



## OFFICIAL NOTICE

### Meeting of Regional Council Agenda

Wednesday, February 26, 2025, 9:30 a.m.

Regional Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2054.

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

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	Pages
1. Call to Order & Traditional Territory Acknowledgement	
2. Roll Call	
3. Declarations of Pecuniary Interest	
4. Adoption of Minutes	
4.1 Regional Council meeting - January 29, 2025	4
4.2 Committee of the Whole meeting – February 12, 2025 Under Separate Cover	
5. Presentations	
5.1 Jaki MacKinnon, DEAN Member at Large, Durham Elder Abuse Network (DEAN) re: World Elder Abuse Awareness Day Challenge	19
6. Delegations	
There are no delegations	
7. Communications	
7.1 CC 01 Correspondence dated January 29, 2025 from Ray Stanton, President and Chairman, The Royal Agricultural Winter Fair re: Notice of 2025 Appointment of a Representative to the RAWF Board of Governors	27

Recommendation: Motion to Appoint a Member to the RAWF Board of

## Governors

### 8. Reports related to Delegations/Presentations

There are no Reports related to Delegations/Presentations

### 9. Committee Reports

#### 9.1 Finance and Administration Committee

None

#### 9.2 Health and Social Services Committee

None

#### 9.3 Community Growth and Economic Development Committee

None

#### 9.4 Works Committee

29

#### 9.5 Committee of the Whole

31

### 10. Departmental Reports and Other Resolutions

#### 10.1 Report #2025-COW-9

36

Request for Regional Financial Assistance under the Regional Revitalization Program by Heathrow Group (hereinafter referred to as "Heathrow") for the Redevelopment at 40 King Street West in the City of Oshawa

#### 10.2 Motion regarding Request for Gun Amnesty in 2025

47

Referred from the February 12, 2025 Committee of the Whole meeting

### 11. Notice of Motions

There are no Notice of Motions

### 12. Unfinished Business

There is no unfinished business

### 13. Announcements

### 14. By-laws

There are no by-laws to be considered

### 15. Confirming By-law

#### 15.1 2025-010

Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 26th day of February, 2025.

### 16. Adjournment

Notice regarding collection, use and disclosure of personal information:

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

information, please contact the Regional Clerk/Director of Legislative Services.

## **The Regional Municipality of Durham**

### **MINUTES**

#### **REGIONAL COUNCIL**

**Wednesday, January 29, 2025**

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

Regional Chair Henry assumed the Chair.

#### **1. Traditional Territory Acknowledgment**

Regional Chair Henry read the following land acknowledgement:

The Region of Durham exists on lands that the Michi Saagiig Anishinaabeg inhabited for thousands of years prior to European colonization. These lands are the traditional and treaty territories of the Nations covered under the Williams Treaties, including the Mississaugas of Scugog Island First Nation, Alderville First Nation, Hiawatha First Nation, Curve Lake First Nation, and the Chippewa Nations of Georgina Island, Beausoleil and Rama.

We honour, recognize, and respect Indigenous Peoples as rights holders and stewards of the lands and waters on which we have the privilege to live. In our efforts towards reconciliation, we continue to build and strengthen relationships with First Nations, as well as the large Métis communities and growing Inuit communities here in Durham. We commit to learning from Indigenous values and knowledge, building opportunities for collaboration, and recognizing that we are all connected.

#### **2. Roll Call**

Councillor Anderson  
Councillor Ashe\*  
Councillor Barton  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Cook\*  
Councillor Collier\*  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb\*

Councillor Kerr  
Councillor Leahy\*  
Councillor Lee\*  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal\*  
Councillor Nicholson\*  
Councillor Pickles\*  
Councillor Roy  
Councillor Schummer\*  
Councillor Shahid  
Councillor Woo  
Councillor Wotten\*  
Councillor Yamada\*, attended the meeting at 9:35 AM  
Regional Chair Henry

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

All members of Council were in attendance with the exception of Councillor Yamada.

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

There were no declarations of pecuniary interest made.

Regional Chair Henry announced that the Region of Durham has declared January 29<sup>th</sup> as Hospice Awareness Day.

Regional Chair Henry requested that S. Danos-Papaconstantinou provide a verbal update with regards to the emergency closure of the Fosterbrooke Long-Term Care Home in the Municipality of Clarington on January 23<sup>rd</sup>.

S. Danos-Papaconstantinou advised that residents had to be evacuated from the Long-Term Care Home due to overnight flooding. She advised that there was prompt response from a number of service providers and all residents were safely relocated to temporary accommodations. She thanked all involved as well as the Municipality of Clarington and Clarington Emergency and Fire Services for their immediate response to coordinate the relocation of the residents. She also thanked Region of Durham staff, Christian Closs, Manager of Emergency Services, John Rankin, Administrator – Homes, and Durham Region Transit for their exceptional service.

Moved by Councillor Foster, Seconded by Councillor Woo,

- (1) That the verbal update from Commissioner Danos-Papaconstantinou with regards to the temporary relocation of the residents of Fosterbrooke Long-Term Care Home be received for information.

CARRIED UNANIMOUSLY ON THE  
FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Brenner	
Councillor Carter	
Councillor Chapman	
Councillor Collier	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Garrod	
Councillor Jubb	
Councillor Kerr	
Councillor Lee	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Leahy

Declarations of Interest: None

**4. Adoption of Minutes**

Moved by Councillor Garrod, Seconded by Councillor Marimpietri,  
(2) That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on December 18, 2024;
- Special Committee of the Whole meeting held on December 12, 2024;
- Regular Committee of the Whole meeting held on January 15, 2025.

CARRIED

**5. Presentations**

There were no presentations.

**6. Delegations**

There were no delegations.

**7. Communications**

There were no communications to be considered.

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

There are no reports related to Delegations/Presentations.

**9. Committee Reports and any related Notice of Motions**

**9.1 Report of the Finance and Administration Committee**

None

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

None

**9.3 Report of the Community Growth and Economic Development Committee**

**1. Durham Agricultural Advisory Committee 2024 Annual Report and 2025 Workplan (2025-CG-1)**

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[CARRIED]

- A) That Report #2025-CG-1 of the Commissioner of Community Growth and Economic Development be received as the Durham Agricultural Advisory Committee's 2024 Annual Report;
- B) That the Durham Agricultural Advisory Committee's 2025 Workplan and Terms of Reference be approved, as outlined in Attachments 1 and 2 to Report #2025-CG-1; and
- C) That a copy of Report #2025-CG-1 be forwarded to the Durham Agricultural Advisory Committee, the Durham Federation of Agriculture, the Durham Farm Fresh Marketing Association, the Golden Horseshoe Food and Farming Alliance and Durham's area municipalities.

