



## OFFICIAL NOTICE

### Meeting of Regional Council Revised 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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6. Delegations	
There are no delegations	
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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	50
Recommendation: Motion to Appoint a Member to the RAWF Board of Governors	

<b>8. Reports related to Delegations/Presentations</b>	
There are no Reports related to Delegations/Presentations	
<b>9. Committee Reports</b>	
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None	
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None	
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None	
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<b>10. Departmental Reports and Other Resolutions</b>	
10.1 Report #2025-COW-9	59
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10.2 Motion regarding Request for Gun Amnesty in 2025	70
Referred from the February 12, 2025 Committee of the Whole meeting	
*10.3 Report #2025-SS-1	71
Pre-Budget Approval for Operating Costs and Confirmation of Federal Investment in Capital for 1635 Dundas Street Phase 2, Whitby	
<b>11. Notice of Motions</b>	
There are no Notice of Motions	
<b>12. Unfinished Business</b>	
There is no unfinished business	
<b>13. Announcements</b>	
<b>14. By-laws</b>	
There are no by-laws to be considered	
<b>15. Confirming By-law</b>	
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.	
<b>16. Adjournment</b>	
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,

---

John Henry, Regional Chair & CEO

---

Alexander Harras, Regional Clerk

**The Regional Municipality of Durham**

**MINUTES**

**COMMITTEE OF THE WHOLE**

**Wednesday, February 12, 2025**

A regular meeting of the Committee of the Whole was held on Wednesday, February 12, 2025 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. Roll Call**

Present: Councillor Anderson  
Councillor Ashe\* left the meeting at 12:16 PM and returned at 1:47 PM  
Councillor Brenner\*  
Councillor Carter\* attended for part of the meeting  
Councillor Chapman left the meeting at 12:42 PM  
Councillor Collier\* attended the meeting at 9:36 AM and left the meeting at 12:30 PM due to municipal business  
Councillor Cook left the meeting at 12:43 PM and returned at 1:10 PM  
Councillor Crawford  
Councillor Dies\*  
Councillor Foster\*  
Councillor Garrod\* left the meeting at 11:24 PM due to municipal business  
Councillor Kerr left the meeting at 12:42 PM  
Councillor Leahy  
Councillor Lee\*  
Councillor Marimpietri left the meeting at 12:42 PM  
Councillor McDougall  
Councillor Mulcahy left the meeting at 1:50 PM due to municipal business  
Councillor Neal left the meeting at 11:54 AM and returned at 1:07 PM  
Councillor Nicholson\* attended the meeting at 9:36 AM  
Councillor Pickles\*  
Councillor Roy left the meeting at 1:50 PM due to municipal business  
Councillor Schummer\*  
Councillor Woo  
Councillor Yamada\* attended the meeting at 9:33 AM  
Regional Chair Henry  
**\* denotes Councillors participating electronically**

All members of Committee were present with the exception of Councillors Barton, Jubb, Shahid and Wotten.

Staff

Present: E. Baxter-Trahair, A. Bridgeman, B. Bridgeman, A. Burgess, S. Ciani, S. Danos-Papaconstantinou, S. Dessureault, J. Dixon, L. Foulds, T. Fraser, J. Gaskin\*, S. Gill\*, C. Goodchild\*, B. Goodwin\*, B. Hannelas, A. Harras, A. Hector-Alexander, B. Holmes, J. Hunt, R. Inacio, R. Jagannathan, R.J. Kyle\*, K. McDermott, L. McIntosh, G. Muller, N. Pincombe, N. Taylor, and E. Valant.

**\*denotes staff participating electronically**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

**3. Statutory Public Meetings**

There were no statutory public meetings.

Moved by Councillor Carter, Seconded by Councillor Marimpietri,  
(9) That the order of the agenda be altered to consider Members Motion  
Items 8.1 and 8.2 at this time.

CARRIED

**8.1 Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate**

---

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(10) That we recommend to Council:

Whereas the Durham Regional Council condemn in the strongest terms possible the recent acts of antisemitism and hate discovered at the Whitby Public Library and restates its commitment to an inclusive and welcoming community for all Durham residents; and

Whereas Regional Council reiterates its support for the past National Action Summit on antisemitism, which had the participation of the Federal, Provincial and local governments; and

Whereas Regional Council should commit to looking for ways to educate residents about antisemitism and ways to combat all forms of hate including antisemitism, including a possible combatting antisemitism campaign; and

Whereas Regional council in the past has expressed support for other communities experiencing hate and condemned racist behaviours, including but not exclusive to Islamophobia, anti-Black racism, and anti-Asian hate;

Therefore be it resolved that Durham Regional Council direct the CAO to report on the possibility of establishing a protocol or policy to notify various human rights organizations when hate-motivated acts that might not reach the threshold of criminality but affect targeted communities when they are identified or discovered by region staff; and

That the report mentioned above be undertaken in consultation with human rights organizations that include, but are not exclusive to, B'nai Brith, the National Council of Canadian Muslims (NCCM), the Centre for Israel Jewish Affairs (CIJA), and the Urban Alliance on Race Relations, and that the CAO include any other Region of Durham organizations in the consultation process. The intent of the policy is to assist organizations in the collection of empirical evidence related to hate activities not meeting the threshold of crime.

MOTION WITHDRAWN

Discussion ensued with respect to the objective of the proposed motion and the reporting of non-criminal acts of hate.

