



OFFICIAL NOTICE

Meeting of Regional Council Revised Agenda

Wednesday, May 28, 2025, 9:30 a.m.

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

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

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

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2. Roll Call	
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4. Adoption of Minutes	
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4.2 Committee of the Whole meeting – May 14, 2025	15
5. Presentations	
5.1 Anthony Pezzetti, Deputy General Manager - Transit Operations re: 2024 Safe Driver Awards	30
6. Delegations	
There are no delegations	
7. Communications	
7.1 CC 06 Confidential Memorandum dated May 28, 2025 from Jason Hunt, Regional Solicitor & Director of Legal Services re: Advice that is subject to Solicitor-Client Privilege with respect to Legislation regarding the Regional Revitalization Program Recommendation: Receive for information Under Separate Cover	

*7.2	CC 07 Correspondence from Hans Jain, President, Atria Development Corporation re: Discontinuation of the Regional Revitalization Program – Request for Reconsideration (Report #2025-F-8) Recommendation: Receive for information	34
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*7.5	CC 10 Correspondence from Antonella Sacco-Diachenko, President, Director of Operations, The Sacco Group Ltd. re: Request to Reconsider the Termination of the Regional Revitalization Program (Report #2025-F-8) Recommendation: Receive for information	41
*7.6	CC 11 Correspondence from Carlyle Coutino, Chief Executive Officer, Enwave Energy Corporation re: Letter of Support – Courtice District Energy System – Report #2025-COW-19 Recommendation: Refer to the consideration of Item #3 of the Committee of the Whole Report to Council	43
8.	Reports related to Delegations/Presentations There are no Reports related to Delegations/Presentations	
9.	Committee Reports	
9.1	Finance and Administration Committee	44
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10.1	Report #2025-CG-7 Region of Durham Response to Bill 5, Protect Ontario by Unleashing the	58

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 2025-017

Being a by-law to amend the by-law respecting the Water Supply System in the Regional Municipality of Durham and the establishment of water rates and water charges and being By-law No. 89-2003 of the Regional Municipality of Durham.

This by-law implements the recommendations contained in Item #5 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.

14.2 2025-018

Being a by-law to repeal By-law Number 11-2023 Reserve Funds known as the Pickering Casino Reserve Funds.

This by-law implements the recommendations contained in Item #7 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.

15. Confirming By-law

15.1 2025-019

Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 28th day of May, 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, April 23, 2025

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

Councillor Foster assumed the Chair.

1. Traditional Territory Acknowledgment and National Anthem

Acting Regional Chair Foster 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.

Acting Chair Foster asked all members to rise if able for the playing of O Canada and a moment of personal reflection.

Acting Chair Foster congratulated Brian Bridgeman, Commissioner of Community Growth and Economic Development, on his upcoming retirement and noted that this is Brian's last Council meeting. On behalf of Regional Council, Acting Chair Foster thanked Brian for the important planning related work that has been undertaken over the years, and added that it has been a pleasure working with Brian. Councillor Chapman thanked Brian on behalf of the Community Growth and Economic Development Committee and personally thanked Brian for his support and guidance over the years and the hard work that was done with the Envision Durham project; and wished Brian well in retirement.

2. Roll Call

Councillor Anderson
Councillor Ashe*
Councillor Barton
Councillor Brenner
Councillor Chapman
Councillor Collier
Councillor Cook*
Councillor Crawford
Councillor Dies
Councillor Garrod
Regional Chair Henry*
Councillor Jubb*
Councillor Kerr
Councillor Leahy*
Councillor Lee
Councillor Marimpietri attended the meeting at 9:45 AM
Councillor McDougall
Councillor Mulcahy*
Councillor Nicholson*
Councillor Pickles
Councillor Roy
Councillor Schummer*
Councillor Shahid
Councillor Woo*
Councillor Wotten
Councillor Yamada*
Acting Regional Chair Foster

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

All members of Council were in attendance with the exception of Councillors Carter, Marimpietri and Neal.

3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest made.

4. Adoption of Minutes

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

- Regular Regional Council meeting held on March 26, 2025;
- Closed Regional Council meeting held on March 26, 2025;

- Regular Committee of the Whole meeting held on March 19, 2025; and
- Regular Committee of the Whole meeting held on April 9, 2025.

CARRIED

5. Presentations

5.1 Troy Cheseboro, Chief, Region of Durham Paramedic Services re: Ontario Paramedic Bravery Medal Presentation

T. Cheseboro, Chief, Region of Durham Paramedic Services, stated that since its inception in 2015 and the subsequent transition to official medal status, only 79 paramedics have been recognized for the Ontario Paramedic Bravery Medal. The nominees go through a rigorous committee review before being chosen and consist of paramedics who have demonstrated great bravery without concern for their own personal safety, risking their lives to save others.

T. Cheseboro advised that in Durham Region there are 4 paramedics who have received this recognition and added that despite not all paramedics having received this recognition, the work performed by all paramedics is often done with a complete disregard for their own safety to ensure help is provided to those that need it.

T. Cheseboro announced Advanced Care Paramedic Nicole Gilchrist and Primary Care Paramedic Lynne Ross, Region of Durham Paramedic Services, as medal recipients. T. Cheseboro stated that on the night of June 7, 2015, paramedics Lynne Ross and Nicole Gilchrist noticed an individual sitting on a bridge railing, with their feet dangling over the side, facing a ravine where the drop to the creek below was about 100 feet. By quickly approaching the individual and persistently holding on to them, even at the risk of being pulled over the bridge themselves, they prevented the individual from committing suicide.

T. Cheseboro also announced Paramedic Petrus Kuypers, Region of Durham Paramedic Services, as a medal recipient. T. Cheseboro stated that on November 24, 2018, Paramedic Kuypers was caring for a patient in an ambulance on the way to a hospital who was experiencing mental health distress and had hurt themselves by lacerating their neck with a razor blade. The patient had subsequently hidden the razor in their mouth and while in the ambulance again tried to hurt themselves. Paramedic Kuypers restrained the patient's hand and struggled with them to gain control of the razor blade while calling for help. As the police boarded the ambulance and took over, Paramedic Kuypers fought to control the patient's bleeding and continued to care for them until they arrived at the hospital.

Council recognized the bravery shown by each of the award recipients.

6. Delegations

There were no delegations.

7. Communications

There were no communications to be considered.

8. Reports related to Delegations/Presentations

There are no reports related to Delegations/Presentations.

9. Committee Reports and any related Notice of Motions

9.1 Report of the Finance and Administration Committee

None.

9.2 Report of the Health and Social Services Committee

1. The Association of Local Public Health Agencies (alPHa) Call for Board of Health Nominations (2025-MOH-3)
[CARRIED]

A) That the nomination of Councillor Elizabeth Roy for election to the alPHa Board of Directors for a two-year term to represent the Central East Region be endorsed; and

B) That Councillor Pickles and Councillor Anderson be identified to sponsor the nomination and complete the nomination form.

Moved by Councillor Roy, Seconded by Councillor Dies,

- (66) That the recommendations contained in Item 1 of Report #2 of the Health and Social Services Committee be adopted and that Councillors Pickles and Anderson be identified as the two sponsors of Councillor Roy's nomination.

CARRIED

9.3 Report of the Community Growth and Economic Development Committee

None.

9.4 Report of the Works Committee

1. Sole Source Procurement of Engineering Services for the Implementation of the Ephyra® Technology and Post Implementation Support for Digester #2 at the Courtice Water Pollution Control Plant in the Municipality of Clarington (2025-W-7)

[CARRIED]

 - A) That staff be authorized to enter into a sole source agreement with CIMA+ Canada Inc. for engineering services for the design and construction of the Ephyra® technology as part of the proposed upgrade of Digester #2 at Courtice Water Pollution Control Plant, with an upset limit of \$2,150,000*, to be financed from within the approved project budget;
 - B) That staff be authorized to enter into a sole source agreement with Royal Haskoning DHV to provide operational and process optimization support following the commissioning of the Ephyra® technology, for a period of five years, at an upset limit of \$850,000, to be financed from the approved operating budget; and
 - C) That the Commissioner of Finance or designate be authorized to execute the necessary documents related to the sole source agreements.
(*) before applicable taxes
2. Sole Source Procurement of Engineering Services for the Duffin Creek Water Pollution Control Plant located in the City of Pickering (2025-W-8)

[CARRIED]

 - A) That staff be authorized to award a sole source contract to Veolia Water Technologies & Solutions for the provision of engineering field services for the Incineration Equipment Inspection, Process Monitoring and On-Site Support for the Duffin Creek Water Pollution Control Plant, located in the City of Pickering, in the amount of \$300,000*, to be financed from within the approved project budget;
 - B) That staff be authorized to award a sole source contract to Metro Connect International Inc. for the provision of engineering services for the Incineration Process Control Programming, Commissioning and Support for the Duffin Creek Water Pollution Control Plant, located in the City of Pickering, in the amount of \$430,000*, to be financed from within the approved project budget; and

- C) That the Commissioner of Finance be authorized to execute the necessary agreements and associated amendments related to the sole source agreements.
(* before applicable taxes
3. Approval of Unbudgeted Capital Project and Financing to Undertake the Stage 3 Influent Pumping Station Toshiba Control System Upgrades for the Duffin Creek Water Pollution Control Plant, located in the City of Pickering (2025-W-9)
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- [CARRIED]

- A) That the unbudgeted capital project in the amount of \$90,000* for the design of the Stage 3 Influent Pumping Station Toshiba Control System Upgrades for the Duffin Creek Water Pollution Control Plant, located in the City of Pickering, be approved; and
- B) That financing in the amount of \$90,000* be provided from the following source:

2025 Sanitary Sewerage Capital Budget

Item 424: Allowance for unknown requirements

User Revenue	\$90,000*
(* before applicable taxes	

4. Sole Source Procurement of Engineering Services Support for the SCADA Division's Design Group (2025-W-10)
-
- [CARRIED]

- A) That staff be authorized to negotiate and award a sole source contract to Eramosa Engineering Ltd. to provide engineering services support for the Supervisory Control and Data Acquisition Design Group for an amount not to exceed \$172,000*; to be financed from savings in the approved 2025 Water Supply and Sanitary Sewer Operating Budgets; and
- B) That the Commissioner of Finance be authorized to execute the necessary engineering services agreement.
(* before applicable taxes

5. Approval for Unbudgeted Capital Work and Financing for the Refurbishment of Four Vehicle Hoists at Durham Region Transit East Bus Repair Garage in the City of Oshawa (2025-W-11)
[CARRIED]

- A) That approval be granted for unbudgeted capital work in the amount not to exceed \$800,000 to refurbish four vehicle hoists at the Durham Region Transit East bus repair garage located in the City of Oshawa; and
- B) That financing in the amount of \$800,000 for the construction of the proposed refurbishment be provided from the following sources:

2025 Approved Transit Capital Budget

Tire-Bay Hoist Replacement (Project ID: H2515)

General Tax	\$450,000
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Previously Approved Financing

2022 Transit Capital Budget

Hoist Replacement (Project ID: H2221)

Provincial Gas Tax	\$167,000
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2021 Transit Capital Budget

Bus Wash Replacement (Project ID H2102)

Provincial Gas Tax	\$30,000
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2019 Transit Capital Budget

Facility Rehab Works (Project ID H1918)

General Tax	\$87,000
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Facility Rehab Main Shop (Project ID H1919)

General Tax	<u>\$66,000</u>
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Total Previously Approved Financing	\$350,000
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Total Reallocated Financing	<u>\$800,000</u>
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6. 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-12)
[CARRIED]

That the recommendations contained in Confidential Report #2025-W-12 of the Commissioner of Works be adopted.