**2. Durham Environment and Climate Advisory Committee 2024 Annual Report and 2025 Workplan (2025-CG-2)**

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[CARRIED]

- A) That Report #2025-CG-2 of the Commissioner of Community Growth and Economic Development be received as the Durham Environment and Climate Advisory Committee's 2024 Annual Report;
  - B) That the Durham Environment and Climate Advisory Committee's 2025 Workplan and Terms of Reference be approved, as outlined in Attachments 1 and 2 to Report #2025-CG-2; and
  - C) That a copy of Report #2025-CG-2 be forwarded to the Durham Environment and Climate Advisory Committee and Durham's Area Municipalities.
3. Durham Active Transportation Committee 2024 Annual Report and 2025 Workplan (2025-CG-3)  
[CARRIED]
- A) That Report #2025-CG-3 of the Commissioner of Community Growth and Economic Development be received as the Durham Active Transportation Committee's 2024 Annual Report;
  - B) That the Durham Active Transportation Committee's 2025 Workplan be approved, as outlined in Attachment #1 to Report #2025-CG-3; and
  - C) That a copy of Report #2025-CG-3 be forwarded to the Durham Active Transportation Committee and the Area Municipalities.

Moved by Councillor Chapman, Seconded by Councillor Pickles,

- (3) That the recommendations contained in Items 1 to 3 inclusive of Report #1 of the Community Growth & Economic Development Committee be adopted.

CARRIED

#### 9.4 **Report of the Works Committee**

1. Sole Source Procurement of Engineering Services for Michael Starr Trail Trunk Sanitary Sewer Project in the City of Oshawa (2025-W-1)  
[CARRIED]
- A) That staff be authorized to award a sole source engineering services agreement to CIMA Canada Inc. for engineering services for the detailed design of a 450-millimetre (mm) diameter trunk sanitary sewer along the Michael Starr Trail in Oshawa, for \$193,577.80\*, to be financed from the approved project budget; and
  - B) That the Commissioner of Finance be authorized to execute the necessary documents related to the sole source agreement.  
(\* ) before applicable taxes



2. Lease Renewal with The Corporation of the Township of Brock for Space Located at S1015 Regional Road 10, in the Township of Brock, for Use by the Works Department Sunderland Depot (2025-W-2)  
[CARRIED]
  - A) That the Lease Agreement with The Corporation of the Township of Brock (the “Landlord”) for premises at S1015 Regional Road 10, in the Township of Brock, containing approximately 2,900 square feet be renewed with the following terms and conditions:
    - i) The renewal term is for a period of four years and eleven months (4 years and 11 months) commencing February 1, 2025, and ending on December 31, 2029;
    - ii) The Annual gross rent for year one of the lease term will be \$23,200 based on a rate of \$8.00 per square foot per annum, to be paid annually. The annual gross rent will be adjusted annually by the Consumer Price Index for Ontario for each remaining year of the term;
    - iii) The Landlord will be responsible for the payment of the utilities, maintenance, repairs and replacement of the systems, facilities, and equipment necessary to operate the building and parking lot; and
  - B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease renewal.
3. Declaration of Significant Weather Events and the Delegation of Authority to the Commissioner of Works (2025-W-3)  
[CARRIED]
  - A) That Regional Council delegate authority to the Commissioner of Works or their designate to declare the beginning and end of a Significant Weather Event and issue the prescribed notifications to the public for purposes of O. Reg. 239/02: Minimum Maintenance Standards for Municipal Highways under the Municipal Act, 2001, S.O. 2001, c. 25; and
  - B) That a By-law to amend the Delegation of Authority By-law (By-law #04- 2023), generally in the form included as Attachment #1 to Report #2025-W3 of the Commissioner or Works, to reflect the addition of the delegation of authority as provided in Recommendation A) to Report #2025-W-3, be approved.

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (4) That the recommendations contained in Items 2 and 3 of Report #1 of the Works Committee be adopted.

CARRIED

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (5) That the recommendations contained in Item 1 of Report #1 of the Works Committee be adopted.

CARRIED

## 9.5 Report of the Committee of the Whole

1. Government Relations 2024 Update and 2025 Priorities (2025-COW-1)

[CARRIED]

That Report #2025-COW-1 of the Chief Administrative Officer be received for information.

2. Durham Region's 2025-2035 Strategic Plan (2025-COW-2)

[CARRIED]

- A) That Regional Council adopt Durham Region's 2025-2035 Strategic Plan (Attachment #1 to Report #2025-COW-2 of the Chief Administrative Officer);
- B) That Regional Council direct the Chief Administrative Officer to develop related performance indicators to demonstrate Plan progress;
- C) That Regional Council direct the Chief Administrative Officer to develop the first supporting Implementation Plan for 2025-2028 that identifies key actions and related corporate performance measures; and
- D) That a copy of Report #2025-COW-2 be forwarded to the local area municipalities within the Region of Durham.

Moved by Councillor Foster, Seconded by Councillor Shahid,

- (6) That the recommendations contained in Items 1 and 2 inclusive of Report #1 of the Committee of the Whole be adopted.

CARRIED

## 10. Departmental Reports & Other Resolutions

- 10.1 Regional Council Member Appointments to Agencies, Boards and Committees

[CARRIED]

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
(7) That the appointment of Regional Council members and individuals to the following agencies, boards and committees, be approved and confirmed:

	Committees	Appointment Details
a)	<b>Durham Agricultural Advisory Committee</b>  Community Growth & Economic Development Committee Alternate	One member of Community Growth & Economic Development Committee as an alternate.  Councillor Woo
b)	<b>Durham Vision Zero Task Force</b>  Works Committee	Two members of the Works Committee  Councillor Marimpietri Councillor Barton
c)	<b>Golden Horseshoe Food &amp; Farming Alliance</b>  Community Growth & Economic Development Committee Alternate	One member of the Community Growth & Economic Development Committee as an alternate.  Councillor Woo

#### 11. Notice of Motions

There were no notice of motions.

#### 12. Unfinished Business

There was no unfinished business to be considered.

#### 13. Announcements

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

#### 14. By-laws

2025-001 Being a by-law to amend By-law #04-2023 to provide the Commissioner of Works and their designate with the authority to declare the beginning and end of Significant Weather Events, for the purposes of O.Reg. 239/02: Minimum Maintenance Standards for Municipal Highways under the Municipal Act, 2001, S.O. 2001, c. 25.

This by-law the recommendations contained in Item #3 of the 1st Report of the Works Committee presented to Regional Council on January 29, 2025.

- 2025-002 Being a by-law to establish municipal tax ratios for 2025, to specify the percentage by which municipal tax rates are to be reduced for prescribed property subclasses, and to establish 2025 lower-tier municipal payment due dates for supplementary taxes, payments in lieu of taxation, railway and utility lands and universities, colleges and public hospital amounts.

This by-law implements the recommendations contained in Item #1 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

- 2025-003 Being a by-law to set and levy rates of taxation for Regional General purposes for the year 2025.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

- 2025-004 Being a by-law to set and levy rates of taxation for Durham Regional Police Service Board purposes for the year 2025.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

- 2025-005 Being a by-law to set and levy rates of taxation for Durham Region Transit Commission purposes for the year 2025.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

- 2025-006 Being a by-law to set and levy rates of taxation for Regional Solid Waste Management purposes for the year 2025.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

- 2025-007 Being a by-law to amend By-Law #34-2023 that established the Capital Impact Stabilization Reserve Fund.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

2025-008 Being a by-law to amend By-Law #87-2001 that established the Social Housing Reserve Fund.