Councillors Leahy and Yamada requested that the motion be withdrawn to allow for a motion to rescind the previous motion to alter the order of business in order to hear the delegations prior to consideration of the members motions.

Moved by Councillor Leahy, Seconded by Councillor Yamada,

- (11) That the previous motion (9) by Councillors Carter and Marimpietri to alter the order of business be rescinded.

MOTION DEFEATED ON THE FOLLOWING  
RECORDED VOTE (A 2/3rds VOTE WAS NOT  
ATTAINED):

Yes

Councillor Anderson  
Councillor Brenner  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Roy  
Councillor Schummer  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

No

Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Lee  
Councillor Nicholson  
Councillor Pickles

Members Absent: Councillor Barton  
Councillor Jubb

Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

8.1 Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate

---

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(12) That we recommend to Council:

Whereas the Durham Regional Council condemn in the strongest terms possible the recent acts of antisemitism and hate discovered at the Whitby Public Library and restates its commitment to an inclusive and welcoming community for all Durham residents; and

Whereas Regional Council reiterates its support for the past National Action Summit on antisemitism, which had the participation of the Federal, Provincial and local governments; and

Whereas Regional Council should commit to looking for ways to educate residents about antisemitism and ways to combat all forms of hate including antisemitism, including a possible combatting antisemitism campaign; and

Whereas Regional council in the past has expressed support for other communities experiencing hate and condemned racist behaviours, including but not exclusive to Islamophobia, anti-Black racism, and anti-Asian hate;

Therefore be it resolved that Durham Regional Council direct the CAO to report on the possibility of establishing a protocol or policy to notify various human rights organizations when hate-motivated acts that might not reach the threshold of criminality but affect targeted communities when they are identified or discovered by region staff; and

That the report mentioned above be undertaken in consultation with human rights organizations that include, but are not exclusive to, B'nai Brith, the National Council of Canadian Muslims (NCCM), the Centre for Israel Jewish Affairs (CIJA), and the Urban Alliance on Race Relations, and that the CAO include any other Region of Durham organizations in the consultation process. The intent of the policy is to assist organizations in the collection of empirical evidence related to hate activities not meeting the threshold of crime.

MOTION TABLED  
(See Following Motion)

Moved by Councillor Nicholson, Seconded by Councillor Leahy,  
(13) That the foregoing motion (12) of Councillors Leahy and Yamada regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate be tabled.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Brenner  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Schummer  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

No

Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Lee  
Councillor Pickles  
Councillor Roy

Members Absent: Councillor Barton  
Councillor Jubb  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

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

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(14) That we recommend to Council:

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 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.

MOTION TABLED

(See Following Motion)

Moved by Councillor Leahy, Seconded by Councillor Nicholson,

- (15) That the foregoing motion (14) of Councillors Leahy and Yamada regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada be tabled.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Brenner  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Roy  
Councillor Schummer  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

No

Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor McDougall  
Councillor Pickles

Members Absent: Councillor Barton  
Councillor Jubb  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None



#### **4. Presentations**

##### **4.1 Elizabeth Roy and Allison Hector-Alexander, Co-Chairs, Durham Local Immigration Partnership (DLIP) Council, re: Durham Region Local Immigration Partnership 2025-2030 Community and Inclusion Plan (2025-COW-6)**

---

E. Roy, Co-Chair, Durham Local Immigration Partnership (DLIP) Council, introduced the 2025-2030 Community and Inclusion Plan. The following members of the DLIP Council were also in attendance: Allison Hector-Alexander, Sydney Marcoux, Janelle Benjamin, Thom MacDonald, Marina Morgenshtern, Hermia Corbette, and Boluwa Massina.

Marina Morgenshtern and Hermia Corbette provided a PowerPoint presentation regarding the Durham Region Local Immigration Partnership 2025-2030 Community and Inclusion Plan. Highlights from the presentation included:

- Overview of the DLIP and its role
- Durham Humanitarian Response Program
- Immigration in Durham
- 2020-2024 Durham Immigration and Inclusion Community Plan
- 2025-2030 Community and Inclusion Plan Pillars
  - Champion Collective Action
  - Build Inclusive Communities
  - Embrace Innovation and Responsiveness
- Conclusion/Next Steps

H. Corbette and A. Hector-Alexander responded to questions with respect to recommendations for connecting with residents and newcomers; immigration figures for Oshawa and Clarington; funding for the Durham Local Immigration Partnership; and collaboration with other organizations.

Moved by Councillor Roy, Seconded by Councillor Anderson,  
(16) That the order of the agenda be altered to consider Item 7.2 at this time.  
CARRIED

##### **7.2 Durham Local Immigration Partnership 2025-2030 Community and Inclusion Plan (2025-COW-6)**

---

Report #2025-COW-6 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with respect to community consultation and whether this is connected to the Diversity, Equity and Inclusion Strategy; whether funding for the Durham Local Immigration Partnership is provided by the Region of Durham; the category that includes Ukrainian temporary immigrants; whether the initial arrival location of immigrants is mapped before moving to Durham Region;

programs to retain immigrants in Durham Region; and composition of the Durham Local Immigration Partnership.

Moved by Councillor Roy, Seconded by Councillor Anderson,  
(17) That we recommend to Council:

- 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.

