect of its Head of Council. In 2018, By-law #55-2018 was passed to amend By-law #16-2007 in paragraph 3 to make the Head of Council's participation in OMERS permissive at their discretion. The authority to deduct the earnings of the Head of Council for the purpose of contributing to OMERS was also amended from the Director of Human Resources to the Commissioner of Corporate Services.

Through further investigations by Regional staff, it was discovered that By-law #55-2018 did not accord with the OMERS plan and once the Head of Council opted-in to OMERS the only way subsequent Head's of Council could opt out is by way of terminating the enabling by-law. As such, By-law #55-2018 is of no force and effect according to OMERS. Based on this, it is recommended that Regional Council pass the attached By-law to repeal By-laws #16-2007 and #55-2018 that enabled the Head of Council to opt-in retroactive to December 19, 2018, when By-Law #55-2018 was passed.





## HOCKEY HELPS THE HOMELESS HQ

44 EAST BEAVER CREEK, UNIT 4  
RICHMOND HILL, ONTARIO, L4B 1G8  
CHARITABLE NUMBER: 865580146 RR0001

NATIONAL FOUNDING SPONSOR



June 15, 2023

Corporate Services Department, Legislative Services Division  
605 Rossland Road East, Level 1  
PO Box 623  
Whitby, Ontario L1N 6A3

Good afternoon,

I am writing to kindly invite all municipalities in Durham Region to participate in our upcoming Hockey Helps the Homeless Durham Region Tournament. The event, which is in support of Durham Youth Services, will take place on December 1<sup>st</sup>, 2023 @ Delpark Homes Centre in Oshawa.

Hockey Helps the Homeless is a charitable organization that provides support to homeless individuals across Canada. We host hockey tournaments in various cities to raise awareness and funds to support local homeless organizations. The Durham Region tournament has granted \$85,000+ to Durham Youth Services through the contributions and fundraising efforts of over 300 players, volunteers, and sponsors. We are so excited to bring this event back bigger and better to the community in 2023.

Every one of our tournament cities has a unique element which separates itself from the rest. We believe Durham Region's unique element is the ability to leverage representatives from each municipality in the region and foster an internal competition between representatives including but not limited to local Police, Fire and Municipal offices.

Steve White (HHTH Durham Region Committee Chair & Durham Youth Services Board Member) and I are happy to address any questions the representatives may have regarding the event or Hockey Helps the Homeless. Shannon Jackson (Executive Director, Durham Youth Services) is also available to answer any specific questions on how the funds are distributed amongst Durham Youth Services programming.

- Address: 4-44 East Beaver Creek Blvd, Richmond Hill, Ontario, L4B1G8
- Email: [erik@hth.com](mailto:erik@hth.com)
- Phone: 905-943-4250 ext. 102

Thank you for considering our invitation and we look forward to seeing representatives from all 8 municipalities on the ice in December!

Erik Luczak  
Manager, Hockey Operations (Ontario)

## Report #5 of the Finance & Administration Committee

For consideration by Regional Council

June 28, 2023

The Finance & Administration Committee recommends approval of the following:

1. Tile Drainage Loan on Behalf of Township of Brock for Mr. Chris Vestergaard (B1160 Concession 3 Beaverton, ON) (2023-F-11)

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  - A) That funds in the amount of \$41,700 be advanced to the Township of Brock with respect to a loan application pursuant to the *Tile Drainage Act*, R. S. O., 1990, c. T. 8 (the “Act”) for Mr. Chris Vestergaard (B1160 Concession 3) in the Beaverton area of the Township of Brock); and
  - B) That the requisite by-laws be approved by Regional Council.
2. Establishment of a Debenture Committee (2023-F-12)

---

  - A) That a Debenture Committee be established in accordance with the Terms of Reference outlined in Attachment #1 to Report #2023-F-12 of the Commissioner of Finance;
  - B) That Council delegate to the Debenture Committee the authority to enact by-laws authorizing the issuance of debentures and the entering into of prescribed financial agreements for long-term borrowing where the debt authority for the capital works or classes of capital works to be financed has been approved by Council;
  - C) That Council delegate to the Debenture Committee the power to authorize by by-law any one or more officers of The Regional Municipality of Durham (“**Region**”) to do all things, including the execution of all debentures, the entering into of financial agreements and all ancillary documents necessary in order to give effect to the issuance of any debentures and the financing pursuant to any financial agreements;
  - D) That Council delegate to the Debenture Committee the authority to enact temporary borrowing by-laws for current operations in accordance with section 407 of the Municipal Act, 2001 to authorize short-term borrowing for the purpose of meeting current expenditures in any year until such time as the taxes are collected and other revenues are received and to authorize any one or more members of the Debenture Committee to do all things and execute any loan or other agreements required to give effect to any temporary borrowing;

- E) That any Regional policies on the delegation of the Region's powers and duties and on debt and capital financing reflect the establishment of the Debenture Committee and indicate that the authority to enact debenture, other long-term borrowing and temporary borrowing by-laws has been delegated to the Debenture Committee; and
  - F) That the by-law(s) generally in the form contained in Attachment #2 and Attachment #3 to Report #2023-F-12 of the Commissioner of Finance be presented to Council for adoption to give effect to these recommendations.
- 3. Updated Policies – Financial Securities Acceptance for Development Agreements [\(2023-F-16\)](#)

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- A) That the policy on Letter of Credit Acceptance be approved;
  - B) That the policy on Surety Bond Acceptance be approved;
  - C) That the Finance Department fee of \$475 for the initial acceptance of, and any subsequent exchanges of Letters of Credit, be extended to include Surety Bonds;
  - D) That the local area municipalities be exempted from the requirement to provide a financial security in connection with local municipality development projects; and
  - E) That staff be directed to update the Standard Subdivision Agreement and Standard Servicing Agreement for Non-Subdivision Development templates to reflect the changes implemented through Report #2023-F-16 of the Commissioner of Finance.

Respectfully submitted,

K. Ashe, Chair, Finance & Administration Committee

## **Report #5 of the Health & Social Services Committee**

For consideration by Regional Council

June 28, 2023

The Health & Social Services Committee recommends approval of the following:

1. Correspondence from Rene Lapierre, Chair, Board of Health Sudbury & Districts, re: Bill 93, Joshua's Law (Lifejackets for Life), 2023

---

That the correspondence from Rene Lapierre, Chair, Board of Health Sudbury & Districts, re: Bill 93, Joshua's Law (Lifejackets for Life), 2023, be endorsed.

2. Advocacy Strategy and Policy Paper to Address Homelessness and Related Challenges ([2023-SS-10](#))

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That the Advocacy Strategy and Policy Paper to Address Homelessness and Related Challenges be endorsed.

Respectfully submitted,

E. Roy, Chair, Health & Social Services Committee

## **Report #6 of the Planning & Economic Development Committee**

For consideration by Regional Council

June 28, 2023

The Planning & Economic Development Committee recommends approval of the following:

1. Durham Agricultural Advisory Committee Terms of Reference and 2023 Workplan ([2023-P-16](#))

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  - A) That the Durham Agricultural Advisory Committee's 2023 Terms of Reference be approved, as outlined in Attachment #1 to Report #2023-P-16 of the Commissioner of Planning and Economic Development;
  - B) That the Durham Agricultural Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-16; and
  - C) That a copy of Report #2023-P-16 be forwarded to the Durham Agricultural Advisory Committee, the Durham Federation of Agriculture, the Golden Horseshoe Food and Farming Alliance and the area municipalities.
2. Durham Environment and Climate Advisory Committee 2023 Workplan and Terms of Reference ([2023-P-17](#))

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  - A) That the Durham Environment and Climate Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-17 of the Commissioner of Planning and Economic Development; and
  - B) That a copy of Report #2023-P-17 be forwarded to the Durham Environment and Climate Advisory Committee, Conservation Authorities, and the area municipalities.
3. Durham Active Transportation Committee (DATC) 2023 Workplan ([2023-P-18](#))

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  - A) That the Durham Active Transportation Committee's 2023 Workplan be approved, as outlined in Attachment #1 to Report #2023-P-18 of the Commissioner of Planning and Economic Development; and
  - B) That a copy of Report #2023-P-18 be forwarded to the Durham Active Transportation Advisory Committee, Conservation Authorities, and Durham's area municipalities.