This by-law implements the recommendations contained in Item #2 of the 10th Report of the Committee of the Whole presented to Regional Council on December 18, 2024.

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(8) That By-law Numbers 2025-001, 2025-004, 2025-007 and 2025-008 be passed.

CARRIED

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(9) That By-law Number 2025-002 be passed.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

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

No

Councillor Neal  
Councillor Nicholson

Members Absent: Councillor Anderson  
Councillor Collier  
Councillor Lee

Declarations of Interest: None

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(10) That By-law Number 2025-003 be passed.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	Councillor Jubb
Councillor Ashe	Councillor Neal
Councillor Barton	Councillor Nicholson
Councillor Brenner	Councillor Schummer
Councillor Carter	Councillor Yamada
Councillor Chapman	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Garrod	
Councillor Kerr	
Councillor Leahy	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Pickles	
Councillor Roy	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Regional Chair Henry	

Members Absent: Councillor Collier  
Councillor Lee

Declarations of Interest: None

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(11) That By-law Number 2025-005 be passed.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	Councillor Yamada

Councillor Ashe  
Councillor Barton  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Collier  
Councillor Lee

Declarations of Interest: None

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(12) That By-law Number 2025-006 be passed.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

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

No

Councillor Neal  
Councillor Nicholson  
Councillor Yamada

Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Collier  
Councillor Lee

Declarations of Interest: None

**15. Confirming By-law**

2025-009 Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 29th day of January, 2025.

Moved by Councillor Ashe, Seconded by Councillor Barton,  
(13) That By-law Number 2025-009 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on January 29, 2025 be passed.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

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

No

Councillor Neal



Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Collier  
Councillor Lee

Declarations of Interest: None

**16. Adjournment**

Moved by Councillor Chapman, Seconded by Councillor Roy,  
(14) That the meeting be adjourned.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Wotten

No

Councillor Anderson  
Councillor Ashe  
Councillor Barton  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Woo

Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Collier  
Councillor Lee  
Councillor Neal

Declarations of Interest: None

The meeting adjourned at 10:17 AM

Respectfully submitted,

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John Henry, Regional Chair & CEO

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Alexander Harras, Regional Clerk



**WORLD ELDER ABUSE  
AWARENESS DAY**

**JUNE 15, 2025**

**DURHAM ELDER ABUSE  
NETWORK**



## MISSION

To improve the lives of Older Adults in Durham Region using the strength of cross-sector expertise working together in collaboration

## ACTION

1. Facilitates coordination between its diverse membership of 30+ agencies and individuals, to come up with responses to meet the unique and complicated needs of older adults whose situations are brought to the table.
2. Provides:
  - Elder Abuse Education & Awareness events
  - “Secret Santa for Seniors” Program
  - A Safety Tips & resource Calendar
  - Emergency Financial Support to Seniors
3. Annually, formally acknowledges people in our community who demonstrate excellence in service to our older adults with the “Tammy Rankin Legacy Award” program





ELDER ABUSE IS  
INCREASING

Psychological Abuse

Physical Abuse

Financial Abuse

Sexual Abuse

Neglect

Systemic (Institutional) abuse

And for women...**MURDER**  
(FEMICIDE)

Between November 26/23 to November 25/24 (12 months)

**52**

# of women killed in Ontario by men in their lives

**42%**

% of women whose age was known, who were age 55+

**67%**

% of those age 55+ were murdered by their sons, step-sons or grandsons

*\* OAITH Femicide Report \* Cases under investigation and not confirmed as femicides by the November 25/24 deadline were not included in this number.)*



# WORLD ELDER ABUSE AWARENESS DAY

Officially JUNE 15

Is an official United Nations International Day acknowledging the significance of Elder Abuse as a public health and human rights issue.

## PURPOSE

To provide an opportunity for communities around the world to, together, promote a better understanding of abuse and neglect of older persons by raising awareness and encouraging action to support their right to live free of fear and violence.







2024





**...AND IN  
PARTNERSHIP  
WITH DEAN,  
  
TAKE IT ONE  
STEP PAST  
AWARENESS  
TO  
ACTION**

We, the  
**DURHAM ELDER ABUSE NETWORK**

are presenting a friendly challenge  
to you, Chair Henry,  
and to you.....

Mayor Collier, Town of Ajax

Mayor Schummer, Township of Brock

Mayor Foster, Municipality of Clarington

Mayor Carter, City of Oshawa

Mayor Ashe, City of Pickering

Mayor Wotten, Township of Scugog.

Mayor Barton, Township of Uxbridge

Mayor Roy, Town of Whitby

as Stewards for your specific municipalities and the older adults there-in, to

Help make WEAAD 2025 the

- best promoted
- best attended
- most impactful

Elder Abuse Awareness Day ceremony  
in Durham Region's history!



# CHALLENGE

ADDING  
ACTION  
  
TO  
AWARENESS  
  
TO END ELDER  
ABUSE  
  
IN  
DURHAM  
REGION

---



- 1) Sign a Proclamation on behalf of your Municipality/City/ Town (9 Proclamations, a united Region!)
- 2) Attend the ceremony at the Region in person, amping up presence by bringing others
- 3) Take a step past **AWARENESS** to **ACTION**
  - Work with DEAN to hold an Elder Abuse educational event in your municipality between WEAAD/25 and WEAAD/26
  - Topic of the event: Helping community members identify elder abuse and what they can do if they believe an older adult in their community is being abused
- 4) Broadly promote all of the above on your social media and community engagement platforms!!!

\*\*\* **PS. None of this is meant to discourage you from also holding your own WEAAD ceremony in your own Municipality. That would be wonderful too! ☺**



**FRIDAY JUNE 13, 2025**

**Flag-raising: 10am**

Followed indoors by

- Proclamations / Guest Speakers
- Tammy Rankin Legacy Award Presentations
- Refreshments

