



## OFFICIAL NOTICE

### Meeting of Regional Council Agenda

Wednesday, March 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](#).

---

	Pages
1. Call to Order & Traditional Territory Acknowledgement	
2. Roll Call	
3. Declarations of Pecuniary Interest	
4. Adoption of Minutes	
4.1 Regional Council meeting - February 26, 2025	4
5. Presentations	
5.1 Tracy Greig, Chief Executive Officer, Durham Region Non-Profit Housing Corporation and Ginger Teoh, Director Tenant & Housing Services, Durham Region Non-Profit Housing Corporation re: Complex Tenant Challenges Pilot  Referred from the March 6, 2025 Health & Social Services Committee meeting	
5.2 Erin Valant, Director, Housing Services Division, and Alyssa Skan, Manager, Housing Services Division re: Durham Regional Local Housing Corporation - Continued Growth, Continued Need  Referred from the March 6, 2025 Health & Social Services Committee meeting	27
6. Delegations	

- 6.1 Vijay Jain, Founder & President, Vishwa Jain Sangathan Canada (Virtual Attendance)  
 re: Request to amend prior motion presented to Regional Council on February 26, 2025 to ban the Nazi Swastika to remove the word "Swastika" from the motion and replace it with Hakenkreuz, or hooked cross or Nazi symbol of hatred
- Referred from the March 18, 2025 Finance & Administration Committee meeting

**7. Communications**

- 7.1 CC 02 Memorandum dated March 26, 2025 from Alexander Harras, Director of Legislative Services & Regional Clerk 40  
 re: Amendment to Procedural By-law 2024-032
- Recommendation: Receive for information
- 7.2 CC 03 Memorandum dated March 26, 2025 from Brian Bridgeman, Commissioner of Community Growth & Economic Development 41  
 re: Request to the Province of Ontario: Expedite Release of the Regulations for the Transportation for the Future Act
- Recommendation: Adopt attached resolution

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

There are no Reports related to Delegations/Presentations

**9. Committee Reports**

- 9.1 Finance and Administration Committee 45
- 9.2 Health and Social Services Committee 47
- 9.3 Community Growth and Economic Development Committee 48
- 9.4 Works Committee 49
- 9.5 Committee of the Whole 51

**10. Departmental Reports and Other Resolutions**

- 10.1 Report #2025-COW-16 61  
 Industrial Development Charge Deferral Program
- 10.2 Report #2025-COW-15  
 Confidential Report of the Commissioners of Finance and Community Growth & Economic Development – a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Region with respect to negotiations regarding post-secondary investment attraction

Under Separate Cover

**11. Notice of Motions**

There are no Notice of Motions

**12. Unfinished Business**

There is no Unfinished Business

**13. Announcements**

**14. By-laws**

14.1 2025-011

Being a by-law to amend By-law 18-98 to impose fees for services provided by the Health Department under the Building Code Act, 1992, S.O. 1992, c.23

This by-law implements the recommendations contained in Item #1 of the 1st Report of the Health & Social Services Committee presented to Regional Council on March 26, 2025.

14.2 2025-012

Being a by-law to amend By-law 19-98 to impose fees for services provided by the Health Department of The Regional Municipality of Durham.

This by-law implements the recommendations contained in Item #1 of the 1st Report of the Health & Social Services Committee presented to Regional Council on March 26, 2025.

14.3 2025-013

Being a by-law to Amend By-law 2024-032 (Procedural By-law) to govern the proceedings of council and its committees, the conduct of its members, and the calling of meetings.

This by-law implements the recommendations contained in Council Correspondence CC 02, Item #7.1 presented to Regional Council on March 26, 2025.

**15. Confirming By-law**

15.1 2025-014

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 March, 2025.

**16. Adjournment**

Notice regarding collection, use and disclosure of personal information:

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

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

## **The Regional Municipality of Durham**

### **MINUTES**

#### **REGIONAL COUNCIL**

**Wednesday, February 26, 2025**

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:32 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.

Regional Chair Henry thanked Durham Region Transit (DRT) for providing pink ties to members today in honour of Pink Shirt Day for anti-bullying. Chair Henry recounted the story of the origin of Pink Shirt Day.

Regional Chair Henry announced that the Region has received national recognition for leadership on climate action, diversity, equity and inclusion through an FCM Sustainable Communities Award. In a truly interdepartmental effort co-led by the Works Department's Transportation Division and the Sustainability team in the CAO's Office Strategic Initiatives Division, with input from numerous other teams, the Region has implemented an innovative flood risk assessment that analyzed existing flood and climate related data with a social equity lens to ensure that transportation assets and financial planning considers increasing flood risks and other climate change impacts, while prioritizing infrastructure that supports vulnerable communities and social services.

## 2. Roll Call

Councillor Anderson  
Councillor Ashe  
Councillor Barton\* attended for part of the meeting  
Councillor Brenner\*  
Councillor Carter  
Councillor Chapman  
Councillor Cook\*  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Foster, left the meeting at 11:00 AM and attended the meeting at 12:40 PM  
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 9:45 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 Councillors Barton and Yamada.

## 3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest made.

Chair Henry announced that the Family Services Division (FSD) of the Social Services Department has been selected by the Ontario Municipal Social Services Association (OMSSA) as a recipient of its 2024 Local Municipal Champion Award, which recognizes work that advances excellence in human services integration and service system management. Many of Family Services Durham's services and supports are provided through various collaborations and partnerships that leverage existing expertise and resources to meet the mental health and social care needs of residents in Durham Region.

#### 4. Adoption of Minutes

Moved by Councillor Chapman, Seconded by Councillor Lee,  
(15) That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on January 29, 2025; and
- Regular Committee of the Whole meeting held on February 12, 2025

CARRIED

#### 5. Presentations

##### 5.1 Jaki MacKinnon, DEAN Member at Large, Durham Elder Abuse Network (DEAN), re: World Elder Abuse Awareness Day Challenge

Jaki MacKinnon, Member at Large, Durham Elder Abuse Network (DEAN) provided a presentation with respect to the World Elder Abuse Awareness Day Challenge. Highlights of the presentation included:

- World Elder Abuse Awareness Day – Friday, June 13, 2025
- Durham Elder Abuse Network (DEAN)
  - Mission
  - Action
- Elder Abuse is Increasing
- World Elder Abuse Awareness Day (WEAAD)
  - Purpose
  - Region and local municipalities have participated in past
  - Presenting challenge to Council: Help make WEAAD 2025 the best promoted, best attended and most impactful WEAAD in Durham's history
  - Ask Mayors to sign proclamation on behalf of their municipality
  - Ask Mayors to attend the WEAAD ceremony at the Region and bring others
  - Ask members to take action (hold elder abuse awareness event in your municipality)
  - Ask members to broadly promote on their social media and community engagement platforms

J. MacKinnon responded to questions from members of Council.

**6. Delegations**

There were no delegations.

**7. Communications**

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

Moved by Councillor Chapman, Seconded by Councillor Carter,  
(16) That Councillor Pickles be appointed to The Royal Agricultural Winter Fair Board of Governors.

CARRIED

**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**

None

**9.4 Report of the Works Committee**

1. Energy from Waste – Waste Management Advisory Committee (Host Community Agreement Committee) Membership Appointments (2025-WR-1)  
[CARRIED]

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)  
[CARRIED]

- 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

Moved by Councillor Marimpietri, Seconded by Councillor Mulcahy,  
(17) That the recommendations contained in Items 1 and 2 of Report #2 of the Works Committee be adopted.  
CARRIED

**9.5 Report of the Committee of the Whole**

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



- 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)  
[CARRIED]
- 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)  
[CARRIED]
- 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  
[CARRIED UNANIMOUSLY AS AMENDED, ON A RECORDED VOTE] [SEE MOTION (21) ON PAGE 9]

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, **with the exceptions for certain educational and artistic purposes**, 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  
[CARRIED]

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.

