



## The Regional Municipality of Durham

### Health and Social Services Committee Agenda

Thursday, September 5, 2024, 9:30 a.m.

Regional Council Chambers

Regional Headquarters Building

605 Rossland Road East, Whitby

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

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

---

	<b>Pages</b>
<b>1. Roll Call</b>	
<b>2. Declarations of Pecuniary Interest</b>	
<b>3. Adoption of Minutes</b>	
3.1 Health and Social Services Committee meeting - June 6, 2024	3
<b>4. Statutory Public Meetings</b>	
There are no statutory public meetings	
<b>5. Presentations</b>	
There are no presentations	
<b>6. Delegations</b>	
There are no delegations	
<b>7. Health</b>	
7.1 Correspondence	
7.2 Reports	
There are no Health reports to be considered	
<b>8. Social Services</b>	
8.1 Correspondence	
8.2 Reports	
a. Report #2024-SS-7	
Accelerating Detailed Design Services for Christine Crescent,	12

- b. Report #2024-SS-8  
Naming of the New 200-bed Long-Term Care Home Located  
in Seaton

**9. Advisory Committee Resolutions**

There are no advisory committee resolutions to be considered

**10. Confidential Matters**

There are no confidential matters to be considered

**11. Other Business**

**12. Date of Next Meeting**

Thursday, October 3, 2024 at 9:30 AM

**13. 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.

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

## The Regional Municipality of Durham

### MINUTES

#### HEALTH & SOCIAL SERVICES COMMITTEE

Thursday, June 6, 2024

A regular meeting of the Health & Social Services Committee was held on Thursday, June 6, 2024 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Councillor Roy, Chair  
Councillor Brenner  
Councillor Carter  
Regional Chair Henry

Also

Present: Councillor McDougall  
Councillor Mulcahy\* attended for part of the meeting  
Councillor Schummer\*  
\* **denotes Councillors participating electronically**

Absent: Councillor Dies, Vice-Chair, was absent on municipal business  
Councillor Anderson was absent on municipal business  
Councillor Foster was absent on municipal business  
Councillor Jubb was absent on municipal business

Staff

Present: C. Boyd, Solicitor, Chief Administrative Office – Legal Services  
S. Ciani, Committee Clerk, Corporate Services – Legislative Services  
S. Danos-Papaconstantinou, Commissioner of Social Services  
M. Denby, Program Specialist, Long-Term Care and Services for Seniors, Social Services  
J. Dixon, Director, Business Affairs and Finance Management, Social Services  
S. Foroutani, Area Manager, Income, Employment and Homelessness Support, Social Services  
J. Gaskin, Director, Children’s Services, Social Services  
A. Harras\*, Director of Legislative Services/Regional Clerk, Corporate Services – Legislative Services  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
M. Laschuk, Director, Family Services, Social Services  
L. MacDermaid, Director, Long-Term Care and Services for Seniors, Social Services  
L. McIntosh, Director, Income & Employment Support, Social Services

- G. Muller, Director, Affordable Housing Development & Renewal
  - J. Siciliano, Area Manager, Income, Employment and Homelessness Support, Social Services
  - J. Svanda, Acting Deputy Chief, Region of Durham Paramedic Services, Health
  - K. Smith, Committee Clerk, Corporate Services – Legislative Services
  - C. Taylor, Manager, Budgets & Finance, Social Services
  - N. Taylor\*, Commissioner of Finance
  - K. Thangaraj, Director, Population Health and Chief Nursing Officer, Health
  - S. Thorpe, Manager, Long-Term Care and Services for Seniors, Social Services
  - E. Valant, Director, Housing Services
  - V. Walker, Committee Clerk, Corporate Services – Legislative Services
  - S. Woods, Senior Safety Advisor, Long-Term Care and Services for Seniors, Social Services
- \* **denotes staff participating electronically**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

**3. Adoption of Minutes**

Moved by Councillor Brenner, Seconded by Councillor Carter,  
(22) That the minutes of the regular Health & Social Services Committee meeting held on Thursday, May 9, 2024, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

Moved by Regional Chair Henry, Seconded by Councillor Brenner,  
(23) That the agenda be altered to consider Item 6.1 Eva Reti, Chair, Hospice Whitby – Roger Anderson House, re: Update on Hospice Whitby – Roger Anderson House, next.  
CARRIED

**6. Delegations**

6.1 Eva Reti, Chair, Hospice Whitby – Roger Anderson House, re: Update on Hospice Whitby – Roger Anderson House

Eva Reti, Chair, Hospice Whitby – Roger Anderson House, appeared before Committee with regards to an Update on Hospice Whitby – Roger Anderson House.