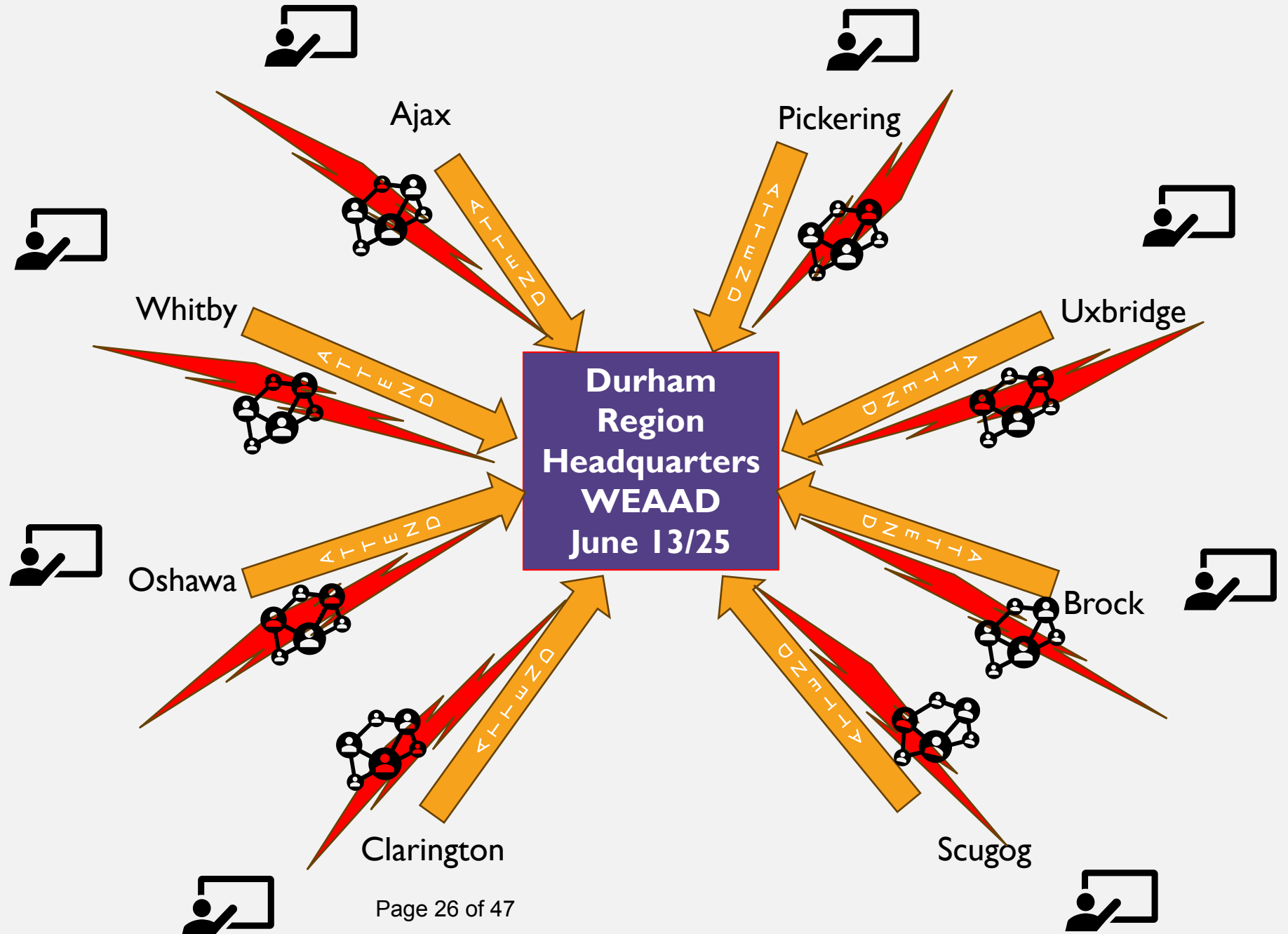
Contact

Jennifer Josephson

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Morgan Denby

[Morgan.Denby@durham.ca](mailto:Morgan.Denby@durham.ca)





January 29th, 2025

Region of Durham  
John Henry, Regional Chair  
605 Rossland Road East, P.O. Box 623  
Whitby, ON L1N 6A3

Re: Notice of 2025 Appointment of a Representative to the RAWF Board of Governors

Dear Mr. Henry,

The Board of Governors of the Royal Agricultural Winter Fair Association of Canada will meet for The Royal's Annual General Meeting, on Thursday, April 10th, 2025. As a member association of The Royal Agricultural Winter Fair, Region of Durham may name one (1) representative to The Royal's Board of Governors for the 2025 year.

Your representative, together with other appointed Governors and representatives, will constitute the Board of Governors of the Association for 2025. Governors are invited to raise issues pertinent to the interests of their respective organizations as they relate to the business of the Association. Governors will also be updated on financial matters and the strategic directions of the Fair as well as participate in the election of the Board of Directors.

Please complete and return the accompanying form as confirmation of your membership in the Association and your representative's appointment to the Board of Governors for 2025. If you fail to notify us, your organization will not be entitled to membership in the Association for the current fiscal year. Please submit the name of a representative, as appointed by your organization, **no later than March 14th, 2025**, so that we may notify your representative of the upcoming Annual General Meeting.

We look forward to your support and participation.

Sincerely,

A handwritten signature in dark ink, appearing to be "Ray Stanton", written over a horizontal line.

Ray Stanton  
President and Chairman



## The Royal Agricultural Winter Fair Association

### NOTICE OF APPOINTMENT OF REPRESENTATIVE – 2025

PLEASE RETURN BY MAIL OR EMAIL BY MARCH 14, 2025, TO

JENNIFER TATTERSALL, Secretary to The Board  
The Royal Agricultural Winter Fair Association  
39 Manitoba Drive, Exhibition Place,  
Toronto, ON M6K 3C3  
EMAIL: [jtattersall@royalfair.org](mailto:jtattersall@royalfair.org)

We have appointed the following representative from

**Organization Name:** \_\_\_\_\_

To The Board of Governors of The Royal Agricultural Winter Fair Association of Canada for 2025:

#### **PLEASE PRINT CLEARLY**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone (with area code): \_\_\_\_\_

E-mail address: \_\_\_\_\_

CERTIFIED BY (Organization Official):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone (with area code): \_\_\_\_\_

E-mail address: \_\_\_\_\_

Dated: \_\_\_\_\_

## **Report #2 of the Works Committee**

For consideration by Regional Council

February 26, 2025

The Works Committee recommends approval of the following:

1. Energy from Waste – Waste Management Advisory Committee (Host Community Agreement Committee) Membership Appointments ([2025-WR-1](#))
  - A) That the following five applicants (as outlined in Attachment #1 to Report #2025-WR-1 of the Commissioner of Works) be appointed for membership on the Energy from Waste-Waste Management Advisory Committee for a two-year term (2025-2026):
    - Ashwin Mohan
    - Greg Gordon
    - Marcus Brennan
    - Mike Hewitt
    - Rochelle Fleming; and
  - B) That a copy of Report #2025-WR-1 be forwarded to the Municipality of Clarington for information.
2. Water & Wastewater Equipment Parts Service – Sole Source Approvals ([2025-W-4](#))
  - A) That staff be authorized to negotiate and award sole source agreements in 2025 for the unanticipated or end of life replacement of existing equipment installed at various Water and Wastewater facilities throughout the Regional Municipality of Durham, where using a different manufacturer would require significant structural, electrical, mechanical, communication, instrumentation and other supplementary modifications;
  - B) That staff be authorized to negotiate and award sole source agreements in 2025 for maintenance service and parts supply for the existing equipment installed as components of various Water and Wastewater facilities throughout the Regional Municipality of Durham, with terms not to exceed five years;
  - C) That financing for the sole source agreements for equipment replacement, maintenance service and parts supply be provided from the approved Water Supply and Sanitary Sewerage Operating Budgets, at a cost not to exceed \$12,265,000\*; and
  - D) That the Commissioner of Finance be authorized to execute the necessary sole source agreements for equipment replacement, maintenance service and parts supply.

