



**The Regional Municipality of Durham**

**Committee of the Whole Agenda**

**Wednesday, October 9, 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](#).

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	<b>Pages</b>
<b>1. Roll Call</b>	
<b>2. Declarations of Pecuniary Interest</b>	
<b>3. Statutory Public Meetings</b> There are no statutory public meetings	
<b>4. Presentations</b>	
4.1 Sandra Austin, Executive Director, Strategic Initiatives and Lesley-Ann Foulds, Manager, Corporate Initiatives Re: Developing Durham Region's 2025 Strategic Plan	3
4.2 Christine Wilmot, Manager, Employment Service System, Income, Employment and Homelessness Support Division Re: Employment Services Transformation Service System Manager Update (2024-SS-9)  Referred from the October 3, 2024 Health and Social Services Committee meeting	23
<b>5. Delegations</b> There are no delegations	
<b>6. Correspondence</b>	
<b>7. Reports</b>	
7.1 Report #2024-COW-41 Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending	37

Agreement to Enlarge the Phase 1 Prestige Employment Lands, to Allocate Additional Residential Units, and to Allow the Construction of a Seaton Phase 2 Region Constructed Water Supply Project as a Phase 1 Project

- |     |  |    |
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| 7.2 | Report #2024-COW-42<br>Transfer Payment Agreement with the Province of Ontario to Support Helicopter Procurement for Joint Air Support Unit and Funding Mechanisms | 46 |
| 7.3 | Report #2024-COW-43<br>Recommended Amendments to the Delegation of Authority By-Law #004-2023  | 49 |

**8. Members Motions**

- |     |  |    |
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| 8.1 | Motion Regarding Enhancing Shelter Supports for Women and Survivors of Intimate Partner Violence | 53 |
| 8.2 | Motion Requesting Immediate Federal Government Support for Asylum Claimants in Municipalities    | 55 |
| 8.3 | Motion Requesting Federal Government Support for Food Banks                                      | 57 |
| 8.4 | Motion Regarding Harassment of Elected Local Government Officials                                | 59 |

**9. Confidential Matters**

There are no confidential matters to be considered

**10. Adjournment**

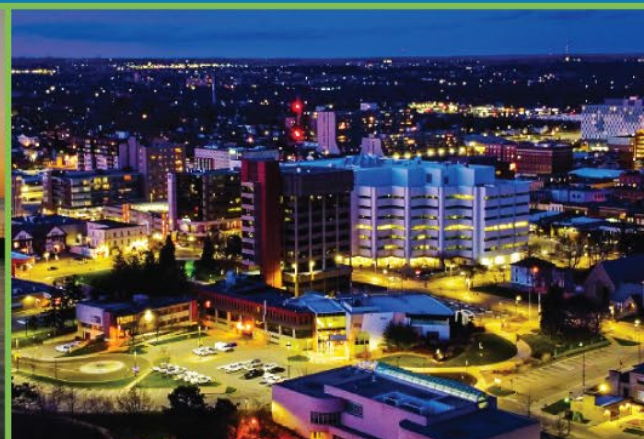
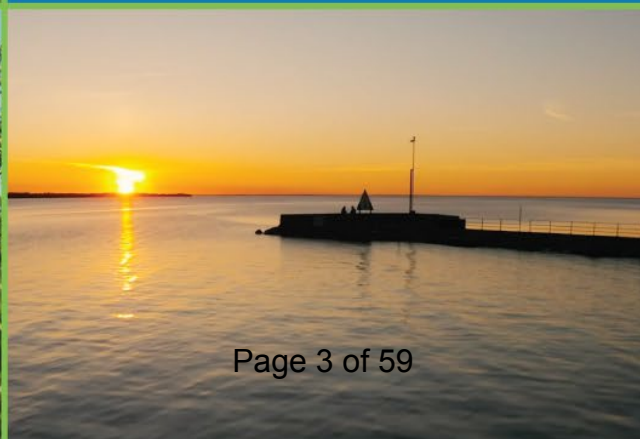
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# Durham Region's 2025 Strategic Plan

Committee of the Whole  
October 9, 2024





# Durham Region's 2025 Strategic Plan Timeline





# About the Strategic Plan

## Community-Informed Plan

- Durham Region's 2025 Strategic Plan is a community plan.
- The Plan reflects what we heard from community members through the engagement phase and is supported by staff expertise.
- The 2025 Strategic Plan reflects a community Vision, Strategic Directions, and Pathways for the future of Durham Region, over the next 10 years.
- The Plan will be presented to Council for endorsement in January 2025.
- The community will be consulted at the midpoint of the Plan (2030) to ensure the Plan is still reflective of the community need.

## Regional Commitments

- The Plan will act as a compass to advance our work over the next 10 years, for both Council and staff.
- Together, along with partners, businesses and community members, the Region will work to achieve the future we want to create in Durham.
- Through the Region's Mission and Values, we will work towards achieving the Community Vision.
- The Region will develop corporate Implementation Plans to outline the specific initiatives that we will deliver to advance the Strategic Directions and Pathways.
- These short-term Implementation Plans will ensure flexibility and adaptability.
- The Implementation Plans will be aligned with the annual business planning and budget process.



# About the Strategic Plan - Regional Reporting

## Regional Reporting

- The Region of Durham is committed to demonstrating our progress and communicating results throughout the life of the Plan.
- Each year, the Region will update the community and share how we are advancing the Strategic Directions and Pathways within the Plan.
- We will continue to share our progress on our [community dashboard](#).

# Engagement Summary and Results

- Shared 25 posts across our social media channels.
- 8,400 website visits in March 2024.
- Hosted 24 pop-up events across the Region.
- Approx. 900 face-to-face interactions with residents.
- Delivered 13 presentations, including 8 delegations to local councils, reaching over 100 attendees.
- Distributed 700 flyers and 1,000 post-cards.
- Received over 2,100 responses to the community survey.





# Engagement Summary and Results – Youth Art

- Received 20 youth art contest submissions for “Designing our Future”



Iyal – Age 5



Jeremie – Age 8



Christa – Age 10

# Engagement Summary and Results (March 2024)

- Internal engagement reaching approximately 400 staff, including department heads, directors, managers and front-line staff.



# Community Conversations (May 2024)

Four Community Conversations with 84 people representing 47 organizations / groups:

- 49 Community Partners
- 15 Business representatives
- 20 Youth Leaders

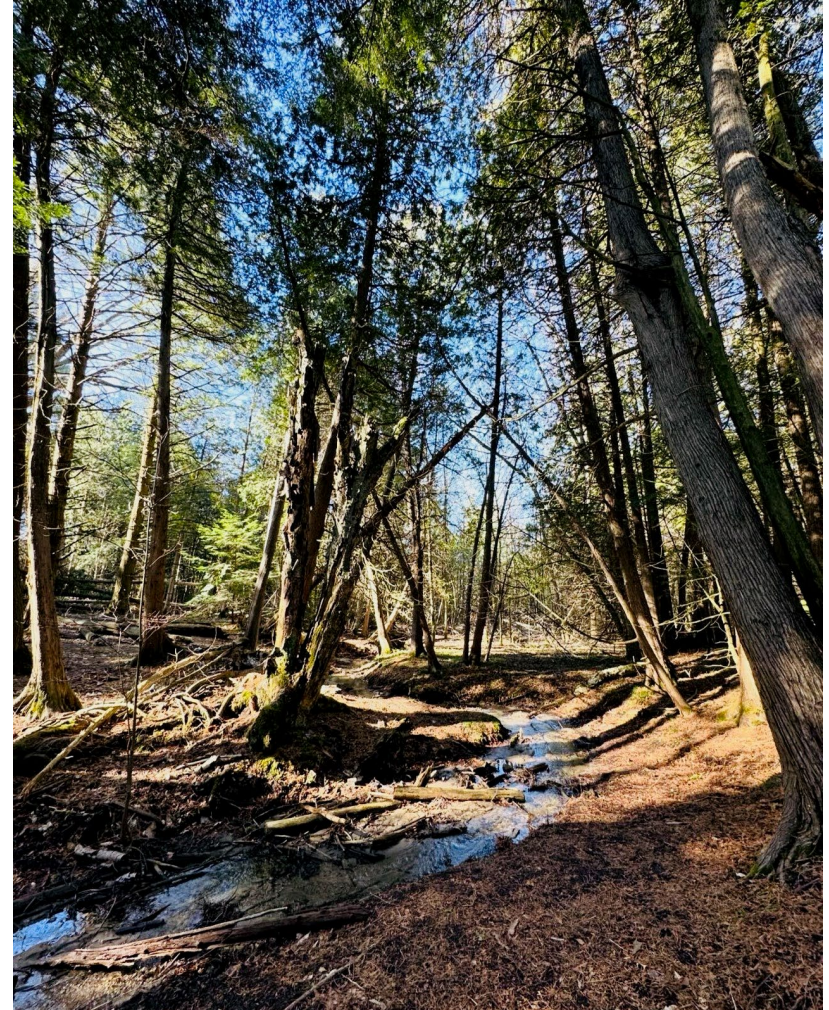


# Recap: Summary of ‘What We Heard’

Approved by Council June 26, 2024

## Summary of Defining Characteristics

- Access to nature, including parks, trails, waterfronts and greenspace
- Mix of rural and urban spaces
- Sense of safety
- Diverse and inclusive community
- Unique local industries, including agriculture, energy, and small businesses