E. Reti advised that on May 16, 2024, Hospice Whitby went back to tender for the hospice build; on May 28, 2024 there was a mandatory site visit with the pre-approved contractors; and it is expected that the tender process will close in late June or early July; following the close of the tender, it will be sent to the Ministry of Health for approval; and construction will begin immediately following the approval.

E. Reti displayed the proposed site plan for the building and stated that private patios have been added outside of 10 bedrooms as there has research done to show that having an outdoor space during the end of life has significant benefits for everyone involved. In addition, on the north side of the building the entrance has been closed off, and changes have been made to the vestibules by installing a double set of doors to minimize the cold air coming into the hospice.

E. Reti thanked Committee members, Durham Region, the Province of Ontario and Durham residents for their support. E. Reti advised another update will be provided in the Fall of 2024.

Chair Roy thanked those involved with the Hospice Whitby – Roger Anderson House project.

## **5. Presentations**

### **5.1 Jake Svanda, Deputy Chief, Region of Durham Paramedic Services, re: Region of Durham Paramedic Services Update**

---

Jake Svanda, Deputy Chief, Region of Durham Paramedic Services, provided a PowerPoint presentation with regards to Region of Durham Paramedic Services Update.

Highlights of the presentation included:

- Call Volume January to December 2023
- Call Volume January to March 2024
- January to March 2024 by Month
- Offload Delay 2023
- Offload Delay
- Cost of Offload Delay at Lakeridge Health Oshawa (LHO) 2023
- The Canadian Triage and Acuity Scale (CTAS) Response Targets 2023
- Seaton Paramedic Response Station
- Primary Care Outreach Program (PCOP) Overview
- PCOP Services January to December 2023
- Opioid Update 2023

J. Svanda responded to questions with regards to how well the Primary Care Outreach Program (PCOP) is proceeding; why the opioid related overdoses in Oshawa are higher than any other area municipality in Durham; and whether data is being tracked for residents that use medical services on a regular basis.

Discussion ensued with regards to how addiction, mental health and homelessness require additional assistance from higher levels of government; individuals having repeated overdoses and requiring extra assistance; sending another letter to the Federal government regarding the addiction, mental health and homelessness issues in Durham Region; and providing a PCOP presentation to the lower tier municipalities.

Regional Chair Henry advised that at the Ontario Health Network meeting on Tuesday, June 4, 2024, Matt Anderson, President and CEO, committed to coming to Durham Region to have discussions about the current challenges. He further advised that Mayor Carter and Mayor Roy would be invited to the meeting.

Chair Roy advised that the month of June is an exciting month with opportunities to celebrate many Durham residents by celebrating and acknowledging Seniors Month, National Indigenous History Month and Pride Month.

5.2 Sheryl Thorpe, Manager, Long-Term Care and Services for Seniors Division, re: Emotional Model of Care

---

Following introductory comments from Laura MacDermaid, Director, Long-Term Care and Services for Seniors, Sheryl Thorpe, Manager, Long-Term Care and Services for Seniors Division, provided a PowerPoint presentation with regards to Emotional Model of Care.

Highlights of the presentation included:

- Overview
- Background
- Significance/Importance
- Literature Review
  - Innovative Models of Care
  - Reported Benefits
  - Why our own Model?
- The Project – Emotional Model of Care Pilot Project
  - Expected Outcomes
  - Governance Structure
  - Long-Term Care (LTC) Strategic Pillars and Core Principles
  - Partnerships & Collaboration
  - Project Design
  - Phases

S. Thorpe responded to questions with regards to whether there will be a detailed investment within the evaluation of the final report; how the emotional model of care compares to similar programs in the private sector; what resources are available for the private sector; comparing the growth opportunities to those available in the private sector to improve the satisfaction results; the time spent with residents in private care versus Regional programs; what comparisons were done with the private sector against the emotional model of care program; and how the Region compares to private facilities with respect to services being provided.

In response to Councillor Carter's questions, S. Thorpe advised she would provide Councillor Carter with a response to the satisfactory results for the private care sector; and the cost comparison for the emotional model of care program versus programs available in the private sector.