(\*) before applicable taxes

Respectfully submitted,

D. Barton, Chair, Works Committee

## **Report #2 of the Committee of the Whole**

For consideration by Regional Council

February 26, 2025

The Committee of the Whole recommends approval of the following:

1. Durham Local Immigration Partnership 2025-2030 Community and Inclusion Plan ([2025-COW-6](#))

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  - A) That the new Durham Local Immigration Partnership (DLIP) 2025-2030 Community and Inclusion Plan be approved and implemented by the Durham Local Immigration Partnership secretariat; and
  - B) That Regional Council endorse the DLIP 2025-2030 Community and Inclusion Plan.
2. Revitalization of the Ritson School Site in the City of Oshawa to include Sustainably Built, Mixed-Income Housing, the Adaptive Reuse of the Existing Heritage School Building to a Community Hub with Community Services and Supports and the Creation of New Public Open Spaces ([2025-COW-5](#))

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  - A) That the phased redevelopment of the Ritson School site as described within Report #2025-COW-5 of the Commissioners of Social Services, Finance and Works, be endorsed as follows:
    - i) The development of a total of approximately 660 units of new purpose-built rental housing, with a minimum of 30% of the units being affordable within each building;
    - ii) Advancing approximately 500 units on Blocks 1A, 1B, 3A and 3B as shown on Figure 2 to Report #2025-COW-5 through the release of a Request for Proposals to prospective development partners as described within Report #2025-COW-5 through a long-term lease model;
    - iii) The restoration and adaptive reuse of the existing Ritson School building to provide a community hub and complementary multi-functional space, in a manner consistent with its designation under the Ontario Heritage Act;
    - iv) The creation of new public pedestrian open spaces;



- B) That an unbudgeted capital project for building stabilization works, abatement, heritage impact assessment, detailed design for adaptive reuse and design of public realm improvements on Block 2 in the amount of \$2,950,000 be approved and funded first from any surplus that arises in the 2025 Business Plans and Budgets of the Social Services Department, with any shortfall funded from debenture financing or other sources at the discretion of the Commissioner of Finance, as follows:

<b>Project Element</b>	<b>Gross Cost</b>
Building Stabilization	\$1,000,000
Heritage Impact Assessment/Conservation Master Plan	\$100,000
School Building Adaptive Reuse Detailed Design	\$1,750,000
Public Realm Improvements Landscape Design	\$100,000
<b>Total</b>	<b>\$2,950,000</b>

- C) That the Commissioner of Finance be authorized to take all necessary steps to obtain debenture financing and execute any required documents.

3. Municipal Diversity Plan for the Durham Regional Police Service Board  
([2025-COW-7](#))

- A) That the Municipal Diversity Plan and Recruitment Policy for the Durham Regional Police Service Board, as set out in Attachment #1 to Report #2025-COW-7 of the Chief Administrative Officer, be approved;
- B) That the size of the Durham Regional Police Service Board be composed of seven members; and
- C) That the Durham Regional Police Services Board Community Member Appointment Recruitment and Selection Policy, adopted by Council in April 2022, be replaced with the new Municipal Diversity Plan and Recruitment Policy, as set out in Attachment #1 of Report #2025-COW-7.

4. Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada

Whereas in recent years, Nazi iconography has surfaced with alarming frequency in the public sphere, used by an increasing number of groups and individuals to promote hate and instill fear within Canadian society; and



Whereas since the atrocities of WWII, the Nazi swastika, also known as the hakenkreuze, has become universally synonymous with systematic violence, terror and hate. Its growing presence in our country poses a threat to every single Canadian citizen, undermining the core values of equality, diversity, and inclusion that define our nation, and

Whereas eighteen countries have already taken action to ban these symbols, it is imperative that Canada follow suit;

Therefore be it resolved, that Durham Region Council supports B’Nai Brith’s call (as attached) to the Government of Canada to pass legislation banning the public display of Nazi symbols and iconography, including the Nazi swastika (hakenkreuze). Specifically, demanding that the Government of Canada immediately:

1. Ban the Nazi swastika (hakenkreuze)
2. Ban all Nazi symbols and iconography

Durham Region Council agrees that the people of Canada are counting on the federal government to ensure a future free from hate, where every Canadian is protected, valued, and respected; and

That a copy of this motion is sent to all Canadian Municipalities.

5. Motion regarding Made in Canada Approach to Procurement

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Whereas possible tariffs from the United States of America (US), would threaten local jobs and the economy in Whitby; and

Whereas other orders of government are preparing to respond to such threats; and

Whereas all municipalities like the Durham Region, are major purchasers of goods and services; and

Whereas The Durham Region purchasing bylaw upholds respect for trade agreements, with specific reference to CETA (between Canada and the EU), but nothing specific to the United States;

Therefore be it resolved:

- A) That Durham staff be directed to strike a working group to take on a strategic review of procurement and to work with other municipal partners where appropriate, including looking at whether some project timing should be reassessed; and

B) That review will be directed to achieve three aims:

- To ensure Durham's procurement is resilient to the financial, supply chain and other risks associated with the changing Canada-US trade relationship;
- To align Durham's procurement to take advantage of opportunities arising from reduction of interprovincial trade barriers, support for local businesses and development of new strategic trading partners; and
- To inform and support Economic Development in a mission to assist local businesses in adapting and aligning to a renewed focus on strengthening Canadian business, with a view to increasing the amount of Canadian and local businesses who are competing and winning in Durham's procurement activities.

Respectfully submitted,

J. Henry, Regional Chair and CEO

## **B'nai Brith Canada Petition**

### **Protecting Canadian Values: Ban the Nazi Swastika in Canada**

We, the undersigned, call on the Government of Canada to pass legislation banning, with exceptions for certain educational and artistic purposes, the public display of Nazi symbols and iconography, including the Nazi swastika.

In recent years, Nazi iconography has surfaced with alarming frequency in the public sphere, used by an increasing number of groups and individuals to promote hate and instill fear within Canadian society.

Since the atrocities of WWII, the Nazi swastika has become universally synonymous with systematic violence, terror and hate. Its growing presence in our country poses a threat to every single Canadian citizen, undermining the core values of equality, diversity, and inclusion that define our nation.

Eighteen countries have already taken action to ban these symbols. It is imperative that Canada follow suit.

We urgently demand that the Government of Canada immediately:

1. Ban the Nazi swastika
2. Ban all Nazi symbols and iconography

The people of Canada are counting on you to ensure a future free from hate, where every Canadian is protected, valued, and respected.