Moved by Councillor Shahid, Seconded by Councillor Carter,  
(18) That the recommendations contained in Items 1, 2 and 5 of Report #2 of the Committee of the Whole be adopted.  
CARRIED

Moved by Councillor Shahid, Seconded by Councillor Carter,  
(19) That the recommendations contained in Item 3 of Report #2 of the Committee of the Whole be adopted.  
CARRIED

Moved by Councillor Shahid, Seconded by Councillor Carter,  
(20) That the recommendations contained in Item 4 of Report #2 of the Committee of the Whole be adopted.  
CARRIED UNANIMOUSLY AS AMENDED  
ON A RECORDED VOTE  
(See Following Motion)

Moved by Councillor Leahy, Seconded by Councillor Yamada,  
(21) That the recommendations contained in Item 4 of Report #2 of the Committee of the Whole, be amended to more closely reflect the original B’Nai Brith recommendation by adding the words “with the exceptions for certain educational and artistic purposes,” after the word “banning,” in the first operative clause.  
CARRIED

The main motion (20) of Councillors Shahid and Carter to adopt the recommendations contained in Item 4 of Report #2 of the Committee of the Whole 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 Chapman	

Councillor Collier  
Councillor Cook  
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  
Regional Chair Henry

Members Absent: Councillor Barton

Declarations of Interest: None

Moved by Councillor Carter, Seconded by Councillor Marimpietri,  
(22) That the Rules of Procedure be waived in order to introduce a motion  
without notice.

CARRIED ON THE FOLLOWING RECORDED  
VOTE (A 2/3RDS VOTE WAS ATTAINED):

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Brenner	
Councillor Carter	
Councillor Chapman	
Councillor Collier	
Councillor Cook	
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  
Regional Chair Henry

Members Absent: Councillor Barton

Declarations of Interest: None

## 10. Departmental Reports & Other Resolutions

### 10.4 Motion Regarding Installment Program for Regional Development Charges [CARRIED UNANIMOUSLY, AS AMENDED, ON A RECORDED VOTE] [SEE MOTION (27) ON PAGES 13 AND 14 ]

Moved by Councillor Carter, Seconded by Councillor Marimpietri,  
(23) Whereas Regional Development Charges are collected on all new developments across the Region of Durham including residential, industrial and commercial developments; and

Whereas City of Oshawa has taken a position to exempt industrial developments from City Development Charges in an effort to support investment leading to job creation across the City; and

Whereas on February 4, 2025 the United States Government had announced it would impose a 25 percent tariff on most Canadian goods and a 10 percent tariff on energy; and

Whereas this initial announcement was postponed by a minimum of 30 days yet the proposed tariffs continue to create an environment of economic uncertainty and delay business investment; and

Whereas the Regional Chair and Mayor's of area municipalities released a statement on February 3, 2025 that stated "we align to stand up for our people and businesses" and that "we must safeguard and support the businesses that are the backbone of our local economy and community"; and

Whereas seeking opportunities to support expansion and growth of companies in the Region of Durham is directly aligned to Goal 3.2 of Invest Durham's Ready Set Future economic development strategy; and

Whereas evaluating opportunities to provide financial relief to businesses seeking growth or expansion in the Region of Durham may assist in developing a robust economic ecosystem which can begin to alleviate reliance on global markets and establish made in Canada solutions; and

Whereas the Region of Durham could consider an installment program for the payment of Regional Development Charges on industrial developments to provide a program that could stimulate further development from new and existing businesses in the Region while still accumulating the required funds for the infrastructure needed to service the expansions;

Now therefore be it resolved:

That Council direct Finance Services staff to develop an installment program for the payment of Regional Development Charges **on industrial developments** to allow for payment over a five-year period in installments with interest and should the company cease to exist in the future that the Regional Development Charges be added to the property tax bill;

That the program be back dated to be available to industrial developments effective February 1, 2025 to be aligned with support extended under tariff relief programs; and

That Regional staff be directed to amend the associated bylaws required to incorporate the terms of the installment program.

CARRIED UNANIMOUSLY AS AMENDED  
ON A RECORDED VOTE LATER IN THE MEETING  
(See Following Motions)

Moved by Councillor Ashe, Seconded by Councillor Kerr,  
(24) That Council recess for 15 minutes.

CARRIED

Council recessed at 10:55 AM and reconvened at 11:10 AM

The Clerk conducted a roll call following the recess and all members of Council were present with the exception of Councillors Barton and Neal.

Moved by Councillor Schummer, Seconded by Councillor Anderson,  
(25) That the main motion (23) of Councillors Carter and Marimpietri be referred to staff for a report which implements a Development Charges instalment program and associated by-law amendments, to be presented at a Special Meeting of Regional Council prior to the regular April 2025 Regional Council Meeting.

MOTION DEFEATED ON A RECORDED VOTE  
LATER IN THE MEETING

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(26) That Council recess for 20 minutes.

CARRIED

Council recessed at 11:51 AM and reconvened at 12:11 PM

The Clerk conducted a roll following the recess and all members of Council were present with the exception of Councillors Barton, Foster and Neal.

The referral motion (25) of Councillors Schummer and Anderson was then put to a vote and DEFEATED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Collier  
Councillor Cook  
Councillor Dies  
Councillor Jubb  
Councillor Mulcahy  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Regional Chair Henry

No

Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Crawford  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Neal  
Councillor Nicholson  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada

Members Absent: Councillor Barton  
Councillor Foster

Declarations of Interest: None



Moved by Councillor Carter, Seconded by Councillor Marimpietri,  
(27) That the main motion (23) of Councillors Carter and Marimpietri be amended by adding the words “on industrial developments” in the first operative clause so that it now reads as follows:

“That Council direct Finance Services staff to develop an installment program for the payment of Regional Development Charges **on industrial developments** to allow for payment over a five-year period in installments with interest and should the company cease to exist in the future that the Regional Development Charges be added to the property tax bill;”

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

Members Absent: Councillor Foster

Declarations of Interest: None

The main motion (23) of Councillors Carter and Marimpietri 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 Barton	
Councillor Brenner	
Councillor Carter	
Councillor Chapman	
Councillor Collier	
Councillor Cook	
Councillor Crawford	
Councillor Dies	
Councillor Garrod	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Neal	
Councillor Nicholson	
Councillor Pickles	
Councillor Roy	
Councillor Schummer	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Foster

Declarations of Interest: None

- 10.1 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 (2025-COW-9)  
[CARRIED ON A RECORDED VOTE]

Moved by Councillor Carter, Seconded by Councillor Chapman,

(28) 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.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

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

No

Councillor Schummer

Members Absent: Councillor Foster

Declarations of Interest: None

10.2 Motion regarding Request for Gun Amnesty in 2025

[REFERRED ON A RECORDED VOTE] [SEE MOTIONS (30) AND (31)]

Moved by Councillor Leahy, Seconded by Councillor Kerr,

(29) That 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 to the Durham Regional Police Services Board for information.

REFERRED TO DURHAM REGIONAL POLICE SERVICES BOARD  
(See Following Motions)

Moved by Councillor Lee, Seconded by Councillor Marimpietri  
(30) That the main motion (29) of Councillors Leahy and Kerr be amended by adding the following clause to the end:

“That the Chief of Police of the DRPS be requested to report back to Council at his next quarterly update to Council on the total number of firearms seized to gauge the actual effectiveness of the program.”

REFERRED TO DURHAM REGIONAL POLICE SERVICES BOARD  
(See Following Motion)

Moved by Councillor Crawford, Seconded by Councillor Foster,  
(31) That the main motion (29) of Councillors Leahy and Kerr and the amending motion (30) of Councillors Lee and Marimpietri be referred to the Durham Regional Police Services Board (DRPSB) for review and then sent back to Council.

CARRIED ON A RECORDED VOTE  
LATER IN THE MEETING

Moved by Councillor Shahid, Seconded by Councillor Chapman,  
(32) That a vote on the matter be now taken.

CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Lee  
Councillor McDougall  
Councillor Mulcahy

No

Councillor Leahy  
Councillor Marimpietri  
Councillor Neal  
Councillor Nicholson

Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Barton  
Councillor Cook  
Councillor Yamada

Declarations of Interest: None

The referral motion (31) of Councillors Crawford and Foster was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr  
Councillor Leahy  
Councillor Lee  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Pickles  
Councillor Roy  
Councillor Schummer  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

No

Councillor Brenner  
Councillor Marimpietri  
Councillor Nicholson

Members Absent: Councillor Barton  
Councillor Cook  
Councillor Yamada

Declarations of Interest: None

10.3 Pre-Budget Approval for Operating Costs and Confirmation of Federal Investment in Capital for 1635 Dundas Street Phase 2, Whitby (2025-SS-1)  
[CARRIED ON A RECORDED VOTE]

Moved by Councillor Roy, Seconded by Councillor Carter,

- (33) 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 Report #2025-SS-1 of the Chief Administrative Officer be provided to Canada Mortgage and Housing Corporation as Regional Council's support to fund the ongoing operational costs related to this project.

CARRIED ON THE FOLLOWING RECORDED  
VOTE:

Yes

Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Jubb  
Councillor Kerr

No

Councillor Schummer  
Councillor Yamada



Councillor Leahy  
Councillor Lee  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Regional Chair Henry

Members Absent: Councillor Barton  
Councillor Cook

Declarations of Interest: None

**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**

There were no by-laws to be considered.

**15. Confirming By-law**

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.

Moved by Councillor Ashe, Seconded by Councillor Lee,  
(34) That By-law Number 2025-010 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on February 26, 2025 be passed.

CARRIED

**16. Adjournment**

Moved by Councillor Wotten, Seconded by Councillor Shahid,  
(35) That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:59 PM

Respectfully submitted,

---

John Henry, Regional Chair & CEO

---

Alexander Harras, Regional Clerk



# Durham Regional Local Housing Corporation

Continued growth,  
Continued need



# Durham Regional Local Housing Corporation

- DRLHC is Durham Region's largest community housing provider.
- 1300 units located across 23 sites in Ajax, Pickering, Whitby, Oshawa, Bowmanville, Port Perry, Uxbridge, Cannington and Beaverton.
- Currently units are 100% Rent-Geared-to-Income and filled through the Durham Access to Social Housing (DASH) wait list.
- There are 3 Property Managers who manage the DRLHC properties
- There are 2 Housing Program Coordinators who support DRLHC tenants

# History of the Housing Program Coordinator

- Two new housing coordinator positions created in 2017
- Created as a response to an identified gap in service and a need for dedicated staff to meet the support and service navigation needs of tenants
- Roles assist in a variety of ways including supporting tenants through the annual review process, connecting with services, coordinating external supports and services, managing issues, general eviction prevention
- Positions have changed and evolved as the service and support needs of tenants evolve

# Day in the Life

- Provide direct support to tenants including warm connections to community-based supports
- Conduct regular home visits to promote housing stability
- Assist in complex system navigation
- Coordinate with property managers and act as liaison between landlord and tenant
- Eviction prevention and education on tenants' rights and responsibilities
- Coordinate tenant community events to facilitate community building
- Plan, coordinate and implement onsite programming for tenants through partnership building
- Mediate conflicts between tenants
- Completion of RGI Annual Review packages
- Identify, organize or create community development opportunities

# Challenges

- System Navigation
  - Applying for ID and replacement ID
  - Assistance applying for and understanding income sources
  - Advocacy and intensive service navigation support
- Health Supports
  - Needs are more complex and systems can be hard to navigate
  - Facilitated referrals for mental health & counselling supports
  - When tenants hit a road block, that's where we come in!
- Digital Literacy
  - Financial access to computers, tablets, cell phones
  - Need to promote digital financial education
  - Improve accessibility
  - Tenants often require one on one assistance





# Community Partnerships & Collaboration





# Collaboration

- Tax clinics
- Food security
- Vision care
- Health fairs
- Service Canada information booths
- Wills and Powers of Attorney
- Dental care
- Paint nights
- Mobile library programs
- Paramedicine program
- Art programs
- Babysitting courses
- Mobile vaccination clinics
- Learning Bond events
- Backpack and school supply drives
- Community clean-ups
- Employment assistance
- Holiday events
- Performance arts programs
- Exercise classes
- Social activities
- Community building events
- Jiu Jitsu
- Community gardens
- Supporting tenant led initiatives
- Nurse Practitioner clinics
- School lunch programs

# 155 King St. East

- Largest senior building in the DRLHC portfolio
- 165 units
- Community Care Hub in the building
- Paramedicine program
- Ongoing building revitalization



# Lakeview Harbourside

- Lakefront property in south Oshawa
- 173 Townhomes
- 15-unit apartment building
- Began community development project with the residents in 2018





# Community Volunteer Income Tax Program

- In-person clinics at most DRLHC sites
- Began a pick-up/drop-off service during COVID but continue due to popularity
  - Ensures residents have the proper paperwork for their annual RGI review but also ensures that tenants are receiving all monetary benefits that they are entitled to
  - Highlights the importance of building and preserving relationships with volunteers who continue to support year over year
- In 2024 we have filed over 400 returns





# Future Planning

Where do we go from here?



# Supporting the Community Housing Sector

- Expanding supports to wrap around all community housing sites
- Partnering with community organizations and services to create more tenant-centered programming
- Partnering with community organizations and services to bring more services and supports into community housing sites
- Focus on community building to maintain strong and vibrant communities



# Alyssa Skan

Housing Manager, Housing Services

[Alyssa.Skan@durham.ca](mailto:Alyssa.Skan@durham.ca)

(905) 666-6239 Ext. 2477

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

[@RegionofDurham](#)





# Memorandum

The Regional  
Municipality of Durham  
Corporate Services  
Department –  
Legislative Services  
Division

605 ROSSLAND RD. E.  
LEVEL 1  
PO BOX 623  
WHITBY, ON L1N 6A3  
CANADA

905-668-7711  
1-800-372-1102  
durham.ca

Alexander Harras  
Regional Clerk

**Date:** March 26, 2025  
**To:** Regional Chair Henry and Members of Regional Council  
**From:** Alexander Harras, Regional Clerk  
**Subject:** Amendment to Procedural By-law 2024-032

---

Section 10 of the Procedural By-law outlines Council's Proceedings and details the Order of Business in Council.

The Regional Chair has suggested that the Order of Business be amended to include the playing of the Canadian National Anthem at the beginning of each meeting of Regional Council.

Accordingly, Council is being requested to approve the Amending By-law, as included in the March 26, 2025 Council Agenda, to amend Section 10 of the Procedural By-law to add the Playing of the National Anthem as the first order of business.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'AH'.

Alexander Harras  
Regional Clerk





# Council Memorandum

**Date:** March 26, 2025

**To:** Regional Chair Henry, Members of Regional Council and Department Heads

**From:** Brian Bridgeman, Commissioner of Community Growth and Economic Development

**Subject:** Request to the Province of Ontario: Expedite Release of the Regulations for the Transportation for the Future Act

---

The Regional Municipality of Durham

Community Growth and Economic Development Department

Community Growth Division

605 Rossland Road East  
Level 4  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

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

Email:  
CommunityGrowth@durham.ca

durham.ca

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

The GO Lakeshore East Extension is a priority project for the Region of Durham due to the tremendous potential to drive economic development, transform and connect communities, and help achieve a more sustainable future. Early site preparation and demolition for the Extension has started in downtown Oshawa.

In 2018, the Province made the decision to stop funding the design and construction of new GO transit stations. As a result of Durham-led efforts, the Province enacted [Transportation for the Future Act in December 2023](#).

Over the past two years, Regional Council has repeatedly confirmed its support to investigate the use of the new Act to fund the four new GO stations along the Extension. Upon the enactment of an enabling regulations, this legislation enables municipalities to support the building of stations along new GO train routes by funding the up-front costs related to station design and construction and enacting a by-law to recover costs through the collection of a Transit Station Charge (TSC). This fee will be paid by the landowners who will benefit from the presence of a GO station by way of increased land values and will be collected only when a landowner develops their land.