Discussion ensued with regards to the cost of living at private long-term care homes and retirement homes.

S. Danos-Papaconstantinou advised that the comparisons being done for this project only include homes that offer an emotional model of care program.

5.3 Sharon Woods, Senior Safety Advisor, and Morgan Denby, Program Specialist, Long-Term Care and Services for Seniors Division, re: Community Supports – Senior Safety, Homemakers Program and Adult Day Program

Following introductory comments from Marusia Laschuk, Director, Family Services, Social Services, Sharon Woods, Senior Safety Advisor, and Morgan Denby, Program Specialist, Long-Term Care and Services for Seniors Division, provided a PowerPoint presentation with regards to Community Supports – Senior Safety, Homemakers Program and Adult Day Program.

Highlights of the presentation included:

- Seniors' Safety Advisor
  - Purpose
  - Call Source
  - Agency Referral Sources
  - Presenting Issues
  - Data and Statistics
  - Senior Safety Example
- Community Support Specialist
- Homemakers Program
  - Background
  - Goals
  - Eligibility
  - Assessment
  - Funding

- Adult Day Program
  - Main Goals
  - Hillsdale Estates
  - Lakeview Manor – Beaverton Site and Port Perry Site
  - Adult Day Program Example

5.4 Sahar Foroutani, Area Manager, Income, Employment and Homelessness Support Division, re: Update on Durham Region's Integrated Homelessness System Action Plan

---

Following introductory comments from Lisa McIntosh, Director, Income & Employment Support, Social Services, Sahar Foroutani, Area Manager, Income, Employment and Homelessness Support Division, provided a PowerPoint presentation with regards to Update on Durham Region's Integrated Homelessness System Action Plan.

Highlights of the presentation included:

- Integrated Homelessness System Goals and Strategic Priorities
  - Implement System Integration, Planning and Management
  - Improve System Capacity and Service Levels
  - Expand Social and Community Investment
  - Achieve System Excellence
  - Boost System Growth of Housing Supply
- Homelessness System: At a Glance
- 2023 Homelessness Demographics
- Durham's Shelter System: 2023 Snapshot
- Winter Warming Centre
  - Statistics
  - Highlights
  - Challenges
  - Lessons Learned
- 1635 Dundas – Shelter Update
  - Admissions
  - Programming and Services
- Durham Region Street Outreach Team

S. Foroutani responded to questions with regards to the staff to resident ratios in the winter warming centres; if security was on site 24/7 at the Do Unto Others (DUO) warming centre in Clarington; when the winter warming centre program for the 2024-2025 season will begin preparations; how agencies for the 2024-2025 winter season warming centre will be selected; if local communities will be consulted for the agencies being selected; the capacity limits for warming shelters in the surrounding municipalities; the number of beds Durham Region is short to house homeless residents; where homeless people go during the winter season; how the priority of expanding social and community investment update will be



provided to Committee and Council; and the possibility of having a winter warming centre in the Town of Whitby.

Discussion ensued with respect to the local municipalities being consulted regarding the agencies being hired to support the winter warming centres.

Councillor Carter raised concerns that himself, Councillor Chapman and City of Oshawa staff communicated their requirements for the winter warming centres including the supports required to run the centre, and the agency that was hired did not meet those requirements. Chair Roy advised that a meeting will be scheduled with staff from the Region, City of Oshawa and Town of Whitby to discuss this matter.

In response a question from Councillor Carter regarding the residents being turned away from shelter spaces and how Durham Region compares to other municipalities, L. McIntosh advised she will follow up and provide the data to Councillor Carter directly.

Chair Roy advised that a quarterly update report can be provided to Committee that discusses best practices and improving approaches towards addressing homelessness and encampments in the community.

## **6. Delegations**

### **6.1 Eva Reti, Chair, Hospice Whitby – Roger Anderson House, re: Update on Hospice Whitby – Roger Anderson House**

---

This item was considered earlier in the meeting. [See pages 2 and 3 of these minutes]

## **7. Health**

### **7.1 Correspondence**

There were no communications to consider.

### **7.2 Reports**

#### **A) Command, Emergency Response, and Community Programs Vehicle Standardization and Upfitting (2024-MOH-3)**

---

Report #2024-MOH-3 from R.J. Kyle, Commissioner and Medical Officer of Health, was received.