## The Regional Municipality of Durham Report

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To: Regional Council  
From: Commissioner of Finance, Commissioner of Community Growth and  
Economic Development and Commissioner of Works  
Report: #2025-COW-9  
Date: February 26, 2025

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**Subject:**

Request for Regional Financial Assistance under the Regional Revitalization Program by Heathrow Group (hereinafter referred to as “Heathrow”) for the Redevelopment at 40 King Street West in the City of Oshawa

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**Recommendation:**

That it be recommended to Regional Council:

A) That the application submitted by the City of Oshawa, on behalf of Heathrow Group. (Heathrow), under the Regional Revitalization Program (RRP), requesting Regional financial assistance for the redevelopment of a vacant office building to a mixed-use commercial/residential rental apartment building located at 40 King Street West in the City of Oshawa be approved, subject to the following conditions:

- i) The Region to provide up to \$1,350,000 for the redevelopment, with funding provided from the Regional Revitalization Reserve Fund and transferred to the City of Oshawa for distribution to Heathrow, in accordance with the timing and flow of funds under the RRP:

Full building permit issued to Heathrow	50 per cent
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Framing inspection (or equivalent structural completion), passed by the area municipal building inspection authority	40 per cent
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Occupancy permit received from the area municipal building authority or passed preoccupancy inspection of those municipalities which do not issue an occupancy permit;	10 per cent
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- ii) The City of Oshawa executes the necessary agreements with Heathrow for the provision of financial assistance by the City;

- iii) Heathrow must pay all applicable Regional Development Charges in accordance with the Regional Development Charge By-laws;
  - iv) All costs associated with works for the development of the lands will be borne by the developer, Heathrow, in keeping with Regional policies;
  - v) Satisfaction of any performance criteria outlined in agreements between the City of Oshawa and Heathrow regarding incentives (financial or other) provided under the City's Urban Growth Centre Community Improvement Plan and applicable City By-laws;
  - vi) The City of Oshawa enter into an agreement with the Region that outlines the terms and conditions for Regional financial assistance to ensure accountability for Regional funding; and,
  - vii) The City of Oshawa agrees to conduct annual post-project reviews and audits for five years after substantial occupancy of the development of lands, in conjunction with the Region, to ensure accountability and the effective utilization of Regional resources; and,
- B) That as per the RRP, the increased property tax revenue generated from the increased current value assessment of the redevelopment project in the City of Oshawa be used to replenish the Regional Revitalization Reserve Fund.
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## **Report:**

### **1. Purpose**

- 1.1 The purpose of this report is to consider a request for Regional financial assistance under the Regional Revitalization Program (RRP) for the redevelopment of a vacant office building located at 40 King Street West in the City of Oshawa by Heathrow Development Corporation.
- 1.2 On January 14, 2025, Regional staff received an application from the City of Oshawa, on behalf of Heathrow Development Corporation, under the RRP.

## **2. Key Elements of the Regional Revitalization Program**

- 2.1 Regional Council established the RRP on October 8, 2008 (Report #2008-J-37) for a term of five years. The RRP was renewed indefinitely by Regional Council on March 5, 2014 (Report #2014-J-10). Key elements and application requirements of the RRP are contained in the Guideline for the Regional Revitalization Program – Region of Durham.
- 2.2 The RRP is a partnership between the Region of Durham and participating area municipalities and aims to strategically target Regional investment towards key areas that advance the goals of the former Regional Official Plan<sup>1</sup> and achieve positive economic and community objectives and support development that would not otherwise proceed without municipal financial assistance.
- 2.3 The RRP contains the following key elements:
- The RRP targets new projects within Community Improvement Plan (CIP) Areas as recommended by area municipalities;
  - The RRP focuses on initiatives that advance goals of the former Regional Official Plan (ROP) as a basis for achieving positive economic and community objectives;
  - The RRP encourages both residential and employment growth in the Region's key urban locations, including Regional Centres and Regional Corridors, and brownfield sites throughout the Region, which are given preference;
  - The project must entail significant and substantial revitalization and/or development. Construction cannot already be underway. Examples of eligible project types are:
    - New construction
    - Additions to existing buildings
    - Redevelopment
    - Brownfield Redevelopment
  - Projects involving façade improvements are not eligible under the RRP;
  - Program eligibility is determined through the submission of an application, including a business case by the supporting area municipality, which demonstrates the benefits of the project and the need for Regional financial assistance. Area municipalities must submit an application, including a business case, to the Region's Commissioner of Finance;
  - Applications are reviewed and evaluated by the Commissioners of Community Growth and Economic Development, Works and Finance to ensure that program eligibility and business case requirements are

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<sup>1</sup> Pursuant to Bill 23, as of January 1, 2025, the Regional Official Plan (Consolidation December 13, 2024) has now become part of the Area Municipal Official Plans of Durham's eight municipalities. Each area municipality may repeal or amend it, meaning that each area municipality will have responsibility for the former Regional Official Plan as it pertains to their municipality.

addressed;

- Recommendations regarding project selection are then presented to the Finance & Administration Committee or the Committee of the Whole and Regional Council;
- Regional financial assistance under the RRP is not to be greater than the area municipality's financial assistance;
- Funds for approved community improvement projects will be transferred to the applicable area municipality at the following stages:
  - Building permit issued by area municipality: 50%
  - Framing inspection, or equivalent structural completion, Passed by the area municipal building inspection authority: 40%
  - Occupancy permit received from area municipal building authority or passed preoccupancy inspection of those municipalities which do not issue an occupancy permit: 10%
- The participating area municipalities are required to provide relevant project information for all qualified community improvement projects approved through the RRP on an annual basis for the five years after substantial occupancy of each project;
- Funding is provided through the Regional Revitalization Reserve Fund, which is replenished through the dedication of the increased Regional property tax revenue of the RRP projects, resulting from increased current value assessment; and
- Regional financial assistance operates like a grant; it is not an exemption from Regional Development Charges, a reduction in property taxes, or a contribution towards Regional infrastructure.

### **3. Request for Regional Assistance**

- 3.1 On January 14, 2025, Regional staff received an RRP application from the City of Oshawa, on behalf of Heathrow for their redevelopment project in the downtown. The City has requested that the Region of Durham support the proposal by providing a grant through the Regional Revitalization Program.
- 3.2 On October 17, 2024, Heathrow Group (hereinafter referred to as "Heathrow") submitted correspondence to the City of Oshawa requesting certain development incentives for 40 King Street West. Heathrow also requested "that the City work with the Region of Durham to initiate the Regional Revitalization Program process"

### **4. Heathrow's Proposal**

- 4.1 Heathrow is proposing to convert a largely vacant and underutilized office building at 40 King Street West into a mixed residential/commercial building. The building is located in the City of Oshawa's Urban Growth Centre Community Improvement Plan. The current proposal contains 119 apartment rental units, comprising 105 two-bedroom units and 14 one-bedroom units.