If this information is required in an accessible format, please contact Reception at 1-800-372-1102, ext. 2548.

The Region has been waiting for over a year for the province to release the regulations. Without these regulations in place, we cannot meaningfully proceed with the required Background Study and subsequent Transit Station Charge by-law. There are now residential and mixed-use development applications being brought forward to the City of Oshawa and the Municipality of Clarington proposing significant new units adjacent to future GO Station sites.

Durham is in critical need of housing, and we do not want to delay any application for development in a designated Major Transit Station Area, which is why we are recommending that Regional Council endorse the attached motion at the March 2025 Council meeting. The motion requests that the Province expedite the release of the regulations to enable the Region of Durham to proceed with a Transit Station Charge by-law.

The proposed motion is essential to encourage the Province to act quickly and support the Region's use of the station funding mechanism enabled through the Transportation for the Future Act.

#### **Attachments**

- Attachment #1: Motion regarding GO Transit Station Funding

Kind regards,

*Brian Bridgeman*

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

Request to the Province of Ontario to release the regulations to enable the Region of Durham to proceed with a background study on Transit Station Charge(s) to support the funding and delivery of four new GO stations and Transit-Oriented Communities along the GO Lakeshore East Extension to Bowmanville.

WHEREAS residents, workers, and businesses in the Region of Durham rely on regional transportation to connect with one another, commute to and from work, and reach new customers;

AND WHEREAS current economic uncertainty reinforces the need to invest in our communities, invest in public infrastructure, build more homes, and strengthen the connections between residents, workers and businesses in the region;

AND WHEREAS the Region of Durham identifies the GO Lakeshore East Extension as a priority project that can drive economic development, transform and connect our communities and help achieve a more sustainable future;

AND WHEREAS the Province of Ontario committed to build and fund the GO Lakeshore East Extension in the 2022 provincial budget;

AND WHEREAS the Region of Durham and the Province of Ontario have worked collaboratively together on an innovative approach to transit-oriented community development;

AND WHEREAS the Province of Ontario introduced and passed the GO Transit Station Funding Act, 2023, to enable more GO stations, spur more housing and mixed-use communities around transit, and help make it more convenient to travel across the Greater Toronto Area and surrounding regions;

AND WHEREAS the Region of Durham estimates that the GO Transit Station Funding Act, 2023 will enable up to 16,000 new homes across four new transit-oriented communities in the next 30 years, providing much needed housing options in the Region of Durham;

AND WHEREAS the Region of Durham wishes to expeditiously pass a transit station charge by-law under the GO Transit Station Funding Act, 2023 to support the funding of the four new GO stations along the GO Lakeshore East Extension;

AND WHEREAS there are current development applications in the City of Oshawa and Municipality of Clarington that are within the area of future GO stations where a transit station charge would apply.

NOW THEREFORE BE IT RESOLVED: THAT the Council of the Regional Municipality of Durham hereby requests that the Province of Ontario expedite the release of regulations under the GO Transit Station Funding Act, 2023 to enable the Region of Durham to proceed with a background study and pass a Transit Station Charge By-law to support the funding of four new GO stations and Transit-Oriented Communities along the GO Lakeshore East Extension to Bowmanville.

AND THAT a copy of this resolution be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Transportation, the Minister of Infrastructure, all local Durham MPPs, and all Durham local area municipalities.

## Report #1 of the Finance & Administration Committee

For consideration by Regional Council

March 26, 2025

The Finance & Administration Committee recommends approval of the following:

1. Motion to amend prior motion presented to Regional Council on February 26, 2025, re: Banning the Nazi Swastika in Canada, to remove references to "Swastika" from the motion and replace them with "Nazi symbols of hate"

- A) That subject to a 2/3rds majority vote, the resolution with respect to Banning the Nazi Swastika in Canada, adopted at the February 26, 2025 Regional Council meeting, be reconsidered; and
- B) That subject to Part A) being approved, that the resolution be amended to replace all references to Nazi swastika(s) with the words "Nazi symbols of hate", and make any necessary associated grammatical revisions.

2. Appointment of New Members to the Durham Region Accessibility Advisory Committee (AAC) (2025-A-1)

That the following persons be appointed to the Durham Region Accessibility Advisory Committee:

- i. Julia Stevenson – Community member living with a disability
  - ii. Mubina Jaffer - Community member caregiver to a person with a disability
  - iii. Laura Saumur – Community member living with a disability.
3. Correspondence from the Town of Ajax re: Resolution passed at their Council meeting held on February 18, 2025 with regards to Impacts of the International Student Program Changes to Local Post Secondary Programs

That the Correspondence from the Town of Ajax, regarding the Resolution passed at their Council meeting held on February 18, 2025 with regards to Impacts of the International Student Program Changes to Local Post Secondary Programs, be endorsed.

4. The Remuneration and Expenses in 2024 of Members of Regional Council and Regional Council Appointees to Local Boards, as Required by Section 284(1) of the Municipal Act, 2001, S.O. 2001, c. 25 (2025-F-1)

That Report #2025-F-1 of the Commissioner of Finance be received for information.

5. Approval for the Purchase of Nine Leased Buses – Durham Region Transit (2025-F-2)

---

- A) That an unbudgeted capital project for the purchase of nine diesel buses at a total cost not to exceed \$540,000 be approved with financing to be provided from a reallocation of provincial gas tax funding in the Mini Van Replacement project (H2211) that has been cancelled;
- B) That staff be authorized to award a sole source agreement with Damera Bus Sales Canada Corp. for the purchase of the nine diesel buses that Durham Region Transit (DRT) currently leases; and
- C) That the Commissioner of Finance be authorized to execute the necessary agreements.

6. 2024/2025 Annual Risk Management and Insurance Update (2025-F-3)

---

That Report #2025-F-3 of the Commissioner of Finance be received for information.

Respectfully submitted,

K. Ashe, Chair, Finance & Administration Committee

## Report #1 of the Health & Social Services Committee

For consideration by Regional Council

March 26, 2025

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

1. Amending By-laws 18-98 and 19-98 to Update Fees for Health Protection Regional Activities and Ontario Building Code Activities (2025-MOH-1)
  - A) That a by-law, generally in the form included as Attachment #1 to Report #2025-MOH-1 of the Commissioner and Medical Officer of Health, that amends Regional By-law 18-98 (as last amended by By-law 16-2022), which establishes a tariff of fees on applications for and issuance of permits under the Building Code Act, 1992, effective April 1, 2025, be approved; and
  - B) That a by-law, generally in the form included as Attachment #2 to Report #2025-MOH-1, that amends Regional By-law 19-98 (as last amended by By-law 17-2022), which establishes a tariff of fees and charges for certain services provided by the Health Department, under the Planning Act, effective April 1, 2025, be approved.

2. Update to Fees for Region of Durham Paramedic Services Special Events Coverage (2025-MOH-2)

That the current fees for special events coverage by Region of Durham Paramedic Services be increased to \$205.50 per hour (3 hour minimum), representing a 3.75 per cent increase from the current rate, to be effective April 1, 2025.

3. Correspondence from Susan Cassel, City Clerk, City of Pickering, re: Program of All-Inclusive Care for the Elderly (PACE)

That Correspondence from Susan Cassel, City Clerk, City of Pickering, regarding Program of All-Inclusive Care for the Elderly (PACE), be endorsed.

4. Durham Region Encampment Strategy (2025-SS-2)

That the Durham Region Encampment Strategy, as included in Attachment #1 to Report #2025-SS-2 of the Commissioner of Social Services, be endorsed.