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

- A) That the Ford Explorer Interceptor be adopted as the standard vehicle for Region of Durham Paramedic Services (RDPS) Command, Emergency Response and Community Programs for a period of five (5) years, effective immediately; and
- B) That a sole source agreement for the RDPS command and emergency response vehicle custom upfitting package be negotiated and awarded to Rowland Emergency Vehicle Products Inc. for a period of five (5) years, which is the only certified upfitter that meets the current Ontario Provincial Land Ambulance and Emergency Response Vehicle Standard, Version 6.1.

CARRIED

## 8. Social Services

### 8.1 Correspondence

There were no communications to consider.

### 8.2 Reports

- A) Authorization to Extend the Existing Agreement with Medisystem Pharmacy Limited for the Provision of Pharmacy Services for the Regional Municipality of Durham's Four (4) Long-Term Care Homes (2024-SS-6)

Report #2024-SS-6 from S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Moved by Councillor Brenner, Seconded by Councillor Carter,  
(25) That we recommend to Council:

- A) That authorization be granted to award a single source extension to the existing Agreement with Medisystem Pharmacy Limited for the provision of pharmacy services for the Region's four Long-Term Care Homes for a period of one (1) year expiring on August 31, 2025, at no cost to the Region; and
- B) That the Commissioner of Finance be authorized to execute any necessary agreement.

CARRIED

## 9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

## 10. Confidential Matters

There were no confidential matters to be considered.

**11. Other Business**

11.1 Concern with Media Releases in Durham Region

---

Regional Chair Henry raised concerns with regards to the issues and challenges faced by society that Durham Region and other municipalities must deal with, and the need for help and guidance from the Federal government to help mitigate the mental health, addiction and homelessness happening throughout Durham Region and Canada. He encouraged all members of Council to raise their voices and advocate for their communities.

11.2 June Bike Month

---

Councillor McDougall thanked staff for organizing June Bike Month and encouraging staff to ride their bike to work on June 6, 2024.

**12. Date of Next Meeting**

The next regularly scheduled Health & Social Services Committee meeting will be held on Thursday, September 5, 2024 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Carter, Seconded by Councillor Brenner,  
(26) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 11:42 AM

Respectfully submitted,

---

E. Roy, Chair

---

K. Smith, Committee Clerk

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



# The Regional Municipality of Durham Report

---

To: Health and Social Services Committee  
From: Commissioner of Social Services  
Report: #2024-SS-7  
Date: September 5, 2024

---

**Subject:**

Accelerating Detailed Design Services for Christine Crescent, Oshawa and 1635 Dundas Street Phase 2, Whitby

---

**Recommendation:**

That the Health and Social Services Committee recommends to Regional Council:

- A) That to maximize opportunities for CMHC grant funding, an unbudgeted capital project for the detailed design of the Durham Regional Local Housing Corporation (DRLHC) Christine Crescent redevelopment in the upset amount of \$2,500,000 before applicable taxes be approved and be funded from the Social Housing Reserve Fund and the Housing Services Development Charges Reserve Fund at the discretion of the Commissioner of Finance;
  - B) That to maximize opportunities for CMHC grant funding, a sole source agreement with LGA Architectural Partners be approved to accelerate the detailed design for Phase 2 of 1635 Dundas Street West, Whitby at an upset limit of \$2,500,000, before applicable taxes, as an unbudgeted capital project to be funded from the Social Housing Reserve Fund or other sources at the discretion of the Commissioner of Finance; and
  - C) That the Commissioner of Finance be authorized to execute any necessary related agreements.
- 

**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to request Council's authorization to accelerate detailed project design services for short-term housing development projects, so that they will be ready for submission to receive funding through CMHC programs, through the following means:

- a. Requesting approval of funding for unbudgeted detailed design services for the preferred redevelopment concept of the Durham Regional Local Housing Corporation (DRLHC) site located at 419-451 Christine Crescent; and
- b. Requesting funding and approval to award a sole source contract for detailed design for Phase 2 of 1635 Dundas Street as an unbudgeted capital project.