- 4.2 As identified in the proposal, the ground floor will feature over 10,000 square feet of upscale retail, restaurant, or office space, while the basement will offer storage lockers for residents. The project is committed to sustainability, accessibility, and affordability. According to the application, energy efficiency improvements will deliver greenhouse gas reductions of 15 per cent to 50 per cent, and over 15 per cent of the suites will be accessible. In addition, the proposal states that at least 20 per cent of the suites will meet CMHC's affordability criteria, with rents capped at 30 per cent of median household income for a minimum of 10 years. There are no plans for future condominium conversion and it is estimated that the project will provide housing for over 440 residents upon completion.
- 4.3 The target market for the building includes a diverse range of residents, including students, young professionals, seniors and empty nesters, couples and singles and families.
- 4.4 According to the application, the total construction budget for this project is approximately \$53.4 million.

#### Challenges and Extraordinary Costs

- 4.5 According to the proposal, the redevelopment faces extraordinary costs associated with the adaptive reuse and the building's location in the Downtown area, where operational and logistical complexities are inherently greater. Given the high traffic area of the Downtown, there are multiple access points at the site that create vulnerabilities that require measures to secure tools, materials and workers during the construction phase. To address these challenges, temporary fencing, security cameras and onsite patrols are necessary to deter theft and vandalism.

### **5. Project Support by the City of Oshawa**

- 5.1 The Proposal is supported by Oshawa City Council. On October 17, 2024, Heathrow submitted correspondence to the City of Oshawa requesting certain development incentives for 40 King Street West (the "Subject Site"), including that the City work with the Region of Durham to initiate the Regional Revitalization Program process.
- 5.2 The City is providing to the redevelopment project an Increased Assessment Grant of 50 per cent per year for 15 years totaling \$2,078,670. In addition, the City is providing the following incentives under the Urban Growth Centre Community Improvement Plan, totaling \$90,000:
- Conversion to Residential Grant (\$30,000)
  - Façade and Accessibility Improvement Grant (\$30,000)
  - Upgrade to Building and Fire Codes Grant (\$30,000)
- 5.3 The City also recognizes that the redevelopment project contributes to the revitalization of downtown Oshawa and supports a number of Provincial and Regional planning policies and initiatives, including:



- Supporting and increasing rental housing options for Durham residents;
- Making better use of existing municipal infrastructure/services;
- Implementing the current Provincial Planning Statement and former Region Official Plan policies;
- Supporting a pedestrian-oriented urban environment; and,
- Contributing to the Province's housing targets for Oshawa.

## **6. Evaluation under the RRP**

### **6.1 Challenges highlighted by Market Analysis**

- The Greater Toronto Area (GTA) is experiencing surging demand for rental apartment buildings. In recent years, the demand for rental housing has reached unprecedented levels due to a rapidly growing population. Rental market conditions are characterized by low vacancy rates and remarkable rent growth.
- Purpose-built rentals are the most common form of rental housing in the GTA, but purpose-built rentals contributed the least amount of new supply over the past ten years.
- According to the Ontario Ministry of Finance medium-growth scenario, the GTA population is expected to grow by 1.27 million by 2031, an extra 445,920 above growth recorded during the previous 10-year period.
- Home ownership rates are dropping as affordability continues to decline. The surge in housing prices in recent years, combined with quickly rising interest rates, has increased the percentage of household income required to service the average mortgage.
- Despite strong demand-side fundamentals, developers have been facing several supply-side challenges that impede the provision of rental housing in the Toronto GTA, including:
  - Limited and costly residential vacant land.
  - CMHC and Statistics Canada's Municipal Land Use and Regulation Survey found approval timelines for new developments in the GTA to be the longest in the country. Long timelines end up adding costs to development (for interest on loans, equipment rentals and labour, for example), as do government fees levied on new construction.
  - The rapid rise in construction costs and interest rates in recent years has lowered expected returns and increased the amount of equity developers need to bring to a project. Bringing equity to a project is especially challenging for rental developments, which don't benefit from equity accumulated through pre-construction sales, like condominiums.
  - Rising operating expenses (for insurance and utilities, for example) are a significant risk to the expected return of projects.

- Builders indicate that constraints on skilled labour capacity will resurface once development conditions improve.
- In the City of Oshawa, there has been a recent trend toward higher density forms of housing development, likely because of policy and lifestyle preferences, as well as limited land supply and rising land costs.
- Due to the planned GO Train extension and the 407 East extension, the City of Oshawa will continue to benefit from improving regional connectivity, which may further support high density development. As such, the trend towards rental apartment forms of development is likely to continue and is expected to represent a greater proportion of total housing starts in the upcoming years.
- Over the last two decades, several purpose-built rental projects have occurred in Downtown Oshawa with assistance by the City and the Region:
  - 44-50 Bond Street West (Parkwood Residences). The initial project by Heathrow involved the redevelopment of a vacant office complex into a residential condominium project. The project contains 120 residential apartment units. Financial assistance of \$250,000 was provided under the Pilot Regional Downtown Revitalization Program in 2003.
  - 100 Bond Street East (Bond and Mary Development Inc. - Phase 1). This mixed use residential/commercial development by Heathrow contains 239 apartment units and 12,572 square feet of ground floor commercial. Financial assistance of \$430,000 was provided under the RRP in 2015.
  - Genosha Hotel (TT7 Inc). This project involved the redevelopment of a mixed-use apartment/commercial building. The project contains 86 apartment units and 22,000 square feet of commercial. Financial assistance of \$564,000 was provided under the RRP in 2017.
  - 80 Bond Street East (Bond and Mary Development Inc. - Phase 2). This mixed use residential/commercial development also by Heathrow contains 370 apartment units and 4,300 square feet of ground floor commercial. Financial assistance of \$580,000 was provided under the RRP in 2018.
  - 135 Bruce Street (Medallion Developments Ltd. – Phase 1). This multi-phased mixed-use development will contain two new purpose-built apartment buildings with a total of 509 units. The site is currently a vacant brownfield occupying an area of 10.7 hectares (26.5 acres). Financial assistance of up to \$3,900,000 was committed to the proposed project under the RRP in June of 2024.

## 6.2 Project Satisfies Mandatory Criteria under the RRP

6.2.1 The proposed project by Heathrow satisfies several mandatory criteria for eligibility and consideration under the RRP, including:

- The project is located within a designated Centre (Downtown Oshawa Urban Growth Centre) and within the City of Oshawa's Urban Growth Centre Community Improvement Plan (formerly the Central Business District Renaissance CIP);
- The project supports policies within the former Regional Official Plan (ROP), which encourage both residential and employment growth in a Regional Centre (Urban Growth Centre), on a brownfield site;
- The project entails significant and substantial revitalization and/or development and construction cannot already be underway;
- The project has been recommended by the City of Oshawa; and,
- A financial commitment has been provided by the City of Oshawa.

6.2.2 Under Durham Region's 2025-2035 Strategic Plan: Connected communities. Connected to you, the proposed development would also satisfy pathway C2. Enable a full range of housing options, including housing that is affordable and close to transit.

6.2.3 The rationale for a prospective RRP application states that the redevelopment at 40 King Street West supports a number of broad Regional policies and initiatives, including:

- Encouraging intensification of built-up areas, identifies Oshawa's downtown as one of the two Urban Growth Centres in Durham Region;
- Providing transit supportive uses along a major transit route;
- Making better use of existing municipal infrastructure/services;
- Supporting a pedestrian-oriented urban environment; and
- Support the City's broader goals of economic development and community enhancement, further positioning downtown Oshawa as an even more desirable place to live, work, and visit.