CARRIED

4.2 Erin Valant, Director, Housing Services Division, re: At Home in Durham Update and Overview of Community Housing History

---

E. Valant, Director, Housing Services Division, provided a presentation regarding At Home in Durham Update and Overview of Community Housing History. Highlights from the presentation included:

- Devolution of Community Housing
- Community Housing Funding Through Devolution
- Role and Responsibilities of a Service System Manager
- Housing Services Act Funding Model
- Projects Reaching End of Operating Agreements (EOA) and End of Mortgage (EOM)
- Community Housing Sector Pressures
- Priority Areas as Service System Manager
- At Home in Durham: Update on the Development of the New 10 Year Housing and Homelessness Plan
- At Home in Durham 2014-2024 Wrap Up
- Study Background
- Project Timeline
- Key Housing Insights
  - Insight: Non-Market Housing for Those in Greatest Need
  - Insight: Purpose-Built Rental Housing & Affordable Ownership Housing
  - Insight: Diverse Housing Options & Repair/Improve Housing Stock
  - Insight: Improved System & Programs
- Goals
- Strategies to Achieve Goals
- Potential Activities to Support Strategies
- Questions

E. Valant responded to questions with respect to community housing and funding; the cost to Ontario taxpayers compared to other provinces; statistics on the Ontario housing model compared to other provinces; whether the Province of Ontario has been requested to look at financial incentives for private investments; the amalgamation of housing providers; the definitions of non-market housing, community housing and affordable housing; examples of mixed income communities; the community housing waitlist; whether there are incentives for private developers; actions related to rent control; what is being done locally to educate home builders and realtors; and actions to assist families with young adults with disabilities.

Moved by Councillor Chapman, Seconded by Councillor Kerr  
(18) That the Committee recess for 15 minutes.

CARRIED

The Committee recessed at 11:24 AM and reconvened at 11:42 AM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Barton, Carter, Garrod, Jubb, Neal, Shahid and Wotten.

## **5. Delegations**

### **5.1 Emma Cunningham, Durham District School Board Trustee, Pickering, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada**

---

E. Cunningham appeared in support of the proposed motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada. E. Cunningham advised that she is appearing as a Durham District School Board Trustee but not on behalf of the Durham District School Board (DDSB) Board of Trustees. E. Cunningham shared an example of an antisemitic incident that occurred in 2024 and spoke to the emotional impact of encountering a Nazi Swastika or other Nazi imagery. E. Cunningham stated that hate crimes against Jewish people are on the rise in Durham Region and she concluded by urging the Committee to support the proposed motion and affirm their commitment to a community free from hate.

E. Cunningham responded to questions from the Committee.

### **5.3 Richard Robertson, Director of Research and Advocacy, B'nai Brith Canada, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate**

---

R. Robertson appeared in support of the proposed motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. R. Robertson stated that hate crimes are on the rise in Canada and the number of antisemitic incidents has been increasing at an alarming rate. R. Robertson also stated that to properly combat the rise in hate we must be able to properly document it and

by developing a protocol or policy Durham Region will be directly aiding organizations, including B'nai Brith Canada, in ensuring their statistics are as accurate and all encompassing as possible. R. Robertson added that B'nai Brith Canada uses the federal and provincial definition of antisemitism, and no expertise would be required from the Region.

R. Robertson responded to questions from the Committee.

5.2 Richard Robertson, Director of Research and Advocacy, B'nai Brith Canada, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada

R. Robertson appeared in support of the proposed motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada. R. Robertson advised that B'nai Brith Canada calls for a national ban on the public display of Nazi symbols and iconography, including the Nazi swastika, with exceptions for certain educational and artistic purposes. R. Robertson spoke to the online petition by B'nai Brith Canada and the history of the swastika.

R. Robertson responded to questions from the Committee.

5.4 David Larmour, Lead Pastor, King Street Community Church, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada

D. Larmour appeared in support of the proposed motions regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada and Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. D. Larmour stated that there has been a rise in antisemitism in Canada and since the events of October 7, 2023, the Jewish Community has not felt safe in many parts of our world, including Canada. D. Larmour referenced recent incidents of antisemitism, and he stated that the Jewish community is a small percentage of the population, yet they are the target of about 70% of the religiously motivated hate crime in Canada. D. Larmour advised that he represents a local church, and they are concerned about the trend of antisemitism and are asking for their municipal leaders to take action.

A roll call was conducted to confirm quorum and all members of the Committee were present with the exception of Councillors Ashe, Barton, Carter, Chapman, Collier, Cook, Garrod, Jubb, Kerr, Marimpietri, Neal, Nicholson, Shahid and Wotten.

5.5 David Larmour, Lead Pastor, King Street Community Church, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate

D. Larmour spoke to this matter earlier in the meeting. See Item 5.4 on page 10 of these minutes.

- 5.6 Josh Landau, Director, Government Relations, Ontario, Centre for Israel and Jewish Affairs, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 

J. Landau appeared in support of the proposed motions regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada and Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. J. Landau stated that the Jewish community faces an alarming rise in antisemitism and are the most targeted group since 2023. J. Landau referenced recent incidents of antisemitism and stated that education is a key component to addressing antisemitism. J. Landau further stated that the collection of data is key to understanding the problem and collaboration between Regional Council and human rights organizations will aid in identifying and tackling any cases of antisemitism in the Region. J. Landau also stated that the Centre for Israel and Jewish Affairs supports banning the Nazi Swastika and this would align Canada with other countries that have already enacted similar measures. J. Landau added that while they advocate for the ban of the Nazi swastika, it is important to clarify that the swastika's use in traditional religious contexts should remain protected and completely legal in Canada.