4. Durham Region's Response to Provincial Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial Planning Statement, and Related ERO Postings #019-6821, #019-6822, #019-6813 [\(2023-P-19\)](#)

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- A) That the letter dated May 5, 2023 (Attachment #1 to Report #2023-P-19 of the Commissioner of Planning and Economic Development) from the Commissioner of Planning and Economic Development to the Minister of Municipal Affairs and Housing, be endorsed as Durham Region's comments on Bill 97;
- B) That the following recommendations form the Region's comments on the proposed Provincial Planning Statement, namely that the province:
  - i) make stable and predictable funding available to Indigenous communities to facilitate their fulsome participation in the planning process;
  - ii) require municipalities to develop population and employment forecasts to a common 25 to 30-year time horizon based on a standard methodology provided by the province;
  - iii) continue to require that settlement area boundary expansions be permitted only through municipal comprehensive reviews, informed by a standardized methodology. Within a regional context, the implications of infrastructure and servicing on settlement area boundary expansions collectively should continue to rest with upper-tier municipalities as the jurisdiction responsible for the infrastructure and servicing, regardless of planning approval responsibility;
  - iv) continue to consult on the implementation framework so that municipalities within the Greenbelt Plan area can understand how they will be affected by the proposed policy changes;
  - v) permit municipalities to designate Strategic Growth Areas (SGAs) in their official plans and clarify if the Highway-2 BRT in Durham would be captured as a higher order transit corridor following repeal of the Growth Plan;
  - vi) continue to support intensification targets and approaches to calculation within municipal official plans;
  - vii) continue to consult with upper-tier municipalities that may no longer have planning approval authority under Bill 23 on how the proposed new PPS can be implemented through their role as a Housing Service Manager to facilitate the coordinated delivery of affordable housing;

- viii) provide definitions (e.g. affordable and attainable) and establish clear policy that enables the delivery of affordable housing and include targets, definitions and policies in the proposed new PPS;
- ix) uphold agricultural systems planning and strengthen language in the proposed new PPS to require municipalities to use an agricultural systems approach;
- x) allow the ability for limited lot creation on rural lands, but only if it is locally appropriate while discouraging residential lot creation in prime agricultural areas, aside from those created through surplus farm dwellings;
- xi) not permit light industrial, manufacturing and small-scale warehousing within SGAs as it would undermine the ability for sensitive uses, particularly residential uses, to locate within SGAs;
- xii) include policy language that will strengthen a municipalities' ability to require mixed use developments in SGAs, and not solely residential developments, which could undermine the province's objectives related to complete communities;
- xiii) clarify the general intent of the proposed policy that requires municipalities to "leverage the capacity of development proponents" in planning for infrastructure and public service facilities as it may be interpreted to mean that municipalities will be compelled to enter into agreements with proponents for the provision of infrastructure and public service facilities;
- xiv) release proposed natural heritage policies and definitions as soon as possible and in turn allow stakeholders time to comment on the proposed new PPS holistically;
- xv) develop policy approaches to intensification and settlement area boundary expansions within the context of a changing climate;
- xvi) include a policy framework for natural hazards within the final proposed new PPS to support municipalities in their efforts to ensure public health and safety, protect property, and avoid the creation of new or aggravate existing natural hazards;
- xvii) retain policy direction for on-site and local reuse of excess soil, and provide planning authorities with guidance on how to accommodate expected increases in excess soil generated as residential development accelerates; and

C) That a copy of Report #2023-P-19 be forwarded to Durham's area municipalities, conservation authorities, and neighbouring municipalities for information.

5. Durham Environment and Climate Advisory Committee Resolution re: Appointment of a DECAC Representative on Friends of Second Marsh Board of Directors

That Muaz Nasir be appointed as the Durham Environment and Climate Advisory Committee (DECAC) representative on the Friends of Second Marsh Board of Directors.

6. Durham Agricultural Advisory Committee Resolution re: City of Pickering – Backyard Chickens in Pickering

That the Durham Agricultural Advisory Committee is in support of the City of Pickering's resolution to not proceed with a backyard chicken pilot program, and that a copy of this resolution be forwarded to the area municipalities.

7. Durham Agricultural Advisory Committee Resolution re: Impacts of Bill 97

That the Durham Agricultural Advisory Committee strongly opposes Bill 97 as it does not consider the impact of severances on Minimum Distance Separations in relation to animal operations; and it encourages farmland fragmentation which will negatively impact long-term farm environmental and economic sustainability.

Respectfully submitted,

B. Chapman, Chair, Planning & Economic Development Committee



## Report #6 of the Works Committee

For consideration by Regional Council

June 28, 2023

The Works Committee recommends approval of the following:

1. Approval of a Curbside Swap Day Pilot in Local Area Municipalities in the Regional Municipality of Durham [\(2023-WR-5\)](#)

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  - A) That Regional Council approve a pilot one-day Curbside Swap Day in local area municipalities where the Regional Municipality of Durham is responsible for waste collection to promote the reuse of household items; and
  - B) That a copy of Report #2023-WR-5 of the Acting Commissioner of Works be forwarded to the City of Oshawa and the Town of Whitby to determine if there is an interest in participating in the proposed one-day Curbside Swap Day.
2. Request to Execute Sole Source Agreement with Product Care Association of Canada [\(2023-WR-6\)](#)

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That the Commissioner of Finance be authorized to execute a sole source agreement with Product Care Association for the collection and management of Hazardous and Special Products (HSP) for a five (5) year term at an estimated compensation to the Region of \$335,000 annually (estimated \$1.68 million in compensation to the Region over the five-year term), and subject to termination with ninety days (90) notice by either party.
3. Revisions to the Regional Cost Sharing Agreement for the Replacement of the Pringle Creek Bridge on Brock Street South (Regional Road 46), in the Town of Whitby [\(2023-W-19\)](#)

---

  - A) That Regional Council authorize additional funding for construction of the Brock Street South Pringle Creek bridge crossing in the amount of \$330,000 through the existing servicing agreement between the Region and Brookfield Homes (Ontario) Whitby Limited, in keeping with the Statistics Canada Non-Residential Building Construction Price Index; and
  - B) That the additional funding be provided by re-allocation of financing from approved projects as follows:

### **Previously Approved Financing:**

Brock Street-Pringle Creek Bridge (Project ID: R1730)  
Bridge Rehabilitation Reserve

\$750,000

**Proposed Reallocation:**

Liverpool Road Over CNR Bridge (Project ID: R1630) Bridge Rehabilitation Reserve Fund	\$99,765
White's Creek Bridge (Project ID: R1827) Bridge Rehabilitation Reserve Fund	\$62,048
CPR Simcoe Bridge North of Snowridge (Project ID: R2009) Bridge Rehabilitation Reserve Fund	\$78,575
Various Bridge Work (Project ID: R1727) Bridge Rehabilitation Reserve Fund	\$73,730
Trent Canada Overpass (Project ID: R1631) Bridge Rehabilitation Reserve Fund	<u>\$15,882</u>
<b>Total Additional Regional Financing</b>	<b><u>\$330,000</u></b>
<b>Total Revised Project Financing</b>	<b><u>\$1,080,000</u></b>

4. Lease Agreement with Ivanhoe Cambridge II Inc. and 7503067 Canada Inc. for Space Located at 419 King Street West, Suite 102, in the City of Oshawa, for Use by the Health Department ([2023-W-20](#))

---

- A) That the Lease Agreement with Ivanhoe Cambridge II Inc. and 7503067 Canada Inc. (collectively, the "Landlord") for premises located at 419 King Street West, Suite 102, in the City of Oshawa, containing approximately 2,593 square feet of office space be approved with the following terms and conditions:
- i) The lease term is for a period of five (5) years commencing September 1, 2023 and ending on August 31, 2028;
  - ii) The annual rental rate for the five (5) year term of this Lease will be \$37,598.50\*, based on the rate of \$14.50\* per square foot per annum;
  - iii) The additional rent for the term is estimated at \$26,448.60\* per annum based on the rate of \$7.00\* per square foot per annum to cover operating costs for the premises, which includes common area maintenance, utilities, and janitorial service and \$3.20\* per square foot per annum for realty taxes, for a total additional rent rate of \$10.20\* per square foot per annum. The amount per square foot for additional rent is to be adjusted annually based on actual costs;
  - iv) The Regional Municipality of Durham will have the option to renew the lease for two (2) additional five (5) year terms under the same terms and conditions subject to the rental rate being negotiated;