# Summary of Issues

## Cost of Living

Rise in cost of living, with focus on housing and rental costs. Increasing number of residents experiencing homelessness. Food insecurity growing. Challenges for childcare, young people, and seniors.

## Rapid Growth

Urban planning, infrastructure, and services to match pace of growth. In particular, transportation infrastructure, affordable housing, and service delivery including transit. Protection of agricultural lands and natural surroundings.

## Infrastructure

Traffic and road maintenance. Density challenging the current transportation infrastructure. Planning of services or access to green space, upgrading of infrastructure, or other amenities. Access to high-speed internet services.

## Community Well-being

Observed increase in people experiencing homelessness and those living with mental health and addictions challenges in the community. In some cases, increased homelessness visible within community spaces caused uneasiness and concern.

## Safety

Concerns about safety for pedestrians in areas without sidewalks, general road safety, crime, and police services.

## Service Delivery

Services and resources, including housing and health services under strain associated with a growing and changing population. Services to support an aging population. Value for money and coordination of service delivery. Service delivery to north Durham.

# Summary of Issues (continued)

## Transit

Reliable and affordable transit options to address sustainability, cost of living, and mobility for students and seniors. Service delivery challenges to northern Durham.

## Health Services

Health services including primary care providers, hospitals, and paramedic / emergency services. Increased need for services to support people living with mental health and addiction challenges, as well as a growing demographic of seniors.

## Leadership

Lack of shared vision for the region. Responsible budgeting and decision-making to ensure investments align with community needs. Collaboration with all levels of government. Lack of trust in government.

## Community Connection

Lack of social cohesion and common identity, changing demographics, representation, lack of public spaces to gather and build community. The loss of local media as contributors to a lack of social cohesion. Social isolation and the lack of community engagement.

## Climate Change Impacts

Adverse impacts due to climate change and severe weather including contributions to issues such as affordability, food security, and health. Development planning to account for climate challenges. Loss of agricultural land and climate impacts on agriculture.

## Technology

Labour market impacts due to automation. Cyber security challenges due to increasing threats. Social media as an enabler to the creation of bias, mistrust, and misinformation. Inequitable access to technology.

# Summary of Aspirations

## Adapting to Growth

Clear vision and proactive plans in place for careful growth and delivery of services to meet needs of growing and changing population. Density as a precursor to sustainable and effective service delivery. Greenspace identified as important to well-being.

## Service Delivery

Increased transparency and accountability, responsible budgeting, taking a proactive and preventative approach, working with all levels of government and partners in the community, effective core service delivery, and service innovation.

## Supports for Vulnerable Populations

Access to services for an aging population, children and youth, newcomers, refugees and asylum seekers, those who are experiencing homelessness, low-income residents, and those who are living with mental health and addiction issues.

## Environmental Protection and Sustainability

Access to nature, preservation of green spaces in neighbourhoods, preservation of agricultural lands, safeguarding of wildlife. Thoughtful development, expanded transit services, and clean energy to support environmentally sustainable growth.

## Mobility Options

Improved public transit to reduce car dependency, active transportation, and walkable neighbourhoods with access to nature and amenities.



# Summary of Aspirations (continued)

## Business and Employment

Attraction and retention of businesses and employers, especially for youth. Increase in skilled workers, supports for local businesses tourism, and newcomers. Strengthening of current industry and diversification and development of new industries. Post-secondary institution contributions.

## Civic Engagement

More opportunities for the public to be heard by leaders, to access information, and contribute to regional decision-making. Improved Indigenous relations.

## Public Space

Welcoming and accessible public spaces to build community and share in community arts, culture, and entertainment events locally that are free of charge. Waterfront development to create beautiful natural public spaces and thriving businesses.

## Technology and Innovation

Opportunity to use new technologies and methods to modernize regional practices, deliver efficient programs and services, and enable community engagement.

## Recreation and Leisure

Local recreation opportunities, arts and cultural events, community gatherings, and entertainment, with emphasis on youth and senior recreation opportunities. Awareness and communication of community gatherings.



# Draft 2025 Strategic Plan

Public Review Period from October 9 – 27, 2024

# How to Read the Plan

- The Vision statement, Strategic Directions and Pathways are presented together to reflect a community vision for the future of Durham Region.
- The Mission statement, Corporate Values and Implementation Plans are presented together as the specific commitments made by the Region of Durham to advance the Strategic Directions and Pathways within the Plan.



# Proposed 2025 Strategic Directions





# Opportunities to Review the Draft Plan

- Your Durham (October 9-27, 2024)
- Regional Headquarters Open Houses: October 23, 2024
  - Main lobby, outside of Council Chambers
    - Open House #1: 11:00am-2:00pm
    - Open House #2: 6:00pm-8:00pm
- North Durham Open House: October 24, 2024
  - Scugog Community Recreation Centre, 1655 Reach Street, Port Perry
    - 6:00pm-8:00pm