J. Landau responded to questions from the Committee.

- 5.7 Josh Landau, Director, Government Relations, Ontario, Centre for Israel and Jewish Affairs, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

J. Landau spoke to this matter earlier in the meeting. See Item 5.6 on page 11 of these minutes.

- 5.8 Sari Watson, Resident, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 

S. Watson was not in attendance when called upon to provide a delegation.

- 5.9 Sari Watson, Resident, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

S. Watson was not in attendance when called upon to provide a delegation.

- 5.10 Rabbi Tzali Borenstein, Director, Chabad Jewish Centre of Durham Region, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 

Rabbi Tzali Borenstein appeared in support of the proposed motions regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada and Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. Rabbi Tzali Borenstein stated that there is a growing Jewish community in Durham Region and that the vast majority of residents are good people, however there is still a

group spreading hate in the community. Rabbi Tzali Borenstein referenced recent antisemitic incidents, including gunshots fired at the Jewish girls' school in Toronto, and he spoke to the impact on his family and other members of the community.

Rabbi Tzali Borenstein responded to questions from the Committee.

- 5.11 Rabbi Tzali Borenstein, Director, Chabad Jewish Centre of Durham Region, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

Rabbi Tzali Borenstein spoke to this matter earlier in the meeting. See Item 5.10 on pages 11 and 12 of these minutes.

- 5.12 Denise Boudreau, Resident, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

D. Boudreau appeared in support of the proposed motions regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada and Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. D. Boudreau referenced the report "Antisemitism in Canada Report October 14, 2024" by The Ministry for Diaspora Affairs and Combating Antisemitism. D. Boudreau stated there is a need to understand the difference between antisemitic incidents and hate crimes. D. Boudreau also stated that it is important to report and measure incidents within the community, and she outlined the steps for a potential protocol.

D. Boudreau responded to questions from the Committee.

- 5.13 Ira Walfish, Resident, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

I. Walfish withdrew his request to appear prior to the meeting.

- 5.14 Ira Walfish, Resident, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 

I. Walfish withdrew his request to appear prior to the meeting.

- 5.15 Sam Eskenasi, Director of Advocacy, La'ad Canada, re: Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate
- 

S. Eskenasi, participating electronically, appeared in support of the proposed motions regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada and Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate. S. Eskenasi advised that in 2021, La'ad Canada received funding from the Federal government to develop an antisemitism training program for police, first responders and public sector workers. S. Eskenasi spoke about antisemitism and

the feedback La'ad Canada received from participants in the antisemitism training. S. Eskenasi stated that it is important to send a message that we are not going to tolerate or accept the way of thinking about other groups that leads to hate crimes.

- 5.16 Sam Eskenasi, Director of Advocacy, La'ad Canada, re: Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada
- 

S. Eskenasi spoke to this matter earlier in the meeting. See Item 5.15 on pages 12 and 13 of these minutes.

## **6. Correspondence**

- 6.1 Correspondence from Gillian Venning, Trustee Services Coordinator, Durham District School Board, re: DDSB Board of Trustees' Statement of Support for Combatting Jew Hate
- 

Moved by Councillor Mulcahy, Seconded by Councillor Leahy,

- (19) That correspondence from Gillian Venning, Trustee Services Coordinator, Durham District School Board, re: DDSB Board of Trustees' Statement of Support for Combatting Jew Hate, be referred to consideration of Item 8.2, Motion regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada.

CARRIED

## **7. Reports**

- 7.1 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)
- 

Report #2025-COW-5 from S. Danos-Papaconstantinou, Commissioner of Social Services; N. Taylor, Commissioner of Finance; and R. Jagannathan, Commissioner of Works; was received.

Moved by Councillor Roy, Seconded by Councillor Woo,

- (20) That we recommend to Council:

- 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.
- CARRIED

## 7.2 Durham Local Immigration Partnership 2025-2030 Community and Inclusion Plan (2025-COW-6)

This item was dealt with earlier in the meeting. See pages 7 and 8 of these minutes.



7.3 Municipal Diversity Plan for the Durham Region Police Service Board  
(2025-COW-7)

---

Report #2025-COW-7 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with respect to the composition of the DRPSB Appointments Committee; the current process for appointing citizen members; the approval process for the Municipal Diversity Plan; consultation undertaken with the Durham Regional Police Services Board and the Chief of Police; the definition of Diversity and the meaning of “other ideologies” in the proposed Municipal Diversity Plan and Recruitment Policy for Durham Regional Police Service Board; and the processes for Provincial and Regional Council appointees.

Moved by Councillor Leahy, Seconded by Councillor Anderson,  
(21) That we recommend to Council:

- 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.

CARRIED

**8. Members Motions**

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(22) That motion (12) of Councillors Leahy and Yamada regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate and motion (14) of Councillors Leahy and Yamada regarding Protecting Canadian Values: Ban the Nazi Swastika in Canada be lifted from the table.

CARRIED

8.1 Motion regarding Combatting Antisemitism and Protocol for Reporting Non-Criminal Acts of Hate

---

Discussion ensued with respect to referring the proposed motion to staff for a report and it was requested that the Region discuss this matter with the Town of Whitby Chief Administrative Officer as Whitby Council has passed a similar

motion. In response to a question, E. Baxter-Trahair advised that staff would aim to report back in April 2025.