- v) The Landlord will be responsible for the maintenance, repairs and replacement of the systems, facilities and equipment necessary for the operation of the building and 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 Agreement.  
(\*) before applicable taxes
5. Amendment to the Engineering Services Agreement and Approval of Unbudgeted Capital Work and Related Financing to Undertake Detailed Design for the Servicing of Roselawn Avenue and Bickle Drive, in the City of Oshawa [\(2023-W-21\)](#)
- 

- A) That unbudgeted capital work in the amount of \$150,000\* for engineering services for the servicing of Roselawn Avenue and Bickle Drive in the City of Oshawa be approved;
- B) That an amendment to the existing contract with T. Y. Lin International Canada Inc. (formerly TMIG) be authorized for costs associated with additional engineering services to add the servicing of Roselawn Avenue and Bickle Drive in the City of Oshawa, in the amount of \$118,900\*; and
- C) That financing for the unbudgeted capital work for the engineering services of Roselawn Avenue and Bickle Drive in the City of Oshawa be provided by re-allocation of financing from approved projects as follows:

2023 Water Supply Capital Budget

Replacement of watermain on Pickering Beach Road from Foord Road to Hewitt Crescent, Ajax (Project ID A1906)

User Revenue	\$30,000
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Works to rectify identified system deficiencies independent of road programs in various locations (Project ID: M2399)

User Revenue	<u>\$45,000</u>
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Total Water Supply Financing	<u>\$75,000</u>
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2023 Sanitary Sewerage Capital Budget

Township of Uxbridge Road Program (Project ID U2399)

User Revenue	<u>\$75,000</u>
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Total Sanitary Sewerage Financing	<u>\$75,000</u>
-----------------------------------	-----------------

<b>Total Project Financing</b>	<b><u>\$150,000</u></b>
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(\*) before applicable taxes

6. Approval of Unbudgeted Capital Work and Related Financing for Emergency Capital Work at the Oshawa Water Supply Plant (2023-W-22)

---

That financing of the unbudgeted capital work in the amount of \$5,000,000 related to Emergency Capital Work at the Oshawa Water Supply Plant, to be provided at the discretion of the Commissioner of Finance, be approved.

7. Subdivision Agreement with Oshawa (Conlin) Developments Inc., Including Cost Sharing in Accordance with the Region Share Policy, for Oversizing of a Sanitary Sewer and Watermains in the City of Oshawa (2023-W-23)

---

- A) That the Regional Municipality of Durham be authorized to enter into a subdivision agreement with Oshawa (Conlin) Developments Inc. for the construction of a 450 millimetre sanitary sewer and 400 millimetre watermains, in the City of Oshawa, including a Regional Share amount of \$1,089,900 in accordance with the Regional Municipality of Durham's Regional Share Policy, for an estimated total project cost of \$6,881,500;
- B) That financing for the subdivision agreement, including the Regional Share amount, be provided from the following sources:

**Developer's Share – Sanitary Sewer and Watermain**

Oshawa (Conlin) Developments Inc. Sanitary Sewer	\$2,941,300
Oshawa (Conlin) Developments Inc. Watermains	<u>\$2,850,300</u>
Total Oshawa (Conlin) Developments Inc.	<u><b>\$5,791,600</b></u>

**Regional Share - Sanitary Sewer**

2023 Sanitary Sewerage System Capital Budget

Item 382 - Allowance for Regional Share for Works in Conjunction with Residential Subdivision Development (Project ID: M2310)

Residential Development Charges	\$195,865
Commercial Development Charges	\$12,209
User Revenues	<u>\$57,326</u>
<b>Total Regional Sanitary Sewer</b>	<u><b>\$265,400</b></u>

**Regional Share - Watermain**

2023 Water Supply System Capital Budget

Item 379 - Allowance for Regional Share for Works in Conjunction with  
Residential Subdivision Development (Project ID: M2310)

Residential Development Charges	\$722,262
Commercial Development Charges	\$18,139
User Revenues	<u>\$84,099</u>
<b>Total Regional Cost Watermain Financing</b>	<b>\$824,500</b>
<b>Total Regional Cost</b>	<b><u>\$1,089,900</u></b>
<b>Total Project Cost – Sanitary Sewer and Watermain</b>	<b><u>\$6,881,500</u></b>

- C) That the Commissioner of Works or their alternate be authorized to execute the necessary documents related to the subdivision agreement.

8. Sole Source Procurement of Engineering Services and Equipment for Various Water Supply and Sanitary Sewerage Projects and Approval of Additional Project Financing ([2023-W-24](#))

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- A) That staff be authorized to negotiate:

- i) A sole source agreement with SCG Process for the provision of ProMinent sodium hypochlorite pumps and accessories at the Ajax Water Supply Plant (WSP) for the sodium hypochlorite system relocation, project ID (D1844) in the amount of \$300,771\* to be financed through the approved project budget;
- ii) A sole source agreement with SCG Process for the provision of ProMinent chemical feed pumps and accessories at the Duffin Creek Water Pollution Control Plant (WPCP) for the Stage 3 Liquids Remediation and Miscellaneous Works project (Contract D2023-24, Project ID Y2001) in the amount of \$1,097,000\* (of which Durham's 20 percent share is \$219,400\*) to be financed through the approved project budget;
- iii) A sole source agreement with the supplier providing the lowest compliant quotation following a competitive quotation for the ongoing provision of magnetic flow meters throughout the Whitby Water Supply Plant expansion project to be financed through the approved project budget;
- iv) A sole source amendment to the existing contract (RC00002421) with Black and Veatch for costs associated with additional engineering and inspection services required during the construction of the zebra mussel chlorine line replacement capital projects (D2019 and D1930)

at Ajax and Beaverton Water Supply Plants in the amount of \$159,362\* to be financed through the approved project budgets; and

- v) A sole source engineering services agreement with AECOM Canada Ltd. for engineering services for the realignment of the 750 millimetres (mm) and 1200 mm diameter feeder mains on Wilson Road South in the amount of \$515,430\*;
- B) That additional capital financing for the funding shortfall associated with the realignment of feeder mains on Wilson Road South in the amount of \$300,000 be provided as follows:

Previously Approved Financing

Watermain replacement at Highway 401 and Wilson Rd., in conjunction with the MTO, Oshawa  
User Rate (Project ID: D2221) \$250,000

Additional Financing

2023 Water Supply Capital Budget  
Replacement of watermain on Pickering Beach Rd. from Foord Road to Hewitt Crescent, Ajax  
User Rate (Project ID: A1906) \$300,000

**Total Revised Project Financing** **\$550,000**  
(\*) before applicable taxes

9. Extension and Amendment of Lease with Campbell Drive Professional Building Inc. for Space located at 2 Campbell Drive, Suites 301 to 305, in the Township of Uxbridge, for use by the Social Services Department, Family Services and Income and Employment Support Divisions [\(2023-W-25\)](#)
- 

- A) That the Lease Extension and Amendment Agreement with Campbell Drive Professional Building Inc. for the premises located at 2 Campbell Drive, Suites 301 to 305 in the Township of Uxbridge, containing approximately 4,810 square feet of office space be approved with the following terms and conditions:
- i) The term of the lease is extended for a period of two (2) years commencing November 1, 2023 and ending on October 31, 2025, with the option to extend the lease for an additional five (5) years under the same terms and conditions except the rental rate, which is to be negotiated;
  - ii) The rental rate for the lease term will be \$72,150\* per annum based on the net annual rate of \$15.00\* per square foot per annum for the renewal term;

- iii) The additional rental rate for the term of the lease will be \$72,150\* per annum based on the rate of \$15.00\* per square foot per annum to cover operating costs for the building, premises, 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 will continue to be invoiced \$600\* annually for the rental of a pylon sign;
    - 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 Clerk be authorized to execute all documents associated with the Lease Extension and Amendment Agreement.  
(\* before applicable taxes)
10. Extension and Amendment of Lease with 2446225 Ontario Limited for Space Located at 169 North Street in the Town of Port Perry, for use by the Social Services Department, Family Services Division (2023-W-26)
- A) That the Lease Extension and Amendment Agreement with 2446225 Ontario Limited for the premises located at 169 North Street in the Town of Port Perry, containing approximately 500 square feet of office space be approved with the following terms and conditions:
    - i) The renewal term will be for a period of two years commencing August 1, 2023 and ending on July 31, 2025, with the option to renew the lease for an additional two years under the same terms and conditions except for the rental rate which is to be negotiated;
    - ii) The rental rate for the lease term will be \$15,620\* per annum payable in monthly instalments of \$1,301.67 based on the annual rate of \$31.24\* per square foot per annum for the renewal term; and an additional amount of approximately \$325\* per annum billed separately and representing the proportionate share of the increase in property taxes over the 2002 assessment amount as per the original lease agreement;
    - iii) The annual rent includes utilities, common area maintenance, operating costs, insurance and the portion of the property taxes based on the 2002 assessment value;
    - iv) The Landlord remains responsible for the repairs and maintenance of the building, parking lot and other common areas; and
  - B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Extension and Amendment Agreement.  
(\* before applicable taxes)