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (67) That the recommendations contained in Items 1, 5 and 6 of Report #4 of the Works Committee be adopted.

CARRIED

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (68) That the recommendations contained in Item 2 of Report #4 of the Works Committee be adopted.

CARRIED

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (69) That the recommendations contained in Item 3 of Report #4 of the Works Committee be adopted.

CARRIED

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (70) That the recommendations contained in Item 4 of Report #4 of the Works Committee be adopted.

CARRIED

9.5 Report of the Committee of the Whole

1. Durham Greener Homes Program Update and Enhancements
(2025-COW-17)
[CARRIED]

A) That Regional Council endorse the enhancements to the Durham Greener Homes Program as outlined in Report #2025-COW-17 of the Chief Administrative Officer, including:

- i) Introducing services to support Durham Region residents in undertaking “weather-ready” home renovations that reduce the impacts and potential costs associated with extreme weather events on their homes through expert advice, program funding supports, industry training, and community engagement; and

- ii) Introducing a direct municipality-to-homeowner loan financing program, led by the Region and based on authority granted under the Municipal Act (2001), and associated Ontario Regulations 322/12 and 586/06 which authorizes municipalities to make available a Local Improvement Charge (LIC) financing option for energy and water retrofits on private property, subject to the Region successfully renegotiating the existing Grant and Loan Loss Reserve funding agreement with the Federation of Canadian Municipalities (FCM) through their Community Efficiency Financing (CEF) program to enable funds to be redirected towards home energy and water retrofit loan financing program;
- B) That staff be authorized to negotiate and award a sole source agreement with the Windfall Ecology Centre to deliver the proposed weather-ready enhancements through existing Durham Greener Homes Program supported by approved operating funding for a period of up to four (4) years (April 2025-March 2029);
- C) That Regional Council direct staff to prepare and submit a funding proposal through FCM's Local Leadership for Climate Adaptation program Financing Adaptation Stream anticipated to launch in Fall 2025 to support the full implementation of the Durham Greener Homes Program weather-ready program as outlined in Report #2025-COW-17;
- D) That the Chief Administrative Officer be authorized to enter into all necessary agreements with the Federation of Canadian Municipalities, and other partners, in forms satisfactory to the Regional Solicitor and Commissioner of Finance, to support implementation of the Program enhancements outlined in Report #2025-COW-17;
- E) That debenture financing from the Federation of Canadian Municipalities not to exceed \$2 million be approved to implement the direct municipality-to-homeowner loan financing program outlined in Recommendation A) ii);
- F) That the Commissioner of Finance/Regional Treasurer, Regional Chair and Regional Clerk be authorized to enter into any loan agreements or execute other documents that may be required to receive the debenture financing from the Federation of Canadian Municipalities;
- G) That approval be granted for the requisite by-laws to receive loan or grant financing from the Federation of Canadian Municipalities to advance the Durham Greener Homes Program and the direct municipality-to-homeowner loan financing program; and

- H) That a copy of Report #2025-COW-17 be forwarded to local area municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Ministry of Municipal Affairs and Housing, the Ontario Ministry of Environment Conservation and Parks, Housing Infrastructure and Communities Canada, the Durham Region Home Builders' Association, and the Federation of Canadian Municipalities (FCM), for their information.

Moved by Councillor Barton, Seconded by Councillor Brenner,
(71) That the recommendations contained in Item 1 of Report #4 of the Committee of the Whole be adopted.

CARRIED

10. Departmental Reports & Other Resolutions

There were no Departmental Reports and Other Resolutions.

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.

15. Confirming By-law

2025-015 Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 23rd day of April, 2025

Moved by Councillor Ashe, Seconded by Councillor Barton,
(72) That By-law Number 2025-015 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on April 23, 2025 be passed.

CARRIED

16. Adjournment

Moved by Councillor Crawford, Seconded by Councillor Collier,
(73) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:01 AM

Respectfully submitted,

Adrian Foster, Acting Regional Chair

Alexander Harras, Regional Clerk

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

The Regional Municipality of Durham

MINUTES

COMMITTEE OF THE WHOLE

Wednesday, May 14, 2025

A regular meeting of the Committee of the Whole was held on Wednesday, May 14, 2025 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. Roll Call

Present: Councillor Anderson
Councillor Ashe* attended for part of the meeting
Councillor Brenner
Councillor Carter left the meeting at 11:18 AM
Councillor Chapman
Councillor Collier left the meeting at 12:30 PM
Councillor Cook left the meeting at 10:37 AM and returned at 11:29 AM
Councillor Crawford
Councillor Dies
Councillor Foster* attended the meeting at 9:34 AM
Councillor Garrod* attended for part of the meeting
Councillor Jubb*
Councillor Kerr
Councillor Leahy* attended for part of the meeting
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson*
Councillor Pickles*
Councillor Roy* attended for part of the meeting
Councillor Schummer* attended for part of the meeting
Councillor Woo left the meeting 12:28 PM
Councillor Wotten
Councillor Yamada*
Regional Chair Henry
*** denotes Councillors participating electronically**

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

Staff

Present: S. Austin, A. Burgess, S. Dessureault, J. Dixon, A. Evans, T. Fraser, S. Gill*, C. Goodchild, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, J. Hunt, R. Inacio, L. Lovery*, A. Luqman, L. McIntosh*, I. McVey, N. Pincombe, M. Simpson, C. Taylor, E. Valant*, and V. Walker
***denotes staff participating electronically**

Regional Chair Henry advised that he has received correspondence from the Canadian Association of Municipal Administrators to recognize Jason Hunt, Regional Solicitor and Director of Legal Services, for 10 years of service. He extended congratulations to J. Hunt on behalf of Regional Council.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Statutory Public Meetings

There were no statutory public meetings.

4. Presentations

- 4.1 Sandra Austin, Executive Director, Strategic Initiatives, and Kelly LaRocca, Chief, Mississaugas of Scugog Island First Nation, Re: MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham (2025-COW-18)
-

S. Austin and K. LaRocca provided a presentation regarding the MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham. Highlights of their presentation included:

- Smudge
- Commitment
- Acknowledging the land
- MSIFN permanent flag at Durham HQ
- Remembering the Children memorial
- Truth and Reconciliation Awareness Walk
- Public Art and Creative Placemaking
- Indigenous Advocacy Subcommittee
- Building and strengthening relationships
- Braiding Pathways
- MSIFN-Durham Region Bilateral Agreement
- Chief Kelly LaRocca

S. Austin and K. LaRocca responded to questions with respect to the ability to broaden the scope of the proposed agreement in the future; whether there is any impact on the area municipalities and their relationship with MSIFN; contents of the Braiding Pathways and Engagement Guidelines documents; potential areas of future collaboration; why there was no engagement with the area municipalities on the proposed agreement; and the possibility of consulting with area municipalities and adding them as signatories to the proposed agreement.

Moved by Councillor Carter, Seconded by Councillor Woo,
(45) That the order of the agenda be altered to consider Item 7.1 at this time.
CARRIED

7.1 MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham (2025-COW-18)

Report #2025-COW-18 from E. Baxter-Trahair, Chief Administrative Officer, was received.

S. Austin responded to questions with respect to the possibility of adding clean water and clear air into section 3.2.2; and whether the Region has looked at procurement and First Nation opportunities.

Discussion ensued with respect to the possibility of consulting with local area municipalities on a joint collaboration and including interested municipalities as signatories to the agreement.

Moved by Councillor Lee, Seconded by Councillor Woo,
(46) That we recommend to Council:

- A) That the MSIFN-Durham Bilateral Agreement (Appendix 1 to Report #2025-COW-18 of the Chief Administrative Officer) be endorsed for signature;
- B) That staff be directed to plan for a signing ceremony to occur at a mutually-agreed upon date; and
- C) That a copy of the MSIFN-Durham Bilateral Agreement be forwarded to local area municipalities in Durham Region, and the Association of Municipalities of Ontario (AMO) and the Federation of Canadian Municipalities (FCM), for their information.

CARRIED LATER IN THE MEETING ON A
RECORDED VOTE
(See Following Motion)

Moved by Councillor McDougall, Seconded by Councillor Anderson,
(47) That the main motion (46) of Councillors Lee and Woo be amended by adding the following as a new Part D):

D) That staff be directed to engage in consultation with all Durham local area municipalities on the contents of the bilateral agreement and potential opportunities for joint collaboration and inclusion of willing local area municipalities as future signatories to the agreement.

MOTION DEFEATED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Leahy
Councillor McDougall
Councillor Neal
Councillor Wotten
Councillor Yamada

No

Councillor Anderson
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Lee
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Regional Chair Henry

Members Absent: Councillor Ashe
Councillor Barton
Councillor Marimpietri
Councillor Shahid

Declarations of Interest: None

The main motion (46) of Councillors Lee and Woo was then put to a vote and
CARRIED UNANIMOUSLY ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson
Councillor Brenner

No

None

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 McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

Members Absent: Councillor Ashe
Councillor Barton
Councillor Marimpietri
Councillor Shahid

Declarations of Interest: None

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

CARRIED

The Committee recessed at 10:37 AM and reconvened at 10:55 AM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Barton, Cook, Roy and Shahid.

4.2 Shaun Collier, Board Chair, DRPS and Peter Moreira, Chief of Police, DRPS, Re: Durham Regional Police Service Board – Quarterly Update to Council

S. Collier, Chair of the Durham Regional Police Services Board (DRPSB), and Chief Moreira, Durham Regional Police Service (DRPS), appeared before Committee to provide a quarterly update. Highlights of their presentation included:

- Durham Regional Police Service Board
- DRPS Organizational Changes
- Illegal Firearms and Shootings (YTD April 30)
- Organized Crime Auto Theft (YTD April 30)
- DRPS Leadership and Advocacy
- Calls for Service + Response Times
- Impacts of Less Proactive Policing
- Hate Crimes/IPV/Mental Health
- Road Safety (YTD April 30)

A detailed question and answer period ensued. Chief Moreira responded to questions with respect to the Countering Hate and Violent Extremism Conference; the Hate Crimes Unit; hate crime incidents and processing of criminal charges; the DRPS Diversity Audit; incidents at shopping malls; closed-circuit television (CCTV) surveillance; the Town Hall Meeting in Ajax on Missing Black Boys; shootings and firearm discharges; statistics on crime gun seizures; community safety programs; attendance at community meetings; Bill C-75; auto theft; gun seizures; meetings with Federal government representatives; and whether a meeting with the new Prime Minister has been requested.

Chief Moreira advised that the Ontario Association of Chiefs of Police (OACAP) will be requesting a meeting with Prime Minister Mark Carney. It was requested that Chief Moreira ask the OACAP President to request a meeting with the Prime Minister in partnership with all Police Associations across Canada. It was also requested that when meeting with Federal government representatives, Chief Moreira remind them that the cost of policing is paid for by taxpayers and the decisions made by the judicial system puts an extra expense on police services.

Moved by Councillor Chapman, Seconded by Councillor Dies,
(49) That the order of the agenda be altered in order to hear the delegations at this time.