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(12) That we recommend to Council:

Whereas the Durham Regional Council condemn in the strongest terms possible the recent acts of antisemitism and hate discovered at the Whitby Public Library and restates its commitment to an inclusive and welcoming community for all Durham residents; and

Whereas Regional Council reiterates its support for the past National Action Summit on antisemitism, which had the participation of the Federal, Provincial and local governments; and

Whereas Regional Council should commit to looking for ways to educate residents about antisemitism and ways to combat all forms of hate including antisemitism, including a possible combatting antisemitism campaign; and

Whereas Regional council in the past ha expressed support for other communities experiencing hate and condemned racist behaviours, including but not exclusive to Islamophobia, anti-Black racism, and anti-Asian hate;

Therefore be it resolved that Durham Regional Council direct the CAO to report on the possibility of establishing a protocol or policy to notify various human rights organizations when hate-motivated acts that might not reach the threshold of criminality but affect targeted communities when they are identified or discovered by region staff; and

That the report mentioned above be undertaken in consultation with human rights organizations that include, but are not exclusive to, B'nai Brith, the National Council of Canadian Muslims (NCCM), the Centre for Israel Jewish Affairs (CIJA), and the Urban Alliance on Race Relations, and that the CAO include any other Region of Durham organizations in the consultation process. The intent of the policy is to assist organizations in the collection of empirical evidence related to hate activities not meeting the threshold of crime.

MOTION REFERRED TO STAFF ON A  
RECORDED VOTE  
(See Following Motion)

Moved by Councillor Foster, Seconded by Councillor Lee,  
(23) That the foregoing motion (12) be referred to staff for a report.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes  
Councillor Anderson

No  
Councillor Brenner

Councillor Carter	Councillor Cook
Councillor Crawford	Councillor Leahy
Councillor Dies	Councillor Neal
Councillor Foster	Councillor Nicholson
Councillor Lee	Councillor Pickles
Councillor McDougall	Councillor Yamada
Councillor Mulcahy	
Councillor Roy	
Councillor Schummer	
Councillor Woo	
Regional Chair Henry	

Members Absent: Councillor Ashe  
Councillor Barton  
Councillor Chapman  
Councillor Collier  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Marimpietri  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

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

Discussion ensued with respect to amending the proposed motion to include exceptions for educational and historical purposes; and looking at the steps that could be taken by the Region and local municipalities as it relates to Regional and municipal property. It was requested that the petition from B'nai Brith Canada be included as an attachment to the motion.

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(14) That we recommend to Council:

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.

CARRIED UNANIMOUSLY ON THE FOLLOWING  
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Brenner	
Councillor Carter	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Leahy	
Councillor Lee	
Councillor McDougall	
Councillor Mulcahy	
Councillor Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Woo	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Ashe  
Councillor Barton  
Councillor Chapman  
Councillor Collier  
Councillor Garrod

Councillor Jubb  
Councillor Kerr  
Councillor Marimpietri  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

8.3 Motion regarding Made in Canada Approach to Procurement

---

Staff responded to questions with respect to the ability to adjust Regional policies and the timeframe required to make adjustments.

Discussion ensued with respect to the purpose of the motion; the actions currently being undertaken by Regional staff; interprovincial trade; and amending the last paragraph of the proposed motion.

A roll call was conducted to confirm quorum and all members of the Committee were present with the exception of Councillors Anderson, Barton, Chapman, Collier, Garrod, Jubb, Kerr, Marimpietri, McDougall, Mulcahy, Roy, Shahid and Wotten.

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(24) That we recommend to Council:

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 that, Region staff report back as soon as possible, on a "Made in Canada" procurement policy exception in response to tariff threats from the US, should they be implemented; and this motion be forwarded to the Durham member municipalities, FCM and AMO.

CARRIED AS AMENDED ON A RECORDED VOTE  
(See Following Motion)

Moved by Councillor McDougall, Seconded by Councillor Crawford,  
(25) That the main motion (24) of Councillors Leahy and Yamada be amended by deleting the last paragraph in its entirety and replacing it with the following paragraphs:

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.

CARRIED UNANIMOUSLY ON THE FOLLOWING  
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Brenner	
Councillor Carter	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Leahy	
Councillor Lee	
Councillor McDougall	
Councillor Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Schummer	

Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Barton  
Councillor Chapman  
Councillor Collier  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Roy  
Councillor Shahid  
Councillor Woo  
Councillor Wotten

Declarations of Interest: None

The main motion (23) of Councillors Leahy and Yamada was then put to a vote and CARRIED UNANIMOUSLY, AS AMENDED, ON THE FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Brenner	
Councillor Carter	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Leahy	
Councillor Lee	
Councillor McDougall	
Councillor Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Schummer	
Councillor Woo	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Barton  
Councillor Chapman  
Councillor Collier  
Councillor Garrod

Councillor Jubb  
Councillor Kerr  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Roy  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

8.4 Motion regarding Request for Gun Amnesty in 2025

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The motion from Councillors Leahy and Kerr regarding request for gun amnesty in 2025 was not proceeded with at this time.

Moved by Councillor McDougall, Seconded by Councillor Anderson,  
(26) That Item 8.4 Motion regarding Request for Gun Amnesty in 2025 be  
referred to the February 26, 2025 Regional Council meeting.  
CARRIED

9. **Confidential Matters**

9.1 Confidential Report of the Commissioner of Social Services – Closed Matter with respect to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, regarding Capital Projects submitted under the Last Mile Funding Program (2025-COW-8)

---

Confidential Report #2025-COW-8 from S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Moved by Councillor Crawford, Seconded by Councillor Woo,  
(27) That Confidential Report #2025-COW-8 of the Commissioner of Social Services be received for information.