# Thank You!





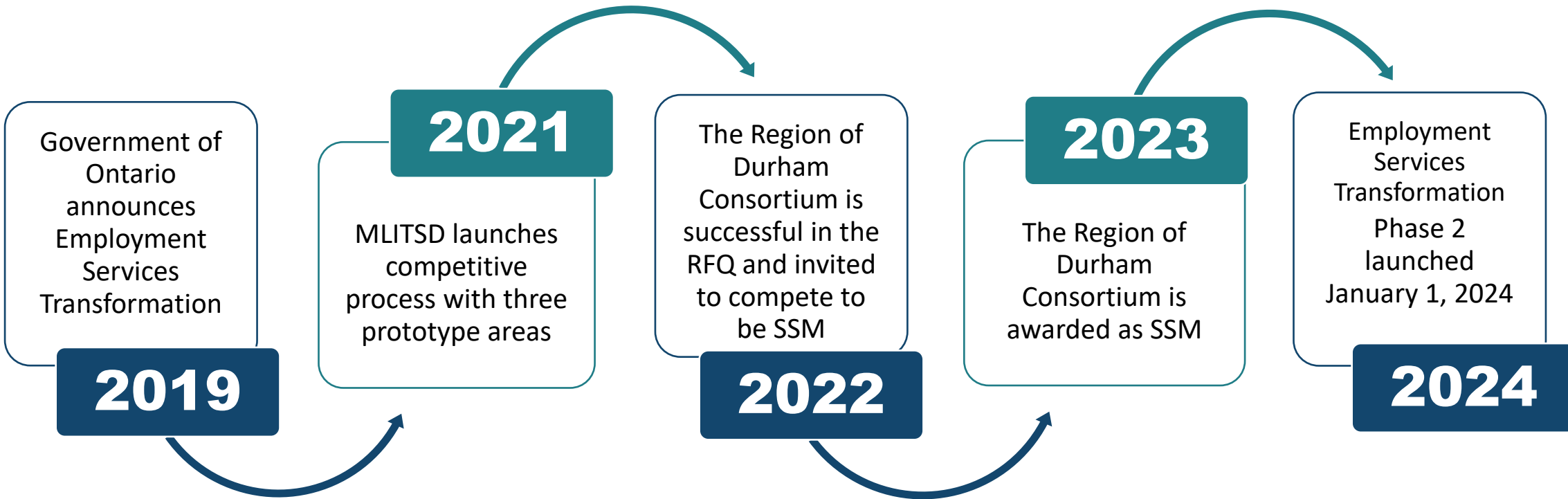
DURHAM | FIFTY  
REGION | YEARS

# Employment Services Transformation Service System Manager Update

Income, Employment & Homelessness  
Supports Division

October 3, 2024

# Background



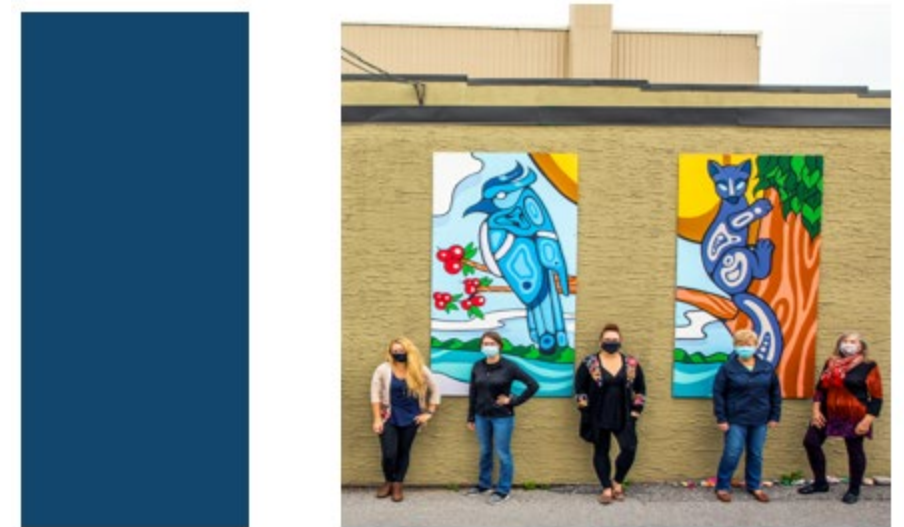


# Program Evaluation

## 1 Document Review

## 2 Quantitative Data

## 3 Qualitative Data



# Program Design

## Vision

To foster a thriving, inclusive labour market, where job seekers are empowered to acquire new skills, secure and maintain meaningful employment; and employers can access the necessary skills and resources to create job opportunities, driving economic prosperity.

## Mission

To create and co-ordinate a community-responsive Employment Services system through exemplary leadership and innovation that fosters a network of collaboration, partnerships and service excellence.

## Values

- Collaboration and Partnership
- Diversity, Equity and Inclusion
- Empowerment and Individualized Support
- Innovation and Continuous Improvement
- Accountability and Transparency

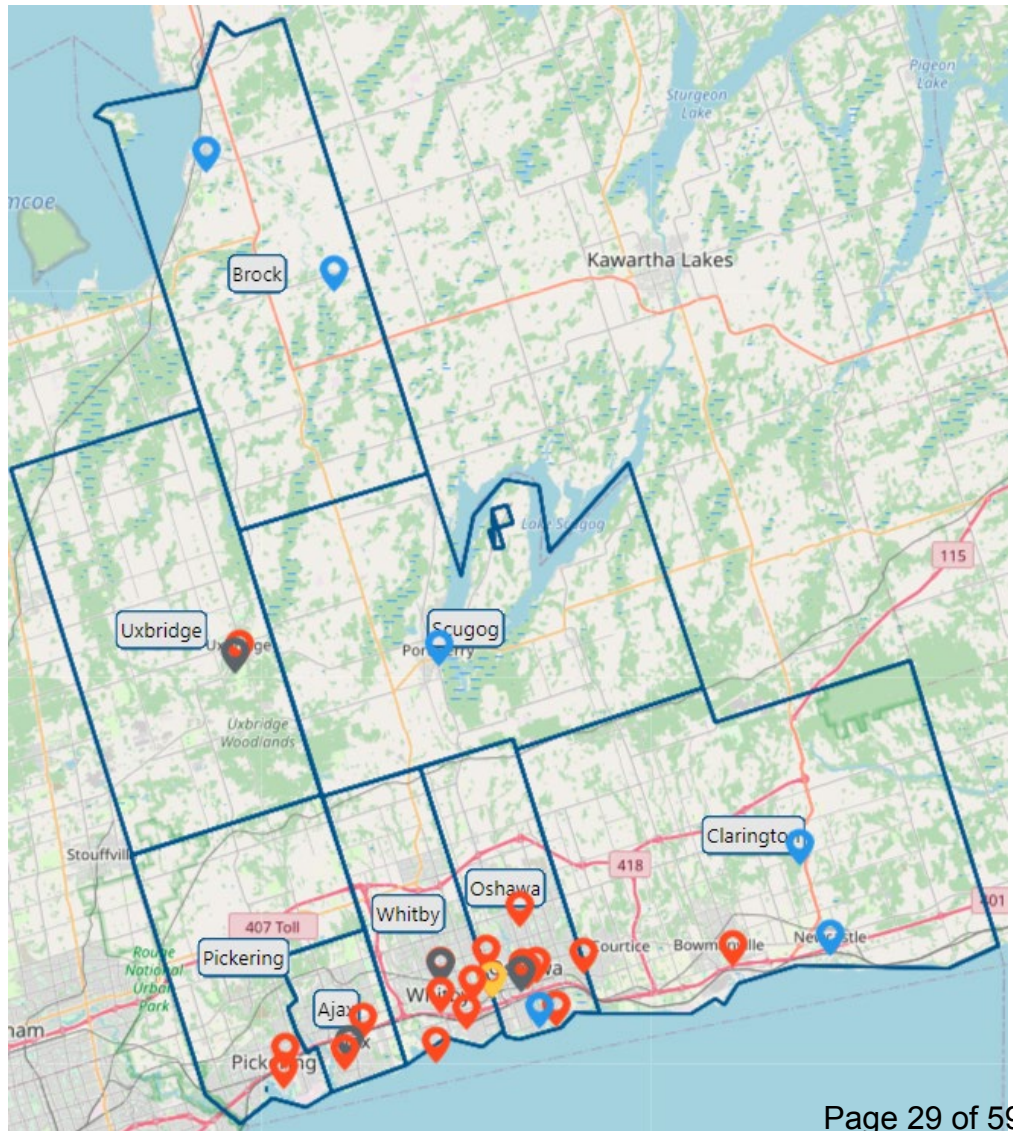
# Program Design - Governance Model




# Program Design




# Employment Service Providers in Durham



**Program**

  
IES

  
Itinerant Services

  
ODSP

  
OW

Agilec
Canadian Hearing Services
Community Living Oshawa/Clarington
Conseil des Organismes Francophones (COFRD)
Durham College
Durham Region Unemployed Help Centre
John Howard Society
Meta Vocational Services
Ontario Shores
VPI
Watton Employment Services Inc
YMCA of Greater Toronto

# System Capacity Improvements

## Specialized Supports

CMHA

Indigenous Support Worker

## Specialized Funds

Increased support for equity deserving populations

Service Providers submitted an expression of interest

## Digital Enhancements

Microsite

myBlueprint

Case Management System

SharePoint

Created standardized forms

## Network Development

Provided extensive training to the network

Indigenous Cultural Safety, Motivational Interviewing, Trauma Informed Care, Job Development etc.