11. Approval of Capital Works and Financing to be Incorporated into a Servicing Agreement with Whitby Con Seven Developments Limited, Including Cost Sharing in Accordance with the Region Share Policy for Regional Infrastructure crossing the intersection of Ashburn Road and Winchester Road to 300 metres east of Ashburn Road in the Brooklin Urban Area, in the Town of Whitby ([2023-W-27](#))
- 

- A) That capital works and financing estimated at \$1,699,100 for the Region's share of the extension and oversizing of a sanitary sewer project in the Town of Whitby with a total cost of \$5,608,100 be approved;
- B) That the Regional Municipality of Durham be authorized to enter into a Servicing Agreement with a Region share payment to Whitby Con Seven Developments Limited estimated at \$1,699,100 for the Region's share of the costs for the construction and oversizing of a sanitary sewer, in the Town of Whitby, in accordance with the Regional Municipality of Durham's Region Share Policy at an estimated total project cost of \$5,608,100; and
- C) That financing for the servicing agreement be provided from the following sources:

**Developer's Share – Sanitary Sewer**

Whitby Con Seven Developments Limited	\$3,909,000
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<b>Total Developer's Share</b>	<b>\$3,909,000</b>
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**Regional Share – Sanitary Sewer**

2022 Sanitary Sewage System Capital Budget

Item 62: West Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway #12, Whitby Region's share (Project ID: D2002)

Residential Development Charges	\$1,253,900
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Commercial Development Charges	\$78,200
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User Rate	<u>\$367,000</u>
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<b>Total Regional Share</b>	<b><u>\$1,699,100</u></b>
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<b>Total Project Financing</b>	<b><u>\$5,608,100</u></b>
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12. Amendment of the Negotiated Contract with Xylem Canada LP for Maintenance Services and/or Parts for Equipment Installed at the Duffin Creek Water Pollution Control Plant, in the City of Pickering ([2023-W-28](#))
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- A) That the negotiated contract for maintenance services and/or parts with Xylem Canada LP be amended to reflect an increase from the original annual value of \$375,000\* by \$300,000\* to a revised annual amount of



\$675,000\*, with all other terms and no change from the original term of the contract not to exceed five years; and

- B) That financing for the additional costs be provided from the approved annual Sanitary Sewerage Operating Budget for the Duffin Creek Water Pollution Control Plant, to be cost-shared with the Regional Municipality of York, with the Regional Municipality of Durham's share to be determined annually based on process utilization.  
(\* ) before applicable taxes

13. Tender Award and Additional Financing for Regional Municipality of Durham Contract #D2023-57 for the Replacement of a Watermain on Simcoe Street from Union Street to 480 Metres South of Union Street, Bay Street from Main Street to Union Street, Church Street from Osborne Street to Mill Street, and Mill Street from Church Street to Bay Street in the Township of Brock (Beaverton)  
[\(2023-W-29\)](#)
- 

- A) That Regional Municipality of Durham Contract #D2023-57 be awarded to the lowest compliant bid from Nick Carchidi Excavating Ltd. in the amount of \$4,503,112\* for a total estimated project cost of \$6,216,250;
- B) That the previously approved project budget of \$4,281,250 be increased by \$1,935,000 to a revised total project budget of \$6,216,250; and
- C) That additional water supply financing of \$1,935,000 be provided from the following sources:

Previously Approved Financing

Replacement of watermains (K1901/2/3/4/5/6)

Asset Management Reserve Fund \$4,281,250

Additional Financing

2023 Water Supply Capital Budget  
Item No.32, Municipality of Clarington Road Program  
(Project ID: C2399)

User Rate \$494,000

Item No.78 Replacement of a watermain on Simcoe St. South  
and easement South of Bloor St., Oshawa (Project ID: O1902)

Asset Management Reserve Fund \$135,000

Item No. 79 Replacement of watermain and sanitary sewer on  
Olive Ave. from Simcoe St. to Drew St., Oshawa (Project ID: O1903)

User Rate \$385,000

Item No. 109, Replacement of watermain on Jane St. from  
Ida St. to 220 m north of Ida St., Sunderland (Project ID: K2101)

Asset Management Reserve Fund \$775,000

Item No. 110, Replacement of watermain on Maple St. from  
River St. to dead-end, Sunderland (Project ID: K2102)

Asset Management Reserve Fund \$146,000

Total Additional Financing \$1,935,000

**Total Project Financing** **\$6,216,250**  
(\*) before applicable taxes

14. Lease Agreement with the Town of Whitby for Space Located at 312 Colborne Street West, in the Town of Whitby, for the Social Services Department, Income, Employment and Homelessness Support Division ([2023-W-30](#))

A) That the Lease Agreement with the Town of Whitby for the premises located at 312 Colborne Street West, in the Town of Whitby, be approved with the following terms and conditions:

- i) The lease term for the facility is for a period of five (5) years commencing July 1, 2023, and ending on June 30, 2028;
- ii) The annual rent for the first year of the lease term, including utilities, will be two dollars (\$2.00\*), payable in advance;
- iii) The annual rent for the second year of the lease term, commencing July 1, 2024, and ending June 30, 2025, will be Twenty-Five Thousand Dollars (\$25,000.00\*), payable in advance;
- iv) For each successive year of the lease term, the annual rent will be increased by the percentage increase in the All-Item Consumer Price Index;
- v) The Regional Municipality of Durham will have the option to renew the lease for an additional two (2) terms of two (2) years subject to the terms and conditions agreed upon at the time of renewal;
- vi) The Region will be responsible for all maintenance and repair to the leased space, property taxes (if applicable), and all costs associated with emergency calls and repairs made because of the negligence or misconduct of the Tenant or the Occupants;

- vii) The Landlord will be responsible for making all improvements, repairs, renovations, and alterations to the exterior of the building and property, as well as all systems servicing the leased space (e.g., HVAC (Heating, Ventilation and Air Conditioning)) unless required because of the Tenant's or the Occupants' negligence or misconduct; and
  - B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.
- 15. Lease Agreement with the Town of Whitby for Space located at 117 King Street, in the Town of Whitby, for the Social Services Department, Income, Employment and Homelessness Support Division ([2023-W-31](#))

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  - A) That the Lease Agreement with the Town of Whitby for the premises located at 117 King Street, in the Town of Whitby, be approved with the following terms and conditions:
    - i) The lease term for the facility is for a period of five (5) years commencing July 1, 2023, and ending on June 30, 2028;
    - ii) The annual rent for the lease term, including utilities, will be Twenty-Five Thousand Dollars (\$25,000.00\*), payable in advance.
    - iii) The Regional Municipality of Durham will have the option to renew these leases for an additional two (2) terms of two (2) years subject to the terms and conditions agreed upon at the time of renewal;
    - iv) The Region will be responsible for all maintenance and repair to the leased space, property taxes (if applicable), and all costs associated with emergency calls and repairs resulting from the negligence or misconduct of the Tenant or the Occupants;
    - v) The Landlord will be responsible for making all improvements, repairs, renovations, and alterations to the exterior of the building and property, as well as all systems servicing the leased space (e.g., HVAC (Heating, Ventilation and Air Conditioning)) unless required because of the Tenant's or the Occupants' negligence or misconduct; and
  - B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.

(\*) exclusive of applicable taxes

16. Approval to Award Sole Sourced Maintenance Service and/or Parts Supply Agreements for Process Control and Analytical Testing Equipment Within Water and Wastewater Facilities (2023-W-32)

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- A) That process control and analytical testing equipment installed across various water and wastewater facilities be standardized to Hach Company manufactured products for a term based on the manufacturer's expected life of the product;
- B) That Hach Company manufactured equipment be specified in all tender documentation, and that sole source agreements be negotiated with authorized vendors for the ongoing supply of parts, servicing and reagent included as part of the tendering process for the life of the equipment procured; and
- C) That financing for the acquisition, maintenance service, parts and reagent be provided from the approved annual Sanitary Sewerage and Water Supply Operating Business Plans and Budgets for the various facilities. It is estimated that the annual cost of parts, service and reagent will not exceed \$350,000\*.