CARRIED UNANIMOUSLY ON THE FOLLOWING  
RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Brenner	
Councillor Carter	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Leahy	



Councillor McDougall  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Schummer  
Councillor Woo  
Councillor Yamada  
Regional Chair Henry

Members Absent: Councillor Barton  
Councillor Chapman  
Councillor Collier  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Lee  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Roy  
Councillor Shahid  
Councillor Wotten

Declarations of Interest: None

**10. Adjournment**

Moved by Councillor Anderson, Seconded by Councillor Leahy,  
(28) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 2:15 PM

Respectfully submitted,

---

John Henry, Regional Chair

---

T. Fraser, Committee 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!

ADDING  
ACTION  
  
TO  
AWARENESS  
  
TO END ELDER  
ABUSE  
  
IN  
DURHAM  
REGION

---



# CHALLENGE

- 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

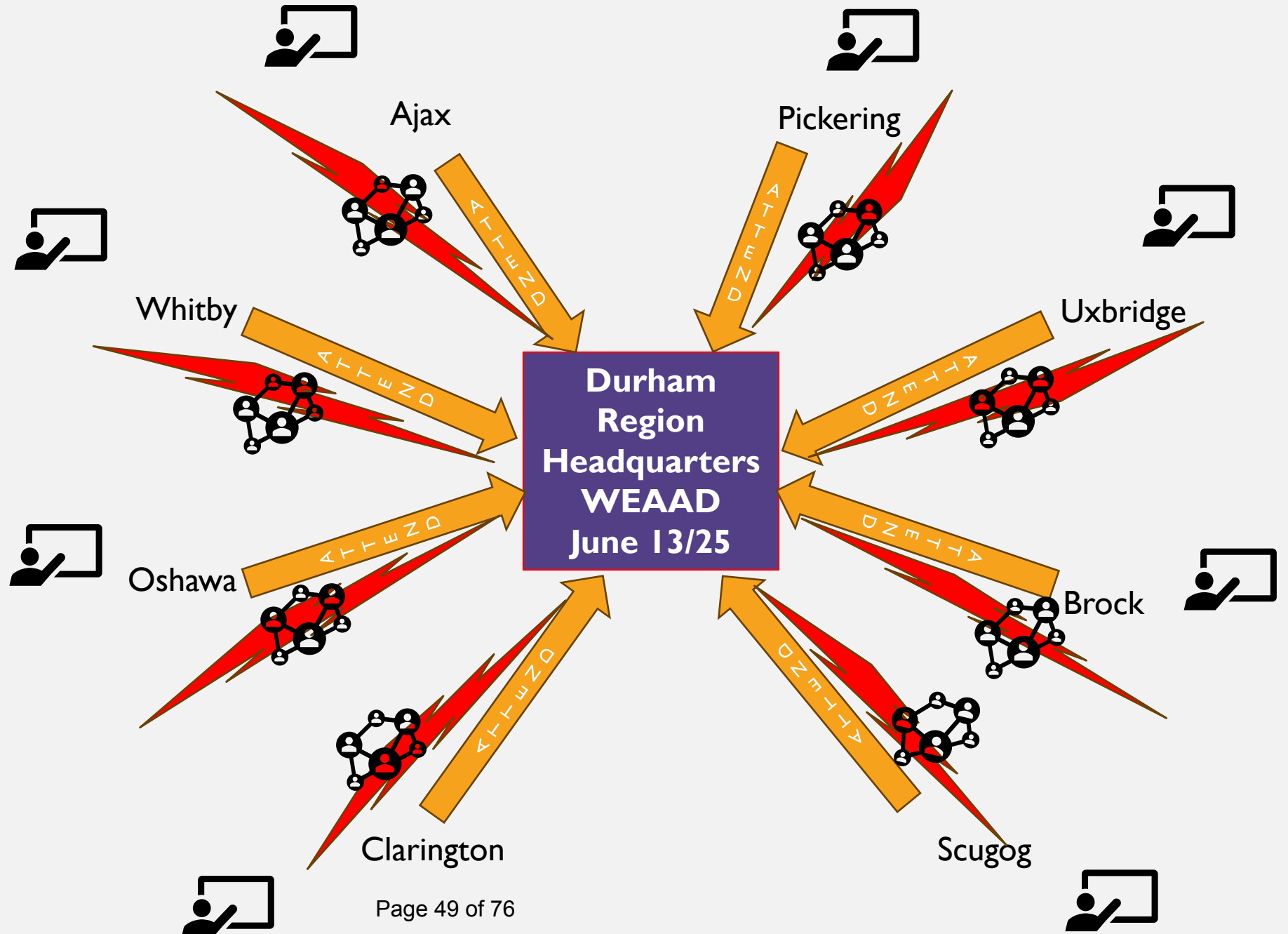
Contact

Jennifer Josephson

[jjosephson@brockchc.ca](mailto:jjosephson@brockchc.ca)

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
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) 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.
- 

## **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.



# The Regional Municipality of Durham Report

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To: Regional Council  
From: Chief Administrative Officer  
Report: #2025-SS-1  
Date: February 26, 2025

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**Subject:**

Pre-Budget Approval for Operating Costs and Confirmation of Federal Investment in Capital for 1635 Dundas Street Phase 2, Whitby