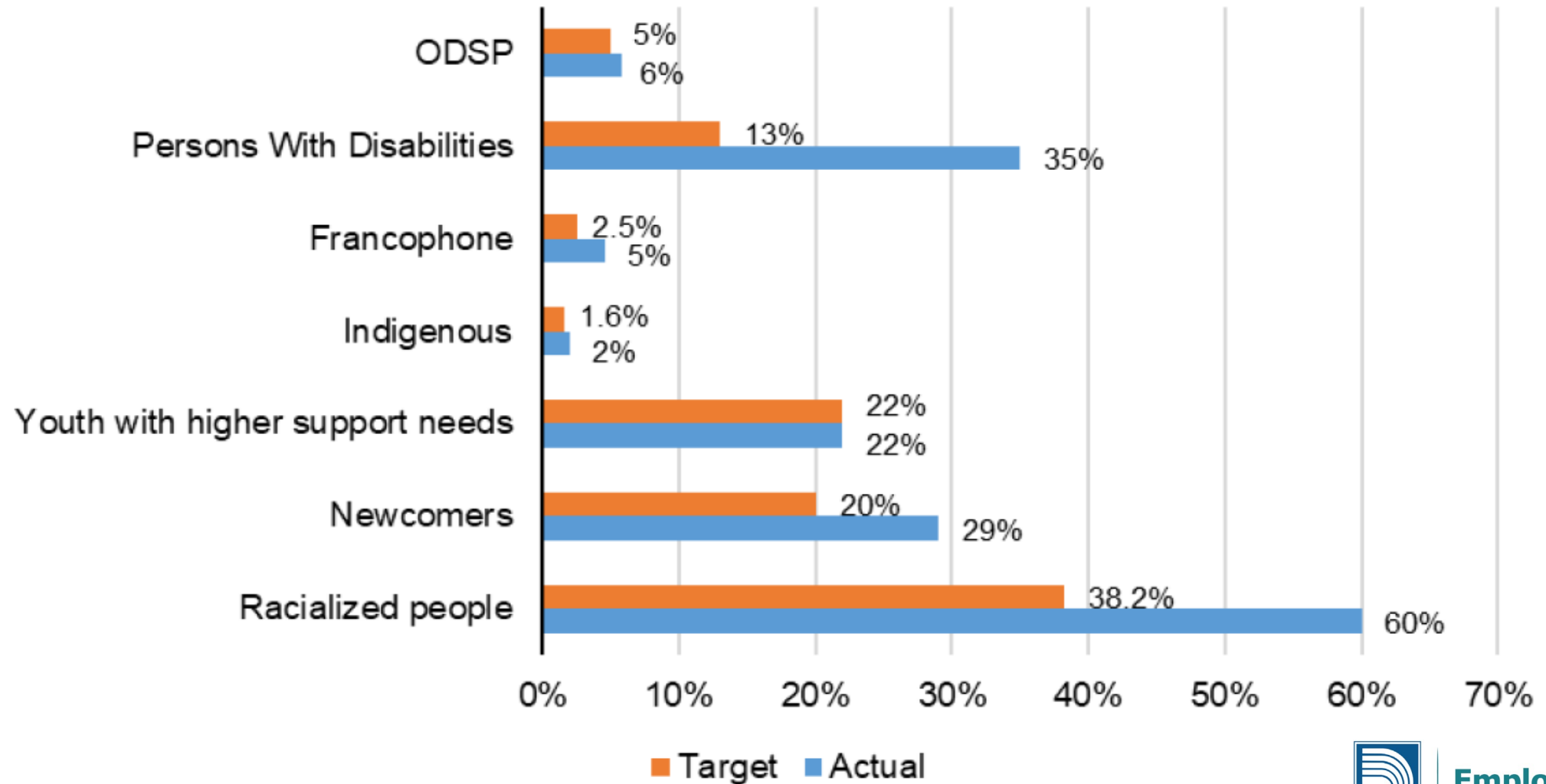
## Collaboration

Meet regularly with the Ministry, Service Providers, Social Assistance

Seek feedback from Service Providers

# Current Network Data Overview

## Key Performance Indicators - Percentage of Client Volume



# Current Network Data Overview

- Between January to June 2024, a total of 3,801 Social Assistance clients were referred to Employment Services
- 579 clients completed pre-employment services with an outcome of employed 20+ hours/week
- 35 clients completed long-term skills training or education
- 95% of clients were satisfied at the completion of pre-employment services





# Community Engagement

- Information session in partnership with Service Canada
- Unifor Local 222 Action Centre
- Opportunities to showcase Durham Region SSM at conferences and community meetings
- Durham Region Accessibility Conference
- Whitby Job Fair 2024
- Durham Local Immigration Partnership Strategic Planning



# Integrated Employment Services



# Key Priorities and Next Steps

- 
- Hire an Indigenous Support Worker in collaboration with Bawaajigewin Aboriginal Community Circle

- 
- Relationship building through Governance Model committees

- 
- Streamline referral process from Social Assistance

- 
- Ongoing training and development opportunities for the network

- 
- Expand current marketing and outreach



# Thank you

Christine Wilmot

Manager, Employment Service System  
Income, Employment & Homelessness Supports Division

[Christine.Wilmot@durham.ca](mailto:Christine.Wilmot@durham.ca)

[durham.ca/50years](https://durham.ca/50years) | [durham.ca](https://durham.ca)

[@RegionofDurham](#)



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



# The Regional Municipality of Durham Report

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To: Committee of the Whole  
From: Commissioner of Works, Commissioner of Finance and Commissioner of Planning and Economic Development  
Report: #2024-COW-41  
Date: October 9, 2024

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**Subject:**

Revision to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement to Enlarge the Phase 1 Prestige Employment Lands, to Allocate Additional Residential Units, and to Allow the Construction of a Seaton Phase 2 Region Constructed Water Supply Project as a Phase 1 Project

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**Recommendations:**

That the Committee of the Whole recommends to Regional Council:

- A) That the Regional Municipality of Durham enters into an amending agreement to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement (Phase 1 RFEA) with the Seaton Landowners Group to:
- i) Enlarge the Phase 1 Prestige Employment Lands by 80 ha (196 acres) to accommodate the development of a proposed large water user in the food and beverage industry to be located on two parcels of land north and south of Highway 7 and west of North Road, and to set a revised total limit on all development within the Phase 1 Prestige Employment Lands area to 125 ha (310 acres);
  - ii) Redefine Phase 2 water supply project, Zone 5 Elevated Tank (WR6), as a Phase 1 Region Constructed Project; and,

- iii) Provide sanitary sewage and water supply system allocation for an additional 2,077 Single Detached Equivalent (SDE) residential units for a revised total limit of 11,877 SDE Units (original 9,800 SDE allocation plus recommended additional 2,077 SDE allocation).
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted amending agreement to the Phase 1 RFEA in a form satisfactory to the Regional Solicitor;
  - C) That Regional staff be authorized to negotiate and award a sole source agreement with WSP Canada Inc. for the provision of consulting engineering services related to the detailed design and contract administration of the Zone 5 Elevated Tank;
  - D) That the Commissioner of Finance be authorized to execute the necessary documents related to the sole source agreement; and,
  - E) That a copy of this report be provided to the City of Pickering.
- 

## **Report:**

### **1. Purpose**

- 1.1 The purpose of this report is to seek Regional Municipality of Durham (Region) Council approval to enter into an amending agreement with the Seaton Landowners Group to allow for the expansion of the Phase 1 Prestige Employment Lands to provide sanitary sewer and water systems allocation for additional residential units and to allow the construction of a Seaton Phase 2 Region Constructed Water Supply Project as a Phase 1 Project.
- 1.2 This report further seeks Regional Council approval to negotiate and award a sole source agreement with WSP Canada Inc. for the provision of consulting engineering services related to the detailed design and contract administration of the Zone 5 Elevated Tank.

### **2. Background**

- 2.1 In November 2015, the Region and the Seaton Landowners Group, which includes the Province of Ontario as a landowner, executed the Phase 1 Regional Front Ending Agreement (RFEA) for Seaton. The Phase 1 RFEA contains terms relating to the financing and construction of the Regional infrastructure required

to service 9,800 Single Detached Equivalent (SDE) residential units and 200 acres (81 hectares) of Prestige Employment Lands. As part of the financial arrangements, the Region also implemented complimentary Seaton Area Specific Development Charges for Water Supply and Sanitary Sewerage, which apply only to the Seaton lands.

2.2 Three (3) amending agreements to the Phase 1 RFEA have been executed to date. The amending agreements have addressed the following:

- The first amending agreement added lands for a food manufacturing campus on the west side of Whites Road to the Phase 1 Prestige Employment Lands but limited the maximum development within the Phase 1 Prestige Employment Lands to the original 200 acres.
- The second amending agreement permitted the design and construction of Phase 2 sanitary sewer (SL5) needed to service the food manufacturing campus to be considered a Phase 1 Landowner Constructed Work under the Phase 1 RFEA.
- The third amending agreement allowed the Landowners Group to commence the design of five Phase 2 Landowner Constructed Projects, with the terms related to cost recovery through Development Charge (DC) credits to be set out in a future Phase 2 RFEA.