(\*) excluding net HST

Respectfully submitted,

D. Barton, Chair, Works Committee

## **Report #6 of the Committee of the Whole**

For consideration by Regional Council

June 28, 2023

The Committee of the Whole recommends approval of the following:

1. Durham Greener Homes Program 2023 Update ([2023-COW-24](#))

That Report #2023-COW-24 of the Chief Administrative Officer, be received for information.

2. Automated Speed Enforcement and Red-Light Camera Program Update ([2023-COW-25](#))

A) That the application of net Provincial Offences Act (POA) revenue sharing be adjusted to apply the third party Regional costs of Red Light Cameras (RLC), Automated Speed Enforcement (ASE), overall increased costs of POA administration and prosecution as a result of RLC and ASE, and third party costs for those local area municipalities with ASE or RLC against gross fine revenue received prior to allocation of net proceeds to local municipalities;

i) That the Legal and Finance departments consult with local area municipalities to bring forward an updated agreement for execution of all parties, if deemed necessary;

ii) That staff review and report back on the implications of the new Administrative Monetary Penalties (AMP) program, particular to the current POA, RLC, and ASE processes; and

B) That the Chair and Clerk be authorized to execute such net POA revenue sharing agreement to the satisfaction of the Regional Solicitor subject to consideration of the implications of the AMP program.

C) And further,

Whereas the Province of Ontario introduced Bill 65 – Safer School Zones Act, 2016 (Bill 65) on November 15, 2016, which amended the Highway Traffic Act to permit Ontario Municipalities to implement Automated Speed Enforcement Cameras on municipal roads designated by municipal bylaw as Community Safety Zones or School Zones within their jurisdiction;

And whereas the Regional Municipality of Durham has deployed both mobile and fixed location Automated Speed Enforcement Cameras in locations as permitted by the Highway Traffic Act with much success at reducing the speed of motor vehicle drivers in Community Safety Zones and School Zones helping us to achieve the Region's Vision Zero goals;

And whereas the Regional Municipality of Durham has road sections where speeding drivers continue to be of significant concern outside of School Zones and Community Safety Zones where Automated Speed Enforcement is not currently permitted by legislation;

And whereas the Ontario Ministry of Transportation requires that all municipalities install signage to provide a 90-day warning period for each deployment and redeployment of Automated Speed Cameras;

Now therefore be it resolved that the Ontario Ministry of Transportation be requested to further amend the Highway Traffic Act to expand the applicable uses of Automated Speed Enforcement Cameras to road segments outside of School Zones and Community Safety Zones, including Provincial roadways that pass through our Communities; and

That the Ontario Ministry of Transportation be requested to amend existing agreements with Municipalities that operate Automated Speed Enforcement to reduce the 90-day advanced warning requirement to not more than 10 days for initial deployments and eliminate the need for advanced warning signs for subsequent re-deployment of Automated Speed Enforcement Cameras on the same road corridor; and

That this resolution be provided to all municipalities currently participating in the Automated Speed Enforcement program including the City of Toronto, City of Ottawa, City of Brampton, City of Hamilton, City of Mississauga, City of London, City of Pickering, Town of Ajax, Regional Municipality of York, Regional Municipality of Peel, Regional Municipality of Niagara, and Regional Municipality of Waterloo, as well as the Township of Brock, Municipality of Clarington, City of Oshawa, Township of Scugog, Township of Uxbridge, and the Town of Whitby with a request that they further endorse this resolution to expand the permitted uses of Automated Speed Enforcement in Ontario.

3. At Home in Durham, the Durham Housing Plan 2014-2024 Annual Report (2023-COW-26)

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- A) That Report #2023-COW-26 of the Commissioner of Social Services, Planning and Economic Development and Finance, be received for information as the legislatively required annual report on the progress of At Home in Durham, the Durham Housing Plan 2014-2024; and
- B) That a copy of Report #2023-COW-26 be forwarded to the Ministry of Municipal Affairs and Housing (MMAH).

4. Durham Climate Roundtable – Amended Collaboration Agreement with Ontario Tech University ([2023-COW-27](#))

That staff be directed to execute a collaboration agreement with Ontario Tech University (included as Attachment #1 to Report #2023-COW-27 of the Chief Administrative Officer), governing the mandate, deliverables and resourcing of the Durham Climate Roundtable as well as roles and responsibilities of participating organizations.

5. Prebudget Approval for the Addition of Permanent Staff Complement to Address Emerging Priorities ([2023-COW-28](#))

- A) That the full-time staffing compliment of the Corporate Services Department – Human Resources Division be increased by two (2) Compensation Analysts, at an estimated cost of \$96,300 (\$91,900 in salary costs and \$4,400 in one-time capital costs) for 2023 (annualized cost \$242,732), commencing mid-August 2023 to be funded from salary savings from current vacancies in 2023;
- B) That subject to Part A) being approved, 2023 prebudget approval be received for financing for the additional staff complement to be added to the 2024 Corporate Services Department – Human Resources Division Business Plans and Budget;
- C) That the full-time complement in the Social Services Department be increased by three (3) positions for the establishment of the Regional Affordable Housing Development and Renewal Office at an estimated cost of \$193,300 (\$186,700 in salary costs and \$6,600 in one-time capital costs) for 2023 (annualized cost \$568,400) to be funded at the discretion of the Commissioner of Finance in 2023; and
- D) That subject to Part C) being approved, prebudget approval be received for financing for the additional staff complement to be added to the 2024 Social Services Business Plans and Budget.

6. Expropriation of Lands Required for the Proposed Liberty Street (Regional Road 14) Road Rehabilitation and Urbanization Project from Longworth Avenue to Concession Road 3 in the Municipality of Clarington ([2023-COW-29](#))

- A) That authority be granted to Regional Municipality of Durham staff to initiate expropriation proceedings where necessary for the property requirements related to the proposed road improvements along Liberty Street (Regional Road 14) from Longworth Avenue to north of Concession Road 3 in the Municipality of Clarington as generally depicted in Attachment #1 to Report #2023-COW-29 of the Acting Commissioner of Works and such other property requirements as may be determined and identified by Regional Municipality of Durham staff for the Liberty Street (Regional Road 14) Project;

- B) That authority be granted to the Regional Clerk and Regional Chair to execute any notices and forms as may be statutorily mandated by the Expropriations Act, R.S.O. 1990, c. E.26 to give effect to Recommendation C) of Report #2023-COW-29, including the Notices of Application of Approval to Expropriate;
  - C) That authority be granted to Regional Municipality of Durham staff to serve and publish Notices of Application for Approval to Expropriate the property requirements as described in Recommendation A) of Report #2023-COW-29, and to forward to the Ontario Land Tribunal any requests for hearings received, to attend the hearings to present the Regional Municipality of Durham's position, and to present the Ontario Land Tribunal's recommendations to Regional Council for consideration; and
  - D) That all agreements successfully negotiated and reports required for amicable property acquisitions and all agreements and reports required for settlements pursuant to the Expropriations Act, R.S.O. 1990, c. E. 26 related to the Liberty Street (Regional Road 14) Project approved in accordance with the Delegation of Authority By-law 04-2023 or by Regional Council, be deemed confidential for any reporting requirements to Regional Council pursuant to Section 239 (2)(c) of the Municipal Act, 2001, S.O. 2001, c. 25, as it relates to a proposed or pending acquisition or disposition of land for Regional corporate purposes, and only be released publicly by the Commissioner of Works once all claims for compensation have been resolved on a full and final basis.
7. Confidential Report #2023-COW-30 of the Commissioner of Works – Proposed or Pending Acquisitions or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby (2023-COW-30)
- That the recommendations contained in Confidential Report #2023-COW-30 of the Acting Commissioner of Works, be adopted.
8. Confidential Report of the Commissioners of Works, Finance and Social Services – Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby (2023-COW-31)
- That the recommendations contained in Confidential Report #2023-COW-31 of the R. Jagannathan, Acting Commissioner of Works, N. Taylor, Commissioner of Finance, and S. Danos-Papaconstantinou, Commissioner of Social Services, be adopted.