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**Recommendation:**

That it be recommended to Regional Council:

- A) That in order to maximize opportunities for CMHC grant funding, pre-budget approval be granted to commit to funding operations for 1635 Dundas Street East Phase 2, Whitby with an expected occupancy date of Winter 2026;
- B) That the operating costs be funded through a combination of senior level government investments, potential partner contributions, regional tax base contributions, with any remaining amount being included in the 2026 Business Plans and Budgets to accommodate the commencement of operations projected for Winter 2026;
- C) That the Region of Durham commits to ensuring the full operationalization of all supportive housing units and shelter beds at 1635 Dundas Street East and is committed to providing an annual contribution of approximately \$6.6 million, if no other funding sources are realized or if funding received from other sources falls short, the Region will provide the additional contribution required to fully operate such programs; and
- D) That a copy of this report be provided to Canada Mortgage and Housing Corporation as Regional Council's support to fund the ongoing operational costs related to this project.

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**Report:****1. Purpose**

- 1.1 The purpose of this report is to request Regional Municipality of Durham (Region) Council's authorization to seek pre-budget approval to confirm a commitment to operating costs of 1635 Dundas East Phase 2, so that the Region will be in the best position to receive funding through Canada Mortgage and Housing Corporation's (CMHC) Affordable Housing Fund (AHF).

**2. Background**

- 2.1 In November 2020, Regional Council approved a Master Housing Strategy which aims to improve affordability and access to housing with and without supports, protect the existing affordable housing supply, encourage housing diversity, and build capacity in the housing system. Expected outcomes from the Strategy include:
- a. The initiation of 1,000 new affordable housing units by 2024;
  - b. Improved readiness for provincial and federal funding announcements;
  - c. Establishing a shovel-ready portfolio of potential projects aligned with the affordable housing needs of our communities;
  - d. Sustainable and investment strategies to support new affordable rental development and the preservation and growth of community housing; and
  - e. Improved coordination with all housing partners including local area municipalities, private developers and non-profit providers to address Regional needs.
- 2.2 In June 2023, Regional Council approved the acquisition of the former Sunnycrest long-term care facility at 1635 Dundas Street East in the Town of Whitby, after its operations ceased in 2022. The Region acquired the site to provide urgently needed shelter space, supportive housing, and deeply affordable housing options. The immediate focus was to open a low-barrier shelter and supportive services to approximately 45 individuals. The shelter opened in March 2024 and has been operating at full capacity since.
- 2.3 On February 20, 2025, the Region received notice that in order for its application to proceed further in the underwriting stage of the AHF, a funding commitment from the Regional Council in support of the ongoing operations of the 1635 Dundas East project was required.

**3. Previous Reports and Decisions**

- 3.1 Report #2014-J-16 – At Home in Durham, the Durham Housing Plan 2014-2024
- 3.2 Report [#2019-COW-25](#) – At Home in Durham, the Durham Housing Plan 2014-2024 – Five-Year Review



- 3.3 Report [#2020-COW-27](#) – Master Housing Strategy
- 3.4 Report [#2024-SS-7](#) - Accelerating Detailed Design Services for Christine Crescent, Oshawa and 1635 Dundas Street Phase 2, Whitby
- 3.5 Report [#2024-COW-56](#) - Unbudgeted Federal funding from Infrastructure Canada for the Unsheltered Homelessness and Encampments Initiative

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

- 4.1 Regional staff have been working with staff from CMHC to best position the Region's short-term affordable housing development projects for eligibility under CMHC's capital funding/financing programs. CMHC staff have identified the Affordable Housing Fund (AHF) as the most appropriate federal funding stream to achieve the Region's objectives. The key elements of the AHF program that the Region must consider include:
  - a. Funding commitments under the AHF are to be aligned with the current ten-year National Housing Strategy which launched in 2017.
  - b. Ensuring that funding agreement(s) under the AHF be executed before program is fully allocated.
  - c. Confirmation from the municipality, through a Council resolution, that funding will be in place to ensure the operational costs of the facility and programming are secured.
- 4.2 In November 2024 CMHC launched the Rapid Housing Sub-Stream of the Affordable Housing Fund which supports the construction of shelters, transitional and supportive housing for those in the greatest need. The funding available in this sub-stream is a combination of loan, forgivable loan and grant contribution, depending on the requirements of the project. For 1635 Dundas Street, the total funding opportunity available through CMHC's Affordable Housing Fund (AHF) is substantial (i.e., \$40 million in grant contribution), and without a Council resolution, the Region risks losing this critical financial support, which is essential for advancing the 1635 Dundas Street Phase 2 project and meeting our affordable housing objectives.

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

- 5.1 In June 2024, staff presented Regional Council with an update on Homelessness in Durham. Community Engagement for this project has proceeded in two phases:
  - a. Phase One included the creation of a Community Liaison Committee with members from the surrounding neighbourhood, residents of Whitby, service providers, Town of Whitby staff and Regional staff. The Committee had its first monthly meeting in January 2024 and continues to meet.
  - b. Phase Two was launched at the end of June with the release of a Community Engagement survey. The survey remained open for responses until

September 27, 2024, and feedback from the survey will help inform detailed design and final programming.