2.3 The Landowners Group has requested a Phase 2 Front-Ending Agreement, which will include all remaining Seaton lands for which negotiations are underway.

2.4 The City of Pickering has identified a significant employer wishing to secure 196 acres in northwest Seaton, outside of the Phase 1 Prestige Employment lands, and is seeking the Region's assistance in facilitating the servicing of the lands. Please see Attachment #1.

2.5 The City of Pickering has indicated that servicing the lands as soon as possible is critical to securing this significant employer. Since the Phase 2 agreement is unlikely to be finalized in the short term, it is best to proceed with a fourth amending agreement.

### **3. Regional Infrastructure**

- 3.1 The proposed employer is in the food and beverage industry and consequently has very high water supply demands, but only typical employment use sewage servicing requirements.
- 3.2 Sanitary sewer services can be provided by a private pumping station discharging into the sanitary sewer (SL5) being constructed through the second amending agreement described above. The Zone 5 Elevated Tank (WR6) needs to be constructed for water supply, a Phase 2 project in the Seaton Phase 1 RFEA. The proposed employer must fund, design and construct the local watermains extended to the subject land.
- 3.3 There are two approaches to Regional infrastructure projects in Seaton: projects designed and constructed by the Landowners Group, which are primarily linear sewer, water and road projects, and Region constructed projects, which are primarily vertical plant projects. Both types of Regional infrastructure projects require Regional approval of the detailed design prior to construction and inspection during construction to ensure compliance with Regional standards. The proposed amending agreement would redefine the Zone 5 Elevated Tank (WR6) as a Phase 1 Region Constructed Project. This project would then be subject to all the terms and conditions of the Phase 1 RFEA.
- 3.4 The construction of WR6 would allow the proposed employer to develop as part of the Phase 1 Prestige Employment Lands.
- 3.5 The Phase 1 RFEA allocates sanitary sewer and water supply system capacity to 9,800 SDE residential units and 200 acres of Prestige Employment Land. Approximately 114 acres of Prestige Employment Lands are either already developed or in the process of development. These lands have all been allocated capacity in the system. Since the new employer requires the development of 196 acres of land, the minimum amount of Phase 1 Prestige Employment Lands requiring allocation must be increased to 310 acres.
- 3.6 The 9,800 SDE residential units provided with allocation through the Phase 1 RFEA were to be located within an identified Phase 1 residential land area. The boundary of this residential land area was determined to allow for the approval of complete draft plans of subdivisions and to accommodate flexibility in each Landowner's building program within those draft plans of subdivisions. The result



of this process is that 2,077 additional SDE residential units can fit within the Phase 1 geographic boundary.

- 3.7 Approximately half of the original 9,800 SDEs are already, or soon will be, included in subdivision agreements. A couple of the individual residential landowners are also approaching the limits of their share of the 9,800 SDEs, as distributed by the Phase 1 RFEA Trustee, and are seeking additional allocation.
- 3.8 To agree to sign the amending agreement to allow this significant employment use to proceed, the residential landowners have requested to be provided with the additional 2,077 SDEs capable of being serviced by the infrastructure constructed as part of the Phase 1 RFEA (for a total of 11,877 SDEs), most of which is located within the Phase 1 geographic boundary.

#### **4. Financial Implications**

- 4.1 There are no additional capital costs to the Region for this proposed project as the Zone 5 Elevated Tank will be 100 per cent funded by the Seaton Landowners, and the remainder of the required services are local to be financed, designed, and constructed by the end-user.
- 4.2 Funds supplied by the Landowners Group for the Region to complete this project will be entitled to Seaton Area-Specific development charge credits in keeping with the Seaton Phase 1 RFEA.
- 4.3 Section 7.2 of the Region's Purchasing By-law permits the sole sourcing of goods and services under specific circumstances, including where a change of supplier is not recommended due to compatibility/continuity concerns and cost impacts.
- 4.4 The Region's Purchasing By-Law also requires Regional Council approval for any negotiated purchases of \$100,000 and greater in value.
- 4.5 WSP Canada Inc. (WSP) completed the Central Pickering Development Plan Class Environmental Assessment for Regional Services. WSP was subsequently retained through a competitive bid process to complete the detailed design for the Zone 4 Reservoir and Zone 5 Pumping Station located on the same property as the proposed Zone 5 Elevated Tank. Given its extensive background on the development of Seaton lands, specifically the Zone 5 Elevated Tank site and related infrastructure, WSP has a fulsome understanding of the project. This includes the considerations and restrictions related to the future development of

the adjacent Federal Lands and how the Zone 5 Elevated Tank will be integrated with the existing pumping station. For another engineering firm to generate design drawings and to gain a complete understanding of the same area, efforts already undertaken by WSP will be duplicated, thereby detrimentally affecting the project budget and schedule. It is estimated that a design and contract administration assignment would be approximately \$1,600,000.

- 4.6 Using WSP Canada Inc. will ensure the Regional work is carried out efficiently while mitigating coordination risks and delays to the project. WSP has completed multiple projects of a similar nature in the past and is qualified to complete the assignment successfully.

## **5. Previous Reports and Decisions**

- 5.1 Report #2015-J-25: Proposed Regional Front-Ending Agreement and Related Agreements for the Development of the Seaton Community in the City of Pickering.
- 5.2 Report #2019-W-62: Seaton Phase 1 Regional Infrastructure Front-Ending Agreement – Amendment Agreement.
- 5.3 Report #2021-COW-6: Seaton Phase 2 Regional Front-Ending Agreement – Regional Objectives and Commencement of Negotiations.
- 5.4 Report #2022-COW-17: Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement.
- 5.5 Report #2023-COW-10: Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement to allow the Construction of a Phase 2 Landowner Constructed Project

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

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

## **7. Conclusion**

- 7.1 It is recommended that approval be provided for an amending agreement with the Seaton Landowners Group to i) redefine a Phase 2 water supply project, the Zone 5 Elevated Tank (WR6), as a Phase 1 Region Constructed Project, ii) to provide sanitary sewage and water supply system allocation for an additional 2,077 SDE residential units, and iii) to expand the Phase1 Prestige Employment Lands by 196 acres, while limiting the total development within the expanded Phase 1 Prestige Employment Lands to 310 acres, subject to the terms and conditions of the Seaton Phase 1 Regional Front-Ending Agreement and the Region incurring no additional financial costs. The final wording of the amending agreement shall be to the satisfaction of the Regional Solicitor.
- 7.2 It is further recommended that staff be authorized to negotiate and enter into a sole source agreement with WSP Canada Inc. for the provision of consulting engineering services related to the detailed design and contract administration of the Zone 5 Elevated Tank.
- 7.3 This report has been reviewed by Legal Services – Office of the CAO.
- 7.4 For additional information, contact Paul Gillespie, Manager, Development Approvals, at 905-668-7711 extension 3443.