6.2.3 In addition, there are expected immediate and long-term economic benefits associated with the development, including:

- Direct employment in construction and administration related to the development, as well as the spin-off employment from the demand for goods and services by those employees;
- Direct impact from the initial capital expenditures related to construction (i.e. hard construction costs);
- Potential synergies with new private sector residential investment, supporting ridership of local transit and providing additional benefit to downtown businesses through increased foot traffic in the Downtown core;
- According to the application, increased annual property taxes generated by the redevelopment due to increased current value assessment (local, Regional and education taxes) are estimated to be \$882,000 in its first year post-construction).

## 7. Financial Implications

- 7.1 Under the RRP, projects are required to fully pay all applicable Regional fees and charges, including Development Charges (DCs). The estimated applicable Regional DCs (based on current rates) for the proposed redevelopment project are approximately \$5.7 million. However, based on the current building design, this project will be eligible for Regional Development Charge redevelopment credits for converting commercial office space into residential units for floors two through eight. The current estimate for the Regional redevelopment DC credit is \$3.1 million, leaving applicable Regional DCs in the amount of \$2.6 million. Actual DCs will be determined at time of building permit issuance for the proposed project and will be payable over five installments beginning at time of occupancy. The proposed development at 40 King Street West can be serviced within the existing sanitary sewer and water supply systems.
- 7.2 Like other rental projects in Downtown Oshawa, the project by Heathrow faces several unique cost challenges. Rental apartment development is subject to a particular financial risk that is not faced by condominium apartment development. Since purpose-built rental projects generate little or no revenue until the units begin to be occupied, construction financing is more challenging for purpose-built rental projects to secure than for condominium projects. The risk can be greater when there has been only limited market rental or condominium apartment development in the downtown area.
- 7.3 In addition, marketing challenges are driven by the location of the Project within Oshawa's downtown, the latter of which includes perceived challenges of safety and security issues, unsafe evening walking conditions and concerns around overnight parking. Security patrols and surveillance cameras will be installed and monitored 24/7 throughout the building including stairwells and garage access points, ensuring tenant safety.
- 7.4 Regional staff recommend a payment of up to \$1,350,000 under the Regional Revitalization Program which recognizes the aforementioned site-specific challenges associated with this proposed project under the RRP. Specifically, this contribution reflects the costs, as identified in the City's application, associated with site security and property maintenance during construction and the first year of ongoing operations.
- 7.5 This high-density redevelopment in the City's Downtown Community Improvement Plan (CIP) maximizes the utilization of existing municipal infrastructure through intensification in a Regional Centre.
- 7.6 It is recommended that the application submitted by the City of Oshawa, on behalf of Heathrow under the RRP, requesting Regional financial assistance for the development of a purpose-built rental apartment building with commercial space located at 40 King Street West in the City of Oshawa be approved, subject to the following conditions:

- The Region to provide up to \$1,350,000, or the amount of assistance provided by the City of Oshawa, whichever is the lesser amount, for the development, with funding provided from the Regional Revitalization Reserve Fund and transferred to the City of Oshawa for distribution to Heathrow, in accordance with the timing and flow of funds under the RRP:

Full building permit issued to Heathrow	50 per cent
Framing inspection (or equivalent structural completion), passed by the area municipal building inspection authority	40 per cent
Occupancy permit received from the area municipal building authority or passed preoccupancy inspection of those municipalities which do not issue an occupancy permit;	10 per cent
ii) Heathrow must pay all applicable Regional Development Charges in accordance with the Regional Development Charge Bylaws;	
iii) All costs associated with works for the development of the lands will be borne by the developer, Heathrow, in keeping with Regional policies;	
iv) Satisfying any performance criteria outlined in agreements between the City of Oshawa and Heathrow in regard to incentives (financial or other) provided under the City's Urban Growth Centre Community Improvement Plan and applicable City By-laws;	
v) The City of Oshawa enter into an agreement with the Region that outlines the terms and conditions for Regional financial assistance to ensure accountability for Regional funding; and,	
vi) The City of Oshawa agrees to annual post-project reviews and audits for five years after substantial occupancy of the development of lands, in conjunction with the Region, to provide accountability and ensure effective utilization of Regional resources;	

7.8 In addition, it is recommended that as per the RRP, the increased property tax revenue generated from the increased current value assessment of the development project in the City of Oshawa be used to replenish the Regional Revitalization Reserve Fund.

## 8. Conclusion

8.1 The RRP is a partnership between the Region of Durham and participating area municipalities and aims to strategically target Regional investment towards key areas of Durham Region's area municipalities that advance the goals of the former Regional Official Plan and achieve positive economic and community objectives where development would otherwise not proceed.

8.2 This report has been prepared with assistance from Development Approvals – Works, Community Growth and Economic Development, Social Services – Housing Division and Corporate Services – Legal Services Division.

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance

Original Signed By

Brian Bridgeman, MCIP, RPP, PLE  
Commissioner of Community Growth and  
Economic Development

Original Signed By

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

Recommended for Presentation to Committee

Original Signed By

Elaine C. Baxter-Trahair  
Chief Administrative Officer

## **Motion regarding Request for Gun Amnesty in 2025**

Moved by: Councillor Leahy

Seconded by: Councillor Kerr

That we recommend to Regional Council:

Whereas the Durham Regional Police have reported a 33% increase in shooting incidents in 2024 over the previous year; and

Whereas community safety is an essential pillar of a thriving and successful municipality; and

Whereas the Durham Regional Council is always concerned with providing residents with the greatest possible opportunities to use best practice tools; and

Whereas not all gun violence is gang violence and The Royal Canadian Mounted Police (RCMP) have reported in the past that 80% of all gun deaths are caused by suicide; and

Whereas the recent increase in gun violence is cause for concern of all Durham Region residents; and

Whereas there is a current national gun amnesty related to regulated changes to the criminal code that started in 2020 and will run until October 2025 that affects previously licensed owners of firearms; and

Whereas this amnesty does not cover all devices and firearms that may be in the possession of currently unlicensed owners; and

Whereas the Durham Regional Police Service in co-operation with the Ontario Provincial Police previously held a successful gun amnesty gun surrender event in 2019; and

Whereas some Durham Region residents may be in possession of unwanted firearms that they wish to dispose of in a responsible manner; and

Whereas reducing and eliminating the number of unlicensed, unregistered, and unwanted firearms will contribute to making our Durham Region communities safer; and

Whereas it is the authority of the Chief of the Durham Regional Police Service working with the Chief Firearms Officer of the OPP to determine when and how to conduct a firearms amnesty in their jurisdiction;

Therefore be it resolved that Durham Region Council request the Chief of the Durham Regional Police to consider applying for and conducting a general firearms amnesty for a one month period in the 2025 calendar year; and

That this request be forwarded the Durham Regional Police Services Board for information.