CARRIED

5.1 Trevin Noble, Co-Founder & Chief Operations Officer, Philantrix, Re: Motion to Establish Social Procurement Practices

T. Noble appeared later in the meeting with M. Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise. [See Item 5.2 on pages 6 and 7 of these minutes.]

5.2 Malcolm Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise, Re: Motion to Establish Social Procurement Practices

Malcolm Wright, Co-Founder & Chief Partnerships Officer, and Trevin Noble, Partnership Coordinator, Nobellum Enterprise, appeared in support of the proposed motion to establish social procurement practices and provided a

presentation regarding Nobellum Enterprise and social procurement. Highlights of their presentation included:

- About Us
- Programs
- Accelerate Durham
- How We Measure Success
- Startup Roadmap
- Social Procurement
- More Than a Contract: Building Durham
 - Economic Development
 - Community Development
 - Sustainability
- Success Story: Coral Corp
- Join Our Membership Community

M. Wright and T. Noble responded to questions from the Committee.

Moved by Councillor Lee, Seconded by Councillor Anderson,

(50) That the order of the agenda be altered in order to consider Item 8.1 at this time.

CARRIED

8.1 Motion to Establish Social Procurement Practices

Discussion ensued with respect to the difficulty with implementing such a policy. It was suggested that staff speak with the Chambers of Commerce and Boards of Trade.

Moved by Councillor Lee, Seconded by Councillor Crawford,

(51) That we recommend to Council:

Whereas the impact of American tariffs has resulted in a strengthened call for modernization in municipal procurement processes to reflect current economic and social realities;

And Whereas every purchase the Region makes has a social, economic, cultural, and environmental impact;

And Whereas social procurement is a holistic approach to strategic social, economic, environmental, and inclusive goals that drive positive community outcomes through the strategic use of procurement policies and practices;

And Whereas social procurement still requires that equal opportunity be provided to all vendors and does not provide preferential treatment, in that competitive pricing must still be provided;

And Whereas the City of Toronto, City of Pickering, and City of Calgary are among those who have successfully executed social procurement practices, leading to beneficial outcomes for both the community and the economy;

Now Therefore Be It Resolved That:

1. Staff be directed to investigate the implementation of a social procurement program, with a focus on:
 - a) Prioritizing inclusion and diversity in our supply chain and the business practices of our suppliers;
 - b) Promoting that our suppliers be good corporate citizens through social equity, climate sustainability and community development practices;
 - c) Including local economic development and employment targets or goals that support Durham Region residents to work in the Region; and
 - d) Supporting local businesses when possible, by continuing to prioritize purchasing for below trade agreement thresholds;
2. Staff establish a process for businesses to become a diverse or sustainable supplier with the Region, including holding education sessions on achieving certification from non-profit and accredited supplier organizations;
3. Staff report back to Regional Council with their recommendations within one year; and
4. Staff share their findings and outcomes with lower-tier municipalities to align procurement practices across the Region.

CARRIED

5.3 John Anthony Stephenson, Director, The Boltzmann Institute, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

J. Stephenson, Director, The Boltzmann Institute, appeared in support of the recommendations contained in Report #2025-COW-19 of the Chief Administrative Officer.

J. Stephenson provided an overview of The Boltzmann Institute and advised that they are currently focussed on building heating. He outlined his experience with district energy systems and advised that they organized a conference in March 2025 to address the question: “Should Ontario Municipalities be required to engage in heating planning?”. He stated that a survey conducted after the conference indicated a lot of attendees agreed that it should be a requirement for municipalities.

J. Stephenson concluded by advising that they endorse the recommendation to request expressions of interest to identify potential private sector partners.

J. Stephenson responded to questions from the Committee.

5.4 Don Richardson, CEO, Minogi Corp., on behalf of the Mississaugas of Scugog Island First Nation, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

D. Richardson, CEO, Minogi Corp., appeared in support of the recommendations contained in Report #2025-COW-19 of the Chief Administrative Officer.

D. Richardson advised that Minogi Corp. is the clean energy economic development arm of the Mississaugas of Scugog Island First Nation (MSIFN). He stated that MSIFN is committed to advancing sustainable economic opportunities that align with First Nation values of environmental stewardship and community prosperity. He also stated that the proposed Courtice Transit-Oriented Community District Energy System is a transformative clean energy project, and Minogi Corp. sees significant partnership potential to enhance its success while accessing federal and provincial funding for First Nation led initiatives.

D. Richardson outlined the strategic alignment with MSIFN goals, the federal funding opportunities for First Nation partnerships, provincial funding and policy support, and partnership value and implementation.

D. Richardson concluded by requesting that Regional Council direct staff to engage Minogi Corp. in the comprehensive business case study and public consultations for the Joint Municipal Services Board and Municipal Services Corporation to ensure a First Nation economic partnership is embedded from the start.

Moved by Councillor Chapman, Seconded by Councillor McDougall,
(52) That the Committee recess for 20 minutes.

CARRIED

The Committee recessed at 12:44 PM and reconvened at 1:05 PM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Ashe, Barton, Carter, Collier, Leahy, Roy, Schummer, Shahid and Woo.

4.3 Ian McVey, Manager, Sustainability, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)

I. McVey provided a presentation regarding the Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation. Highlights of the presentation included:

- Courtice District Energy System (DES) Service Area (Conceptual Only)
- District Energy Options Evaluated
- DYEC Heating Only – DES Business Case
- Landowner Group (LOG) Development Forecast (Updated January 2025)
- Courtice DES Load Forecast Assumptions (Updated)
- Phase 1 Distribution Piping Plan Assumptions
- Phase 1 – Energy Centre
- Updated DES Business Case (Base Case)
- DES Business Case – DE Utility Cash Flow
- Financial Risks and Mitigation Strategies
- Ownership & Governance of Courtice DES
- Potential for Low-Cost Financing and Grants
- Target Project Development Timeline & Process
- Establishing Governance and Ownership

I. McVey responded to questions with respect to the cost of the temporary energy centre; whether capacity at the Durham York Energy Centre (DYEC) would need to be increased at full build-out; whether upgrades would be required at the DYEC; when the DYEC 20-year contract term ends; the potential impact of Federal or Provincial cabinet and policy changes; the potential for District Energy System capacity issues; involvement of the Ontario Energy Board and Independent Energy Supply Operator; potential risks to the Region; the billing process and cost to homeowners; and whether the District Energy System addresses cooling requirements.

5. Delegations

5.1 Trevin Noble, Co-Founder & Chief Operations Officer, Philantrix, Re: Motion to Establish Social Procurement Practices

This item was dealt with earlier in the meeting. [See Item 5.2 on pages 6 and 7 of these minutes.]

5.2 Malcolm Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise, Re: Motion to Establish Social Procurement Practices

This item was dealt with earlier in the meeting. [See pages 6 and 7 of these minutes.]

5.3 John Anthony Stephenson, Director, The Boltzmann Institute, Re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation

This item was dealt with earlier in the meeting. [See pages 8 and 9 of these minutes.]

5.4 Don Richardson, CEO, Minogi Corp., on behalf of the Mississaugas of Scugog Island First Nation, Re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation

This item was dealt with earlier in the meeting. [See page 9 of these minutes.]

6. Correspondence

6.1 Correspondence from Louis Bertrand, Scugog resident, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

Moved by Councillor Lee, Seconded by Councillor Anderson,
(53) That correspondence from Louis Bertrand, Scugog resident, re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation, be referred to consideration of Report #2025-COW-19 of the Chief Administrative Officer.

CARRIED

6.2 Correspondence from Linda Gasser, Whitby resident, and Wendy Bracken, Clarington resident, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

Moved by Councillor Lee, Seconded by Councillor Anderson,
(54) That correspondence from Linda Gasser, Whitby resident, and Wendy Bracken, Clarington resident, re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation, be referred to consideration of Report #2025-COW-19 of the Chief Administrative Officer.

CARRIED

7. Reports

7.1 MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham (2025-COW-18)

This item was dealt with earlier in the meeting. See pages 3 to 5 of these minutes.

7.2 Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)

Report #2025-COW-19 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with respect to whether this project would change what materials are allowed at the Durham York Energy Centre; whether the District Energy System would be utilizing waste heat; and whether additional carbon will be generated to leverage the waste heat.

A question was also raised with respect to whether staff required direction to engage with Minogi Corp., as requested by D. Richardson earlier in the meeting. I. McVey advised that staff would engage with Minogi Corp. as part of the recommendation to explore opportunities for public and private sector financing partnerships.

Moved by Councillor Anderson, Seconded by Councillor Brenner,
(55) That we recommend to Council:

- A) That Regional Staff be directed to collaborate with staff from the Municipality of Clarington to prepare the comprehensive business case study and conduct the public consultation required under the Municipal Act and the regulations to allow the municipalities to create a Joint Municipal Services Board (JMSB) to govern the delivery of a district energy system (DES) in the Courtice Transit Oriented Community (CTOC), and a jointly owned Municipal Services Corporation (MSC) with a mandate to develop, own, and operate the CTOC DES;
- B) That staff be directed to take necessary steps to submit a preliminary funding application to the Federation of Canadian Municipalities' Green Municipal Fund Community Energy Systems Capital Project Stream for a combined grant and loan up to a maximum of \$10 million to support the first phase of the proposed CTOC DES project;

- C) That staff be directed to explore opportunities for public and private sector financing partnerships to support the implementation of the proposed CTOC DES, including grant funding from the federal and provincial governments, as well as project financing opportunities through the Canada Infrastructure Bank, Infrastructure Ontario, and other institutions;
- D) That staff be directed to undertake a non-binding Request for Expressions of Interest (RFEOI) to identify potential private sector partners to enable the provision of necessary infrastructure, operational support, and expertise in DES delivery in the CTOC;
- E) That staff be directed to report back to Council before the end of Q1 2026 with a comprehensive business case study for a jointly-owned Municipal Service Board and MSC between the Region and Clarington for final approval to create both entities, including key recommendations on how the entities are proposed to be governed and managed, sources of capital to enable project implementation, available preliminary business case updates, key partnerships with third parties for project implementation and operations, as well as a detailed project implementation plan that shows how the infrastructure will be delivered in time for the high density development planned around the future Courtice GO Station; and
- F) That a copy of Report #2025-COW-19 of the Chief Administrative Officer be forwarded to local area municipalities in Durham Region, GTHA upper-tier Regional Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Ministry of Municipal Affairs and Housing, the Ontario Ministry of Energy and Mines, Natural Resources Canada, the Durham Region Home Builders' Association (DRHBA), and the Federation of Canadian Municipalities (FCM), for their information.

CARRIED

7.3 Sole Source Procurement for the preparation of the GO Lakeshore East Extension Transit Station Charge Background Study (2025-COW-20)

Report #2025-COW-20 from N. Taylor, Commissioner of Finance; and B. Bridgeman, Commissioner of Community Growth and Economic Development, was received.

Discussion ensued with respect to the need for all four stations to be built at the same time, and the need for the Province to move forward with regulations to the Transit Station Funding Act.