## **2. Background**

- 2.1 In November 2020, Regional Council approved a Master Housing Strategy which aims to improve affordability and access to housing with and without supports, protect the existing affordable housing supply, encourage housing diversity, and build capacity in the housing system. Expected outcomes from the Strategy include:
  - a. The initiation of 1,000 new affordable housing units by 2024;
  - b. Improved readiness for provincial and federal funding announcements;
  - c. Establishing a shovel-ready portfolio of potential projects aligned with the affordable housing needs of our communities;
  - d. Sustainable and investment strategies to support new affordable rental development and the preservation and growth of community housing; and
  - e. Improved coordination with all housing partners including local area municipalities, private developers and non-profit providers to address Regional needs.
- 2.2 In June 2023, Regional Council approved the acquisition of the former Sunnycrest long-term care facility at 1635 Dundas Street East in the Town of Whitby, after its operations ceased in 2022. The Region acquired the site to provide urgently needed shelter space, supportive housing, and deeply affordable housing options. The immediate focus was to open a low-barrier shelter and supportive services to approximately 45 individuals. The shelter opened in March 2024 and has since been operating at full capacity.
- 2.3 In June 2024, Regional Council endorsed the Redevelopment Feasibility Analysis for the DRLHC sites at Christine Crescent and Malaga Road, both in the City of Oshawa. Regional Council also approved in principle the redevelopment at Christine Crescent through a direct delivery option, replacing 12 existing semi-detached units at their end of life with a midrise apartment building and stacked townhouses totaling approximately 160 units.

## **3. CMHC Funding for Affordable Housing Development**

- 3.1 Regional staff have been working with staff from CMHC to best position the Region's short-term affordable housing development projects for eligibility under CMHC's capital funding/financing programs. CMHC staff have identified the Affordable Housing Fund (AHF) as the most appropriate federal funding stream to achieve the Region's objectives. The key elements of the AHF program that the Region must include:

- a. Funding commitments under the AHF are to be aligned with the current 10-year National Housing Strategy which launched in 2017.
  - b. Ensuring that loan agreements under the AHF be executed by December 31, 2025.
  - c. Demonstrating that projects be shovel-ready, with the required document checklist completed, including:
    - Documentation from the municipality that the zoning aligns with the project.
    - Confirmation from a recognized professional that the project achieves Energy Efficiency and Greenhouse Gas reductions.
    - Confirmation from a recognized professional that the project meets accessibility requirements.
    - Completion of required environmental site assessment and geotechnical reports.
    - Completion of detailed cost estimates in the form of a Class “B” professional quantity surveyor report, based on design development drawings and specifications of all major systems and site investigations, and measured quantities of all items of work. A Class “B” estimate is such that no more than a 10% design allowance is required.
    - List of all co-funders.
  - d. To meet these and other requirements, detailed site, architectural, engineering and landscape design work must be completed and costed.
- 3.2 Since there is uncertainty about potential future commitments or funding stream programs once the AHF program has ended, taking action on short-term affordable housing development projects (Christine Crescent and 1635 Dundas Street) under the current program maximizes opportunities to access known federal investment opportunities while expediting urgently needed housing.

#### **4. Christine Crescent Redevelopment**

- 4.1 The redevelopment of the Christine Crescent site includes the replacement of 12 semi-detached rent-geared-to-income (RGI) units with approximately 160 new units in a mix of market, affordable and RGI housing to be delivered directly by the Region. In addition, off-site works have been included in the project, including public realm improvements at the neighbouring Chopin Park, and off-site servicing improvements that will enable future phases of the redevelopment program.
- 4.2 Work has been proceeding in support of the required official plan amendment application for the site. Technical studies and drawings including an environmental site assessment, a traffic impact study, a noise study, a conceptual site plan and a planning rationale report are underway. The required Stage 2 technical pre-consultation meeting with supporting draft reports will be filed in early fall 2024, with the filing of the required the OPA application prior to year-end.

- 4.3 Consultants have already been retained to complete technical studies required for the future Site Plan Approval (SPA) application, including a Stage 1 Archaeological Assessment and a Noise Feasibility study. Other technical studies for SPA, including detailed servicing designs and reports, building, and mechanical designs, will be included in the scope of work for detailed design.
- 4.4 Community engagement and consultation for the Christine Crescent site has been extensive, with the results of the Phase 2 feedback presented to Regional Council in June 2024. Community engagement will continue through the statutory planning and development processes.
- 4.5 Staff have been working with tenants to provide assistance and options for relocating ahead of construction, expected to commence in 2026 pending funding approval for the construction phase of the project. Tenants have been provided confirmation that they will be able to return to their new home on site once construction has been completed, should they so wish.
- 4.6 The redevelopment of Christine Crescent site will occur through a direct delivery model. To enable timely redevelopment that aligns with priorities expressed by the provincial and federal governments while building capacity through standardized designs, a modular construction design and delivery method is recommended. The estimated upset limit for detailed design for the Christine Crescent redevelopment project is \$2,500,000, exclusive of taxes.