## 8. Attachments

### 8.1 Attachment #1: Location Plan

Respectfully submitted,

Original signed by:

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Ramesh Jagannathan, MBA, M.Eng., P.Eng., PTOE  
Commissioner of Works

Original signed by:

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Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance

Original signed by:

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

Recommended for Presentation to Committee

Original signed by:

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Elaine C. Baxter-Trahair  
Chief Administrative Officer

**LEGEND:**

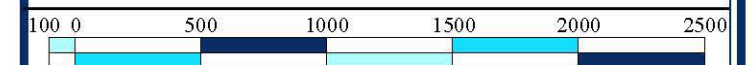
- PHASE 1 LIVING AREAS
- FUTURE PHASE(S) LIVING AREAS
- PHASE 1 PRESTIGE EMPLOYMENT AREAS
- FUTURE PHASE(S) PRESTIGE EMPLOYMENT AREAS
- NATURAL HERITAGE SYSTEM
- HAMLET OPEN SPACE
- WHITEVALE GOLF COURSE
- SEATON BOUNDARY

\*NOTE: LAYOUT IS SCHEMATIC ONLY, DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

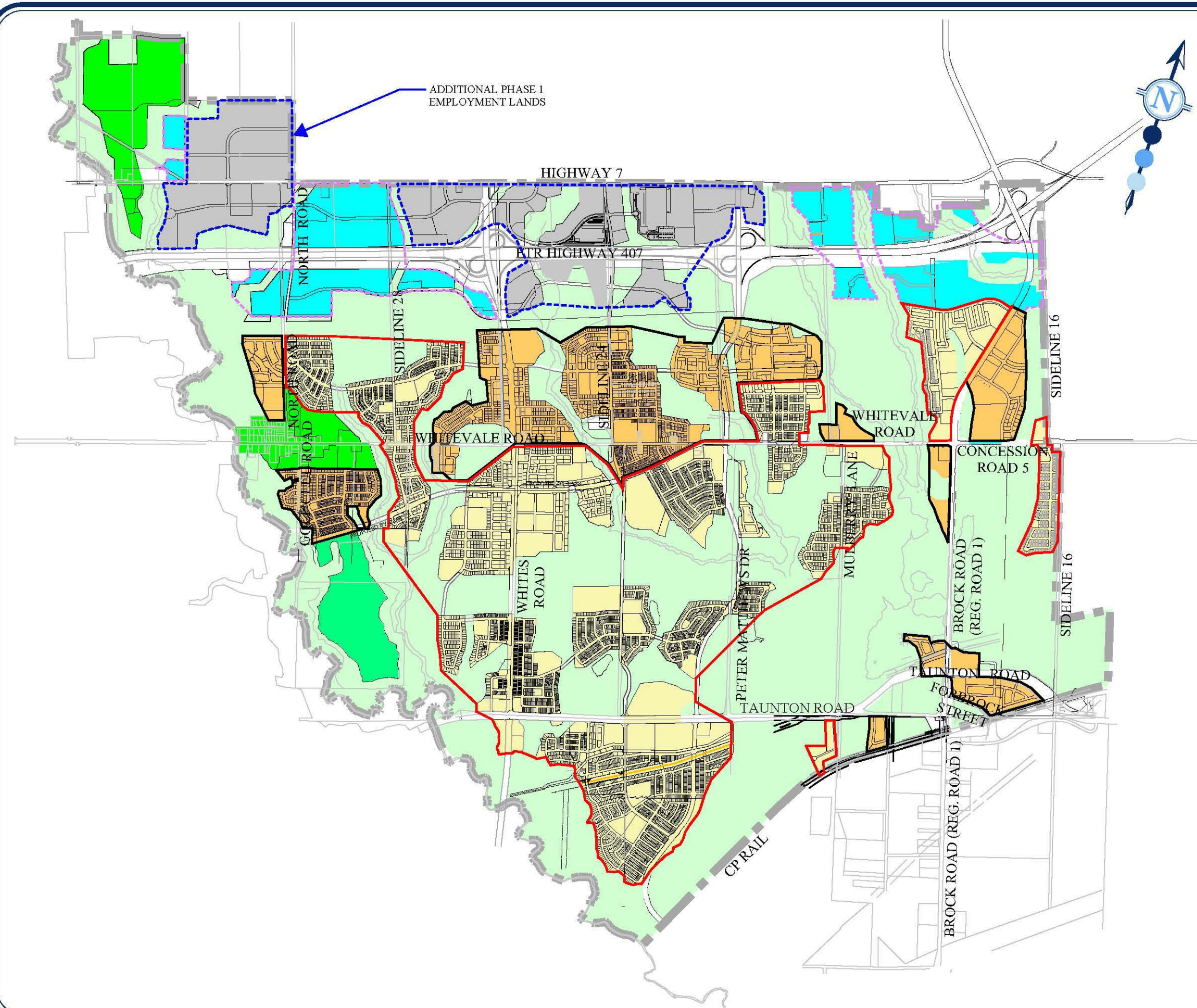
**SCS consulting group ltd** 30 CENTURIAN DRIVE, SUITE 100  
 MARKHAM, ONTARIO L3R 8B8  
 TEL: (905) 475-1900  
 FAX: (905) 475-8335

**NORTH PICKERING  
 COMMUNITY**

**SCHEDULE "L"**



DESIGNED BY: S.E.M.	CHECKED BY: J.L.B.
SCALE: 1:30000	DATE: JULY 2024
PROJECT No: <b>1682</b>	FIGURE No: <b>SCHL-1</b>





# The Regional Municipality of Durham Report

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To: Committee of the Whole  
From: Commissioner of Finance and CAO  
Report: #2024-COW-42  
Date: October 9, 2024

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**Subject:**

Transfer Payment Agreement with the Province of Ontario to Support Helicopter Procurement for Joint Air Support Unit and Funding Mechanisms

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**Recommendations:**

That the Committee of the Whole recommends to Regional Council:

- A) the Commissioner of Finance be authorized to execute a Transfer Payment Agreement (TPA) and any ancillary documents or agreements, in a form acceptable to the Regional Solicitor, with the Ministry of the Solicitor General for funding estimated at \$8 million to \$10.5 million to facilitate the acquisition of a police helicopter to form part of the Joint Air Support Unit;
  - B) if the TPA also includes funding for the operations and maintenance of the helicopter, the Commissioner of Finance be authorized to execute the TPA and any agreements required to facilitate the transfer of the operations and maintenance funding to the Durham Regional Police Service;
  - C) the Commissioner of Finance be authorized to make interim financing arrangements for the acquisition of the police helicopter at the discretion of the Commissioner of Finance, if necessary due to the timing of the receipt of the Provincial grant funding.
- 

**Report:**

**1. Purpose**

1.1 This report seeks approval to finalize and execute a Transfer Payment Agreement (TPA) with the Ministry of the Solicitor General for the purchase and funding of one of three helicopters for the Joint Air Support Unit (JASU). Currently the Province is recommending the three applicable Police Services execute the TPA. The preference is for this to be done by the Region. This report gives authority to do so pending the final decision from the Province.

- 1.2 This report also seeks approval to advance the financing for these costs should the purchase agreement need to be executed and payment made prior to the grant funding being provided. Regional financing is recommended to be provided at the discretion of the Commissioner of Finance.

## **2. Background**

- 2.1 The Ministry of the Solicitor General is establishing a Joint Air Support Unit (JASU). As part of this new unit, the province is providing funding for three helicopters to be procured, owned and operated by Durham, Halton and Peel Regional Police Services.
- 2.2 The Durham Region Police Services (DRPS) Board has received a letter of commitment from the Ontario Solicitor General indicating that the province is providing up to \$10,480,300 to Durham Region/DRPS over three years to fund the acquisition of a helicopter. Further details on provincial funding for 5 years of operations and maintenance are expected in the near future.
- 2.3 Anticipated delivery dates of the helicopters are July 2025 (Peel), November 2025 (Durham) and March 2026 (Halton).

## **3. Current Status**

- 3.1 The Regional Municipalities of Durham, Peel and Halton (the “Regions”), issued a Negotiated Request for Proposal (2024-425P - Supply And Delivery of Police Helicopters for Peel, Halton and Durham) on August 19, 2024 to seek proposals for three helicopters, one to be purchased for each of the Regions, for use by their respective Police Services as part of the JASU.
- 3.2 The Regional Municipality of Peel was the host agency, with each Region contributing up to \$100,000 to fund the cost of external legal services required to facilitate the NRFP. The NRFP followed the Region of Peel’s purchasing by-law and procedures and was conducted as an open and transparent public process.
- 3.3 The NRFP closed on September 20, 2024 and the Regions are now in the evaluation and award phases.
- 3.4 The DRPS and the Region, along with the other participating Regional Police Services and Regional Municipalities of Peel and Halton, have submitted the required funding forms and are working with the Ministry to finalize the details of the TPA, which will be aligned with the letter of commitment.