Respectfully submitted,

J. Henry, Regional Chair and CEO





## The Regional Municipality of Durham Report

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To: The Shareholder of the Durham Regional Local Housing Corporation  
From: Elaine Baxter-Trahair, Chief Executive Officer, Durham Regional Local Housing Corporation  
Stella Danos-Papaconstantinou, Deputy Chief Executive Officer, Durham Regional Local Housing Corporation  
Nancy Taylor, Treasurer, Durham Regional Local Housing Corporation  
Report: Durham Regional Local Housing Corporation Annual Shareholder Meeting  
Date: June 28, 2023

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**Subject:**

2023 Durham Regional Local Housing Corporation Annual Shareholder Meeting

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**Recommendation:**

It is recommended that pursuant to the Ontario *Business Corporations Act*, RSO 1990 (the "OBCA"), the Council of the Regional Municipality of Durham, in its capacity as the sole shareholder of the Durham Regional Local Housing Corporation (the "Corporation"), resolve that:

- A) The financial statements of the Corporation which comprise the Statement of Financial Position as at December 31, 2022, and the Statements of Operations and Accumulated Surplus, Change in Net Financial Assets and Cash Flows for the year ended December 31, 2022, and the Independent Auditor's Report thereon, all as submitted to the shareholder by the board of directors, be received;
- B) The shareholder hereby waives its right to receive general or special notice of an annual meeting of the shareholder of the Corporation;
- C) The shareholder hereby waives its right to receive an advance copy of the corporation's 2022 financial statements and Independent Auditor's Report;
- D) All by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholder of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation are hereby approved, ratified and confirmed; and,

- E) The Regional Chair and Clerk be authorized to sign the shareholder's resolution evidencing the approval of the aforementioned matters.
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**Report:****1. Purpose**

- 1.1 This report is submitted to the Regional Municipality of Durham, the sole shareholder of the Durham Regional Local Housing Corporation (the "Corporation"), for the purpose of conducting the statutory annual meeting as required pursuant to the provisions of the Ontario *Business Corporations Act*, RSO 1990 (the "OBCA").

**2. Background and OBCA Requirements**

- 2.1 The Corporation is incorporated pursuant to the provisions of the OBCA.
- 2.2 The OBCA requires that financial statements be prepared as prescribed by legislation and present the financial position of the Corporation in accordance with generally accepted accounting principles. The 2022 financial statements for the Corporation have been prepared using public sector accounting standards appropriate for a government not-for-profit organization. Deloitte LLP are the current auditors of the Corporation and have completed the audit of the financial statements of the Corporation, which comprise the Statement of Financial Position as at December 31, 2022, and the Statements of Operations and Accumulated Surplus, Change in Net Financial Assets and Cash Flows for the year ended December 31, 2022.
- 2.3 The OBCA requires that the Corporation's financial statements be received before an annual meeting of shareholders within six months of the financial year end referred to in the financial statements. Enclosed herewith as Attachment "A" are the audited financial statements for the year ended December 31, 2022, which were approved by the board of directors on May 24, 2023.
- 2.4 The OBCA provides that a resolution in writing signed by all the shareholders entitled to vote on that resolution at a meeting of shareholders is as valid as if it had been passed at a meeting of the shareholders. Given that the Regional Municipality of Durham is the sole shareholder of the Corporation it is possible to dispense with the formality of convening an annual shareholder meeting by having Regional Council approve and authorize the execution of a written shareholder's resolution. This method of proceeding has been used previously for annual shareholder meetings of the Corporation and continues to be recommended in the present circumstance.
- 2.5 The OBCA sets out a number of requirements regarding notice of the shareholders meeting and provision of copies of the audited financial statements that are applicable to public corporations but are not typically useful for a corporation with only one shareholder. As such, it is permitted for the sole shareholder of such a

corporation to waive strict compliance with those notice requirements. Such a waiver of this corporate requirement is recommended in the present circumstance.

- 2.6 Finally, it is requested that the shareholder of the Corporation ratify the actions of the board of directors since the preceding annual shareholder's meeting. While the Corporation holds title to its assets, the business of operating the housing stock is conducted by Region of Durham staff under the terms of a service contract with the Corporation. Regional Council has established business and financial reporting practices for all regionally delivered services through its existing committee structure. Any decisions made by the board of directors for the Corporation would be brought for the approval of Regional Council through the reports to the applicable committee. Therefore, the ratification of the board of directors' actions at the annual shareholder's meeting is strictly a corporate formality.

### **3. Previous Reports and Decisions**

- 3.1 A report similar to this one is presented annually to the shareholder of the Corporation to obtain approval and authorization in the execution of the written shareholder's resolution.

### **4. Relationship to Strategic Plan**

- 4.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Goal 5.3 Service Excellence - The financial statements demonstrate the commitment to transparency and accountability by communicating the annual financial results.

### **5. Conclusion**

- 5.1 Given that the Regional Municipality of Durham is the sole shareholder of the Corporation, it is recommended that the shareholder dispense with the formality of convening an annual shareholder's meeting and have Regional Council approve and authorize the execution of a written shareholder's resolution.
- 5.2 It is recommended that all by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholders of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation be hereby approved, ratified and confirmed.
- 5.3 Attached hereto as Attachment "B" is a written shareholder's resolution for use with respect to the aforementioned resolutions.

**6. Attachments**

Attachment A: Durham Regional Local Housing Corporation Audited Financial Statements as at December 31, 2022

Attachment B: Resolutions of the Sole Shareholder of the Durham Regional Local Housing Corporation

Respectfully submitted,

Original Signed By

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Elaine Baxter-Trahair  
Chief Executive Officer  
Durham Regional Local Housing Corporation

Original Signed By

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Stella Danos-Papaconstantinou  
Deputy Chief Executive Officer  
Durham Regional Local Housing Corporation

Original Signed By

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Nancy Taylor, BBA, CPA, CA  
Treasurer  
Durham Regional Local Housing Corporation

Financial statements of

**Durham Regional Local Housing  
Corporation**

December 31, 2022

## Independent Auditor's Report

To the Board of Directors of  
Durham Regional Local Housing Corporation

### Opinion

We have audited the financial statements of the Durham Regional Local Housing Corporation (the "Corporation"), which comprise the statement of financial position as at December 31, 2022, and the statements of operations and accumulated surplus, change in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2022, and the results of its operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards ("PSAS").

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PSAS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
Licensed Public Accountants  
May 24, 2023

# Durham Regional Local Housing Corporation

## Statement of Financial Position

Year ended December 31, 2022

	2022	2021
	\$	\$
<b>FINANCIAL ASSETS</b>		
Cash	17,947,333	12,597,157
Accounts receivable	1,922,709	750,866
Region of Durham subsidy receivable	49,138	1,452,643
	<b>19,919,180</b>	<b>14,800,666</b>
<b>FINANCIAL LIABILITIES</b>		
Accounts payable and accrued liabilities	2,188,902	2,260,180
Rent received in advance	97,022	108,002
	<b>2,285,924</b>	<b>2,368,182</b>
<b>NET FINANCIAL ASSETS</b>	<b>17,633,256</b>	<b>12,432,484</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets (Note 3)	12,778,955	11,898,325
<b>ACCUMULATED SURPLUS (Note 4)</b>	<b>30,412,211</b>	<b>24,330,809</b>

The accompanying notes and schedules are an integral part of these financial statements.



# Durham Regional Local Housing Corporation

## Statement of Operations and Accumulated Surplus

Year ended December 31, 2022

	2022		2021
	Budget	Actual	Actual
	\$	\$	\$
<b>REVENUES</b>			
Rent	7,366,890	7,569,814	7,114,436
Region of Durham subsidy	14,018,800	15,079,340	15,015,323
Other	170,000	372,994	658,812
Federal grant (Note 5)	-	3,420	10,685
Provincial grant (Note 5)	-	1,164,502	224,686
	<b>21,555,690</b>	<b>24,190,070</b>	<b>23,023,942</b>
<b>EXPENSES</b>			
Purchased services	3,892,345	4,226,394	3,970,129
Property taxes	2,709,305	2,712,196	2,642,882
Utilities	2,295,221	2,206,339	2,188,984
Property maintenance, materials and supplies	4,088,119	6,968,310	6,444,842
Renovations and replacements	3,283,368	661,608	936,540
Amortization	943,226	972,740	943,226
Insurance	234,000	234,000	228,000
Administration	236,634	106,969	116,270
Rental write-offs	80,000	20,112	63,994
	<b>17,762,218</b>	<b>18,108,668</b>	<b>17,534,867</b>
<b>ANNUAL SURPLUS</b>	<b>3,793,472</b>	<b>6,081,402</b>	<b>5,489,075</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>24,330,809</b>	<b>24,330,809</b>	<b>18,841,734</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>28,124,281</b>	<b>30,412,211</b>	<b>24,330,809</b>

The accompanying notes and schedules are an integral part of these financial statements.