Moved by Councillor Anderson, Seconded by Councillor Brenner,
(56) That we recommend to Council:

- A) That a sole source contract for the preparation of the Transit Station Charge Background Study be awarded to a consultant team led by N. Barry Lyon Consultants (NBLC), including Watson & Associates Economists Limited, with an upset limit of \$175,000, to be funded from the anticipated Transit Station Charge (TSC), with interim financing to be sourced at the discretion of the Commissioner of Finance;
- B) That authorization be provided to proceed with the Transit Station Charge Background Study as soon as possible as per the GO Transit Station Funding Act, 2023;
- C) That the Region advise the Province that it will contribute all the funds it collects from the Transit Station Charge over 30 years following approval of the TSC by-law after deducting financing and any other related costs, toward the cost of the four new GO Train Stations;
- D) That the Commissioner of Finance be authorized to execute the necessary agreements and contracts to implement the above-noted actions; and
- E) That a copy of Report #2025-COW-20 of the Commissioners of Finance and Community Growth and Economic Development be forwarded to the area municipalities for their information.

CARRIED

8. **Members Motions**

8.1 Motion to Establish Social Procurement Practices

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

9. **Confidential Matters**

There were no confidential matters to be considered.

10. **Adjournment**

Moved by Councillor Kerr, Seconded by Councillor Crawford,
(57) That the meeting be adjourned.

CARRIED

The meeting adjourned at 1:49 PM

Respectfully submitted,

John Henry, Regional Chair

T. Fraser, Committee Clerk



2024 Safe Driver Awards

5-Year Platform

Adam Decou

Ashley Howard

Dexter Jr. Baksh

Virginia Stothers

Nicolas Jones

Andrew Rijkenberg

Sayanthan Indrabavan

Douglas Sluys

Karene Hope Foster

Brody Carder

Daniel Baksh

Andrew Co

10-Year Platform

Lisa Schneider

Kevin McEachern

Richedean Delapenha

William Jankovski

Ralon Wilson



15-Year Platforms

Glenn Grattan

Dionne Thompson

Peter Bataligin

Michael Guirey

Garth Cosman

Cindy Arruda

Douglas Owen

20-Year Platforms

Suzanne Abbott

25-Year Platforms

Glen Brady

James Milne



**Congratulations
to all the safe
drivers!**



May 12, 2025

Members of Regional Council
The Regional Municipality of Durham
605 Rossland Road East
Whitby, ON
L1N 6A3

Dear Members of Regional Council,

RE: Discontinuation of the Regional Revitalization Program – Request for Reconsideration

Atria Development Corp. (“Atria”) has recently been informed that the Region of Durham (the “Region”) is no longer accepting applications from local municipalities under the Regional Revitalization Program (“RRP”). As you are aware, the RRP is based on the principle that public benefits arise when municipalities provide financial support to redevelopment and intensification projects (especially multi-residential) that would not otherwise proceed without such assistance.

We are writing to formally express our strong objection to this decision. Atria has several significant development projects currently in the planning stages that, upon completion, will contribute meaningfully to the revitalization of Downtown Oshawa. Notably, Atria has already commenced construction on a 12-storey, 233-unit mixed-use, purpose-built rental development at 200 Bond Street East—an initiative made possible through support from the City’s Urban Growth Centre Community Improvement Plan (“UGC CIP”) and the Region’s complementary RRP funding. It is important to emphasize that this project would not have commenced construction without the financial assistance provided by the RRP.

As a developer focused primarily on purpose-built rental housing that is both accessible and affordable, Atria does not rely on pre-construction unit sales to fund upcoming developments. This model, while meeting critical housing needs, requires significantly more upfront capital. The challenge is compounded by declining rental rates and the broader backdrop of economic uncertainty, which together have placed additional pressure on project viability. In this environment, programs like the RRP are not just helpful—they are essential. Without financial tools like the RRP to help bridge these funding gaps, rental-focused developers are at a serious disadvantage, which risks slowing the delivery of much-needed rental housing across the Region.

Compounding the current financing challenges is the recent tightening of criteria by the Canada Mortgage and Housing Corporation (CMHC) for their multi-unit mortgage loan insurance

Atria Development Corporation
5000 Yonge St, Suite 1706
Toronto, ON M2N 7E9

T 416.466.2144
info@atria.ca
atriadevelopment.ca



programs. Developers like Atria, who focus on delivering purpose-built rental housing, rely heavily on CMHC-insured financing to make projects financially viable. However, with stricter or decreased underwriting requirements, including lower loan-to-cost ratios and more conservative rent assumptions, access to this critical funding has become significantly more difficult. In this context, programs like the RRP are not only helpful but often a prerequisite—serving as a key piece of the capital stack that allows developers to meet CMHC’s eligibility thresholds and move projects forward. Without it, many developments may be delayed indefinitely or rendered entirely unfeasible.

Looking ahead, Atria was preparing to move forward with four additional developments in Downtown Oshawa, representing a total investment of approximately \$1.5 billion. These projects will deliver over 2,500 new residential units, approximately 30,000 square feet of retail space, and more than seven mixed-use towers totaling approximately 2.8 million square feet of buildable area. These developments represent a major investment not only in the City but in the Region more broadly. Termination of the RRP is also in stark contrast to the current efforts of other levels of government—including municipal, provincial and federal governments—which have recognized the urgency of the housing crisis and are actively stepping up with financial tools and incentives to support new housing supply. We urge the Region to maintain its leadership role in this effort.

In light of the above, we respectfully urge the Region to reconsider this decision. Atria sees itself as a committed and long-standing partner to the Region, having recently closed several deals that align with shared goals. We believe that continuing the RRP—or, alternatively, exploring other avenues such as site-specific financial incentive programs, as was done for 200 Bond Street East—is vital to maintaining this productive partnership and ensuring that transformative projects can move forward to benefit the entire community.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,
Atria Development Corp.



Hans Jain
President

Atria Development Corporation
5000 Yonge St, Suite 1706
Toronto, ON M2N 7E9

T 416.466.2144
info@atria.ca
atriadevelopment.ca

ATRIA
DEVELOPMENT



970 Lawrence Ave. W., Suite 304, Toronto, Ontario M6A 3B6 Tel: 416-256-3900

May 16th, 2025

via email

Durham Regional Council
605 Rossland Road East
Whitby, Ontario
L1N 6A3

Dear Members of Durham Regional Council

Re: Report 2025-F-8 – Wind Down of the Regional Revitalization Program

We are writing in response to the Finance and Administration Committee's Report #2025-F-8, dated May 13, 2025, regarding the proposed termination of the Regional Revitalization Program.

As a purpose-built rental developer committed to building communities within Durham Region, we are concerned about the discontinuation of this critical program. The Regional Revitalization Program has played an essential role in supporting the development of much-needed purpose-built rental housing—especially in areas where demand for more affordable housing options continue to grow.

We have directly benefited from this program, having received support for two large-scale residential redevelopment projects—one in the Town of Ajax and, more recently, our ongoing development at 135 Bruce Street in downtown Oshawa. This site, located within a designated community improvement area and on a brownfield site, presented numerous development challenges. The program's financial support was pivotal in enabling the successful launch of the project's first phase.

Redevelopment in emerging communities often involves significant risks, including market volatility, higher upfront costs, and infrastructure constraints. The Regional Revitalization Program is instrumental in mitigating these types of challenges, helping to unlock investment in projects that may otherwise be financially unfeasible.

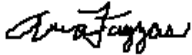
Our intent was to continue working closely with the City of Oshawa and the Region on future phases of the 135 Bruce Street development, with the understanding that the revitalization program would remain a viable option for consideration. With the termination of this program, our planning of the future phases may now be paused or reconsidered.

Given the critical role the program plays in supporting housing growth and economic development, we respectfully urge Durham Regional Council to reconsider the decision to end the Regional Revitalization Program and explore and introduce new funding mechanisms or incentives that can continue to support residential development across Durham.

We value our working relationship with the Region and welcome the opportunity to engage in further discussions on this matter.

Sincerely,

Medallion Developments Inc.



Anna Fagyas, BES, MCIP, RPP

cc: *Regional Chair John Henry; John.henry@durham.ca*
Mayor Dan Carter; DCarter@oshawa.ca
Councillor Tito-Dante Marimpietri tdmarimpietri@oshawa.ca
Councillor Brian Nicholson bnicholson@oshawa.ca
Councillor John Neal jneal@oshawa.ca
Councillor Rick Kerr rkerr@oshawa.ca
Councillor Bob Chapman bchapman@oshawa.ca
Tracy Adams CAO, tadams@oshawa.ca
Anthony Ambra Commissioner, Economic and Development Services aambra@oshawa.ca
Thomas Goodeve, Director, Planning Services, City of Oshawa tgoodeve@oshawa.ca
H. Wright, Director, Economic Development Service hwright@oshawa.ca
Laura Moebis, Principal Planner lmoebis@oshawa.ca

1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

May 16, 2025

TO:

Members of Regional Council
Region of Durham

FROM:

Feroze Virani
President
1000923055 Ontario Inc.

RE: IMPORTANCE OF TIMELY CLARITY ON THE FUTURE OF THE REGIONAL REVITALIZATION PROGRAM

Dear Members of Regional Council,

We are writing to confirm that our development at 40 King Street West in Downtown Oshawa was recently approved for financial assistance under the Region of Durham's Regional Revitalization Program (RRP). We understand that the Region is considering winding down the RRP due to recent legislative changes stemming from Bill 23, which have redefined the Region's planning role and removed its authority to deliver financial assistance through the existing structure of the program.

We also understand that the matter has been referred back to Regional Staff until the Fall for further examination. In the meantime, we wish to emphasize the critical importance of the RRP to our project's viability and to the broader revitalization objectives across the Region's downtown cores.

Our development involves converting a largely vacant and underutilized office tower into 119 much-needed residential rental units and new commercial space within Oshawa's Urban Growth Centre. Like many other projects in targeted revitalization zones, we are incurring significant extraordinary costs that would not be present in greenfield or suburban developments. These include deteriorated infrastructure, code compliance upgrades, façade renewal, balcony and roof reconstruction, accessibility improvements, and site security. In addition, we expect to face elevated sales and marketing costs due to both the realities and the public perception of operating in an area of downtown that has experienced prolonged economic decline. Without the RRP, the burden of these costs would have made this development financially unviable.

This support has been especially critical in the current economic climate. Combined with volatile construction costs, high interest rates, and constant uncertainty around tariffs, many

1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

developers are staying on the sidelines. The result is a sharp slowdown in new housing starts at a time when Ontario, and Durham Region specifically, continue to face a deep and ongoing housing shortage. Without new supply, the problem will only worsen, with increased pressures on affordability, vacancy rates, and overall housing availability.

Programs like the RRP help de-risk development in this environment, enabling projects to move forward that otherwise would not. These projects deliver more than just housing – they also generate significant economic activity, including local employment for skilled trades, consultants, suppliers and service providers. Dissolving the RRP without a clear and immediate commitment to a restructured or replacement program sends a troubling signal to the development community, especially at a time when clarity is essential. Deferring the matter to the Fall creates avoidable uncertainty and risks projecting a lack of resolve. When Council publicly affirms its commitment to maintaining the intent and impact of the RRP, regardless of how it must be delivered under the Province’s new framework, developers can plan accordingly and remain engaged. But when that commitment is unclear, delayed, or appears contingent, the perceived risk increases, and capital is more likely to be redirected to other jurisdictions. A firm, transparent signal now will do far more to support the Region’s revitalization goals than a deferred discussion months from now.

By contrast, if Regional Council were to publicly and proactively affirm now that it intends to maintain the goals of the RRP, it would send a strong, stabilizing message. It would show that the Region is serious about attracting private-sector partners to help revitalize key urban areas. It would reassure developers that Durham is a place where local government understands the challenges, is willing to adapt, and is ready to work collaboratively to deliver solutions. That kind of leadership builds confidence, accelerates investment, and ensures that Durham’s downtowns – already serviced by transit and infrastructure, and rich in cultural and economic potential – do not fall further behind.