Respectfully submitted,

E. Roy, Chair, Health & Social Services Committee

## Report #2 of the Community Growth & Economic Development Committee

For consideration by Regional Council

March 26, 2025

The Community Growth & Economic Development Committee recommends approval of the following:

1. Smart Mobility Durham 2024 Annual Report and 2025 Workplan (2025-CG-4)
  - A) That Report #2025-CG-4 of the Commissioner of Community Growth and Economic Development, including the Smart Mobility Durham's 2024 Annual Report as outlined in Attachment 1, be received;
  - B) That Smart Mobility Durham's 2025 Workplan be approved, as outlined in Attachment 2 to Report #2025-CG-4; and
  - C) That a copy of Report #2025-CG-4 be forwarded to the Durham Active Transportation Committee and the Area Municipalities.
2. Durham Environment and Climate Advisory Committee (DECAC) Youth Membership Appointment (2025-CG-5)
  - A) That Chazz DeAbreu be appointed to the Durham Environment and Climate Advisory Committee as its Youth Member and that they be so advised; and
  - B) That a copy of Report #2025-CG-5 of the Commissioner of Community Growth and Economic Development be forwarded to the Durham Environment and Climate Advisory Committee and Pickering High School.

Respectfully submitted,

B. Chapman, Chair, Community Growth & Economic Development Committee



## Report #3 of the Works Committee

For consideration by Regional Council

March 26, 2025

The Works Committee recommends approval of the following:

1. Update on the Automated Cart-Based Garbage Collection Pilot Project and Future Waste Collection Contract Delivery (2025-WR-2)
  - A) That Report #2025-WR-2 of the Commissioner of Works, “Automated Cart-Based Garbage Collection Pilot Project Results and Future Waste Collection Contract Delivery”, be received for information;
  - B) That Regional Council approve the transition of Durham Region’s future residential curbside waste management collection contracts for garbage and organics from manual collection to automated collection;
  - C) That Regional Council direct staff to amend By-law #2024-009, A By-law to Regulate the Provision of Waste Management Services Under the Jurisdiction of the Regional Municipality of Durham, effective April 1, 2028, to reflect an automated residential curbside waste collection program;
  - D) That the costs resulting from the procurement for automated cart-based waste collection services be included in 2028 and future Waste Management Business Plans and Budgets;
  - E) That staff develop a process for recovering the future cost of carts issued to new homes and the cost to replace broken carts subject to the satisfaction of the Commissioner of Finance and the Commissioner of Works; and
  - F) That staff be requested to investigate and report back on the feasibility and costs of continuing the current pilot program in the Town of Ajax and the Township of Scugog locations, as well as what the costs would be to expand the pilot program to the rest of the Region's waste collection areas within the existing contractual framework(s).

2. The Regional Municipality of Durham’s Drinking Water Systems 2024 Summary Report (2025-W-5)
  - A) That the 2024 Summary Report for the Regional Municipality of Durham Drinking Water Systems be received for information;
  - B) That receipt of Report #2025-W-5 of the Commissioner of Works be confirmed by resolution of Regional Council; and
  - C) That a copy of this resolution be forwarded to the Ontario Ministry of the Environment, Conservation and Parks’ York-Durham District Office to indicate that the conditions of Schedule 22 of Ontario Regulation 170/03 have been fulfilled.
  
3. Confidential Report of the Commissioner of Works – Proposed or Pending Acquisition of Land for Regional Corporation Purposes as it relates to Property in the Township of Brock (2025-W-6)

That the recommendations contained in Confidential Report #2025-W-6 of the Commissioner of Works be adopted.

Respectfully submitted,

D. Barton, Chair, Works Committee

## Report #3 of the Committee of the Whole

For consideration by Regional Council

March 26, 2025

The Committee of the Whole recommends approval of the following:

1. Motion regarding Tariff Response Recommendations

---

Whereas on February 26, 2025, Council approved the following:

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.

And Whereas Regional staff have already begun to focus on local and Canadian procurement opportunities where possible under the existing Regional purchasing by-law and to research alternatives;

Now therefore be it resolved that Council provide the following direction to staff on a Made in Durham response to trade tariffs:

1. The Commissioner of Finance be directed to adopt procurement strategies that prioritize Canadian and other non-U.S. goods and services over those of the U.S. where feasible;

2. That these Buy Canadian strategies be consistent with provincial and municipal procurement policies and aim to protect the maximum number of local jobs, Canadian jobs and Canadian-owned companies, in that order of priority, in order to support the medium and long-term growth of Canadian suppliers as well as develop longer term alternatives to U.S. suppliers to ensure competition and a diverse supply chain;
  3. These procurement strategies be aligned with any federal or provincial legislation or direction to municipalities to support a unified, cross-Canada approach that effectively leverages the considerable buying power of Canadian municipalities to support a broader trade and economic strategy;
  4. Regional procurement be assessed to determine what U.S.-sourced goods and services are relied on, and to develop alternative procurement strategies;
  5. That staff be directed to investigate amendments to the Purchasing By-law to allow alternative thresholds for bidding opportunities to maximize bidding opportunities for local and Canadian vendors;
  6. That the Commissioner of Finance be delegated authority to approve contract extensions in situations where negotiating an extension is favourable to obtaining bids during this time of uncertainty, or where supply or pricing is likely to be impacted;
  7. That the Commissioner of Finance be delegated authority to approve additional financing specifically related to tariffs and retaliatory issues where current contracts or bids come in over budget or require an increase that would otherwise require Council approval under the Budget Management Policy; and
  8. That any amendments to the Region’s Purchasing By-law necessary to implement this Made in Durham Approach, including the above directions, be brought to Regional Council for endorsement.
2. Housing and Homelessness Service and Financing Strategy (2025 – 2034)  
(2025-COW-14)
- 
- A) That the 10-year Housing and Homelessness Service and Financing Strategy (“the Strategy”), including Regional investment in housing and homelessness service enhancements, new affordable housing development and renewal initiatives, and Durham Regional Local Housing Corporation (DRLHC) asset management and retrofit activities be approved in principle subject to investment approvals through the Region’s annual business planning and budget process;

- B) That the Strategy be reviewed every four years or earlier as may be necessary in consideration of new or updated information that may impact project delivery, financing and timelines;
- C) That an annual incremental increase on the overall Regional property tax levy of approximately 0.75 per cent, each year over the 2026 - 2034 timeframe, be endorsed as necessary, subject to annual approvals through the Region's annual business planning and budget process to implement the Strategy;
- D) That staff continue to advocate for sustained, incremental, and additional funding from the provincial and federal governments to support the funding gaps identified in the Strategy;
- E) That the 2025 capital program and financing, as outlined in Attachment #2 to Report #2025-COW-14 of the Commissioners of Finance and Social Services, in the amount of \$271,213,492 be approved;
- F) That up to \$111,919,416 in debenture financing as outlined below be approved, for the following projects, subject to confirmation of other funding sources:
  - i) \$25,203,994 for housing redevelopment in the City of Oshawa, (this is subject to approval of Confidential Report #2025-COW-11 and excludes the debenture financing sought through Confidential Report #2025-COW-11);
  - ii) \$7,269,856 for the redevelopment of the Broader Hill housing complex in Oshawa;
  - iii) \$5,448,798 for the redevelopment of 409 Centre Street in Whitby;
  - iv) \$69,996,768 for the redevelopment of 419 - 451 Christine Crescent in Oshawa; and
  - v) \$4,000,000 for deep energy retrofits and asset management work at 315 Colborne St West in Whitby;
- G) That the Commissioner of Finance/Regional Treasurer be authorized to execute all necessary agreements associated with the debenture financing;
- H) That the 2026 to 2034 capital forecast, as outlined in Attachment #3 to Report #2025-COW-14, in the amount of \$1,934,459,343 be received for information purposes only and be subject to future approvals; and
- I) That Durham Region Council directs Works, Social Services and Community Growth and Economic Development staff to explore higher and better uses for Region-owned lands including, but not limited to, affordable housing and recreational facilities, while retaining their original purposes.