# Durham Regional Local Housing Corporation

## Statement of Change in Net Financial Assets

Year ended December 31, 2022

	2022	2021
	\$	\$
<b>OPERATING</b>		
Annual surplus	6,081,402	5,489,075
Acquisition of tangible capital assets	(1,853,369)	(1,466,070)
Amortization of tangible capital assets	972,739	943,226
Gain on disposal of tangible capital assets	-	(515,750)
Proceeds on disposal of tangible capital assets	-	521,100
Increase in Net Financial Assets	5,200,772	4,971,581
<b>NET FINANCIAL ASSETS, BEGINNING OF YEAR</b>	12,432,484	7,460,903
<b>NET FINANCIAL ASSETS, END OF YEAR</b>	17,633,256	12,432,484

The accompanying notes and schedules are an integral part of these financial statements.

# Durham Regional Local Housing Corporation

## Statement of Cash Flows

Year ended December 31, 2022

	2022	2021
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Annual surplus	6,081,402	5,489,075
Non-cash charges to operations		
Amortization of tangible capital assets	972,739	943,226
Gain on disposal of tangible capital assets	-	(515,750)
Change in non-cash assets and liabilities		
Accounts receivable	(1,171,843)	357,240
Region of Durham subsidy receivable	1,403,505	(861,095)
Accounts payable and accrued liabilities	(71,278)	152,465
Rent received in advance	(10,980)	15,134
Net increase in cash from operating activities	7,203,545	5,580,295
<b>CAPITAL ACTIVITY</b>		
Acquisition of tangible capital assets	(1,853,369)	(1,466,070)
Proceeds on disposal of tangible capital assets	-	521,100
Net decrease in cash from capital activities	(1,853,369)	(944,970)
<b>NET INCREASE IN CASH</b>	5,350,176	4,635,325
<b>CASH, BEGINNING OF YEAR</b>	12,597,157	7,961,832
<b>CASH, END OF YEAR</b>	17,947,333	12,597,157

The accompanying notes and schedules are an integral part of these financial statements.

# Durham Regional Local Housing Corporation

## Notes to the Financial Statements

December 31, 2022

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### 1. Incorporation

As part of the provincial local services realignment program, the Regional Municipality of Durham (the “Region”) acts as service manager for social housing located in the municipality. To facilitate the transfer of social housing units of the Ontario Housing Corporation (“OHC”) located in the Region, on January 1, 2001, the Durham Regional Local Housing Corporation (“LHC”) was established under the provisions of the Ontario Business Corporations Act, with the Region as its sole shareholder. Nominal consideration was given for the 100 common shares issued upon incorporation.

Under the provisions of a transfer order prepared under authority of the Social Housing Reform Act, 2000, the LHC was the recipient on January 1, 2001 of assets, liabilities, rights and obligations previously owned by the OHC. Effective on the date of the transfer, the Region, as service manager, and the LHC are responsible for the management and operation of the housing projects transferred and are bound by the requirements set out in the legislation.

Income-producing properties acquired as a result of the transfer were originally financed by the Province of Ontario (the “Province”) through general obligation provincial debentures. At the time of the transfer of ownership of the assets from the OHC to the LHC, the Province did not transfer the responsibility for the repayment of the debentures. Accordingly, the value of the related provincial debentures was not recorded in the LHC’s financial statements.

### 2. Significant Accounting Policies

The financial statements of the LHC are representations of management prepared in accordance with generally accepted accounting principles as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada.

The focus of PSAB financial statements is on the financial position of the LHC and changes thereto. The Statement of Financial Position reports financial assets and liabilities, and the non-financial assets of the LHC. Financial assets are available to provide resources to discharge existing liabilities or finance future operations. Accumulated surplus represents the financial position of the LHC and is the difference between assets and liabilities.

#### (a) *Basis of accounting*

##### i. Accrual basis of accounting

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which transactions or events occurred that gave rise to the revenues; expenses are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

##### ii. Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

# Durham Regional Local Housing Corporation

## Notes to the Financial Statements

December 31, 2022

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### 2. Significant Accounting Policies (continued)

#### (a) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of tangible capital assets, excluding land, is amortized on a straight line basis over their estimated useful lives as follows:

	Useful life - years
Land improvements	20
Buildings and building improvements	15 - 55
Vehicles	5
Machinery and equipment	10

Annual amortization is charged in the year of acquisition and in the year of disposal. Tangible capital assets under construction are not amortized until the tangible capital assets are in service.

#### iii. Government transfers

Government transfers are recognized in the period during which the transfers are authorized and any eligibility criteria are met. Government transfers are deferred if they are restricted through stipulations that require specific actions to be carried out in order to recognize the transfer. For such transfers, revenue is recognized when the stipulation has been met.

#### iv. Use of estimates

In preparing the financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Accounts requiring significant estimates and assumptions include accounts receivable, tangible capital assets, accounts payable and accrued liabilities.

#### v. Segment disclosure

Revenues and expenses of the segments identified below include amounts that are directly attributable to the segment and amounts that can be allocated on a reasonable basis. The accounting policies used in these segments are consistent with the accounting policies noted above.

##### (a) Social housing

Represents the property management and operating costs pertaining to the 1,274 social housing units transferred to the LHC from the OHC.

# Durham Regional Local Housing Corporation

## Notes to the Financial Statements

December 31, 2022

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### 2. Significant Accounting Policies (continued)

#### (b) Affordable housing

The LHC received funding under the “Canada-Ontario Affordable Housing Program (“AHP”): Rental and Supportive Component” for the development and construction of 12 one bedroom units at the Lakeview Harbourside site in the City of Oshawa, and 5 one bedroom units at the Perry Street site in the Township of Uxbridge. Property management and operating costs charged to this segment are recovered from tenant rents and rent supplements.

### 3. Tangible Capital Assets

The net book value of tangible capital assets is comprised of the following:

	2022	2021
	\$	\$
Land	46	46
Land improvements	615,272	665,775
Building and building improvements	8,516,831	8,430,998
Vehicles	3,210	12,839
Machinery and equipment	547,152	521,316
	<b>9,682,511</b>	<b>9,630,974</b>
Work in progress	<b>3,096,444</b>	<b>2,267,351</b>
	<b>12,778,955</b>	<b>11,898,325</b>

The Schedule of Tangible Capital Assets (Schedule 1) discloses the changes in cost and accumulated amortization by category.

#### (a) Work in progress

Work in progress, having a carrying value of \$3,096,444 (2021 - \$2,267,351), has not been amortized. Amortization of these assets will commence when the assets are put in service.

#### (b) Tangible capital assets recognized at nominal value

Land has been assigned a nominal value due to the difficulty in determining a tenable valuation on these assets.

#### (c) Works of art or historical treasures

No works of art or historical treasures are held by the LHC.

#### (d) Other

During the year there were no write-downs of assets (2021 - \$Nil), no interest was capitalized (2021 - \$Nil), and there are no capital lease obligations (2021 - \$Nil).

# Durham Regional Local Housing Corporation

## Notes to the Financial Statements

December 31, 2022

### 4. Accumulated Surplus

The accumulated surplus consists of the following:

	2022	2021
	\$	\$
Tangible capital assets	12,778,955	11,898,325
Affordable housing capital reserve	53,157	45,434
Unexpended capital financing for approved capital expenditures	17,580,099	12,387,050
Accumulated surplus	30,412,211	24,330,809

### 5. Government Transfers

#### a) Operational

In 2022, the LHC received no provincial grants for operational purposes (2021 - \$40,000).

#### b) Capital

The LHC received approval for one time provincial grant funding for the repair and retrofit to social housing units to improve living conditions and fight climate change through Ontario's Climate Action Change Plan, Social Housing Apartment Improvement Program ("SHAIP"). The grant funding can only be spent on approved projects and the housing units funded must remain affordable for a ten-year period after the completion of the repair/retrofit activity. Grant funding is recognized as expenditures are incurred.

The renewal of building envelopes at two sites were approved for financing from the Canada Community Building Fund ("CCBF" - previously Federal Gas Tax). Grant funding is recognized as expenditures are incurred.