Finally, we urge the Region to preserve the private-sector incentive funding base within the RRP. Reallocating these funds to Regional housing initiatives, while addressing critical needs, does not in itself solve the broader housing supply problem. The Region cannot build its way out of the housing crisis alone. It must work in partnership with developers who are ready and willing to help accelerate revitalization in targeted areas. With the right incentives and a spirit of partnership, real and lasting change can be delivered quickly.

We are deeply grateful to the Region for its incredible support to date. We also wish to acknowledge the strong leadership and advocacy of the City of Oshawa’s Economic Development Committee, the Mayor’s Office, City Council and City Staff. Their commitment to downtown revitalization and their partnership throughout this process have been instrumental in advancing our project and others like it.

1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

We hope that the path forward includes a continued and expanded role for incentive-based partnerships that support the shared goal of vibrant, inclusive, and economically strong communities.

Sincerely,



Feroze Virani
President
1000923055 Ontario Inc.

May 15, 2025

Durham Regional Council
605 Rossland Road East
Whitby, ON L1N 6A3

Dear Members of Durham Regional Council,

I am writing to express my deep concerns regarding the proposed termination of the Regional Revitalization Program. As a previous recipient of assistance under the RRP, I understand the program is set to be discontinued. I want to stress that my company's development might not have been achieved if it hadn't been for the funding under the RRP. As a developer actively engaged in the growth and development throughout the Region of Durham, I believe this decision will have significant adverse effects on our region's housing market, economic stability, and overall community well-being.

Firstly, the termination of the Regional Revitalization Program will directly impact the production of our efforts and vision for downtown. This program has been instrumental in facilitating the construction of new housing, which is crucial to meeting the growing demand in our region. Without the incentives and support provided by this program, many planned projects will stall or be terminated altogether. This will result in a substantial loss of residential units, exacerbating the housing shortage and making it increasingly difficult for residents to find affordable housing. Without the funding this will also have a direct impact on the "esthetics" of downtown.

Moreover, the cessation of this program will lead to job losses across various sectors, particularly among unions and trades involved in construction and development. The Regional Revitalization Program has created numerous employment opportunities, supporting skilled workers and contributing to the local economy. The termination of this program will not only affect these workers but also have a ripple effect on their families and the broader community.

Additionally, the reduction in development will lead to a decrease in the regional tax base revenue. New housing projects contribute significantly to the local tax base, providing essential funds for public services and infrastructure. The loss of these projects will result in reduced revenue, hindering the region's ability to maintain and improve services for its community.

Furthermore, the lack of consultation with the development community regarding this decision is concerning. Effective communication and collaboration between the Region and developers are vital to ensuring that policies align with the region's mandates of

housing growth and economic development. The abrupt termination of the program without adequate consultation undermines the principles of good governance and customer service.

In light of these concerns, I urge Durham Regional Council to reconsider the termination of the Regional Revitalization Program. It is imperative to explore alternative solutions that will allow the program to continue its operation or to develop new incentives that align with the region's goals of housing growth, introduction of more affordable housing and economic development.

It is my opinion, the decision to defer this matter will also contribute to the loss of development in the Region. By working together, we can find a path forward that supports the needs of our community, small and medium sized stakeholders to continue with the current efforts already in place.

Thank you for your attention to this matter. I look forward to your response and hope for a constructive dialogue on how we can address these challenges collaboratively. I appreciate the opportunity to address this matter and am available for any further discussion.

Sincerely,

Antonella Sacco-Diachenko
President, Director of Operations
The Sacco Group Ltd.,
BOND|ST Event Centre
SSL Academy Ltd
A&T Beauty Supply



May 23, 2025

Ian McVey
Manager of Sustainability
The Regional Municipality of Durham
605 Rossland Rd E, Whitby, ON
Ian.mcvey@durham.ca

Re: Letter of Support - Courtice District Energy System - Report # (2025-COW-19)

Dear Ian,

I am writing to express Enwave Energy Corporation's support for the Courtice District Energy (DE) system initiative. We believe that the pursuit of district energy to service high-density urban areas is a crucial step towards enhancing energy efficiency and sustainability. Enwave has a long-standing commitment to the district energy industry, and we are pleased to see Durham Region taking proactive steps in this direction.

We are particularly supportive of the public-private partnership model proposed for the delivery of the DE system. This approach aligns with our belief that private sector participation in the design, construction, operations, and financing of DE systems is essential for their success. Enwave has extensive experience in such partnerships, and we have seen firsthand the benefits they bring in terms of innovation, efficiency, and financial viability.

Enwave's experience with the city of Toronto serves as a testament to the impact of public-private partnerships in the development of DE systems. Although Enwave is privately owned today, the public-private partnership phase of our growth was foundational to the development of our system. This partnership was critical in the development of the original Deep Lake Water Cooling (DLWC) system, forming a strong and enduring relationship with the city of Toronto. Through this collaboration, Enwave has grown to become a fully integrated, sustainable thermal energy solutions provider, servicing over 200 buildings across our network. This includes a diverse mix of commercial, hospital, government, data centre, entertainment, residential, and hospitality buildings. The public-private partnership phase has been instrumental in our growth and success, allowing us to innovate and expand our services to meet the needs of our clients and the community.

We commend Durham Region for its vision and leadership in advancing this project and look forward to the positive impact it will have on the community.

Yours Very Truly,

ENWAVE ENERGY CORPORATION

Name: Carlyle Coutino
Title: CEO

Report #2 of the Finance & Administration Committee

For consideration by Regional Council

May 28, 2025

The Finance & Administration Committee recommends approval of the following:

1. The Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report and 2025 Workplan ([2025-A-2](#))
 - A) That Report #2025-A-2 of the Chief Administrative Officer be received for information as the Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report;
 - B) That the Regional Municipality of Durham's Accessibility Advisory Committee's 2025 Workplan be approved; and
 - C) That the Regional Municipality of Durham Accessibility Advisory Committee's revised Terms of Reference be approved.
2. Accelerating Decarbonization of Corporate Facilities through Canada Infrastructure Bank Building Retrofit Initiative – Approval to Negotiate an Agreement with SOFIAC ([2025-A-3](#))
 - A) That a partnership framework with the Société de financement et d'accompagnement en performance énergétique (SOFIAC) governing the financing, procurement, engineering design and construction of an energy efficiency and GHG reduction project in the Region's long-term care home portfolio, as outlined in Report #2025-A-3 of the Chief Administrative Officer, and in the SOFIAC Term Sheet (Confidential Attachment #2 to Report #2025-A-3 of the Chief Administrative Officer), be endorsed, and the Chief Administrative Officer be directed to sign the Term Sheet on behalf of the Region;
 - B) That the Chief Administrative Officer be authorized to negotiate a Service Agreement for Energy Performance Optimization ("Service Agreement") with SOFIAC pending successful completion of the detailed feasibility study for the financing and management of design, construction, and measurement and verification related services, subject to the agreement aligning with the principles of the SOFIAC Term Sheet and being to the satisfaction of the Regional Treasurer and Regional Solicitor, (Confidential Attachment #2 to Report #2025-A-3); and
 - C) That the Chief Administrative Officer and Treasurer be directed to report back to Council to seek approval for the execution of the Service Agreement, and the associated financing strategy, by Q4 2025.

3. The issuance of debentures on behalf of the Town of Ajax, Municipality of Clarington, City of Pickering, Township of Uxbridge and the Region of Durham, and a loan application with Infrastructure Ontario on behalf of the Region of Durham ([2025-F-4](#))
-

2025 Debentures

- A) That the Commissioner of Finance be authorized to issue external debentures, in a total principal amount not to exceed \$161,989,000 on behalf of the Town of Ajax, the Municipality of Clarington, City of Pickering, Township of Uxbridge and the Regional Municipality of Durham (“Region”) over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of Report #2025-F-4 of the Commissioner of Finance;
- B) That the Commissioner of Finance be authorized to negotiate the proposed terms and conditions of the external debenture issue as deemed necessary by the Fiscal Agents and sign the Purchase Letter to successfully market the issue to prospective investors, with the possibility that the Region may purchase all or part of the debentures; and
- C) That the Region be authorized to issue the external debentures through CDS Clearing and Depository Services Inc.’s “Book Entry Only” system;

Infrastructure Ontario (“IO”) Loan Program

- D) That the Commissioner of Finance be authorized to seek long-term borrowing of up to \$90,976,949 on behalf of the Region from the Ontario Infrastructure Lands and Corporation, or IO, under the Housing-Enabling Water Infrastructure (“HEWI”) lending stream over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of this report, subject to approval from IO;
- E) That the entering into of a financing agreement under the HEWI lending stream of IO by the Regional Chair and the Commissioner of Finance be approved, subject to the satisfaction of the Commissioner of Finance, and approval be granted for the requisite authorizing by-law(s); and
- F) That the Commissioner of Finance and Regional Chair be authorized to generally do all things and to execute all other documents and papers in the name of the Region in order to carry out the long-term borrowing under the financing agreement;

Update on Approved Debenture Finance for Durham Region Transit Project

- G) That the location of the 110 Westney Facilities EV Charging Infrastructure Project approved through [Report #2024-F-18](#) of the Commissioner of Finance in the amount of \$2,300,000 financed by debentures be relocated

to Durham Region Transit Oshawa Facility as a result of available electricity capacity.

4. Investment Policy Statement Update (2025-F-5)

That the proposed Investment Policy Statement attached to Report #2025-F-5 of the Commissioner of Finance, be approved.

5. Recommended New Water Rate for a 305-mm (12 inch) Water Meter (2025-F-6)

A) That the following new 2025 water rates be adopted for a 305-mm (12 inch) water meter:

- i) Service Charge - \$5,396.18 per month;
- ii) Minimum Bill - \$6,403.00 per month; and

B) That the Regional Solicitor be instructed to prepare the necessary by-law to implement this recommendation.

6. Medium and High-Density Residential Development Charge Deferral Program (2025-F-7)

A) That a Medium and High-Density Residential Regional Development Charge Deferral Program be implemented for the 2025 construction season to provide immediate relief for medium and high-density developments (i.e. high-rise condominiums, townhouses and plexes) to ensure Durham Region continues to supply much needed higher density housing opportunities during these economic uncertain times, subject to the following conditions:

- i) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for high-rise condominium, townhouse condominium and plex developments that meet the "apartment building", "plex" or "townhouse building" definitions in the by-laws (excluding any purpose built rental and non-profit developments, which already benefit from statutory deferrals and exemptions, respectively) be deferred from building permit until first occupancy at the option of the applicant;
- ii) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for townhouse developments approved through a plan of subdivision (e.g. freehold

- townhouses) have the option to defer payment of hard services DCs at subdivision agreement execution until building permit;
- iii) That full payment for the residential medium and high-density developments that qualify for the deferral be due at first occupancy (excluding freehold townhouse developments), with a security provided to the Region at building permit issuance and any default of the deferral payment being subject to an interest rate of 2.6 per cent that accrues from building permit issuance until payment;
 - iv) That full payment for the freehold townhouse developments approved through a plan of subdivision that qualify for the deferral be due at building permit issuance for each unit;
 - v) That default provisions apply if deferral payments become overdue;
 - vi) That applicants electing to use the deferral program enter into a deferral agreement with the Region; and
 - vii) That other such terms and conditions as deemed appropriate by the Commissioner of Finance be included;
- B) That the Medium and High-Density Residential Development Charge Deferral Program be available to building permit applications for residential developments as set out in Recommendation A) of Report #2025-F-7 of the Commissioner of Finance, that are submitted on or after the date of Council approval of this report, until December 31, 2025;
- C) That Regional staff submit a report to Regional Council in December 2025 with a review of the uptake of the Medium and High-Density Residential Development Charge Deferral Program to-date;
- D) That the Commissioner of Finance be authorized to enter into deferral agreements for purposes of the Medium and High-Density Residential Development Charge Deferral Program, subject to the conditions set out in Recommendation A) of Report #2025-F-7, and any additional conditions deemed appropriate by the Commissioner of Finance, and to the satisfaction of the Regional Solicitor; and
- E) That the Provincial Minister of Municipal Affairs and Housing, be advised of the Region of Durham's interest in working to modernize the Development Charges Act and related regulations to ensure that growth related municipal infrastructure, including water, sewer, transit and roads, is appropriately funded by that growth balanced with a recognition that: i) growth may benefit existing development through the provision of more accessible and efficient services to the entire community; and ii) recognizing that new development that has occurred over the past three decades has already

paid development charges, this existing development should not have to contribute again to the cost of future growth.