3. Authorization to Enter into an Agreement with Brooklin Northeast Developments CR Inc. for the Construction of a Zone 4 Feedermain on Thickson Road (Regional Road 26) Required to Service Brooklin Pressure Zone 4 in the Town of Whitby (2025-COW-10)

---

- A) That the Regional Municipality of Durham (Region) be authorized to enter into an Agreement with Brooklin Northeast Developments CR Inc. (Brooklin Northeast) for a Zone 4 feedermain from Thickson Road Zone 4 Water Pumping Station to the future Bergamot Street, in the Town of Whitby (the “Works”) with the following terms:
- i) Brooklin Northeast will finance upfront 100 per cent of the design and construction costs of the Works, estimated at \$5,984,700;
  - ii) Brooklin Northeast will tender, award, and construct the necessary Works, subject to Regional inspection and Regional approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
  - iii) Brooklin Northeast will post security in the form of a letter of credit, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
  - iv) Brooklin Northeast will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the Works, estimated at \$5,541,800 (at the rates in effect at the time of development) for lands within the Brooklin Zone 4 area that are serviced by the Works;
  - v) Development charge credits earned will be indexed in accordance with Statistics Canada’s Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
  - vi) The Region will pay Brooklin Northeast the non-residential share (7.4 per cent) of the design and construction costs of the Works, estimated at \$442,900, upon acceptance by the Region of the completion of the Works, from the 2025 Water Supply Budget:

**2025 Water Supply Budget**

Item #128 Zone 4 feedermain from Thickson Rd. Zone 4 Water Pumping Station to Zone 4 Myrtle Rd. Reservoir with connection to Zone 4 Water Pumping Station at Duffs Rd. Reservoir and Zone 5 feedermain from Duffs Reservoir to Brawley Rd., Whitby

Commercial Development Charges	\$173,600
Industrial Development Charges	\$227,400
2025 Water User Revenue <sup>1</sup>	<u>\$41,900</u>
<b>Total</b>	<b><u>\$442,900</u></b>

Note:

<sup>1</sup> \$41,900 in water user revenue related to the shortfall in institutional development charges

- B) That an allowance of 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by Brooklin Northeast, included in the estimated cost of the Works, will be paid by the Region:
- i) All financial commitments will be based on final actual costs;
  - ii) Such other terms as deemed appropriate by the Commissioner of Works; and
- C) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.
4. Authorization to Enter into an Agreement with the Southeast Courtice Landowner Group for the Construction of a Zone 2 Feedermain and a Sub Trunk Sanitary Sewer Required to Service the Southeast Courtice Secondary Plan Area in the Municipality of Clarington (2025-COW-12)
- A) That the Regional Municipality of Durham (Region) be authorized to enter into an Agreement with the Southeast Courtice Landowners Group for the construction of a Zone 2 feedermain and sub-trunk sanitary sewer (the “Works”) with the following terms:
- i) The Southeast Courtice Landowners Group will finance upfront 100 per cent of the design and construction costs of the Works estimated at \$17,842,900 (\$9,601,500 for the feedermain and \$8,241,400 for the sub-trunk sewer);
  - ii) The Southeast Courtice Landowners Group will tender, award, and construct the necessary Works, subject to Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
  - iii) The Southeast Courtice Landowners Group will post security in the form of a letter of credit, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;

- iv) The Southeast Courtice Landowners Group will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the water supply Works, estimated at \$8,891,000 and residential sanitary sewerage development charge credits up to an amount equal to the residential share (83.3 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$6,865,100 (at the rates in effect at the time of development), for lands within the areas that are serviced by the Works;
- v) Development charge credits earned will be indexed in accordance with Statistics Canada’s Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
- vi) The Region will pay to the Southeast Courtice Landowners Group the non-residential share (7.4 per cent for water supply and 16.7 per cent for sanitary sewerage) of the design and construction costs of the Works, estimated at \$710,500 for Water Supply and \$1,376,300 for Sanitary Sewerage upon acceptance by the Region of the completion of the Works, from the 2025 Business Plans and Budgets:

**Water Supply**

**2025 Water Supply System Capital Budget**

Item #148 Zone 2 feedermain on Bloor St. from Prestonvale Rd. to Hancock Rd., Courtice

Commercial Development Charges	\$278,400
Industrial Development Charges	\$364,900
2025 Water User Revenue <sup>1</sup>	<u>\$67,200</u>
<b>Total</b>	<b><u>\$710,500</u></b>

Note:

<sup>1</sup> \$67,200 in water user revenue related to the shortfall in institutional development charges

**Sanitary Sewerage**

**Prior Years’ Sanitary Sewerage System Capital Budget**



Item #86: Sub-trunk sanitary sewer on easement along the north side of CPR from Trulls Rd. to Courtice Rd. and on Courtice Rd. from the north side of CPR to Bloor St., Courtice

Commercial Development Charges	\$412,800
Industrial Development Charges	\$223,600
2025 Sewer User Revenue <sup>1</sup>	<u>\$739,900</u>
<b>Total</b>	<b><u>\$1,376,300</u></b>

Note:

<sup>1</sup> \$739,900 in Sewer user revenue related to the shortfall in non-residential development charges

**Total Non-Residential Share** **\$2,086,800**

- vii) An allowance of 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by the Southeast Courtice Landowners Group, included in the estimated cost of the Works, will be paid by the Region;
  - viii) All financial commitments will be based on actual costs;
  - ix) Such other terms as deemed appropriate by the Commissioner of Works; and
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.
5. Recommendations for Eligible Projects Under the At Home Incentive Program for Affordable Housing ([2025-COW-13](#))
- 
- A) That the following applications for affordable rental housing projects be approved under the At Home Incentive Program (AHIP):
- i) Muslim Welfare Canada to build 55 units of affordable seniors rental housing at 1589-1603 Highway #2 East in Courtice, Municipality of Clarington (Attachment #1 to Report #2025-COW-13);
  - ii) Borelia Cooperative Homes Inc. to build 16 units of affordable rental housing at 10 Borelia Crescent in Port Perry, Township of Scugog (Attachment #2 to Report #2025-COW-13); and
  - iii) 1465 King Street Inc. to build 70 units of affordable rental housing at 1465 Highway #2 in Courtice, Municipality of Clarington (Attachment #3 to Report #2025-COW-13);

- B) That the Region provide up-front capital funding to support the development and construction of affordable rental housing projects in the total amount of \$13,250,000 broken down as follows:
    - i) \$5,750,000 to Muslim Welfare Canada;
    - ii) \$2,688,000 to Borelia Cooperative Homes Inc.; and
    - iii) \$4,812,000 to 1465 King Street Inc.;
  - C) That the up-front capital funding be provided from the At Home Incentive Program Reserve Fund (AHIPRF) and advanced based on the following key construction milestones:
    - i) 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security;
    - ii) 40 per cent at confirmation of fully enclosed building;
    - iii) 10 per cent at confirmation of occupancy;
  - D) That the up-front capital funding provided by the Region be conditional upon each proponent listed in Recommendation A) providing written confirmation of funding by third-party financiers (if applicable) prior to execution of the Municipal Capital Housing Facilities and Contribution Agreement;
  - E) That the Region enter into a Municipal Capital Housing Facilities and Contribution Agreement with the above-mentioned parties to:
    - i) maintain affordable rents for the specified affordability period;
    - ii) continue to use the eligibility requirements for tenants to enable the use of capital grants for eligible purpose-built affordable rental housing projects; and
    - iii) provide accountability and reporting requirements, including proforma construction accounting of their projects on a quarterly basis, given the heightened current economic challenges that these projects may face; and
  - F) That the Regional Solicitor be directed to prepare the necessary by-laws.
6. Motion regarding Free Transit for veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces

Whereas Metrolinx, the operator of GO transit, announced that it is providing free service to GO passengers who are veterans of the Canadian Armed Forces, Reservist, or full-time members of the Canadian Armed Forces; and

Whereas we owe a debt of gratitude to those who serve our country in the Canadian Armed Forces in past conflicts and in the current defence of our country; and

Whereas the integrated fares between Metrolinx and local municipal transit systems has meant that there is seamless travel between GTHA transit authorities; and

Whereas it is the intent of Durham Regional Council to recognize the contribution of those that have served in our Canadian Armed Forces; and

Whereas making transportation a seamless opportunity for past and current members of the Canadian Armed Forces is a desired outcome;

Now Therefore Be It Resolved That:

1. Durham Regional Council requests that the Transit Executive Committee consider the concept of allowing past and current members of the Canadian Armed Forces to ride for free on Durham Regional Transit subject to approval of the updated Fare Strategy in 2025, and consideration for the 2026 Budget; and
  2. This resolution be forwarded to the Transit Executive Committee for consideration at their next meeting.
7. Motion to Request the Province to Temporarily Remove Tolls on Highway 407 in Durham Region
- 

Whereas Highway 407 from Brock Road (Regional Road 1) in Pickering to Highway 35/115 is provincially owned and tolls are set by the Province; and

Whereas planned Regional road construction work to widen Winchester Road (Regional Road 3) from Anderson Street to Baldwin Street (Regional Highway 12) will necessitate reducing Winchester Road to one lane of traffic in one direction over an expected two construction seasons impacting travel times for residents and businesses; and

Whereas the temporary removal of tolls on Highway 407 during Winchester Road construction work would improve overall travel times and alleviate the traffic impacts on surrounding Regional and local municipal roads; and

Whereas at a media appearance on October 25, 2024 Premier Ford indicated that he had requested that the Minister of Transportation review reducing or eliminating tolls on the provincially-owned portion of the highway, being Highway 407 East; and

Whereas the Progressive Conservative Party of Ontario was re-elected on February 27, 2025, receiving a strong mandate for their 2025 Protect Ontario Plan which indicates that the Provincial government will remove all tolls on Highway 407 East; and

Whereas Winchester Road from Anderson Street to Baldwin Street will be once again reduced to one lane of traffic in one direction beginning in April 2025; and

Whereas the Council of the Region of Durham has previously advocated for the removal of tolls on Highway 407 East through Council Resolution in 2024 in order to boost economic development, improve travel times, and alleviate traffic impacts in Durham Region;

Now Therefore Be It Resolved That:

1. That the Council of the Region of Durham hereby requests that the Provincial government expedite the removal of all tolls on the entirety of Highway 407 East, in accordance with the 2025 Protect Ontario Plan, starting April of 2025 to align with the resumption of construction that will reduce traffic capacity on Winchester Road; and
  2. That the Regional Chair be requested on behalf of Council, to author a letter including this motion to the Premier of Ontario, the Minister of Transportation, all Durham Region MPPs, all Durham municipalities, the City of Kawartha Lakes, the Township of Cavan Monaghan, the City of Peterborough, the Ontario Trucking Association, and the Ontario Federation of Agriculture.
8. Confidential Report of the Commissioners of Works, Finance and Social Services – Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to the Acquisition of Property in the City of Oshawa (2025-COW-11)
- 

That the recommendations contained in Confidential Report #2025-COW-11 of the Commissioners of Works, Finance and Social Services, be adopted.

Respectfully submitted,

J. Henry, Regional Chair and CEO

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2303



# The Regional Municipality of Durham Report

---

To: Regional Council  
From: Commissioner of Finance, Commissioner of Community Growth and Economic Development, Commissioner of Works, and Regional Solicitor and Director of Legal Services  
Report: #2025-COW-16  
Date: March 26, 2025

---

**Subject:**

Industrial Development Charge Deferral Program

---

**Recommendation:**

That Regional Council approve the following:

- A) That the Council-approved Industrial Development Charge Deferral Program be implemented subject to the following conditions:
- a. the applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023 and Transit Development Charges By-law No. 39-2022 for industrial developments to be paid in instalments over five years at the option of the applicant;
  - b. an initial payment due at occupancy;
  - c. deferral payments are subject to an interest rate of 2.6 per cent beginning at occupancy;
  - d. default provisions if deferral payments become overdue;
  - e. applicants electing to use the deferral program must enter into a deferral agreement with the Region; and,
  - f. other such terms and conditions as deemed appropriate by the Commissioner of Finance;
- B) That the Industrial Development Charge Deferral Program be available to building permit applications for industrial developments submitted on or after February 1, 2025;

- C) That Regional staff submit a report to Regional Council prior to March 31, 2026, with a review of the Industrial Development Charge Deferral Program to-date; and
- D) That the Commissioner of Finance be authorized to enter into deferral agreements for purposes of the Industrial Development Charge Deferral Program, subject to the conditions set out in Recommendation A) and any additional conditions deemed appropriate by the Commissioner of Finance, to the satisfaction of the Regional Solicitor.
- 

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

- 1.1 The purpose of this report is to establish a Development Charge Deferral Program for industrial development in Durham Region as directed by Regional Council in response to the threat of new tariffs and heightened economic uncertainty.

**2. Background**

- 2.1 Development Charges (DCs) are fees collected from developers by municipalities to cover the costs of infrastructure and services needed for new developments. These charges ensure that growth-related capital expenses, such as roads, water treatment, sewage systems, police and paramedic stations are funded by those who benefit from the new developments, rather than existing taxpayers. The collection of DCs results in a reduction in financing from property taxes and water and sewer user rates for growth-related capital projects.
- 2.2 The Region currently collects industrial DCs for water supply, sanitary sewer, roads and Regional Transit services under the Region's Residential and Non-residential Development Charges By-law No. 42-2023 and the Region's Transit Development Charges By-law No. 39-2022 ("Region's DC By-laws").
- 2.3 On February 4, 2025, the President of the United States of America announced that a 25 percent tariff would be imposed on most Canadian goods, which came into effect on March 4, 2025.
- 2.4 In anticipation of the tariff announcement, the Regional Chair and the Mayors of the Area Municipalities in Durham Region released a statement on February 3, 2025, that stated, "we align to stand up for our people and businesses" and that "we must safeguard and support the businesses that are the backbone of our local economy and community".
- 2.5 Seeking opportunities to support expansion and growth of companies in Durham Region, as well as evaluating opportunities to provide financial relief to businesses seeking growth or expansion in Durham Region amidst the current uncertain economic climate, Regional Council approved a motion as provided in Attachment #1 (*Members Motion Re: Installment Program for Regional Development Charges*) to direct Regional Finance staff to develop a DC deferral

program to allow the payment of Regional DCs on industrial developments over a five-year period in installments with interest (“Industrial DC Deferral Program”).

### **3. Existing Treatment of Industrial Development under the DC Act and Region’s DC By-laws**

#### **3.1 The definition of “Industrial Use” in the Region’s DC By-laws is as follows:**

Lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods and the sale of commodities to the general public where such uses are accessory to an Industrial use, but does not include the sale of commodities to the general public through a warehouse club or similar use.

#### **3.2 For expansions of existing industrial buildings, the Development Charges Act, 1997 (“DC Act”) requires municipalities to provide a DC exemption for expansions that increase the existing floor area by up to 50%. For industrial expansions more than 50% of the existing floor area, applicants are required to pay DCs on only the expansion that exceeds 50% of the existing floor area.**

#### **3.3 The Region’s DC By-laws allow applicants to also use the statutory DC Act exemption for industrial expansions in new standalone structures that are located on the same parcel of an existing industrial building.**

#### **3.4 The Region does not collect industrial DCs under the GO Transit DC By-law No. 86-2001. The Region collects DCs for industrial developments based on rates for the Prestige Employment Land under the Seaton Area Specific DC By-law No. 2024-029 but collection is linked to DC credit arrangements under a Front Ending Agreement. It is proposed that the Industrial DC Deferral Program not apply to DCs under the Seaton Area Specific DC By-law.**

### **4. Legislative Options for the Creation of a Development Charge Deferral Collection Program**

#### **4.1 Section 27 of the DC Act allows municipalities to enter into agreements that allow for an applicant to pay the applicable DC before or after it would otherwise be payable.**

#### **4.2 Any agreement made under Section 27 of the DCA allows the municipality to charge interest, at a rate stipulated in the agreement, on that part of the development charge paid after it would otherwise be payable.**

#### **4.3 The advantage of using Section 27 deferral agreements as part of the Region’s Industrial DC Deferral Program is that it will not require an amendment to the Region’s DC By-laws. The DC Act requires a lengthy public process for any amendments to a DC by-law and it is generally understood that immediate relief is**

required by the industrial development. If the deferral program was incorporated into the Region's DC By-laws through an amendment, then any future changes to the program (including the decision to end the program at some unknown point in the future) would require a further amendment to the DC By-laws which would trigger another public process to pass such an amendment.