The following summarizes the eligible costs incurred for approved projects and the grant funding recognized:

#### Program costs

##### SHAIP

Building envelope replacements at 155 King St., Oshawa	946,615	67,513
Windows and door replacements at 655 Harwood Ave., Ajax	217,887	117,173

##### CCBF

Overcladding at 155 King St., Oshawa	2,148	10,685
Windows and Building Automation System at 315 Colborne St. W., Whitby	1,272	-

Total	1,167,922	195,371
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#### Program funding

Federal grant	3,420	10,685
Provincial grant	1,164,502	184,686

Total	1,167,922	195,371
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# Durham Regional Local Housing Corporation

Schedule of Tangible Capital Assets

Year ended December 31, 2022

Schedule 1

	Land	Land improvements	Buildings and building improvements	Vehicles	Machinery and equipment	Work in progress	2022 Total
	\$	\$	\$	\$	\$	\$	\$
<b>COST</b>							
Balance, beginning of year	46	1,476,006	33,402,840	342,378	800,461	2,267,351	<b>38,289,082</b>
Additions	-	-	941,093	-	83,183	1,853,369	<b>2,877,645</b>
Work in process completed	-	-	-	-	-	(1,024,276)	<b>(1,024,276)</b>
<b>BALANCE, END OF YEAR</b>	<b>46</b>	<b>1,476,006</b>	<b>34,343,933</b>	<b>342,378</b>	<b>883,644</b>	<b>3,096,444</b>	<b>40,142,451</b>
<b>ACCUMULATED AMORTIZATION</b>							
Balance, beginning of year	-	810,231	24,971,842	329,539	279,145	-	<b>26,390,757</b>
Amortization	-	50,503	855,260	9,629	57,347	-	<b>972,739</b>
<b>BALANCE, END OF YEAR</b>	<b>-</b>	<b>860,734</b>	<b>25,827,102</b>	<b>339,168</b>	<b>336,492</b>	<b>-</b>	<b>27,363,496</b>
<b>NET BOOK VALUE, END OF YEAR</b>	<b>46</b>	<b>615,272</b>	<b>8,516,831</b>	<b>3,210</b>	<b>547,152</b>	<b>3,096,444</b>	<b>12,778,955</b>



# Durham Regional Local Housing Corporation

Schedule of Tangible Capital Assets

Year ended December 31, 2021

Schedule 1 - Continued

	Land	Land improvements	Buildings and building improvements	Vehicles	Machinery and equipment	Work in progress	2021 Total
	\$	\$	\$	\$	\$	\$	\$
<b>COST</b>							
Balance, beginning of year	46	1,288,142	33,439,320	342,378	800,461	990,031	<b>36,860,378</b>
Additions	-	188,750	-	-	-	1,466,070	<b>1,654,820</b>
Work in process completed	-	-	-	-	-	(188,750)	<b>(188,750)</b>
Disposals	-	(886)	(36,480)	-	-	-	<b>(37,366)</b>
<b>BALANCE, END OF YEAR</b>	<b>46</b>	<b>1,476,006</b>	<b>33,402,840</b>	<b>342,378</b>	<b>800,461</b>	<b>2,267,351</b>	<b>38,289,082</b>
<b>ACCUMULATED AMORTIZATION</b>							
Balance, beginning of year	-	770,051	24,167,267	317,659	224,570	-	<b>25,479,547</b>
Amortization	-	41,066	835,705	11,880	54,575	-	<b>943,226</b>
Disposals	-	(886)	(31,130)	-	-	-	<b>(32,016)</b>
<b>BALANCE, END OF YEAR</b>	<b>-</b>	<b>810,231</b>	<b>24,971,842</b>	<b>329,539</b>	<b>279,145</b>	<b>-</b>	<b>26,390,757</b>
<b>NET BOOK VALUE, END OF YEAR</b>	<b>46</b>	<b>665,775</b>	<b>8,430,998</b>	<b>12,839</b>	<b>521,316</b>	<b>2,267,351</b>	<b>11,898,325</b>

# Durham Regional Local Housing Corporation

Schedule of Segment Disclosure

Year ended December 31, 2022

Schedule 2

	Social Housing	Affordable Housing	2022 Total
	\$	\$	\$
<b>REVENUES</b>			
Rent	7,377,925	191,889	7,569,814
Region of Durham subsidy	15,079,340	-	15,079,340
Other	371,798	1,196	372,994
Federal grant funding	3,420	-	3,420
Provincial grant funding	1,164,502	-	1,164,502
	23,996,985	193,085	24,190,070
<b>EXPENSES</b>			
Purchased services	4,173,200	53,194	4,226,394
Property taxes	2,692,322	19,874	2,712,196
Utilities	2,170,316	36,023	2,206,339
Property maintenance, materials and supplies	6,882,474	85,836	6,968,310
Renovations and replacements	653,885	7,723	661,608
Amortization	972,740	-	972,740
Insurance	231,287	2,713	234,000
Administration	105,805	1,164	106,969
Rental write-offs	20,112	-	20,112
	17,902,141	206,527	18,108,668
<b>ANNUAL SURPLUS</b>	6,094,844	(13,442)	6,081,402
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	21,630,828	2,699,981	24,330,809
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	27,725,672	2,686,539	30,412,211

# Durham Regional Local Housing Corporation

Schedule of Segment Disclosure

Year ended December 31, 2021

Schedule 2 - Continued

	Social Housing	Affordable Housing	2021 Total
	\$	\$	\$
<b>REVENUES</b>			
Rent	6,924,769	189,667	7,114,436
Region of Durham subsidy	15,015,323	-	15,015,323
Other	657,686	1,126	658,812
Federal grant funding	10,685	-	10,685
Provincial grant funding	224,686	-	224,686
	22,833,149	190,793	23,023,942
<b>EXPENSES</b>			
Purchased services	3,916,786	53,343	3,970,129
Property taxes	2,624,792	18,090	2,642,882
Utilities	2,156,223	32,761	2,188,984
Property maintenance, materials and supplies	6,371,840	73,002	6,444,842
Renovations and replacements	928,911	7,629	936,540
Amortization	943,226	-	943,226
Insurance	225,357	2,643	228,000
Administration	115,271	999	116,270
Rental write-offs	63,914	80	63,994
	17,346,320	188,547	17,534,867
<b>ANNUAL SURPLUS</b>	5,486,829	2,246	5,489,075
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	16,143,999	2,697,735	18,841,734
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	21,630,828	2,699,981	24,330,809

RESOLUTIONS OF THE SOLE SHAREHOLDER  
OF  
DURHAM REGIONAL LOCAL HOUSING CORPORATION

WHEREAS:

1. The Ontario Business Corporations Act (“OBCA”) requires that the board of directors of the Durham Regional Local Housing Corporation (the “Corporation”) call an annual shareholder’s meeting;
2. The standard business to be conducted at a shareholder’s meeting includes the consideration of the Corporation’s financial statements and independent auditor’s report, the approval of the minutes of any prior shareholder’s meetings, the election of directors, and the appointment of an auditor;
3. It is required that any by-laws passed by the board of directors be submitted to the shareholders for confirmation;
4. The Regional Municipality of Durham constitutes the sole shareholder of the Corporation;
5. The shareholder may deal with all matters required to be dealt with at a meeting of shareholders by executing a written shareholder’s resolution;
6. The shareholder may in writing waive its right to notice of a meeting of the shareholders, and its right to receive the financial statements and independent auditors’ report more than ten days in advance of the meeting of the shareholders; and,
7. At its meeting held May 24, 2023, the board of directors of the Corporation approved the audited annual financial statements to be considered by the shareholder.

The undersigned, being the sole shareholder of the Corporation, by its execution hereof consents, pursuant to the provisions of the OBCA to the following Resolutions in lieu of an annual meeting of the shareholder.

**BE IT RESOLVED THAT:**

1. The financial statements of the Corporation which comprise the Statement of Financial Position as at December 31, 2022, and the Statements of Operations and Accumulated Surplus, Change in Net Financial Assets and Cash Flows for the year ended December 31, 2022, and the Independent Auditor's Report thereon, all as submitted to the shareholder by the board of directors, be and the same are hereby received.
2. The Shareholder hereby waives its right to receive general or special notice of an annual meeting of the shareholder of the Corporation.
3. The shareholder hereby waives its right to receive an advance copy of the Corporation's 2022 financial statements and Independent Auditor's Report.
4. All by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholders of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation are hereby approved, ratified and confirmed.
5. The Regional Chair and Clerk be authorized to sign the shareholder's resolution evidencing the approval of the aforementioned matters.

Each of the foregoing resolutions is hereby consented to by the shareholder of the Corporation pursuant to the OBCA this 28th day of June, 2023.

John Henry, Regional Chair and CEO

Alexander Harras, Regional Clerk