7. Wind Down of the Regional Revitalization Program and Rescinding the Redundant Pickering Casino Reserve Fund By-law (2025-F-8)

That By-law 11-2023, the by-law governing the Pickering Casino Revenues reserve fund, be repealed since the current balance in the reserve fund is zero and the reserve fund is not required, as the Region's share of funding from the Reserve Fund is being treated as flow through funding to support housing and homelessness initiatives through the Corporate Items budget in the Annual Business Plans and Budgets.

8. U-Pass Agreement Extension (2025-F-9)

- A) That the existing U-Pass agreements with Durham College, Ontario Tech University and Trent University (Durham Campus) be extended including updated U-Pass rates through the 2027-2028 academic year with the following fee increases:
- i) 2025-2026 academic year – 4.9 per cent increase from \$152.85 to \$160.30 per semester per eligible student for the period September 1, 2025, to August 31, 2026;
 - ii) 2026-2027 academic year – 4.9 per cent increase from \$160.30 to \$168.15 per semester per eligible student for the period September 1, 2026, to August 31, 2027; and
 - iii) 2027-2028 academic year – 4.9 per cent increase from \$168.15 to \$176.35 per semester per eligible student for the period September 1, 2027, to August 31, 2028;
- B) That the Regional Chair and Regional Clerk be authorized to execute the amending agreements.

Respectfully submitted,

B. Garrod, Vice-Chair, Finance & Administration Committee

Report #3 of the Community Growth & Economic Development Committee

For consideration by Regional Council

May 28, 2025

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

1. Durham Active Transportation Committee (DATC) Township of Scugog Membership Appointment for 2025-2026 ([2025-CG-6](#))

- A) That Jay Jutzi be appointed to the Durham Active Transportation Committee (DATC) as its Township of Scugog representative;
- B) That Mr. Jutzi be advised of their appointment to the DATC; and
- C) That a copy of Report #2025-CG-6 of the Commissioner of Community Growth and Economic Development be forwarded to the Township of Scugog and the Durham Active Transportation Committee.

2. Durham Region Music Industry Analysis and Forum ([2025-EDT-10](#))

That due to the strong potential economic and social benefits of a vibrant music industry, the Nordicity Music Industry Analysis report (Attachment #1 to Report #2025-EDT-10 of the Commissioner of Community Growth and Economic Development) be endorsed, and that staff be directed to consider opportunities to advance the Key Priority Areas of that Report through the 2026 Business Plans and Budget process.

3. Durham Active Transportation Committee Resolution regarding June Bike Month

Whereas June is Bike Month;

And whereas Durham Regional Community Growth staff have organized numerous bike friendly activities annually for over a decade to educate residents about cycling safety, promote the benefits of cycling, and encourage residents to bike more by participating in Bike Month throughout the month of June;

And whereas the Durham Active Transportation Committee fully supports the Region of Durham's planned Bike Month activities.

Now therefore be it resolved that the Durham Active Transportation Committee request Regional Council's support of the planned Regional Bike Month activities and proclaim the month of June as Bike Month in the Region of Durham.

4. Durham Agricultural Advisory Committee Resolution regarding Toronto and Region Conservation Authority (TRCA) Rural Clean Water Program

That Council be advised of the Durham Agricultural Advisory Committee's (DAAC) support of the Toronto and Region Conservation Authority's Rural Clean Water Program, and support of the Region's Community Growth and Economic Development Department exploring the program further.

Respectfully submitted,

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

Report #5 of the Works Committee

For consideration by Regional Council

May 28, 2025

The Works Committee recommends approval of the following:

1. Energy from Waste-Waste Management Advisory Committee 2025 – 2026 Workplan ([2025-WR-3](#))
 - A) That the Energy from Waste-Waste Management Advisory Committee's 2025 – 2026 Workplan, as outlined in Attachment #1 to Report #2025-WR-3 of the Commissioner of Works, be approved; and
 - B) That a copy of Report #2025-WR-3 be forwarded to the Municipality of Clarington for information.
2. Sole Source Procurement of Uninterruptible Power Supply Equipment for Traffic Control Signals throughout the Regional Municipality of Durham ([2025-W-13](#))
 - A) That staff be authorized to award a sole source contract to Tacel Limited for the provision of Uninterruptible Power Supply (UPS) equipment for traffic control signals throughout the Regional Municipality of Durham, with terms not to exceed five years;
 - B) That financing for the sole source agreement for UPS equipment be provided from the approved 2025 Roads and Infrastructure Capital Budget and future years Business Plans and Budgets. The annual estimated cost is \$580,000, with the total cost not to exceed \$2,900,000*; and
 - C) That the Commissioner of Finance be authorized to execute the necessary sole source agreement.
(* before applicable taxes)
3. Sole Source Procurement of Engineering Services for Stevenson Road North Sanitary Sewer and Watermain Project in the City of Oshawa ([2025-W-14](#))
 - A) That staff be authorized to award a sole source contract to Gannett Fleming Canada ULC for engineering services for the detailed design of a 450-millimetre (mm) diameter trunk sanitary sewer and 300 mm diameter watermain on Stevenson Road North from Taunton Road West to Conlin Road West in Oshawa, for \$310,390*, to be financed from the approved project budget; and
 - B) That the Commissioner of Finance be authorized to execute the necessary documents related to the sole source agreement.
(* before applicable taxes)

4. Lease Renewal with 2381502 Ontario Inc., o/a “Midtown Centre” for Space Located at 200 John Street, Unit E8 in the City of Oshawa, for Use by the Health Department ([2025-W-15](#))

- A) That the Lease Agreement with 2381502 Ontario Inc., o/a “Midtown Centre” (the “Landlord”) for the Dental Clinic located at 200 John Street, Unit E8, in the City of Oshawa, containing approximately 8,974 square feet be renewed with the following terms and conditions:
- i) The renewal term is for a period of five (5) years commencing July 1, 2025, and ending on June 30, 2030;
 - ii) The annual rent for years 1 and 2 of the lease term will be \$134,610*, payable in monthly instalments of \$11,217.50*, based on a rate of \$15* per square foot per annum. The annual rent for years 3 to 5 will be \$143,584* payable in monthly instalments of \$11,965.33*, based on a rate of \$16* per square foot per annum;
 - iii) Additional rent is estimated at \$53,126.08 per annum based on a rate of \$7.73* per square foot, payable in equal monthly instalments of \$4,427.17. This covers the operating costs for the premises, including, common area maintenance, utilities, janitorial services, and realty taxes. The amount per square foot for additional rent will be adjusted annually based on actual costs;
 - iv) The Region will have the option to terminate the Lease after the first two years of the renewal term, with the Region providing the Landlord with nine months written notice;
 - v) The Landlord remains responsible for repairs and maintenance of the building and other common areas; and
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.
(*) exclusive of applicable taxes

5. Lease Renewal with PTC Ownership LP for Space Located at 1355 Kingston Road, Unit 14A in the City of Pickering, for Use by the Health Department ([2025-W-16](#))

- A) That the Lease Agreement with PTC Ownership LP (the “Landlord”) for premises located at 1355 Kingston Road, Unit 14A, in the City of Pickering, containing approximately 3,584 square feet, be renewed with the following terms and conditions:
- i) The renewal term is for a period of five (5) years commencing July 1, 2025, and ending on June 30, 2030;

ii) The gross rent for the term will be as follows:

Year	Term	Rate PSF*	Monthly Rent*	Annual Rent*
Year 1	July 1, 2025 – June 30, 2026	\$28	\$8,362.67	\$100,352
Year 2	July 1, 2026 – June 30, 2027	\$29	\$8,661.33	\$103,936
Year 3	July 1, 2027 – June 30, 2028	\$30	\$8,960.00	\$107,520
Year 4	July 1, 2028 – June 30, 2029	\$31	\$9,258.67	\$111,104
Year 5	July 1, 2029 – June 30, 2030	\$32	\$9,557.33	\$114,688

iii) The Landlord will be responsible for all charges, impositions, and outlays relating to the Premises and the Building including, but not limited to, repairs, maintenance, and replacement of mechanical, electrical, and plumbing services, all utilities, realty taxes, and building and grounds maintenance; and

B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.
 (*) exclusive of applicable taxes

6. Sole Source Procurement of Engineering Consulting Services for the Corbett Creek WPCP – Digestion Remediation and Upgrade Works Project in the Town of Whitby (2025-W-17)

A) That Regional staff be authorized to award a sole source contract to AECOM Canada ULC (AECOM) for engineering consulting services for the design and construction administration of upgrades to the aeration and phosphorus removal systems at the Corbett Creek Water Pollution Control Plant (WPCP) for the amount of \$1,827,176*, to be financed from the approved project budget; and

B) That the Commissioner of Finance be authorized to execute the necessary sole source agreement.
 (*) before applicable taxes

Respectfully submitted,

D. Barton, Chair, Works Committee

Report #5 of the Committee of the Whole

For consideration by Regional Council

May 28, 2025

The Committee of the Whole recommends approval of the following:

1. MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham (2025-COW-18)

- A) That the MSIFN-Durham Bilateral Agreement (Appendix 1 to Report #2025-COW-18 of the Chief Administrative Officer) be endorsed for signature;
- B) That staff be directed to plan for a signing ceremony to occur at a mutually-agreed upon date; and
- C) That a copy of the MSIFN-Durham Bilateral Agreement be forwarded to local area municipalities in Durham Region, and the Association of Municipalities of Ontario (AMO) and the Federation of Canadian Municipalities (FCM), for their information.