## **4. Financial Implications**

- 4.1 The Region of Durham will be purchasing one helicopter at an estimated cost of \$8,000,000 to \$10,500,000. An agreement will be executed with the highest scoring proponent of the NRFP 2024-425P.
- 4.2 The following payment schedule was proposed in the NRFP:

30% of the total contract value on execution of the Contract (estimated November, 2024);

20% of the total contract value on the date that is three months following execution of the Contract (estimated February, 2025); and

50% of the total contract value on final acceptance of the Helicopter by the Region (estimated November, 2025)

- 4.3 While the Letter of Commitment indicated that the funding would cover the cost of acquiring the helicopter, the details of when the funding will be distributed are currently unknown. The Region may be required to make financing arrangements, depending on the timing of the receipt of the funding.
- 4.4 Capital costs and operational expenses may form part of the same TPA, with the budget set annually, beginning with 2024-2025, ending with 2029-2030.
- 4.5 Total funding for each year must be spent within that fiscal year (for example, funding for 2024-2025, activities must take place between April 1, 2024 and March 31, 2025) and cannot be carried over.

## 5. Conclusion

- 5.1 It is recommended that authorization be granted to the Commissioner of Finance to execute all necessary documents associated with the TPA.
- 5.2 It is also recommended that the Commissioner of Finance be authorized to arrange for any necessary financing and contract agreements to front the cost of the helicopter prior to the grant funding being received, subject to the review and concurrence of the Regional Solicitor.

Respectfully submitted,

Original Signed By \_\_\_\_\_

Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed By \_\_\_\_\_

Elaine C. Baxter-Trahair  
Chief Administrative Officer





# The Regional Municipality of Durham Report

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To: Committee of the Whole  
From: Commissioner of Finance and Regional Solicitor  
Report: #2024-COW-43  
Date: October 9, 2024

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**Subject:**

Recommended Amendments to the Delegation of Authority By-Law #004-2023

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**Recommendation**

That the Committee of the Whole recommends to Regional Council that the Delegation of Authority By-law #004-2023 be amended to permit:

- A) That the Regional Treasurer be provided with the delegated authority to execute the following related to Development Charges with the approval of Regional Solicitor and the Chief Administrative Officer (CAO):
  - i. Affordable Residential Unit Development Charge (DC) exemption agreements, with the agreements in a format and content satisfactory to the Regional Solicitor;
  - ii. Attainable Residential Unit DC exemption agreements, with the agreements in a format and content satisfactory to the Regional Solicitor; and
  - iii. Any agreements related to the prescribed deferred payment of DCs such as is currently required for rental housing development and institutional development (such as a long-term care, retirement homes or hospices), with the agreements in a format and content satisfactory to the Regional Solicitor.

**Report:**

**1. Purpose**

1.1 The purpose of this report is to recommend amendments to Section 2 of By-law #004-2023 (Delegation of Authority) to grant the Commissioner of Finance authority to execute:

- a. Agreements under Section 4.1 of the *Development Charges Act (DCA), 1997*, pertaining to DC exemptions for affordable and attainable residential units. This change will address new administrative requirements that have already

come into effect or will take effect after the last update of By-law #004-2023.

- b. Any agreement under Section 26.1 of the DCA, pertaining to the prescribed five-year deferral of DC payments for rental housing developments and institutional developments.

## **2. Background – Changes to the Development Charges Act**

- 2.1 The *Development Charges Act (DCA), 1997*, has seen significant updates over the past two years. On November 28, 2022, the Province introduced new DC exemptions for Affordable and Attainable residential units under Section 4.1 of the DCA through *Bill 23, More Homes Built Faster Act, 2022*. On December 3, 2023, the Province passed *Bill 134, Affordable Homes and Good Jobs Act, 2023*, which updated Section 4.1 of the DCA to revise the definition for affordable residential units. The definition relies on a bulletin titled, “Affordable Residential Units Bulletin for the Purposed of the Development Charges Act, 1997”, that was published on May 2, 2024.
- 2.2 Effective June 1, 2024, the DC exemption for affordable residential units is in place. As a result, area municipalities are now required to enter into agreements to ensure that these units remain affordable for at least 25 years. Due to the impact of the new legislation on Regional DCs, Regional staff have been involved in creating a standard tri-party agreement between the Region, the Area Municipality, and developer to manage the exemption.
- 2.3 The current Delegation of Authority By-law #004-2023 (last updated June 28, 2023) did not envision the need for the Commissioner of Finance to execute such agreements under Section 4.1 of the DCA. As a result, these agreements require Council approval, which could potentially delay the development of affordable residential units.
- 2.4 It is expected that similar legislative requirements with prescribed definitions will apply to DC exemptions for attainable units, and municipalities are awaiting further guidance from the province.

## **3. Background – Agreements for Prescribed DC Deferrals**

- 3.1 In accordance with *Bill 108, the More Homes, More Choices Act, 2019* and *Bill 23, the More Homes Built Faster Act, 2022*, rental housing development and institutional development, shall pay development charges in six annual instalments beginning on the earlier of the date the building is first occupied or the date of issuance of a permit authorizing occupancy of the building, and continuing on each of the following five anniversary dates of that date.

3.2 There is currently no deferral agreement in place for the prescribed five-year payment deferrals. Proponents must indicate on the DC Information Form whether their development qualifies for the deferral under Section 26.1 of the DCA. If the development qualifies, the Region will send a letter to the proponent outlining the deferred payment schedule.

3.3 The current Delegation of Authority By-law # 004-2023 does not provide the Commissioner of Finance with the authority to execute any agreements under Section 26.1 of the DCA. This authority would permit the timely execution of such agreements as they are developed in the future.

#### **4. Recommended Amendments to the Delegation of Authority By-law**

4.1 It is recommended to add Section 2.23 to provide the Commissioner of Finance with the authority to execute affordable and attainable residential unit development charge exemption agreements in accordance with Section 4.1 of the Development Charges Act. It should also be included that the delegation process would be recommended by Legal Services, with agreements in a format and content satisfactory to the Regional Solicitor.

4.2 It is recommended to add Section 2.24 to provide the Commissioner of Finance with the authority to execute any agreement under Section 26.1 of the DCA, pertaining to the prescribed five-year deferral of DC payments for rental housing developments and institutional developments. It should also be included that the delegation process would be recommended by Legal Services, with agreements in a format and content satisfactory to the Regional Solicitor.

#### **5. Relationship to Strategic Plan**

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

- a. Ensuring the Region's DC By-law is in conformity with the DCA, supporting Goal 5 (Service Excellence).

#### **6. Conclusion**

6.1 It is recommended that By-law #004-2023 be amended to provide the Commissioner of Finance with the authority to execute Affordable Residential Unit DC exemption agreements, Attainable Residential Unit DC exemption agreements, and prescribed payment deferral agreements, subject to the approval of the Regional Solicitor and CAO.

Respectfully submitted,

Original Signed By

J. Hunt  
Regional Solicitor and Director of Legal  
Services

Recommended for Presentation to Committee

Original Signed By

N. Taylor, BBA, CPA, CA  
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed By

Elaine C. Baxter-Trahair  
Chief Administrative Officer

## **Motion regarding Enhancing Shelter Supports for Women and Survivors of Intimate Partner Violence**

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Moved by: Councillor Shahid

Seconded by: Councillor Roy

That we recommend to Regional Council:

Whereas there is a nationwide intimate partner violence (IPV) crisis, in which more than 4 in 10 (6.2 million) women and 1 in 3 men have experienced intimate partner violence, and rates increased 19% between 2014 and 2022;

Whereas 78% of victims of police-reported intimate partner violence in 2022 were women and girls, and in 2019 rates were 3.5 times higher among women than men;

Whereas intimate partner violence, in 2009, was estimated to cost \$7.4 billion annually to the public system, impacting municipal budgets for public safety and housing;

Whereas rural, remote, and northern communities experience disproportionate rates of IPV, with risk of IPV 75% higher for women in rural communities than women in urban communities, and 73% of survivors in rural communities at high risk of being in severe or extreme danger of being killed;

Whereas Indigenous women are 3 times more likely to experience IPV than non-Indigenous women, and are 8 times more likely to be murdered by intimate partners than non-Indigenous women, because of the intersections between colonialism, racism, and misogyny;

Whereas IPV is a phenomenon which affects Black and racialized women, women with disabilities, and 2SLGBTQIA+ people disproportionately;

Whereas women's shelters nationwide consistently struggle with permanent funding to provide essential transitional, family, and permanent housing solutions for women fleeing IPV, and as COVID-oriented funding expires and piecemeal efforts to fund women's shelter systems result in women experiencing IPV being continually at risk; and

Whereas the federal government has made gender-based violence (GBV) and IPV priorities across ministries and agencies through the National Strategy to Address Gender-Based Violence and the National Action Plan to End Gender-based Violence, signing bilateral agreements with provinces and territories, but gaps remain;

Now therefore, be it resolved:

- A) That the Regional Municipality of Durham calls on the federal government to create a permanent fund, open to local governments and community organizations, for the construction of shelters and transitional housing for women and survivors of intimate partner violence, including housing appropriate for

Indigenous, 2SLGBTQIA+ people, and persons with disabilities, with a dedicated rural, remote, and northern (RRN) stream; and

- B) That the Regional Municipality of Durham calls on the federal government to work with the provinces and territories to provide permanent operational funding, open to local governments and community organizations, for shelters, transitional housing, and supportive housing for women and survivors of intimate partner violence, including Indigenous, 2SLGBTQIA+ people, and persons with disabilities.