- 5.2 The June 2024 presentation to Council also included conceptual plans created by LGA Architects, which highlighted programming areas such as the low-barrier shelter, transitional housing, supportive housing, recovery beds and victim services recovery (all identified as needed services during the Phase 1 Community Engagement process).
- 5.3 LGA was retained to complete the conceptual design of the project. To be ready for federal and provincial funding opportunities. LGA Architects' familiarity with the project through the completion of the conceptual design, familiarity with the building, understanding of programming needs and the Community Engagement process allowed for efficiencies in both time and cost to ensure the project can be shovel ready in keeping with CMHC's requirements.
- 5.4 Utilizing conceptual design elements, Phase 2 will involve renovating the second and third floors of 1635 Dundas into 70 units, including single and double occupancy units of up to 104 new supportive housing beds.
- 5.5 Staff continue to collaborate with community health provider agencies about planning for proposed programs. There are currently signed letters of agreement with Lakeridge Health, Ontario Shores, Saint Elizabeth Health Care, Victim Services of Durham Region and Durham College. The individual agencies are seeking funding through various provincial and federal opportunities to support their programming needs. Opportunities to build partnerships with additional community health providers will continue to be explored.
- 5.6 When partners are able to secure additional funding, it will significantly reduce the amount of Regional contribution required for the operating costs of the 1635 Dundas Street East Phase 2 project. This collaborative effort will not only alleviate the financial burden on the regional tax base but also enhance the overall sustainability and success of the project. By leveraging external funding sources, this will ensure that the supportive housing units and shelter beds are fully operationalized, while maintaining our commitment to improving housing affordability and access in the community.

## **6. Council Resolution**

- 6.1 In order to move forward with the underwriting process, CMHC requires a commitment from Regional Council confirming its support in funding the ongoing operating costs of 1635 Dundas East.

## **7. Financial Implications**

- 7.1 The estimated capital costs for the 1635 Dundas Street Phase 2 project are \$46.435 million. To date \$6.435 million in federal funding has been secured under the federal Encampment Homelessness Initiative program with the Region currently

working with CMHC to secure the remaining \$40.0 million through a federal grant contribution from the Rapid Housing Sub-Stream of CMHC's Affordable Housing Fund program. To secure this grant funding CMHC requires confirmation of Regional Council's commitment to fund the operating costs associated with 1635 Dundas.

- 7.2 Table 1 provides a summary of the operating costs of \$11,865,628 and potential financing for 1635 Dundas including those costs approved through the 2025 Business Plans and Budget for operations of 1635 Dundas Street – Phase 1. The operating cost estimates are based on information and scope of services currently available and cost estimates will be finalized through the final designs and plans for 1635 Dundas and will be included in the 2026 Business Plans and Budgets.

**Table 1: 1635 Dundas Street E, Operating Assumptions and Investments**

<b>Component</b>	<b>2025 Approved Budget</b>	<b>Incremental Increase for Supportive Housing</b>	<b>Total</b>
<b><u>Estimated Operating Costs</u></b>			
Existing Shelter Operations	\$3,097,412	-	\$3,097,412
Facilities Maintenance	\$1,662,006	\$1,615,262	\$3,277,268
Supportive Housing Operations	-	\$5,490,948	\$5,490,948
<b>Total Estimated Operating Costs</b>	<b>\$4,759,418</b>	<b>\$7,106,210</b>	<b>\$11,865,628</b>
<b><u>Estimated Operating Financing</u></b>			
Provincial Contribution	(\$4,759,418)	-	(\$4,759,418)
Rent (from supportive housing program participants)	-	(\$486,720)	(\$486,720)
Balance of funding to be confirmed from senior levels of government, partnership contributions, and additional Regional contribution	-	(\$6,619,490)	(\$6,619,490)
<b>Total Estimated Operating Financing</b>	<b>(\$4,759,418)</b>	<b>(\$7,106,210)</b>	<b>(\$11,865,628)</b>

- 7.3 As identified in the above table \$6,619,490 in financing for the estimated annual operating costs will need to be addressed through a combination of senior level government investments, potential partner contributions, and additional Regional funding provided in the 2026 Business Plans and Budgets. This is to accommodate the commencement of operations projected for Winter 2026.

## **8. Relationship to Strategic Plan**

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

- a. Strategic Direction – Connected and Vibrant Communities:
  - C2. Enable a full range of housing options, including housing that is affordable and close to transit.
- b. Strategic Direction – Healthy People, Caring Communities
  - H2. Collaborate with partners to respond to complex social issues that improve community safety and well-being, including mental health and addictions.
  - H3. Integrate and co-ordinate service delivery for positive life outcomes, including investments in poverty prevention, housing solutions, and homelessness supports.
- c. Strategic Direction – Strong Relationships
  - S4. Advocate to the federal and provincial government and agencies to advance regional priorities.

## **9. Conclusion**

- 9.1 There is a critical need to move quickly to secure funding through CMHC's Affordable Housing Fund (AHF) to help achieve the Region's affordable housing objectives. There was much anticipation for the release of the Rapid Housing Sub-Stream of the AHF and CMHC staff have been clear that the current funding allocation is limited and will likely be committed quickly to shovel-ready projects that have secured operational funding.
- 9.2 CMHC requires Regional Council to commit to funding the operating costs of 1635 Dundas, Phase 2, in order for the AHF application to move forward to secure capital funding.
- 9.3 Failure to secure the funding opportunity with CMHC will place a significant impact on the Region's property tax base to finance the capital costs related to the Phase 2 project.

Respectfully submitted,

Original signed by

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Elaine C. Baxter-Trahair  
Chief Administrative Officer