2. Motion to Establish Social Procurement Practices

Whereas the impact of American tariffs has resulted in a strengthened call for modernization in municipal procurement processes to reflect current economic and social realities;

And Whereas every purchase the Region makes has a social, economic, cultural, and environmental impact;

And Whereas social procurement is a holistic approach to strategic social, economic, environmental, and inclusive goals that drive positive community outcomes through the strategic use of procurement policies and practices;

And Whereas social procurement still requires that equal opportunity be provided to all vendors and does not provide preferential treatment, in that competitive pricing must still be provided;

And Whereas the City of Toronto, City of Pickering, and City of Calgary are among those who have successfully executed social procurement practices, leading to beneficial outcomes for both the community and the economy;

Now Therefore Be It Resolved That:

1. Staff be directed to investigate the implementation of a social procurement program, with a focus on:

- a) Prioritizing inclusion and diversity in our supply chain and the business practices of our suppliers;
 - b) Promoting that our suppliers be good corporate citizens through social equity, climate sustainability and community development practices;
 - c) Including local economic development and employment targets or goals that support Durham Region residents to work in the Region; and
 - d) Supporting local businesses when possible, by continuing to prioritize purchasing for below trade agreement thresholds;
2. Staff establish a process for businesses to become a diverse or sustainable supplier with the Region, including holding education sessions on achieving certification from non-profit and accredited supplier organizations;
 3. Staff report back to Regional Council with their recommendations within one year; and
 4. Staff share their findings and outcomes with lower-tier municipalities to align procurement practices across the Region.
3. Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)
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- A) That Regional Staff be directed to collaborate with staff from the Municipality of Clarington to prepare the comprehensive business case study and conduct the public consultation required under the Municipal Act and the regulations to allow the municipalities to create a Joint Municipal Services Board (JMSB) to govern the delivery of a district energy system (DES) in the Courtice Transit Oriented Community (CTOC), and a jointly owned Municipal Services Corporation (MSC) with a mandate to develop, own, and operate the CTOC DES;
- B) That staff be directed to take necessary steps to submit a preliminary funding application to the Federation of Canadian Municipalities' Green Municipal Fund Community Energy Systems Capital Project Stream for a combined grant and loan up to a maximum of \$10 million to support the first phase of the proposed CTOC DES project;
- C) That staff be directed to explore opportunities for public and private sector financing partnerships to support the implementation of the proposed CTOC DES, including grant funding from the federal and provincial governments, as well as project financing opportunities through the Canada Infrastructure Bank, Infrastructure Ontario, and other institutions;

- D) That staff be directed to undertake a non-binding Request for Expressions of Interest (RFEOI) to identify potential private sector partners to enable the provision of necessary infrastructure, operational support, and expertise in DES delivery in the CTOC;
 - E) That staff be directed to report back to Council before the end of Q1 2026 with a comprehensive business case study for a jointly-owned Municipal Service Board and MSC between the Region and Clarington for final approval to create both entities, including key recommendations on how the entities are proposed to be governed and managed, sources of capital to enable project implementation, available preliminary business case updates, key partnerships with third parties for project implementation and operations, as well as a detailed project implementation plan that shows how the infrastructure will be delivered in time for the high density development planned around the future Courtice GO Station; and
 - F) That a copy of Report #2025-COW-19 of the Chief Administrative Officer be forwarded to local area municipalities in Durham Region, GTHA upper-tier Regional Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Ministry of Municipal Affairs and Housing, the Ontario Ministry of Energy and Mines, Natural Resources Canada, the Durham Region Home Builders' Association (DRHBA), and the Federation of Canadian Municipalities (FCM), for their information.
4. Sole Source Procurement for the preparation of the GO Lakeshore East Extension Transit Station Charge Background Study ([2025-COW-20](#))
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- A) That a sole source contract for the preparation of the Transit Station Charge Background Study be awarded to a consultant team led by N. Barry Lyon Consultants (NBLC), including Watson & Associates Economists Limited, with an upset limit of \$175,000, to be funded from the anticipated Transit Station Charge (TSC), with interim financing to be sourced at the discretion of the Commissioner of Finance;
 - B) That authorization be provided to proceed with the Transit Station Charge Background Study as soon as possible as per the GO Transit Station Funding Act, 2023;
 - C) That the Region advise the Province that it will contribute all the funds it collects from the Transit Station Charge over 30 years following approval of the TSC by-law after deducing financing and any other related costs, toward the cost of the four new GO Train Stations;
 - D) That the Commissioner of Finance be authorized to execute the necessary agreements and contracts to implement the above-noted actions; and

- E) That a copy of Report #2025-COW-20 of the Commissioners of Finance and Community Growth and Economic Development be forwarded to the area municipalities for their information.

Respectfully submitted,

J. Henry, Regional Chair and CEO



The Regional Municipality of Durham Report

To: Regional Council
From: Commissioner of Community Growth and Economic Development
Report: #2025-CG-7
Date: May 28, 2025

Subject:

Region of Durham Response to Bill 5, Protect Ontario by Unleashing the Economy Act, 2025

Recommendation:

That it be recommended to Regional Council:

- A) That the letter dated May 16, 2025, found in Attachment #1 to this report, be endorsed as the Region of Durham's response to Bill 5, Protect Ontario by Unleashing the Economy Act, 2025, including the following key comments:
- i) The Region supports efforts to streamline the approvals process for mining projects in Ontario when it does not come at the expense of safeguarding against environmental and community impacts;
 - ii) The Region is supportive of mechanisms that would result in increased local procurement in the electricity sector. Limiting competition, however, could increase costs if local or preferred suppliers are more expensive than international alternatives, which may result in increased electricity prices for ratepayers;
 - iii) Proposed amendments to the Ontario Heritage Act, 1990, fail to address systemic issues in archaeological resource management, such as delayed consultation with Indigenous communities and unilateral provincial control over Indigenous artifacts and cultural heritage. Additionally, the proposed amendments exacerbate already weakened heritage protections brought in

through Bill 23. Any exemptions under the Ontario Heritage Act could result in negative impacts, including the destruction of Indigenous artifacts and burial sites;

- iv) The new proposed regime for endangered species and at-risk species is designed for more flexible permitting and registry-based approvals, rather than automatic prohibitions on activities that harm listed species or their habitats. Additionally, narrowing the definition of habitat in the ESA to just the immediate area surrounding dwelling sites excludes protection of broader ecosystems that endangered and at-risk species rely on for survival. While these changes could expedite development approvals, they may also reduce environmental oversight;
 - v) The “trusted proponent” model under the Special Economic Zones Act, 2025, may create a two-tier development system, favouring select private businesses with fewer regulations; and
 - vi) The Region should be included in consultations related to the identification of Special Economic Zones within Durham and the selection of “trusted proponents” that would operate within the region; and
- B) That a copy of this report be forwarded to the Region’s local area municipalities, conservation authorities, and Williams Treaty First Nations.
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Report:

1. Purpose

- 1.1 On April 17, 2025, the Province introduced the proposed [Bill 5, Protect Ontario by Unleashing the Economy Act, 2025](#) (Bill 5) with a commenting period of 30-days. Various changes were made to the Bill during its passage through Standing Committee of the Interior. These changes included amendments to the purpose of the Act, revisions to definitions, and modifications to sections dealing with species conservation, permits and hearings. The purpose of this report is to provide Regional Council with an overview of the legislative changes proposed by Bill 5 and outline Regional staff’s comments.
- 1.2 To meet the provincial commenting deadline of May 17, 2025, a letter outlining Regional staff comments was sent to the province on May 16, 2025 (Attachment #1). If Regional Council makes any changes to the comments, Regional staff will follow up with the province accordingly.

2. Background

2.1 This legislative proposal represents an omnibus Bill that includes 10 schedules, some that propose minor amendments to existing legislation and others that propose new legislation, all with the stated goal of protecting Ontario from global economic uncertainty.

2.2 Bill 5 introduces proposed changes to the following Acts:

- a. Mining Act, 1990 ([ERO Posting #025-0409](#));
- b. Electricity Act, 1998 ([ERO Posting #025-0409](#));
- c. Ontario Energy Board Act, 1998 ([ERO Posting #025-0409](#));
- d. Ontario Heritage Act, 1990 ([ERO Posting #025-0418](#));
- e. Endangered Species Act, 2007 ([ERO Posting #025-0380](#));
- f. Environmental Assessment Act ([ERO Posting #025-0396](#) and [025-0389](#));
- g. Environmental Protection Act (not posted to the ERO); and
- h. Rebuilding Ontario Place Act, 2023 ([ERO Posting #025-0416](#)).

2.3 In addition to changes to existing Acts, Bill 5 also introduces the following new proposed legislation:

- a. Special Economic Zones Act, 2025 ([ERO Posting 025-0391](#)); and
- b. Species Conservation Act, 2025 ([ERO Posting #025-0380](#)).

3. Mining Act, 1990

3.1 Currently, mining projects in Ontario are regulated by several ministries, each dealing with different permits or authorizations separately. This requires that proponents engage with multiple permitting ministries and Indigenous communities on each activity separately and in isolation.

3.2 Proposed changes to the Mining Act, 1990, would create a “one project, one process” approach, intended to streamline the above noted processes by taking a project level approach with an assigned “Team Lead” to guide proponents through the approvals/permitting process.

3.3 Further proposed changes would give the Minister of Energy and Mines authority to deny the issuance of mining leases and cancel existing claims and tenures, if the Minister deems it necessary to protect the strategic national mineral supply chain.

3.4 The proposed changes are believed to result in faster project approvals and potentially lower costs for mining companies. **The Region supports efforts to streamline the approvals process for mining projects in Ontario when it does not come at the expense of safeguarding against environmental and community impacts.**

4. Electricity Act, 1998 and Ontario Energy Board Act, 1998

4.1 Proposed changes to the Electricity Act, 1998, and Ontario Energy Board Act, 1998, would establish regulation-making authority to enable the Minister of Energy and Mines to limit foreign jurisdictions' participation in Ontario's electricity sector through new electricity procurement restrictions. It would also provide a mechanism for the province to respond to future trade restrictions imposed by other countries. No specific regulations to this effect have been released at this time. Regional staff will monitor and report to Regional Council on future proposed regulations and their expected impacts.

4.2 **The Region is supportive of mechanisms that would result in increased local procurement in the electricity sector. Limiting competition, however, could increase costs if local or preferred suppliers are more expensive than international alternatives, which may result in increased electricity prices for ratepayers.**

5. Ontario Heritage Act, 1990

5.1 Prior to Bill 23, provincial plan review responsibilities for archeology rested with the Region, where we would require archaeological assessments for properties deemed to have archaeological potential. This is now the responsibility of the local area municipalities.

5.2 Bill 5 proposes changes to the Ontario Heritage Act, 1990 that would:

- a. expand inspection and enforcement powers in the protection of artifacts and archaeological sites; and
- b. authorize the Lieutenant Governor in Council to exempt property from archaeological and heritage conservation requirements, if deemed that the exemption could advance provincial priorities (e.g., transit, housing, health and long-term care, other infrastructure or such other priorities as they may be prescribed).

5.3 The amendments would also establish criteria that must be met for a property to be eligible for an exemption. The province has indicated that there will be a separate consultation on potential criteria for exemptions, however, no details have been provided at this time. Regional staff will monitor the progress of these consultations and keep Regional Council apprised.

5.4 **Proposed amendments to the Ontario Heritage Act, 1990, fail to address systemic issues in archaeological resource management, such as delayed consultation with Indigenous communities and unilateral provincial control over Indigenous artifacts and cultural heritage. Additionally, the proposed amendments exacerbate already weakened heritage protections brought in through Bill 23. Any exemptions under the Ontario Heritage Act could result in negative impacts, including the destruction of Indigenous artifacts and burial sites.**

6. Endangered Species Act, 2007, and the new Species Conservation Act, 2025

6.1 There are more than 230 species at risk in Ontario, many of which are located in Durham, including numerous birds, fish, insect, reptile and plant species. These species have experienced population declines over the past several decades and are at risk of being lost completely.