## **Motion requesting Immediate Federal Government Support for Asylum Claimants in Municipalities**

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Moved by: Councillor Shahid

Seconded by: Councillor Roy

That we recommend to Regional Council:

Whereas municipalities have been at the forefront of supporting asylum claimants and refugees and providing essential settlement and housing services;

Whereas the rapid and sharp increase of asylum claims in Toronto, Montreal, Hamilton and other municipalities, particularly in the Greater Toronto and Hamilton Area (GTHA), are putting municipal governments under significant pressure;

Whereas without federal action, asylum claimants will not have permanent shelter and housing options once they leave temporary accommodations, and the current crisis will continue to grow;

Whereas refugees and asylum claimants make up over 40% of Hamilton's population in shelters, and is creating massive pressure on Hamilton's already overwhelmed shelter system that is under resourced to meet the unique and complex needs of asylum claimants;

Whereas the supports provided to municipalities to receive asylum claimants are often short-term and focused on emergency response and shelter, but do not ensure permanent settlement and housing options for asylum claimants, including a focus on homeless prevention and long-term stability;

Whereas the crisis of asylum claimants has inextricable links to the housing, homelessness and mental health crises in Canada and the immense pressure on municipal shelter, transitional and supportive housing systems;

Whereas equity-deserving communities are disproportionately represented in asylum claimant populations seeking immediate necessary support which can also lead to further stigmatization and experiences of racism, discrimination, and harassment;

Whereas action on behalf of the federal government and investing in supports to combat racism, specifically anti-Black racism, is imperative as asylum seekers commonly face racism and other forms of discrimination and hate;

Whereas municipalities across Canada are committed to fostering diverse, inclusive and welcoming communities for all individuals seeking asylum and tackling anti-Black racism and other forms of racism; and

Whereas Hamilton, Toronto and other municipalities in the Greater Toronto Hamilton Area (GTHA) have been advocating for additional federal supports for asylum claimants over the past year;

Now therefore, be it resolved:

That the Regional Municipality of Durham strongly urge the federal government to take immediate action to support asylum claimants in Canadian municipalities by taking the following actions:

- A. Immediately provide financial support and reimbursements directly to municipalities to address the immediate short-term needs of asylum claimants and refugees through top-ups to the Canada Housing Benefit and the Interim Housing Assistance Program (IHAP);
- B. An ongoing commitment of Interim Housing Assistance Program (IHAP) funding to address estimated annual costs for refugees in 2024, and commit to future funding until the demand for shelter returns to sustainable levels;
- C. Collaborate with municipal governments to develop a long-term strategy to enhance capacity of local governments to effectively support asylum claimants and refugees, including through the development of tripartite agreements between municipalities, provinces and territories and the federal government to enhance cross-government coordination in providing immediate supports to asylum claimants;
- D. Recognizing that the rise in asylum seeking populations pursuing refuge in Canada is occurring in the midst of a housing crisis, provide additional funding through National Housing Strategy programs and the Canada Housing Benefit to support asylum claimants in the medium- and long-term;
- E. Broaden the eligibility for federally-funded settlement services to include asylum claimants who currently can only access provincially-funded services and also that settlement services be funded to support newcomers with housing searches as at present they are mostly limited to orientation, language instruction, and employment; and
- F. Extend and make permanent the Rapid Housing Initiative with another intake in 2024/25 to enable municipalities to invest in supportive housing on an urgent basis and relieve pressure on the shelter system, and work with the provinces and territories to ensure that supportive units have wrap-around health and social supports and long-term operating funding.



## **Motion requesting Federal Government Support for Food Banks**

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Moved by: Councillor Shahid

Seconded by: Councillor Roy

That we recommend to Regional Council:

Whereas financial and affordability pressures related to soaring mortgage and rent costs, inflated grocery costs, stagnating wages, and limited avenues for social assistance have pushed significantly more people toward food insecurity;

Whereas people with fixed incomes, including seniors and social assistance recipients, are at extremely high risk of food insecurity and continue to struggle disproportionately as their dollars are being spread thinner;

Whereas challenges are also continuing to grow for working people, renters, and people living in remote and northern regions of Canada;

Whereas racialized Canadians are disproportionately impacted by each of these factors, as the systemic barriers they face have been further exacerbated by the economic and affordability crisis of the past few years;

Whereas food banks were established as a temporary solution to the increasing cost of food and needs in the community but are now part of a system that government and communities heavily and increasingly rely on;

Whereas it has been more than a full year since Food Banks Canada sounded the alarms in the HungerCount 2022 report, calling for action to be taken immediately to help the millions of struggling Canadians from coast to coast to coast;

Where the Food Banks Canada report from March 2023, indicates that nearly 2 million Canadians accessed food banks across the country, a 32 per cent increase from March 2022 and a 78.5 per cent increase from March 2019, which is the highest year-over-year increase in usage ever reported;

Whereas the “Emergency Food Security Fund” was established by the Federal Government to address urgent needs during the pandemic but food insecurity has only worsened, and the Federal Government no longer has a program to provide ongoing support to Food Banks;

Whereas the majority of support received by food banks is through community fundraising and donations but given financial pressures faced by individuals, these donations are declining;

Whereas in certain communities, people who were donating to food banks are now instead accessing the food bank; and

Whereas the need to address the food insecurity crisis touches on many of the Federation of Canadian Municipalities (FCM) focus areas, including the Inclusive Communities focus area;

Now therefore be it resolved:

That the Regional Municipality of Durham calls on the Federal Government to help address the food insecurity crisis by providing emergency funding to food banks, food rescue agencies, and farmers markets providing emergency food assistance, and recognize the systemic issues involved in food bank usage, including affordability, inequality, core housing need and insufficient social supports, in order to end food insecurity.

## **Motion regarding Harassment of Elected Local Government Officials**

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Moved by: Councillor Shahid

Seconded by: Councillor Roy

That we recommend to Regional Council:

Whereas in recent years, there has been an alarming rise in incidents of harassment, intimidation and acts of violence aimed at elected local government officials, compounding the already strenuous work conditions faced by many local leaders and hindering their retention;

Whereas women, particularly Black and racialized women, are disproportionately targeted by violence and harassment toward elected officials;

Whereas increasing the number of elected women, Black and racialized, and 2SLGBTQIA+ representatives in Canada is a priority for local governments and the federal government;

Whereas severe abuse, both online and in-person, has the potential to discourage underrepresented groups from joining and remaining engaged in local politics, limiting the diversity of opinion needed in healthy democracies; and

Whereas all elected officials have an ability to show leadership on this issue by modeling behaviour, and should always strive to elevate debate, embrace differences of opinion, disagree respectfully and focus on issues of policy and substance;

Now therefore, be it resolved:

- A) That the Regional Municipality of Durham request that the federal government work with provinces, territories, and local governments, including through the Federation of Canadian Municipalities, to identify and implement measures to protect elected local government officials, their family members, and staff – especially women, members of Black and racialized communities, and 2SLGBTQIA+ individuals, persons with disabilities, and Indigenous people – from harassment, intimidation, and threats, thereby reinforcing a unified front to safeguard democracy; and
- B) That the Region of Durham calls on all elected officials of all orders of government to lead by example, demonstrating civility and mutual respect for their political counterparts.