- 4.4 Currently Regional Council approval is required for the Region to enter into a section 27 deferral agreement for late payments of DCs. It is recommended that authorization be provided to the Commissioner of Finance to execute industrial DC deferral agreements, as outlined under section 27 of the DC Act with developers for water supply, sanitary sewerage, Regional roads and Regional Transit Industrial DCs.

## **5. Industrial DC Deferral Program Details**

- 5.1 It is recommended that the Industrial DC Deferral Program be available to development proposals that meet the definition of "industrial use" as set out in the Region's DC By-laws (Nos. 42-2023 and 39-2022), including new developments and developments for enlargement of existing industrial buildings. The program would commence upon Regional Council approval of this report and be applicable to building permit applications for industrial developments retroactive to February 1, 2025 and up to March 31, 2026.
- 5.2 The Industrial DC Deferral Program will not be mandatory. If an Applicant elects to use the Industrial DC Deferral Program, the Applicant would be required to enter into a deferral agreement subject to the following terms:
- a. The total amount of a development charge payable is the amount of the development charge that would otherwise be required under the Region's DC By-laws.
  - b. Deferral of the DCs will be amortized over no more than 5 years and will consist of 6 equal annual payments. One sixth of the DC owed will be due at building occupancy with the remaining equal payments continuing the following five anniversaries of that date.
  - c. Any late payment, over 90 days and with at least two notices to the last known contact, would deem the agreement in default and the amount unpaid would be recovered by adding the amount to the property tax roll for collection pursuant to the DC Act.
  - d. Interest rates on the deferral payments are to be set at 2.6 per cent, which is the current rate of interest earnings on Regional Development Charge Reserve Funds. Interest charges start at occupancy.
- 5.3 Area Treasurers have been consulted as the collection of development charges resides at the local level. Their suggestion was to have the first due date at building occupancy as that aligns with the current changes they have made to tracking mechanisms for the new deferrals mandated by the Province for



developments such as purpose built rental. This allows for future tracking of due dates more effectively.

- 5.4 Developers can request the deferral along with the existing Regional Development Charge Information Form through the local area municipal processes for payment, prior to the issuance of a building permit.
- 5.5 If a building permit is required prior to the full execution of the deferral agreement, then the program would require the DCs to be paid in full or a letter of credit be provided, with it being refunded/returned once the agreement has been executed.
- 5.6 The Treasurer will report to Regional Council prior to March 31, 2026, with a review of the Industrial DC Deferral Program to-date, including a summary of the number of applications received, and recommendations whether to renew or terminate the program.

## **6. Financial Implications**

- 6.1 Industrial DCs are currently collected at building permit issuance. Under a deferral program that allows for DC collection to be in annual installments starting at occupancy, the Region would be required to finance the cost of servicing that is completed in advance of building occupancy.
- 6.2 Over the past five years, there have been nearly 11.5 million sq. ft of industrial development in Durham Region for which DCs have been collected, which translated to roughly \$113.5 million in DCs collected over the period. Had an industrial deferral program been in place, the Region would have collected an estimated \$28.4 million over the same five-year period, resulting in a significantly lower cash flow. The impact would be significantly greater for other property classes. Based on the reduced cashflow, the Region would have to issue additional debt or defer capital projects to match the reduced available financing.
- 6.3 An increase in debt would add additional costs to the subsequent DC calculation which would put upward pressure on the future industrial DCs. However, applying interest to the deferral program will provide funding to offset the debt servicing costs.

## **7. Previous Reports and Decisions**

- 7.1 There are no previous reports

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

- 8.1 This report aligns with/addresses the following Strategic Direction(s) and Pathway(s) in Durham Region's 2025-2035 Strategic Plan:
  - a. Connected and Vibrant Communities

- C1. Align Regional infrastructure and asset management with projected growth, climate impacts, and community needs.
- b. Resilient Local Economies
- R1. Attract and retain quality employers that strengthen key economic sectors, including energy and technology.
  - R2. Support the growth of new business startups and small to medium local businesses.
  - R3. Develop, attract, and support a skilled and qualified workforce, including youth and newcomers.
- 8.2 This report aligns with/addresses the following Foundation(s) in Durham Region's 2025-2035 Strategic Plan:
- a. People: Making the Region of Durham a great place to work, attracting, and retaining talent.
  - b. Processes: Continuously improving processes to ensure we are responsive to community needs.

## 9. Conclusion

- 9.1 It is recommended that the Commissioner of Finance be authorized to implement an Industrial DC Deferral Program for industrial development charges under the Region DC By-laws (Nos. 42-2023 and 39-2022). The delegation of authority to execute agreements is intended to ensure that each agreement can be directly negotiated and implemented without individual reports to Council for each agreement.

## 10. Attachments

Attachment #1: Motion Regarding Installment Program for Regional Development Charges Approved By Regional Council On February 26, 2025

Respectfully submitted,

Original Signed By

---

Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance and Treasurer

Original Signed By

---

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

Original Signed By

---

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

Original Signed By

---

Jason Hunt  
Regional Solicitor and Director of Legal  
Services

Recommended for Presentation to Council

Original Signed By

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



# Direction Memorandum

**TO:** Nancy Taylor, Commissioner of Finance and Treasurer  
Elaine Baxter-Trahair, Chief Administrative Officer

**FROM:** Alexander Harras, Director of Legislative Services/Regional Clerk

**DATE:** February 26, 2025

**RE:** Resolution adopted by Regional Council at its meeting held on  
February 26, 2025

Corporate Services  
Department –  
Legislative Services

## DEPARTMENTAL RESOLUTIONS AND OTHER REPORTS

---

10.4. Motion Regarding Installment Program for Regional Development  
Charges

---

SEE ATTACHED.

*Alexander Harras*

A. Harras  
Director of Legislative Services/Regional Clerk

c. J. Hunt, Regional Solicitor/Director of Legal Services

February 26, 2025

Page 2 of 3

Council of the Region of Durham, at its meeting held on February 26, 2025, referred the following resolution to staff:

“Whereas Regional Development Charges are collected on all new developments across the Region of Durham including residential, industrial and commercial developments; and

Whereas City of Oshawa has taken a position to exempt industrial developments from City Development Charges in an effort to support investment leading to job creation across the City; and

Whereas on February 4, 2025 the United States Government had announced it would impose a 25 percent tariff on most Canadian goods and a 10 percent tariff on energy; and

Whereas this initial announcement was postponed by a minimum of 30 days yet the proposed tariffs continue to create an environment of economic uncertainty and delay business investment; and

Whereas the Regional Chair and Mayor’s of area municipalities released a statement on February 3, 2025 that stated “we align to stand up for our people and businesses” and that “we must safeguard and support the businesses that are the backbone of our local economy and community”; and

Whereas seeking opportunities to support expansion and growth of companies in the Region of Durham is directly aligned to Goal 3.2 of Invest Durham’s Ready Set Future economic development strategy; and

Whereas evaluating opportunities to provide financial relief to businesses seeking growth or expansion in the Region of Durham may assist in developing a robust economic ecosystem which can begin to alleviate reliance on global markets and establish made in Canada solutions; and

Whereas the Region of Durham could consider an installment program for the payment of Regional Development Charges on industrial developments to provide a program that could stimulate further development from new and existing businesses in the Region while still accumulating the required funds for the infrastructure needed to service the expansions;

Now therefore be it resolved:

That Council direct Finance Services staff to develop an installment program for the payment of Regional Development Charges on industrial developments to allow for payment over a five-year period in installments with interest and should the company cease to exist in the future that the Regional Development Charges be added to the property tax bill;

February 26, 2025

That the program be back dated to be available to industrial developments effective February 1, 2025 to be aligned with support extended under tariff relief programs; and

That Regional staff be directed to amend the associated bylaws required to incorporate the terms of the installment program.”