6.2 Bill 5 is proposing to make immediate changes to the Endangered Species Act, 2007 (ESA) with the intent to eventually repeal the ESA and replace it with a new Species Conservation Act, 2025 (SCA).

6.3 Interim changes to the ESA would come into effect as soon as Bill 5 is passed, and include:

- a. updating the purpose of the ESA to remove species recovery and stewardship as explicit goals and include social and economic considerations in addition to species protection and conservation;
- b. allowing government discretion to add species or remove species from the Species at Risk in Ontario list;
- c. narrowing the definition of habitat from the broad area which an animal uses to find food to a more limited area immediately surrounding a den or nest;
- d. removing requirements to create recovery strategies for species at risk;
- e. removing “harass” from the prohibitions regarding harm to species; and
- f. winding down the Species Conservation Action Agency and the Species at Risk Conservation Fund.

- 6.4 The new proposed SCA would enshrine the above interim changes, and:
- a. implement a “registration-first” approach, allowing project proponents to begin activities immediately following registration, subject to following rules set out in a yet to be determined regulation;
 - b. exempt harassment of species as an activity that requires registration or a permit;
 - c. no longer require registration (or permits) for impacts to migratory birds and aquatic species protected under the federal Species at Risk Act;
 - d. create the ability to use mitigation and compliance orders; and
 - e. establish a new Species Conservation Program.
- 6.5 **The new proposed regime for endangered species and at-risk species is designed for more flexible permitting and registry-based approvals, rather than automatic prohibitions on activities that harm listed species or their habitats. Additionally, narrowing the definition of habitat in the ESA to just the immediate area surrounding dwelling sites excludes protection of broader ecosystems that endangered and at-risk species rely on for survival. While these changes could expedite development approvals, they may also reduce environmental oversight.**
- 6.6 The province has indicated that it will be consulting with the public, Indigenous communities, and various agencies and organizations in the development of regulations to implement the registration-first approach, which is expected to come into force early in 2026. Regional staff will monitor the development of this regulation and other associated regulations and report to Regional Council as necessary.

7. Environmental Assessment Act and Environmental Protection Act

- 7.1 As a result of changes to the scope of a specific mining project (Eagles Nest) in northern Ontario, the province is proposing to remove the current requirement, under the Environmental Assessment Act, that the project undergo a comprehensive environmental assessment. Additional changes propose to remove environmental assessment requirements for the YORK1 waste project to provide additional waste capacity in Ontario due to potential impacts of tariffs on Ontario’s waste sector.
- 7.2 The province currently charges a fee for registering an activity in the Environmental Activity and Sector Registry, under the Environmental Protection Act. Such projects pose minimal risk to the environment and human health when regulated. Proposed

changes would allow the Minister of Environment Conservation and Parks to refund the imposed fee in circumstances where a registration has been removed from the Registry.

8. Rebuilding Ontario Place Act, 2023

8.1 Currently, there is a requirement for giving public notice and opportunities for comment for proposals for provincial permits and approvals related to the Ontario Place redevelopment project or those that further the project. As such, proposals for permits and approvals would have to be posted to the Environmental Registry of Ontario. Proposed changes provide for an exemption to this requirement.

9. Special Economic Zones Act, 2025

9.1 Bill 5 proposes the Special Economic Zones Act, 2025, which is a new law to allow the province to designate special areas, deemed critical to Ontario's economy and security. These areas can range in size from a small parcel of land to a large area.

9.2 Within Special Economic Zones (SEZ), the province can exempt "trusted proponents" and "designated projects" from regulatory frameworks and municipal by-laws to accelerate project permitting and approvals. Projects in SEZ will also benefit from simplified requirements, and priority access to provincial one-window services. **This "trusted proponent" model under the Special Economic Zones Act, 2025, may create a two-tier development system, favouring select private businesses with fewer regulations.**

9.3 The Special Economic Zones Act will allow the province to override municipal zoning, official plans, and development standards. Municipalities would have no decision-making role once a project is designated within a SEZ. Additionally, community engagement processes could be circumvented, reducing transparency and public input. Following the proclamation of Bill 23, the Region is now an "upper-tier municipality without planning approval responsibilities" under the Planning Act, so the local area municipalities will be most impacted by this.

9.4 The proposal does not include a listing of proposed SEZ, so the implications for Durham Region are unknown at this time. However, on May 5, correspondence from Premier Ford to Prime Minister Carney indicated that 'nation-building' projects including the Ring of Fire, nuclear energy generation, GO passenger train service, a new James Bay deep seaport and a driver and transit tunnel expressway under Highway 401 should be prioritized.

- 9.5 Given the density of nuclear facilities within Durham Region, it is possible that the Region or parts of the Region could be designated as a SEZ. Projects such as the Pickering Refurbishment Project, Small Modular Reactor projects and future developments at Darlington, the proposed new large nuclear generation at [Wesleyville](#) (within Northumberland County but immediately adjacent to Durham Region) could be included. Additionally, in November 2024, Ignace Ontario was selected by the Nuclear Waste Management Organization to construct Canada's deep geological repository (DGR) for nuclear waste. This site also has the potential to be identified.
- 9.6 In September 2024, the province announced that it would begin exploring the feasibility of a new Highway 401 tunnel expressway. Currently, this project is not expected to extend into Durham. Similarly, the reference to GO passenger train service likely refers to the GO West to Kitchener, not the GO East to Bowmanville.
- 9.7 Proposed locations of SEZs, how they would be designated, and identification of "trusted proponents" have not been determined. **The Region should be included in consultations related to the identification of SEZs within Durham and the selection of "trusted proponents" that would operate within the region.**
- 9.8 Regional staff will monitor and develop proactive approaches should areas within Durham be designated as SEZs.

10. Relationship to Strategic Plan

- 10.1 These proposed legislative changes may impact the Region's Strategic Directions and Pathways in Durham Region's 2025-2035 Strategic Plan:
- a. Connected and Vibrant Communities
 - C2. Enable a full range of housing options, including housing that is affordable and close to transit.
 - b. Environmental Sustainability and Climate Action
 - E5. Respect the natural environment, including greenspaces, waterways, and agricultural lands.
 - c. Resilient Local Economies
 - R1. Attract and retain quality employers that strengthen key economic sectors, including energy and technology.

d. Strong Relationships

- S2. Build and strengthen respectful relationships with First Nations, Inuit, Métis, and urban Indigenous communities.
- S4. Advocate to the federal and provincial government and agencies to advance regional priorities.

10.2 This report aligns with the following Foundation in Durham Region's 2025-2035 Strategic Plan:

- a. People: Making the Region of Durham a great place to work, attracting, and retaining talent.

11. Conclusion

11.1 On April 17, 2025, the province introduced Bill 5, which proposes various amendments to existing legislation and includes the establishment of new legislation. The province is inviting comments on the proposals until May 17, 2025, a 30-day commenting window. This condensed timeline did not allow for a report to Regional Council, prior to responding. A letter containing Regional staff comments was submitted to the province on May 16, 2025 (Attachment #1). Any changes made to these comments by Regional Council will be forwarded to the province.

11.2 The proposed legislative changes signal a significant shift in Ontario's environmental, energy, land use, and procurement frameworks – many of which have direct implications for municipalities.

11.3 The new Species Conservation Act reduces automatic environmental protections for species and habitats. Environmental Assessment Act and Ontario Heritage Act amendments introduce new exemptions and ministerial powers. Changes to the Electricity Act, Ontario Energy Board Act, and Mining Act centralize decision-making, introduce procurement restrictions, and extinguish legal recourse – potentially reducing local input on major infrastructure and energy projects. Most notably, the Special Economic Zones Act allows provincial regulations to override municipal by-laws and approvals, posing a substantial risk to local land use autonomy and governance.

11.4 Municipalities must prepare for faster-paced development with fewer consultation requirements, diminished environmental oversight, and reduced legal and planning certainty.

11.5 The specific regulations related to these proposed legislative changes have yet to be determined and/or will be subject to future consultation by the province. Regional staff will monitor the progress of these changes and ensure Regional Council is made aware of any Regional implications.

11.6 A copy of this report will be forwarded to the Region's area municipalities, conservation authorities, and the Williams Treaty First Nations.

12. Attachments

Attachment #1: Region of Durham Staff Response to Bill 5, the Protect Ontario by Unleashing the Economy Act, 2025

Respectfully submitted,

Original signed by

Colleen Goodchild, Director of
Community Growth

Recommended for Presentation to Council

Original signed by

Nancy Taylor BBA, CPA, CA for
Elaine C. Baxter-Trahair
Chief Administrative Officer



May 16, 2025

Sent Via Email

Ministry of the Environment, Conservation and Parks
 Species at Risk Branch
 40 St. Claire Ave. W
 Toronto, Ontario
 M4V1M2

**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

**RE: Region of Durham Staff Response to Bill 5, the Protect
 Ontario by Unleashing the Economy Act, 2025**

Thank you for the opportunity to provide feedback on proposed Bill 5, the Protect Ontario by Unleashing the Economy Act, 2025 (Bill 5). This legislative proposal represents an omnibus Bill that includes 10 schedules, some that propose minor amendments to existing legislation and others that propose new legislation.

Bill 5 was introduced on April 17, 2025, with a commenting period of 30-days. Considering Regional Council's reporting cycle, the 30-day timeline did not allow for Regional Council to consider this matter prior to the May 17, 2025, commenting deadline. Therefore, the following comments represent those of Regional staff.

A report seeking Regional Council endorsement of these comments will be presented at the May 28, 2025, meeting of Regional Council. Should Regional Council make any changes to the comments, regional staff will follow up accordingly.

1. The Region supports efforts to streamline the approvals process for mining projects in Ontario when it does not come at the expense of safeguarding against environmental and community impacts.
2. The Region is supportive of mechanisms that would result in increased local procurement in the electricity sector. Limiting competition, however, could increase costs if local or preferred suppliers are more expensive than international alternatives, which may result in increased electricity prices for ratepayers.
3. Proposed amendments to the Ontario Heritage Act, 1990 fail to address systemic issues in archaeological resource management, such as delayed consultation with Indigenous communities and unilateral provincial control over Indigenous artifacts and cultural heritage. Additionally, the proposed

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

amendments exacerbate already weakened heritage protections brought in through Bill 23. Any exemptions under the Ontario Heritage Act could result in negative impacts including the destruction of Indigenous artifacts and burial sites.

4. The new proposed regime for endangered species and at-risk species is designed for more flexible permitting and registry-based approvals, rather than automatic prohibitions on activities that harm listed species or their habitats. Additionally, narrowing the definition of habitat in the ESA to just the immediate area surrounding dwelling sites excludes protection of broader ecosystems that endangered and at-risk species rely on for survival. While these changes could expedite development approvals, they may also reduce environmental oversight.
5. The “trusted proponent” model under the Special Economic Zones Act, 2025 may create a two-tier development system, favouring select private businesses with fewer regulations.
6. The Region should be included in consultations related to the identification of any Special Economic Zones within Durham and the selection of “trusted proponents” that would operate within the region.

The Region is looking forward to participating in future consultations related to this Bill, as more details are provided and proposed regulations are developed. If you have any questions about the above noted comments, please contact Amanda Bathe, Senior Planner at Amanda.Bathe@durham.ca.

Thank you,

Colleen Goodchild

Colleen Goodchild, MCIP, RPP
Director of Community Growth
Community Growth & Economic Development Department