## **5. Phase 2 of 1635 Dundas Street East**

- 5.1 In June 2024, staff presented Regional Council with an update on Homelessness in Durham. Community Engagement for this project has proceeded in two phases:
  - a. Phase One included the creation of a Community Liaison Committee with members from the surrounding neighbourhood, residents of Whitby, service providers, Town of Whitby staff and Regional staff. The Committee had its first monthly meeting in January 2024 and continues to meet.
  - b. Phase Two was launched at the end of June with the release of a Community Engagement survey. The survey will remain open for response until September 27, 2024, and feedback from the survey will help inform detailed design and final programming.
- 5.2 The June 2024 presentation also included conceptual plans created by LGA Architects, which highlighted programming areas such as the low-barrier shelter, transitional housing, supportive housing, recovery beds and victim services recovery (all identified as needed services during the Phase 1 Community Engagement process).

- 5.3 LGA was retained to complete the conceptual design of the project. To be ready for federal and provincial funding opportunities, staff recommend LGA Architects continue to provide detailed design services for the facility. LGA Architects' familiarity with the project through the completion of the conceptual design, familiarity with the building, understanding of programming needs and the Community Engagement process allows for efficiencies in both time and cost to ensure the project can be shovel ready, in keeping with CMHC's program funding requirements.
- 5.4 Given the urgency of meeting funding application deadlines and growing community needs, and given the recent work by LGA Architects at this site, Regional staff are recommending proceeding with a Single/Sole Source agreement with LGA Architects in accordance with Section 8.4 and Appendix C of the Purchasing By-Law #16-2020.
- 5.5 Staff continue to collaborate with community health provider agencies about planning for proposed programs. There are currently signed letters of agreement with Lakeridge Health, Ontario Shores, Saint Elizabeth Health Care, Victim Services of Durham Region and Durham College. The individual agencies are seeking funding through various provincial and federal opportunities to support their programming needs. Opportunities to build partnerships with additional community health providers are continuing to be explored.

## **6. Financial Implications**

- 6.1 The Region's current short-term affordable housing development projects (Phase 2 of 1635 Dundas and 419-451 Christine Crescent) are progressing as quickly as possible within the current Council approvals.
- 6.2 Section 8.4.2 of the Region's Purchasing By-law Number 16-2020 requires approval of Regional Council to award an assignment as a sole source where the project or annual value of a consulting or professional service assignment is expected to be \$100,000 or greater. A sole source award is recommended for detailed design services for Phase 2 of 1635 Dundas Street East since a change of architect firm would cause substantial duplication of costs.
- 6.3 Section 14.2 of the Region's Budget Management Policy requires the approval of the Treasurer and CAO, and the applicable Standing Committee and Regional Council for unbudgeted capital project expenditures in excess of \$50,000.
- 6.4 The cost of the detailed design services for Christine Crescent is estimated at \$2,500,000 before applicable taxes and is recommended to be financed from the Social Housing Reserve Fund and the Housing Services Development Charges Reserve Fund, at the discretion of the Commissioner of Finance.
- 6.5 The cost of the detailed design services for 1635 Dundas, Phase 2, is estimated at \$2,500,000 before applicable taxes and is recommended to be financed from the Social Housing Reserve Fund or other sources, at the discretion of the Commissioner of Finance.



## 7. Previous Reports and Decisions

- 7.1 Report #2014-J-16 – *At Home in Durham*, the Durham Housing Plan 2014-2024
- 7.2 Report [#2019-COW-25](#) – At Home in Durham, the Durham Housing Plan 2014-2024 – Five-Year Review
- 7.3 Report [#2020-COW-27](#) – Master Housing Strategy
- 7.4 Report [#2023-COW-12](#) – Approval to Retain Infrastructure Ontario for Project Management Services for the First Phase of the Revitalization of Durham Regional Local Housing Corporation Properties
- 7.5 Report [#2024-COW-25](#) - Redevelopment Feasibility Analysis for Durham Regional Local Housing Corporation (DRLHC) Sites at Malaga Road and Christine Crescent

## 8. Relationship to Strategic Plan

- 8.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
  - a. Goal #2 – Community Vitality
    - 2.1 – Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing.
    - 2.4 – Build a healthy, inclusive, age-friendly community where everyone feels a sense of belonging.
  - b. Goal #4 – Social Investment
    - 4.1 – Revitalize community housing and improve housing choice, affordability, and sustainability.
  - c. Goal #5 – Service Excellence
    - 5.1 – Optimize resources and partnerships to deliver exceptional quality services and values.

## 9. Conclusion

- 9.1 The Region's current short-term affordable housing development projects (Phase 2 of 1635 Dundas and 419-451 Christine Crescent) are progressing as quickly as possible.
- 9.2 CMHC's Affordable Housing Fund (AHF) is the most appropriate federal funding stream to achieve the Region's objectives. To meet the current timelines of AHF, both projects need to be shovel-ready, supported by detailed designs, technical studies and Class B cost estimates. Approval of these recommended actions will allow the procurement process for the required detailed design work on both projects to begin immediately and the Region to move closer to a submission for CHMC funding.

9.3 This report has been prepared with the assistance of the Finance Department and the Commissioner of Finance and Treasurer concurs with the financial recommendations.

Respectfully submitted,

Original signed by

---

Stella Danos-Papaconstantinou  
Commissioner of Social Services

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2745.



# The Regional Municipality of Durham Report

---

To: Health and Social Services Committee  
From: Commissioner of Social Services  
Report: #2024-SS-8  
Date: September 5, 2024

---

**Subject:**

Naming of the new 200-bed Long-Term Care Home Located in Seaton

---

**Recommendation:**

That the Health and Social Services Committee recommends to Regional Council:

A) That approval be given to name the new 200-bed Long-Term Care Home located in Seaton, "Seaton Village".

---

**Report:**

**1. Purpose**

1.1 To advise on the community engagement framework for the naming process of the new Seaton Long-Term Care Home (LTCH), including the results of the online poll, and to seek approval to name the LTCH "Seaton Village".

**2. Background**

2.1 The Seaton Community is progressing to become one of Pickering's largest combined residential and employment developments. To support this growth, the Region is investing in a new LTCH as part of our overall commitment to building complete communities.

2.2 Groundbreaking of the Seaton LTCH took place on March 15, 2024 and is projected to open in the fall of 2026.

2.3 A name needs to be selected for the new LTCH.

### 3. Naming Process

- 3.1 Region staff hosted a focus group inviting community members and businesses located in Pickering to create a shortlist of potential names for the future LTCH located in Seaton. The names included:
- Seaton Village
  - Seaton Reflective Living
  - Seaton Serenity Village
  - Greenwood Trails
  - Seaton Graceful Living
- 3.2 The Region sought input from Pickering residents through an online poll in July 2024, via [Your Durham](#), to assist in naming the Region's future 200 bed LTCH.
- 3.3 The community engagement results are as follows:
- Close to 500 residents participated in the online poll.
  - 6 social media posts received 11,821 impressions, 533 engagements and 113 link clicks.
  - 1 social media ad on Facebook, targeted to City of Pickering residents 18-65+. Statistics from the ad:
    - 18,802 reach
    - 1,018 engagements
    - 905 link clicks
    - 67 post reactions
    - 27 comments
- 3.4 The name "Seaton Village" received 42.7 per cent of the vote.
- 3.5 Subject to approval of Regional Council, the results of the online poll and the name, "Seaton Village", will be share with the community members and businesses of the City of Pickering and Durham Region over the coming weeks through:
- Your Voice Durham
  - Social media post content
  - Poster
  - Graphics
  - E-newsletter content.

### 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 #2 – Community Vitality
  - Support a high quality of life for all through human services delivery.
- b. Goal #5 – Service Excellence
  - Optimize resources and partnerships to deliver exceptional quality services and value.
  - Collaborate for a seamless service experience.
  - Drive organizational success through innovation, and skilled workforce, and modernized services.

## 5. Conclusion

- 5.1 Region staff sought community input for the naming on the future 200-bed Seaton LTCH through community engagement.
- 5.2 The online poll, via Your Durham, resulted with the name “Seaton Village” for the future LTCH.
- 5.3 It is recommended that the name “Seaton Village” be approved by Regional Council as the name for the future 200-bed LTCH in Seaton.

Respectfully submitted,

Original signed by

---

Stella Danos-Papaconstantinou  
Commissioner of Social Services

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer