



OFFICIAL NOTICE

Meeting of Regional Council Agenda

Wednesday, June 25, 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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There are no delegations	
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8.	Reports related to Delegations/Presentations There are no Reports related to Delegations/Presentations	
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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 2025-020
Being a by-law to appoint an Acting Medical Officer of Health for The Regional Municipality of Durham.
- This by-law implements the recommendations contained in Item #1 of the 3rd Report of the Health & Social Services Committee presented to Regional Council on June 25, 2025.
- 14.2 2025-021
Being a by-law to Amend By-law 2024-032 (Procedural By-law) to govern the proceedings of council and its committees, the conduct of its members, and the calling of meetings.
- This by-law implements the recommendations contained in Council Correspondence CC 12, Item #7.1 presented to Regional Council on June 25, 2025.
- 14.3 2025-022
Being a by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$1,932,000.00 (\$508,000.00 principal amount of 9 year instalment debentures, \$1,104,000.00 aggregate principal amount of 12 year debentures and \$320,000.00 principal amount of 20 year instalment debentures) for capital works of The Corporation of the Town of Ajax.
- This by-law implements the recommendations contained in Item #3 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.
- 14.4 2025-023
Being a by-law to authorize the borrowing upon 20 year instalment debentures in the principal amount of \$5,000,000.00 for a capital work of The Corporation of the Municipality of Clarington.
- This by-law implements the recommendations contained in Item #3 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.
- 14.5 2025-024
Being a by-law to authorize the borrowing upon 10 year instalment debentures in the principal amount of \$1,000,000.00 for a capital work of The Corporation of the Township of Uxbridge.
- This by-law implements the recommendations contained in Item #3 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.
- 14.6 2025-025

Being a by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$10,465,000.00 (\$6,962,000.00 principal amount of 15 year debentures and \$3,503,000.00 principal amount of 20 year instalment debentures) for capital works of The Regional Municipality of Durham.

This by-law implements the recommendations contained in Item #3 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.

14.7 2025-026

Being a by-law to authorize the borrowing upon instalment debentures in the principal amounts authorized by by-laws Numbers 2025-022, 2025-023, 2025-024 and 2025-025 in the aggregate principal amount of \$18,397,000.00 (\$508,000.00 principal amount of 9 year instalment debentures, \$1,000,000.00 principal amount of 10 year debentures; \$1,104,000.00 aggregate principal amount of 12 year debentures, \$6,962,000.00 principal amount of 15 year instalment debentures and \$8,823,000.00 aggregate principal amount of 20 year instalment debentures) and the issuing of one series of instalment debentures therefore.

This by-law implements the recommendations contained in Item #3 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.

14.8 2025-027

Being a by-law to amend by-law number 39-2022.

This by-law implements the recommendations contained in Item #6 of the 3rd Report of the Finance & Administration Committee presented to Regional Council on June 25, 2025.

14.9 2025-028

Being a by-law to amend by-law number 42-2023.

This by-law implements the recommendations contained in Item #6 of the 3rd Report of the Finance & Administration Committee presented to Regional Council on June 25, 2025.

14.10 2025-029

Being a by-law to transfer jurisdiction over part of the highway known as Victoria Street East from The Corporation of the Town of Whitby to The Regional Municipality of Durham according to sections 52 and 53 of the Municipal Act, 2001, S.O. 2001, c. 25 and for connected purposes.

This by-law implements the recommendations contained in Council Correspondence CC 13, Item #7.2 presented to Regional Council on June 25, 2025.

15. Confirming By-law

15.1 2025-030

Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 25th day of June, 2025.

16. Adjournment

Notice regarding collection, use and disclosure of personal information:

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

The Regional Municipality of Durham

MINUTES

REGIONAL COUNCIL

Wednesday, May 28, 2025

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:31 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Traditional Territory Acknowledgment and National Anthem

Regional Chair Henry read the following land acknowledgement:

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

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

2. Roll Call

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier left the meeting at 11:57 AM on municipal business
Councillor Cook*
Councillor Crawford
Councillor Dies
Councillor Foster*
Councillor Jubb
Councillor Kerr
Councillor Leahy*

Councillor Lee*
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal*
Councillor Nicholson*
Councillor Roy
Councillor Shahid
Councillor Woo*
Councillor Wotten
Councillor Yamada*
Regional Chair Henry

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

All members of Council were in attendance with the exception of Councillors Brenner, Garrod, and Pickles.

Councillor Pickles was absent due to municipal business.

Chair Henry announced the passing of Sam Swain, a dedicated and compassionate paramedic, who passed away on May 21st after a brief illness at the age of 42. Chair Henry added that Sam's unwavering commitment to helping others touched the lives of so many. On behalf of Regional Council, Chair Henry offered condolences to Sam's family, friends, and the entire Region of Durham Paramedic Service community during this difficult time.

Chair Henry advised that Walter Schummer announced his resignation from the position of Mayor of the Township of Brock.

On behalf of Regional Council, Chair Henry thanked Walter for his years of dedicated service and unwavering commitment to the residents of Brock Township and Durham Region.

Chair Henry stated that Durham and Brock have built a strong and productive relationship over the years, one that has truly benefited our communities and Walter played a key role in making that partnership a success.

Chair Henry stated that some of Mayor Schummer's recent accomplishments included:

- Supporting the launch of Durham Region Transit Route 618, which now services residents in Port Perry, Sunderland, Cannington and Beaverton.
- Advocating to the province for the Beaver River temporary bridge during the construction of the permanent structure, which ensured that Beaverton remained accessible for residents, businesses and tourists.

- The opening of Beaverton Heights, which is a vital resource for north Durham residents experiencing, or at risk of, homelessness.

3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest made.

4. Adoption of Minutes

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

- Regular Regional Council meeting held on April 23, 2025; and
- Regular Committee of the Whole meeting held on May 14, 2025.

CARRIED

5. Presentations

5.1 Anthony Pezzetti, Deputy General Manager - Transit Operations re: 2024 Safe Driver Awards

Anthony Pezzetti, Deputy General Manager, Transit Operations, provided a presentation regarding the 2024 Safe Driver Awards.

Highlights of the presentation included:

- Fast Facts
 - DRT operated on 14 million kilometers of roadway
 - Each driver operated for 33, 000 kilometres per year
 - Preventable collision rate: 1 for every 153,000 Kilometers
- Receiving a safe driver award is not just about preventable collisions, it also includes no moving violations, and no policy violations
- 27 individuals received Safe Drive Awards this year including:
 - 5-Year Platforms:
 - 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 Platforms:
 - 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 Brody
 - James Milne

6. Delegations

There were no delegations.

7. Communications

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

Moved by Councillor Anderson, Seconded by Councillor Shahid,

(75) That Council Correspondence CC 06 being a Confidential Memorandum dated May 28, 2025 from Jason Hunt, Regional Solicitor & Director of Legal Services regarding advice that is subject to solicitor-client privilege with respect to Legislation regarding the Regional Revitalization Program be received for information.

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

Moved by Councillor Carter, Seconded by Councillor Chapman,

(76) That the main motion (75) of Councillors Anderson and Shahid be amended to be lettered as Part A) and that the following be added as a new Part B):

- B) That the referral motion of Councillors Leahy and Crawford adopted at the May 13, 2025 Finance and Administration Committee meeting which reads as follows:

“That parts A) to D) of the main motion (25) of Councillors Crawford and McDougall be referred to staff to investigate the feasibility of a legislative means to support revitalization projects, similar to the existing program, and bring back a report in the fall; and

That applications can still be submitted so that applicants remain in the queue.”

be revised to direct staff to bring back the requested report to the June 25, 2025 Regional Council meeting.

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

Moved by Councillor Marimpietri, Seconded by Councillor Kerr,

- (77) That the meeting be closed to the public in order to consider 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.

CARRIED

[Refer to the Closed Meeting minutes of May 28, 2025]

Council rose from the Closed Meeting and resumed open session at 10:52 AM.

Moved by Councillor Chapman, Seconded by Councillor Roy,

- (79) That Council recess for 15 minutes.

CARRIED

Council recessed at 10:52 AM and reconvened at 11:07 AM

The Clerk conducted a roll call following the recess and all members of Council were present with the exception of Councillors Brenner, Cook, Garrod, McDougall and Pickles.

Chair Henry advised that during the closed session there were no motions made or directions given.

The amending motion (76) of Councillors Carter and Chapman was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Dies
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor Neal
Councillor Nicholson
Councillor Woo
Councillor Wotten
Councillor Yamada

No

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Crawford
Councillor Foster
Councillor Mulcahy
Councillor Roy
Councillor Shahid
Regional Chair Henry

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor McDougall
Councillor Pickles

Declarations of Interest: None

The main motion (75) of Councillors Anderson and Shahid was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Neal

No

Councillor Anderson
Councillor Ashe
Councillor Mulcahy
Councillor Roy
Councillor Shahid
Regional Chair Henry

Councillor Nicholson
Councillor Woo
Councillor Wotten
Councillor Yamada

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Pickles

Declarations of Interest: None

- CC 07 Correspondence from Hans Jain, President, Atria Development Corporation regarding Discontinuation of the Regional Revitalization Program – Request for Reconsideration (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(80) That Council Correspondence CC 07 from Hans Jain, President, Atria Development Corporation regarding Discontinuation of the Regional Revitalization Program – Request for Reconsideration be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 08 Correspondence from Anna Fagyas, Medallion Developments Inc. regarding Wind Down of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(81) That Council Correspondence CC 08 from Anna Fagyas, Medallion Developments Inc. regarding Wind Down of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 09 Correspondence from Feroze Virani, President, 1000923055 Ontario Inc., regarding Importance of Timely Clarity on the Future of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(82) That Council Correspondence CC 09 from Feroze Virani, President, 1000923055 Ontario Inc., regarding Importance of Timely Clarity on the Future of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 10 Correspondence from Antonella Sacco-Diachenko, President, Director of Operations, The Sacco Group Ltd. regarding request to reconsider the termination of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(83) That Council Correspondence CC 10 from Antonella Sacco-Diachenko, President, Director of Operations, The Sacco Group Ltd. regarding request to reconsider the termination of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.

CARRIED

CC 11 Correspondence from Carlyle Coutino, Chief Executive Officer, Enwave Energy Corporation regarding Letter of Support – Courtice District Energy System – Report #2025-COW-19

Moved by Councillor Chapman, Seconded by Councillor Anderson,
(84) That Council Correspondence CC 11 from Carlyle Coutino, Chief Executive Officer, Enwave Energy Corporation regarding Letter of Support – Courtice District Energy System be referred to the consideration of Item #3 of the Committee of the Whole Report.

CARRIED

8. Reports related to Delegations/Presentations

There are no reports related to Delegations/Presentations.

9. Committee Reports and any related Notice of Motions

9.1 Report of the Finance and Administration Committee

1. The Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report and 2025 Workplan (2025-A-2)
[CARRIED]

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)
[CARRIED]

- 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](#))
-
- [CARRIED]

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](#))
[CARRIED]

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](#))
[CARRIED]

- 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](#))
-
- [CARRIED AS AMENDED ON A RECORDED VOTE] [SEE MOTION (87) ON PAGES 13 AND 14]
- 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;
- 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; and

F) That the new Development Charge Deferral Policy be retroactively applied to applications submitted for permit as of January 1, 2025.

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

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)
[CARRIED]

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.

Moved by Councillor Ashe, Seconded by Councillor Crawford,

- (85) That the recommendations contained in Items 1 to 5, 7 and 8 of Report #2 of the Finance and Administration Committee be adopted.

CARRIED

Moved by Councillor Ashe, Seconded by Councillor Crawford,
(86) That the recommendations contained in Item 6 of Report #2 of the
Finance and Administration Committee be adopted.

CARRIED AS AMENDED
(See Following Motion)

Moved by Councillor Marimpietri, Seconded by Councillor Ashe,
(87) That the main motion (86) of Councillors Ashe and Crawford to adopt the
recommendations contained in Item 6 of Report #2 of the Finance and
Administration Committee be amended to add the following as a new Part
F):

F) That the new Development Charge Deferral Policy be retroactively applied
to applications submitted for permit as of January 1, 2025.

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Foster
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Roy
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Dies
Councillor Jubb

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

The main motion (86) of Councillors Ashe and Crawford to adopt the recommendations contained in Item #6 of Report #2 of the Finance & Administration Committee was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

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

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

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

None.

9.3 Report of the Community Growth and Economic Development Committee

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

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
[CARRIED]

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
[CARRIED]

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.

- Moved by Councillor Chapman, Seconded by Councillor Wotten,
(88) That the recommendations contained in Items 1 to 4 inclusive of Report #3 of the Community Growth and Economic Development Committee be adopted.

CARRIED

9.4 Report of the Works Committee

1. Energy from Waste-Waste Management Advisory Committee 2025 – 2026 Workplan (2025-WR-3)
[CARRIED]
 - 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)
[CARRIED]
 - 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](#))
-

[CARRIED]

- 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](#))
-

[CARRIED]

- 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](#))
-
- [CARRIED]

- 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)
[CARRIED]

- 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

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (89) That the recommendations contained in Items 1 to 6 inclusive of Report #5 of the Works Committee be adopted.

CARRIED

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

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)
[CARRIED]
- 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
[CARRIED]

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](#))
-
- [CARRIED]
- 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)
[CARRIED]
 - 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.

Moved by Councillor Kerr, Seconded by Councillor Dies,

- (90) That the recommendations contained in Items 1, 3 and 4 of Report #5 of the Committee of the Whole be adopted.

CARRIED

Moved by Councillor Kerr, Seconded by Councillor Dies,

- (91) That the recommendations contained in Item 2 of Report #5 of the Committee of the Whole be adopted.

CARRIED

10. Departmental Reports & Other Resolutions

10.1 Region of Durham Response to Bill 5, Protect Ontario by Unleashing the Economy Act, 2025 (2025-CG-7)

[CARRIED]

Moved by Councillor Ashe, Seconded by Councillor Shahid,

(92) A) That the letter dated May 16, 2025, found in Attachment #1 to Report 2025-CG-7 of the Commissioner of Community Growth and Economic Development, 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 Report #2025-CG-7 of the Commissioner of Planning and Economic Development be forwarded to the Region’s local area municipalities, conservation authorities, and Williams Treaty First Nations.

CARRIED UNANIMOUSLY ON THE
FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Carter	
Councillor Chapman	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Nicholson	
Councillor Roy	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Brenner
Councillor Collier
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

11. Notice of Motions

There were no notice of motions.

12. Unfinished Business

There was no unfinished business to be considered.

13. Announcements

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

14. By-laws

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.

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

Moved by Councillor Ashe, Seconded by Councillor Barton,
(93) That By-law Numbers 2025-017 and 2025-018 be passed.

CARRIED

15. Confirming By-law

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.

Moved by Councillor Ashe, Seconded by Councillor Barton,
(94) That By-law Number 2025-019 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on May 28, 2025 be passed.

CARRIED

16. Adjournment

Moved by Councillor Jubb, Seconded by Councillor Wotten,
(95) That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:15 PM

Respectfully submitted,

John Henry, Regional Chair & CEO

Alexander Harras, Regional Clerk

The Regional Municipality of Durham

MINUTES

COMMITTEE OF THE WHOLE

Wednesday, June 11, 2025

A regular meeting of the Committee of the Whole was held on Wednesday, June 11, 2025 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Roll Call

Present: Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner*
Councillor Carter
Councillor Chapman
Councillor Cook*
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb*
Councillor Kerr
Councillor Leahy*
Councillor Lee*
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal*
Councillor Nicholson
Councillor Shahid
Councillor Woo
Councillor Wotten*
Councillor Yamada* attended the meeting at 9:32 AM
Regional Chair Henry
*** denotes Councillors participating electronically**

All members of Committee were present with the exception of Councillors Collier, Pickles and Roy.

Councillor Collier was absent on municipal business

Staff

Present: K. Allore-Engel, E. Baxter-Trahair, A. Burgess, S. Danos-Papaconstantinou*, S. Dessureault, J. Dixon, W. Elhallak, T. Fraser, S. Gill*, C. Goodchild*, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, M. Hubble, R. Jagannathan, R.J. Kyle*, L. Lavery*, A. Luqman*, S. MacNeil*, K. McDermott, L. McIntosh*, A. Pezzetti*, N. Pincombe, M. Simpson, K. Smith, C. Taylor, N. Taylor, E. Valant*, S. Vamathevan and A. Wismer
***denotes staff participating electronically**

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Statutory Public Meetings

There were no statutory public meetings.

4. Presentations

4.1 Kiersten Allore-Engel, Manager, Community Safety and Well-Being (CSWB), Re: CSWB Update - Violence Prevention Activities

K. Allore-Engel provided a presentation regarding Community Safety and Well-Being (CSWB) Update - Violence Prevention Activities. Highlights of the presentation included:

- Community Safety and Well-Being Plan
- CSWB Context
- Four Levels of Risk Mitigation
- Cost Benefits of CSWB Planning
- Current Violence Prevention and Intervention Initiatives
- CSWB Violence Interruption and Intervention Initiatives
- Violence Interruption – Murray McKinnon Foundation
- Violence Intervention – Durham Community Action Group
- Violence Intervention – Ifarada Institute
- Violence Prevention – Afiwi Groove School
- Violence Prevention – Durham Family Cultural Centre
- Violence Prevention – First Nations
- Violence Prevention: Micro-Grants

K. Allore-Engel responded to questions with respect to CSWB program follow-up; CSWB initiatives related to other priority risk factors; whether future presentations will be provided on other priority risk factors; whether a matrix has been established to evaluate the CSWB Plan; whether information from Provincial comparators will be shared with Regional Council; whether data will help to solicit funding from the Provincial and Federal Governments; the length of the Afiwi

Groove School Drums over Gunz program; the number of participants in CSWB programs; the CSWB budget and funding source; and CSWB staffing.

5. Delegations

There were no delegations heard.

6. Correspondence

There were no communications.

7. Reports

7.1 Authorization to enter into an Agreement with Estates of Northgate Incorporated (Lakeview Homes) for the Construction of a Zone 2 Feedermain and Sanitary Sewer on Church Street from south side of Hydro Corridor to 500 m south of Taunton Road, in the Town of Ajax (2025-COW-22)

Report #2025-COW-22 from R. Jagannathan, Commissioner of Works, and N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(58) That we recommend to Council:

- A) That the Regional Municipality of Durham be authorized to enter into an Agreement with Lakeview Homes for the construction of a Zone 2 feedermain and sanitary sewer (the "Works") with the following terms:
- i) Lakeview Homes will finance upfront 100 per cent of the design and construction costs of the Works, estimated at \$6,102,100 (\$2,128,600 for the feedermain and \$3,973,500 for the sanitary sewer);
 - ii) Lakeview Homes will tender, award, and construct the necessary Works, subject to terms and conditions to ensure competitive pricing, along with Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
 - iii) Lakeview Homes will post security in the form of a letter of credit or surety bond, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
 - iv) Lakeview Homes will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the water supply Works, estimated at \$1,971,100 (at the rates in effect at the time of

development), for lands within the Zone 2 area that are serviced by the Work;

- v) Lakeview Homes will receive residential sanitary sewer development charge credits up to an amount equal to the residential share (83.3 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$3,309,900 (at the rates in effect at the time of development), for lands within the areas that are serviced by the Works;
- vi) Development charge credits earned will be indexed in accordance with Statistics Canada's Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
- vii) The Region will pay to Lakeview Homes the industrial share (3.8 per cent), the commercial share (2.9 per cent), and the institutional share (0.7 per cent) of the design and construction costs of the Works, estimated at \$157,500, upon acceptance by the Region of the completion of the Works, from the Water Supply Capital Budget:

Water Supply System Capital Budget

Item #124 Zone 2 feedermain on Church St. from south side of the hydro right of way to Taunton Rd., Ajax (Project ID: D2301)

Commercial Development Charges	\$61,700
2025 Water User Revenue ¹	<u>\$95,800</u>
Total	<u>\$157,500</u>

Note:

- 1 \$95,800 in water user revenue related to the shortfall in industrial and institutional development charges.

- viii) The Region will pay to Lakeview Homes the industrial share (8.6 per cent), the commercial share (6.5 per cent), and the institutional share (1.6 per cent) of the design and construction costs of the Works, estimated at \$663,600 upon acceptance by the Region of the completion of the Works, from the Sanitary Sewer System Capital Budget:

Sanitary Sewerage

Prior Approved Financing – Sanitary Sewerage System Capital Budget

Sanitary sewer on Church St. from south side of Hydro Corridor to Taunton Rd., Ajax (Project ID: D2407)

Commercial Development Charge Reserve Fund	\$201,500
2025 Sewer User Revenue ¹	<u>\$316,200</u>
Total	<u>\$517,700</u>

Additional Financing

Sanitary Sewerage System Capital Budget

Item #426: Allowance for Regional share for works in conjunction with development (Project ID: M2510)

Commercial Development Charge Reserve Fund	\$56,800
Industrial Development Charge Reserve Fund	\$75,100
Sewer User Revenue ¹	<u>\$14,000</u>
Total Additional Financing	<u>\$145,900</u>

Total Financing

Commercial Development Charge Reserve Fund	\$258,300
Industrial Development Charge Reserve Fund	\$75,100
Sewer User Revenue ¹	<u>\$330,200</u>
Total Project	<u>\$663,600</u>

Note:

1 \$330,200 in Sewer user revenue related to the shortfall in industrial and institutional development charges

- ix) The Region will pay 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by Lakeview Homes, included in the estimated cost of the Works;
- x) All financial commitments will be based on actual costs;
- xi) Such other terms as deemed appropriate by the Commissioner of Works; and

- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.

CARRIED

- 7.2 Authorization to enter into an Agreement with Conlin Anderson Landowners Group for the Construction of a Sub-Trunk Sanitary Sewer on Thickson Road (Regional Road 26) from Glengowan Street to the Future Mid Block Arterial, north of Conlin Road, in the Town of Whitby (2025-COW-23)
-

Report #2025-COW-23 from R. Jagannathan, Commissioner of Works, and N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(59) That we recommend to Council:

- A) That the Regional Municipality of Durham be authorized to enter into an Agreement with Conlin Anderson Landowners Group for the construction of a sub-trunk sanitary sewer (the “Works”) with the following terms:
- i) Conlin Anderson Landowners Group will finance upfront 100 per cent of the design and construction costs of the Works estimated at \$9,699,400;
 - ii) Conlin Anderson Landowners Group will tender, award, and construct the necessary Works, subject to terms and conditions to ensure competitive pricing, along with Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
 - iii) Conlin Anderson Landowners Group will post security in the form of a letter of credit or surety bond, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
 - iv) Conlin Anderson Landowners Group will receive industrial sewer development charge credits up to an amount equal to the industrial share (8.6 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$834,100 (at the rates in effect at the time of development), for lands within the areas that are serviced by the Works;
 - v) Development charge credits earned will be indexed in accordance with Statistics Canada’s Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
 - vi) The Region will pay to Conlin Anderson Landowners Group the residential share (83.3 per cent), the commercial share (6.5 per cent), and the institutional share (1.6 per cent) of the design and construction costs of the Works, estimated at \$8,865,300 upon the issuance of the first full building permit within the contributing drainage area, from the following sources:

Sanitary Sewerage

Prior Approved Financing – Sanitary Sewerage System Capital Budgets

Thickson Rd. Sub-trunk sanitary sewer from Glengowan St. to Mid-block, Whitby (Project ID: D2103)

Residential Development Charge Reserve Fund	\$3,870,300
Commercial Development Charge Reserve Fund	\$272,000
Sewer User Revenue ¹	<u>\$155,200</u>
Total	<u>\$4,297,500</u>

Note:

1 \$155,200 in Sewer user revenue related to the shortfall in institutional development charges

Additional Financing

Sanitary Sewerage System Capital Budget

Item #56: West Whitby sub trunk on Dundas St. from Des Newman Blvd. to Halls Rd., Whitby (Project ID: D2043)

Residential Development Charge Reserve Fund	\$999,600
Commercial Development Charge Reserve Fund	\$78,000

Item #74: Forcemain on Conlin Rd. from Ritson Rd. to Harmony Rd., Oshawa (Project ID; D2104)

Residential Development Charge Reserve Fund	\$1,460,400
Commercial Development Charge Reserve Fund	\$144,000

Item #120: Proposed Marina Sanitary Sewage Pumping Station and forcemain, Oshawa (Project ID: D2519)

Residential Development Charge Reserve Fund	\$833,000
Commercial Development Charge Reserve Fund	\$65,000

Item #129: Expansion of Newcastle Water Pollution Control Plant from 7 MLD to 16 MLD and outfall (Project ID: D2520)

Residential Development Charge Reserve Fund	\$916,300
Commercial Development Charge Reserve Fund	\$71,500
Total Additional Financing	<u>\$4,567,800</u>

Total Financing

Residential Development Charge Reserve Fund	\$8,079,600
Commercial Development Charge Reserve Fund	\$630,500
Sewer User Revenue ¹	<u>\$155,200</u>
Total Project	<u>\$8,865,300</u>

Note:

¹ A total of \$155,200 in Sewer user revenue related to the shortfall in institutional development charges

- vii) The Region will pay 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by the Conlin Anderson Landowners Group, included in the estimated cost of the Works;
 - viii) All financial commitments will be based on actual costs;
 - ix) If any of the industrial lands within the North-East Whitby Employment Area are rezoned prior to the first building permit and developed as residential and/or commercial, then the Conlin Anderson Landowners Group will receive residential and/or commercial development charge credits in lieu of payment from the Region for the residential or commercial share;
 - x) Such other terms as deemed appropriate by the Commissioner of Works; and
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.

CARRIED

7.3 Tariff Actions Update (2025-COW-24)

Report #2024-COW-24 from N. Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to procurement and whether there has been any tangible changes.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(60) That we recommend to Council:

That staff report back on an as-needed basis to update Regional Council on the Made in Durham Regional procurement initiatives and associated implications for the economy in the context of tariff actions.

CARRIED

7.4 2025 Asset Management Plan (2025-COW-25)

Report #2024-COW-25 from N. Taylor, Commissioner of Finance, and R. Jagannathan, Commissioner of Works, was received.

Staff responded to questions with respect to the development charges levied on a new home; and the amount of development charges levied versus the cost per household to replace the Region's entire asset inventory.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(61) That we recommend to Council:

- A) That the 2025 Regional Municipality of Durham Asset Management Plan and the Region's Corporate Strategic Asset Management Policy be endorsed; and
- B) That the 2025 Regional Municipality of Durham Asset Management Plan be posted on the Region's website and the Ministry of Municipal Affairs and Housing be advised.

CARRIED

7.5 Region of Durham Response to Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (2025-COW-26)

Report #2024-COW-26 from N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(62) That we recommend to Council:

- A) That the letter dated June 4, 2025, found in Attachment #1 to Report #2025-COW-26 of the Commissioner of Finance, be endorsed as the Region of Durham's response to Bill 17, Protect Ontario by Building Smarter and Faster Act, 2025, including the following key messages:
 - i) Development Charges Act – Development Charge (DC) relief should be reviewed on an annual basis and be designed to be targeted and temporary to respond to changing market conditions;
 - ii) Planning Act – Municipal autonomy should be preserved by ensuring complete application requirements reflect site-specific considerations, but with encouragement for standardization of study requirements;
 - iii) Building Code Act – Municipal authority should be maintained to implement green development standards that align with climate goals;
 - iv) Transit Legislation – The proposed updates to include the GO Lakeshore East Extension to Bowmanville as a 'provincial transit projects' is welcomed, and the Region will work closely with the Province to further understand data-sharing expectations and municipal agreement exemptions; and

- B) That a copy of Report #2025-COW-26 be forwarded to the Region's local area municipalities and the Association of Municipalities of Ontario.

CARRIED

7.6 Contract Extension to Purchase Maximo Application Suite Platform Software Licenses, Support and Data Hosting from Talan (formerly Createch), an IBM Reseller (2025-COW-27)

Report #2024-COW-27 from R. Jagannathan, Commissioner of Works, and N. Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to whether Talan provides an overlay to the Maximo Application Suite; the duration of the current contract; the ability to change to another vendor; the possibility of entering into a longer contract; and whether there is a maximum contract length in the Region's procurement policies.

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(63) That we recommend to Council:

- A) That staff negotiate and award a contract extension to 2030, with an optional extension of an additional five years, of the existing licencing, support and data hosting agreement with 6362222 CANADA INC. [Talan (formerly Createch)] in coordination with IBM for the existing IBM's Enterprise Asset Management Platform, Maximo Application Suite, with increases in costs above previous forecasts in 2026 and 2027 as outlined below to be included within the Region's annual Business Plans and Budgets:

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Do Nothing (2028 renewal)	\$1.3M	\$1.4M	\$3.3M	\$3.0M	\$3.1M	\$3.3M	\$3.4M	\$3.7M	\$3.9M	\$4.1M	\$30.5M
Renegotiate (2031 renewal)	\$2.1M	\$2.2M	\$2.0M	\$2.1M	\$2.1M	\$2.3M	\$2.4M	\$2.5M	\$2.7M	\$2.8M	\$23.2M
Additional Spend/ Savings	\$0.8M	\$0.8M	\$1.3M	\$0.9M	\$1.0M	\$1.0M	\$1.0M	\$1.2M	\$1.2M	\$1.3M	\$7.3M

Legend	Firm, negotiated amounts	Estimated figures	Red line indicates opportunity to go to market
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- B) That the Commissioner of Finance be authorized to execute the necessary documents for the negotiated agreement(s) and any amendments.

CARRIED

8. Members Motions

There were no members motions to be considered.

9. Confidential Matters

- 9.1 Confidential Report of the Commissioners of Finance and Community Growth and Economic Development – Closed Matter with respect to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, and with respect to a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Region, as it relates to Negotiations with Metrolinx for Design Services Agreement for GO Stations along the GO Lakeshore East Extension to Bowmanville (2025-COW-21)
-

Confidential Report #2025-COW-21 from N. Taylor, Commissioner of Finance, and the Commissioner of Community Growth and Economic Development, was received.

Moved by Councillor Ashe, Seconded by Councillor Shahid,
(64) That we recommend to Council:

That the recommendations contained in Confidential Report #2025-COW-21 of the Commissioners of Finance and Community Growth and Economic Development, be adopted.

CARRIED

10. Adjournment

Moved by Councillor Shahid, Seconded by Councillor Woo,
(65) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:09 AM

Respectfully submitted,

John Henry, Regional Chair

T. Fraser, Committee Clerk



Commitment to Excel Awards

Commitment to Excel (C2E) is the Regional Municipality of Durham's (the Region) annual recognition program to appreciate employees for outstanding achievements in the following categories: Service Excellence, Leadership, Innovation, Community Volunteer, and Excellence in Equity.

Purpose:

The C2E program is intended to:

- a) Drive excellence by recognizing employees for their contributions to the Region and its communities in the delivery of service excellence.
- b) Contribute to the attraction and retention of staff.
- c) Contribute to a supportive work environment and culture of recognition where employees feel valued for the work that they do.

Categories:

Nominations are available in five categories:

1. Innovation

This award honours individuals or teams for outstanding creativity and successful implementation of an initiative resulting in exceptional improvement to Region's programs or services.

2. Service Excellence

This award honours individuals or teams for exceptional performance and commitment to exceeding the needs and expectations of internal or external customers in the delivery of Region's programs or services.

3. Leadership

This award honours individuals who have had significant positive impact in the organization through demonstrated outstanding leadership. nomination is submitted.

4. Community Volunteer

This award honours individuals who embody the Region's vision and values through their outstanding community service and dedication beyond the workplace.

5. Excellence in Equity

This award honours individuals who demonstrate commitment to advancing equity and inclusion by going beyond the scope of their regular work to develop equitable practices and systems.

Award levels:

All nominations are awarded one of three levels based on the final scoring.

Level 1: Award of Excellence

- Awarded for clearly meeting and/or exceeded established criteria for the category through outstanding contributions.
- Top tier award, reach 75% or higher of the total score.

Level 2: Making the Difference Award

- Awarded for considerably meeting established criteria for the category through outstanding contributions.
- Second tier award, reach 50%-74% of the total score.

Level 3: Star Achiever Award

- Awarded for meeting established criteria for the category through outstanding contributions.
- Third tier award, reach 49% or less of the total score.

The C2E Committee has completed evaluating each of the 115 nominations for 2024. All awards recognize the tremendous dedication, effort, and commitment of the nominees. Please refer to the next pages for a full list of 2024 award recipients and a summary of their outstanding accomplishments.

2024 C2E Award Recipients

Star Achiever Award

For Service Excellence, to...

- **June Todd**, Works – Fostered positive relationships with Plant Operations staff, boosting interdepartmental collaboration and communication, which led to the development and rollout of vital asset management programs.
- **Anna Rosquita**, Office of the CAO – Became the Admin guru on their team, consistently providing excellent service to everyone they interacted with.
- **Natallia Klimava**, Works – Delivered flawless customer service by exceeding high standards through effective collaboration and communication.
- **Namita Bhat**, Corporate Services – Led the By-law Recovery, Storage, and Management project in the Legislative Services Division.

For Leadership, to...

- **Wendy Beales**, Social Services– Actively listened to the ideas of others, considered multiple perspectives, demonstrated a keen eye and ear for detail, and communicated effectively both verbally and in writing.
- **Rebecca Massimi**, Works – Demonstrated leadership by temporarily stepping in to senior roles during vacancies in the microbiology, organic, and inorganic labs, due to retirements, leaves, or transfers.
- **Anu Sharma**, Office of the CAO – Led by providing guidance, instruction, and expert advice, fostering a community of excellence through their commitment to high standards in all they do.
- **Bonnie Hnatko**, Social Services – Supported staff with open communication, confidentiality, and prompt issue resolution, fostering a welcoming and inclusive environment.

Making the Difference Award

For Innovation, to...

- **Amanda Chambers, Amanda Hobin, Cheyenne Jarrett, Hanna Mohammed**, Office of the CAO. **Jocelyn Schoenwald, Josann Ramlal-Kelly, Yash Shah**, Corporate Services. **Adrianna Ramsingh, Andrea Cain, Devon Nation-Williams, Rachel Gillis, Sandra Allen, Vanessa Burton, Vanessa Vitale**, Social Services. For supporting an environment where diverse perspectives and

expertise converge, identifying and addressing the unique challenges faced by Black post-secondary students, leading to a positive outcome.

- **Nellany Amuthalingam, Denise Dalton, Heidi Perryman, Marcia MacKay, Jennifer Cunningham, Samantha Muir**, Social Services – Conducting research and implementing a new service delivery model of Brief Behaviour Consultation to reduce waitlists, provide early intervention and enhance the sustainability of the provided strategies with a focus on coaching and mentoring.
- **Kelly Murphy**, Works – Leading a large team of internal staff members, the senior leadership team, and Pratus Group, treating everyone respectfully, remaining organized, prioritizing goals, planning work appropriately, and establishing a vision that resonates with everyone.
- **Carmen Tohaneanu, Chase Mainse, Denis Beaulne, Jairo Torres, Joe Green**, Works. **Vidal Guerreiro**, Finance. Leading the Region's first Water & Wastewater Greenhouse Gas Emissions Management Strategy.
- **Janisha Kamalanathan, Pam DeWilde**, Office of the CAO – Leading the establishment of the Youth Action Group (YAG).
- **Sangeetah Pabla**, Office of the CAO – Leading the Making Connection, Building Community project, raising awareness of essential safety and well-being programs and services by developing and delivering Durham Region's Guide to Community Resources for Seniors and Older Adults.
- **Tineka Levy**, Office of the CAO – Leading the CSWB Secretariat, implementing several comprehensive and coordinated approaches to addressing community violence, particularly gun and gang activity.

For Service Excellence, to...

- **Babak Habibi**, Finance – Demonstrated exceptional teamwork skills and collaborated effectively with colleagues and vendors to achieve outstanding results.
- **Andrea Turley**, Finance – Exceeded expectations by creating new logs and processes to ensure data accuracy and enable trend analysis for improved efficiencies.
- **Nazish Kramat**, Corporate Services – Demonstrated strong work ethic, organization, and attention to detail, propelling our teams forward with new, fresh, and creative ideas.
- **Jordan Shields**, Finance – Exceeded expectations by taking on challenges without hesitation and maintaining a positive outlook in all situations.

- **Anna Galea**, Social Services – Consistently exceeded typical job responsibilities by going above and beyond and demonstrating outstanding initiative.
- **Heather Peel**, Health – Delivered outstanding performance during the recent Workplace Modernization Project office move.
- **Trisha Paine**, Finance – Provided above-and-beyond support to over 2,500 employees on the WorkForce system.
- **Shawn Patey**, Finance – Went above and beyond, behind the scenes, providing exceptional support to ensure the Region's enterprise applications performed effectively.
- **Brandon Legault**, Social Services – Facilitated outstanding recreation programming throughout the home, supported colleagues, and consistently demonstrated dependability, reliability, and a willingness to lend a helping hand.
- **Alex Rodd, David Coito, Greg Peterson, Janine Varuna, Lisa Phillips, Peter Rattana, Soujanya Kumar, Vipul Patel, Yashodhar Dave**, Corporate Services. **Heather Richardson, Julie Roza, Karen Facca, Olivia Dupuis, Sharon Coelho, Teena George**, Finance. **Alyssa Skan, Jenna Decher, Kristen Fernandes**, Social Services. Worked diligently to decommission YARDI and find solutions for legacy data access while ensuring IT compliance and legal retention requirements.
- **Dean Vergados**, Finance – Provided excellent service supporting the ELM system for both the Region's Talent Acquisition/Development group and the Police Services Education & Training division.
- **Alisha Gomes**, Social Services – Went above and beyond to meet the needs of residents throughout the home, advocating for them and ensuring they received optimal care and were treated with dignity.
- **Daniela Poe**, Finance – Demonstrated service excellence by exceeding role expectations to ensure customer satisfaction and support operational and best-in-class technology applications.
- **Samantha Owens-Ghaney**, Corporate Services – Played a pivotal role in integrating the Service Durham Division's myDurham 311, led multiple training cycles, and ensured new employees were well-prepared to deliver top-tier service, resulting in improved employee confidence, service accuracy, and customer satisfaction.
- **Sathi Thurairajah**, Corporate Services – Consistently delivered outstanding service through meaningful, in-depth interactions that efficiently resolved issues, reduced repeat contacts, and enhanced customer satisfaction.

- **Arsalan Qaisar, Brandon Christie, Jeff Burgers, Naeem Ismat, Stephen Faria**, Works – Responded swiftly and effectively to restore the SCADA system, ensuring residents remained unaffected.
- **Amanda Jackson**, Corporate Services – Demonstrated exceptional problem-solving skills and innovation to enhance customer satisfaction and improve internal processes.
- **Donald Yu**, Works – Embraced the role of mentor for other Project Engineers by planning, organizing, and conducting 'Yu Talks' to share knowledge and foster team development.
- **Stacy Grant**, Office of the CAO – Demonstrated professionalism and dedication to helping others.
- **Allan Francisco, Alyssa Locke, Farrell Dawoodjee, Gaurav Dudani, George McCann, Luke O'Driscoll, Melissa Rizzo, Mila Arnason-Dwyer, Naza Mekah, Nicholas Cafarelli, Samantha Peters, Samantha Owens-Ghaney, Sathi Thurairajah**, Corporate Services. **Jared Graham**, Finance. Demonstrated outstanding dedication, resilience, and ongoing performance improvements in delivering exceptional customer service.
- **Mira Gimon-Keeler**, Corporate Services – Consistently demonstrated exceptional dedication, professionalism, and a genuine commitment to serving colleagues and Regional employees (clients).
- **Roshain Ganesh**, Works – Revolutionized financial reporting for the Traffic Division.
- **Christine Creamer**, Social Services – Led efforts to support and strengthen collaborations with Dnaagdawenmag Binnoojiyag Child & Family Services and the Durham Children's Aid Society.
- **Jessica Rhynas**, Planning and Economic Development – Exceeded duties as a Business Development Coordinator by consistently going above and beyond expectations.
- **Sara Jane Mackenzie**, Social Services – Delivered exceptional service and built strong partnerships with internal and external stakeholders.
- **David Mirny**, Finance – Exceeded expectations by ensuring new staff felt supported and confident in their roles.
- **Cindy Boyd**, Office of the CAO, **Jean San Luis, Joanne Iacono, Lisa Mizzi, Melissa Lombardi, Michael Schroder, Natalie McGovern-Martin, Nitha Reno, Rebecca Thomson, Sara Jane Mackenzie, Scott Kearns, Sherin Surenthiran, Veronica Martineau**, Social Services – Exceeded the needs and

expectations of Long Term Care residents through the Consent and Capacity project by advocating to ensure their rights, dignity, and autonomy were consistently respected.

- **Jenna Koyanagi, Melissa Tyson**, Social Services – Reviewed the Personal Support Worker schedule, adjusted the full-time to part-time ratio, and maximized the number of full-time positions within budget hours.
- **Amy Kozak, Emila Siwik**, Social Services – Played a critical role in the successful re-boot of the Long Term Care homes' Quality of Work Life (Social Committee) post-COVID.
- **James Latimer**, Works – Demonstrated exceptional leadership in resolving a long-standing construction deficiency through personal expertise in building science and proactive project management, delivering a high-quality, sustainable solution.
- **Brooke Dunn**, Health – Demonstrated innovative programming and strategies to improve internal processes, along with a strong commitment to supporting client needs within the service excellence spectrum.
- **Peter Veiga**, Works – Advocated for and championed the transition of the Blue Box program and the expansion of the Green Bin program, while organizing and supporting the operations team.
- **Karen Cowans**, Social Services – Made a difference in residents' day-to-day lives by giving 100% care, serving as a role model and excellent trainer for all new hires.
- **Jordana Kennedy-D'Arcy**, Social Services – Consistently strengthened partnerships with internal and external customers by providing essential support and fostering positive relationships.
- **Dori Pereira**, Corporate Services – Demonstrated the ability to manage a high caseload in the Human Resources Division with remarkable efficiency, care, and attention to detail.
- **Alex Serrano**, Works – Provided support for troubleshooting and operating Building Automation Systems (BAS) for Regional business units outside FMO's portfolio and demonstrated passion for excellence in BAS design and operation.
- **Courtney McLaren**, Works – Demonstrated above and beyond dedication and commitment by spending countless hours training others with patience, positivity, friendliness, and hard work, thereby improving the work environment and boosting colleague morale.

- **Alessia Moretti**, Social Services – Demonstrated outstanding commitment to exceeding client and colleague needs by consistently bringing a positive attitude and expertise, fostering an environment of collaboration and growth.
- **Roger Inacio**, Corporate Services – Facilitated the audio/visual component of committee meetings across the Region, specifically the Durham Agricultural Advisory Committee (DAAC), Durham Active Transportation Committee (DATC), and the Durham Environment & Climate Advisory Committee (DECAC), contributing time, expertise, and a friendly demeanor to ensure smooth and effective meetings.

For Leadership, to...

- **Chris Holoway**, Works – Leading ongoing collaboration efforts with a major industry as they upgraded their wastewater treatment process.
- **Marc Dallaire**, Works – Naturally stepped into a leadership role during a period of major staffing changes, fostering a collaborative, accountable, and forward-thinking environment while consistently delivering results through their strong and empathetic leadership.
- **Sarah Ostler**, Works – Exemplified true leadership, rising through the ranks over 15 years at the York Durham Regional Environmental Laboratory to become Supervisor, where they now lead a team of 30, drives process improvements, and applies their expertise as a national lab auditor to enhance operations.
- **Steve Moore**, Works – Consistently prioritizes the team's well-being above their own, advocating for their needs and driving continuous improvement.
- **Kiersten Allore-Engel**, Office of the CAO – They have done an exceptional job transforming the Community Safety and Wellbeing portfolio from a provincial mandate into a Council-endorsed plan with clear priority risk factors for our communities.
- **Adam Hurst**, Works – Provided critical leadership during a rare departmental reorganization, temporarily managing the newly formed Sustainable Infrastructure division while building its team and continuing their role as Project Engineer.
- **Gemma Sim**, Finance – Exemplified visionary leadership by fostering a customer-centered culture, breaking down silos, championing innovation and AI, promoting collaboration across teams, and empowering their staff through mentorship, training, and inclusive practices.

- **Andrea Smith**, Office of the CAO – They stepped up to lead the development of a comprehensive project plan that successfully guided the creation of the Regional Strategic Plan.
- **Meaghan MacDonald**, Social Services – Played a pivotal role in launching the Affordable Housing Development and Renewal Division, driving key initiatives with expertise, energy, and a strong commitment to tackling the housing crisis.
- **Christa Leeder**, Health – An outstanding leader, fosters an inclusive, collaborative, and people-centered environment that empowers teams and drives meaningful results.
- **Sara Stewart**, Works – Demonstrates natural leadership, deep knowledge, mentorship, and a positive, approachable attitude that has earned them the respect and trust of their team during a period of rapid growth and significant challenges.
- **Rachael McArthur**, Health – Provided on-demand support and tirelessly delivered best practices, training, and tools to empower their team and peers across Durham and the province.
- **Becky Wilkins**, Finance – Led with empathy and strategic vision, strengthening team cohesion, expanding capacity, improving business relationships, and championing solutions that align with organizational needs.

For Excellence in Equity, to...

- **Ben McWade**, Works – Demonstrating commitment as an active member of the Indigenous Advocacy Committee since 2023, promoting equity and inclusion both internally and externally.

Award of Excellence

For Innovation, to...

- **Desiree Maza**, Corporate Services – Led groundbreaking transformation of the Information Technology Division's project management process.
- **Alex Rodd, Terry Madsen**, Corporate Services – Designed and implemented the IT Quality Management System (QMS) for the Information Technology Division with exceptional expertise.
- **Balynn Albrecht**, Social Services – Created, in partnership with EarlyON providers, a quality assessment and enhancement tool.
- **Brittany Brunt**, Social Services – Demonstrated visionary leadership in reshaping how Region of Durham delivers critical services to residents.

- **Alison Burgess, Amanda Bongard, Amanda Chambers, Audrey Martineau, Edward Zucca, Janet Piercey, Justin Vandergaast, Leigh McEachran**, Office of the CAO. **Charmalee Harris, Jennifer Bishop, Jocelyn Siciliano, Lisa McIntosh, Rachel Small, Sahar Foroutani, Yvonne Mais**, Social Services. **Andrew MacIntosh, Christine Dunkley, Jennifer Mac, Sandra Taylor**, Works. Demonstrated exceptional collaboration and ingenuity in opening the 1635 Dundas Low Barrier Shelter.
- **Justine Bateman, Roxana Bakhshian, Vera Oliveira**, Office of the CAO. **Kevin Spurs**, Corporate Services. Successfully created a technological solution using existing IT infrastructure to significantly improve the Automatic Speed Enforcement exemption process for the Legal Services Division, Durham Region Police Service, Region of Durham Paramedic Services, and out-of-town prosecutors.
- **Alex Rodd, Naweed Adel, Rachael Olanipekun, Vipul Patel, Zaffar Siddiqui**, Corporate Services. **Baily Genge, Devon Nation-Williams, Nadia Polani**, Social Services. Developed and implemented the Appointment and Scheduling Assistant Program (ASAP), an innovative solution that significantly improved the quality and effectiveness of Durham's programs and services.
- **Andrea Smith**, Office of the CAO. **Christine Shetler, Sarah Rice**, Corporate Services. Developed and maintained an interactive dashboard providing the CAO and department heads with regular updates on key operational metrics, supporting timely leadership insights and action on trends.
- **Emilee Wotton**, Social Services – Developed and transitioned health and safety boards to a digital cloud-based format, moving information from physical walls directly into workers' hands.
- **Jacqueline Feuiltault**, Planning and Economic Development – Demonstrated visionary leadership, strategic execution, and dedication in establishing an innovative international economic development partnership between Durham Region (Invest Durham) and Business Tampere, Finland.
- **Hitesh Rajput**, Finance – Played a key role in the procurement process to help the Region qualify for the Ministry of Long-Term Care (MLTC) Construction Funding Subsidy (CFS).

For Service Excellence, to...

- **Brent Kimberley**, Corporate Services – Provided exceptional support for the Regional Asset Management Solution (Maximo) and led the upgrade to the latest MAS version, consistently exceeding normal job scope and performance expectations.

- **Corinne Vlcko, Michael Binetti, Nicole Lysaght**, Transit. **Corey Hill, Denise Murphy, Jeremy Bowen, Joe Cafarelli, John Tryon, Shawn Downey, Steven Kemp**, Works. Made exceptional contributions to the Region's new public art and creative placemaking program in 2024, going well beyond typical job scope and responsibilities.
- **Anu Sharma**, Office of the CAO. **Allison Cushing, Charmalee Harris, Haley-Dawn Nowak, Jodie Matsushita, Lisa Street, Tracy Barclay, Yvonne Mais**, Social Services. Identified a critical need to reconstruct ELCCS systems grounded in Diversity, Equity, Inclusion, and Accessibility (DEIA) as the foundation for care and learning.
- **Olufunmilayo Adekoya, Sujeev Jegatheeswaran**, Finance – Played a significant role in enhancing and modernizing investment and debt activities at the Region of Durham.
- **Alex Swirski, Jacquie Beckett, Tara Zupancic**, Health – Made exceptional contributions to the creation of the Climate Change and Health Report Series.
- **Amber Woodman, Ashley McAllister, Cheryl Bruce, Deborah Jardine, Emma Storey, Jyllian Mckenzie, Kaitlin Sparling, Karen Downer, Kasheen Neal, Kirsten Clarkson, Kristin Mee, Lisa Nasso, Marie Rose Angeles, Midun Ibrahim, Nancy Abbott, Palak Bhasin, Pearl Henderson, Sharron Bouchie, Shuby Oladapo, Thomas Speer, Valerie McKechnie**, Corporate Services – Demonstrated exceptional performance, adaptability, and dedication to providing outstanding service.
- **Amber Lemieux**, Corporate Services – Successfully stabilized the Service Durham Division's myDurham 311 operations while building a high-performing, engaged team committed to exceptional customer service.
- **Samantha Owens-Ghaney**, Corporate Services. **Cheryl Holman, Jamie Murphy, Jessica Theriault, Joyce Snary, Tanya Tinkler**, Finance. Demonstrated outstanding collaboration, teamwork, and transparent communication during a pivotal period of change, going above and beyond to ensure success.
- **Laura Jones**, Health – Consistently went above and beyond to deliver exceptional client care, always taking the time to engage meaningfully with everyone.
- **Amanda Chambers, Audrey Martineau, Leigh McEachran**, Office of the CAO. **Alex Rodd, Amanda Jackson**, Corporate Services. **Amy Forbes, Christine Wilmot, Jessica Stasiuk, Natalie Shider, Nicole Zaduban, Sean Dooley**,

Social Services. Demonstrated exceptional dedication and collaboration in developing and launching the Employment System Website.

- **Alona Topolnisky, Brooke Edward, Jacquie Severs**, Planning and Economic Development – Recognized for exceptional contributions and achievements in marketing and communications, elevating Durham’s brand, engagement, and global reputation—culminating in the prestigious MarCom PLATINUM Award.
- **Lauren Bridges**, Corporate Services – Recognized for consistently exemplifying the corporate values of leadership, effectiveness, innovation, inclusion, and outstanding service excellence, in the Legislative Services Division.
- **Amanda Chambers, Amanda Hobin, Angelo Hsu, Arti Panday, Ashleigh Atherton, Caitlin Rochon, Cameron McDonald, Christina Patten, Cindy Boyd, Danielle Wormald, Deb Abbott, Edward Zucca, Erika Ross, Janet Piercey, Jessica Torraville, Jessie Reed, Joanne Paquette, Liam Hatch, Lindsay Beyger, Lindsay Cochrane, Linnea Veloce, Madilyn Darrach, Mary La Chapelle, Nayel Halim, Nicholas Ryma, Patricia Hines, Reagan Andrews, Roshni Francis, Shannon Coppins, Sonya Song, Stacy Grant, Tina Lee, Office of the CAO. Alexander Harras, Amber Lemieux, Greg Roy, Janine Varuna, Jocelyn Schoenwald, Junaid Sarwar, Leigh Fleury, Léni Jaklin, Lori Crane, Rosie Reitano, Roxane Beattie**, Corporate Services. **Catherine Bell, Shannon MacGregor**, Finance. **Dave Mokedanz, Helen Tanevski, Michael McMahon, Nicole Gilchrist, Pauline Hunt, Shannon Lewis**, Health. **Brooke Edward, Chelsea Lawrence, Hidy Ng, Lori Hope, Steve Kim**, Planning and Economic Development. **Nancy Kalotai, Patricia Nokes**, Regional Chair & Council. **Christian Closs, Cindy McCreight, Cora Yin, Heather Wiken, Kate Bracey, Kathy Davies, Lauren Waugh, Maria Casimiro, Michelle Van Genechten, Morgan Denby, Rachel Small, Samantha Billingham, Sara Jane Mackenzie, Sharon Woods, Thalia Breen**, Social Services. **Ashton Paul, Chris Baker, Fazia Amin, Kamika Walfall**, Transit. **Ashley Brettell, Ben McWade, Danielle Luciano, Denise Murphy, Elia Mastrangelo, Erica Hawkshaw, Jennifer Koene-Fenton, Jeremy Bowen, Joe Cafarelli, John Tryon, Kate Dykman, Matthew Fair, Melodee Smart, Michael Liebrechts, Renata Rozinger, Shawn Downey, Tavis Nimmo, Tim Desjardins**, Works. Demonstrated dedication and enthusiasm by going above and beyond to engage the community in celebrating the Region’s 50th Anniversary.
- **Jennifer Mac**, Works – Exceeded regular responsibilities by collaborating closely with multiple project stakeholders to highlight the Region’s opportunity to deliver immediate housing solutions for those in greatest need.

- **Andrea Cain, Devon Nation-Willaims, Karren Mangwiro, Leanna Langille, Michelle Gracey, Kaydian Rowe**, Social Services – Recognized for exceptional dedication and passion in curating diverse activities that celebrate the vibrant culture and rich history of the Black community.
- **Karthik Baleswaran, Tony Tan**, Corporate Services – Demonstrated dedication to customer-centric design, timely response, innovative thinking, and delivering exceptional outcomes, in the Information Technology Division.
- **Kristyn Chambers**, Planning and Economic Development – Recognized for outstanding leadership and innovation in advancing rural tourism in North Durham.
- **Agnes Kim, Amanda Gutkowski, Ashfeeya Master, Gary Zhang, Jeffrey Cheung, Jena Garratt-Lam, Julie Nguyen, Mandi Theberge, Shilpa Tejpal, Suada Aden, Toni Moran, Wendella Gobin**, Health – Demonstrated exceptional dedication and performance in managing outbreaks within long-term care, retirement homes, and congregate living settings.
- **Armineh Jadidi, Danielle Thibaudeau, Heather Thompson, Samantha Billingham, Tracey Tyner Cavanagh**, Social Services – Demonstrated strong commitment to building knowledge of community resources and success, establishing internal and external partnerships, and delivering outstanding outcomes.
- **Allan McLean, Andy Chen, Charles Lam, Cyrus Wang, David Coito, David Kennedy, Daxesh Patel, Jason Ingram, Josh Curran, Justin Szawlowski, Karthik Baleswaran, Kishan Patel, Lakshan Yasawardana, Mike Barta, Mike Seppala, Peter Rattana, Steve Qeisieh, Terry Madsen, Tim Barker, Tony Tan, Yashodhar Dave**, Corporate Services. **Andrew Sinclair, Andy Griffin, Annette Ashton, Arsalan Qaisar, Brandon Christie, Elliott Halls, Greg Barton, James Tang, Jeff Burgers, Jordan Lauder, Lori Vincent, Michael Yan, Naeem Ismat, Nan Li, Ryan McGrath, Shawn Huston, Shawn Walker, Stephen Faria, Steve Cook, Tyler Wilson, Wes Slomiany**, Works. Demonstrated exceptional dedication, resilience, and professionalism in responding to the Duffin Creek ransomware attack.

For Leadership, to...

- **Junaid Sarwar**, Corporate Services – As Director of the Service Durham Division, they demonstrated exemplary leadership advancing the Region's myDurham 311 Contact Centre through strategic planning, effective execution, and fostering a high-performing, inclusive team culture.

- **Shannon Lewis**, Health – Consistently went above and beyond to support their team by championing their growth, advocating for them, and fostering a culture of trust and professional development.
- **Deb Kozak**, Finance – Led the team through the 311 transition with patience and dedication. Despite challenges and delaying retirement, Deb ensured smooth operations and prepared the team for future success.
- **Megan Green**, Health – Led the team to achieve goals, promote innovation, and foster an inclusive culture. Their commitment to excellence is commendable.
- **Natalie Mercier**, Social Services – Played a critical role supporting staff, management, and childcare operators by understanding needs and developing a plan to implement funding changes under the new CWELCC formula.
- **Duane Ramkissoon**, Finance – Led Durham's 2024 Prudent Investor Standard adoption, increasing returns and funding housing programs.

For Community Volunteer, to...

- **Paul Storms**, Works – Provided leadership for The Concert Band of Cobourg's 40+ members.

For Excellence in Equity, to...

- **Lorie Foley**, Social Services – Demonstrated passion for fostering an inclusive environment and promoting opportunities to advance equity, diversity, and inclusion in the workplace.
- **Kelly Bradstock**, Social Services – Developed an accessible Microsoft PowerPoint template for the team to use when presenting learning opportunities to the community.

Congratulations to all our Award Recipients!!



Rent Supplement & Portable Housing Benefit Programs

An overview of programs offered through the Housing Services Division

Housing Services

- Durham Access to Social Housing (DASH) manages Durham Housing Waitlist
- Durham Region Local Housing Corporation (DRLHC)
- Housing Programs
- Community Housing Administration Team



Current Housing Demand

Durham Access to Social Housing

- Applicants for permanent RGI or modified housing apply through the DASH waitlist
- The DASH waitlist grew from 8,920 applicants in 2023 to 10,785 in 2024
- Consistent low turnover– 183 applicants were housed in 2024 (182 in 2023)

The Region Supports Approximately

6,000
Community
Housing Units

4,400 Rent-
Geared-to-
Income Units

500 Rent
Supplement
Units

900 Portable
Housing
Benefits

Bridging the Gap

Rent Supplement
Program

Portable Housing
Benefit

Canada Ontario
Housing Benefit

Durham Affordable
Housing Rent
Program



Rent Supplement Program

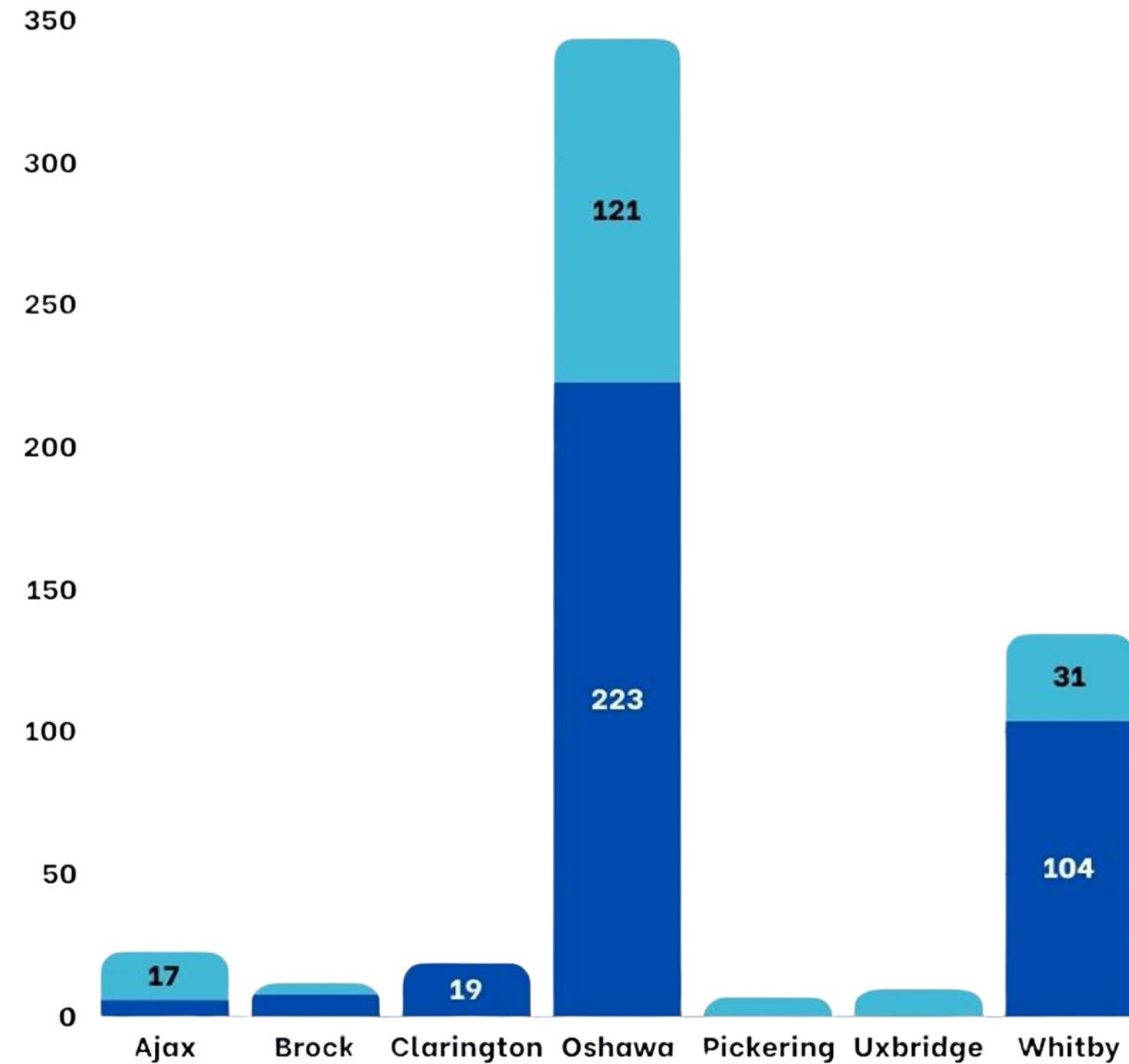
- Long standing program in Durham Region
- Funded by the Region through the Durham Rent Supplement and the Province through the Ontario Homelessness Prevention Program (HPP)
- The Rent Supplement Program is in collaboration with private and non-profit landlords to house low-income individuals and families
- These partnerships allow us to maintain and increase our legislated service level requirement while creating options for residents in our community

Rent Supplement Program

- Vacancies are filled through Durham Access to Social Housing (DASH) wait list or through community agencies working directly with residents living with low income
- Lease is between the tenant and the landlord
- Tenant rent is calculated using rent-geared-to-income (RGI)
- The Region pays a monthly subsidy directly to the landlord
- The Region will under certain conditions compensate landlords for vacancy loss and damages
- Staff practice due diligence to ensure rents are modest and in-line with local market rents

Rent Supplement Program

RENT SUPPLEMENT PROGRAMS BY MUNICIPALITY



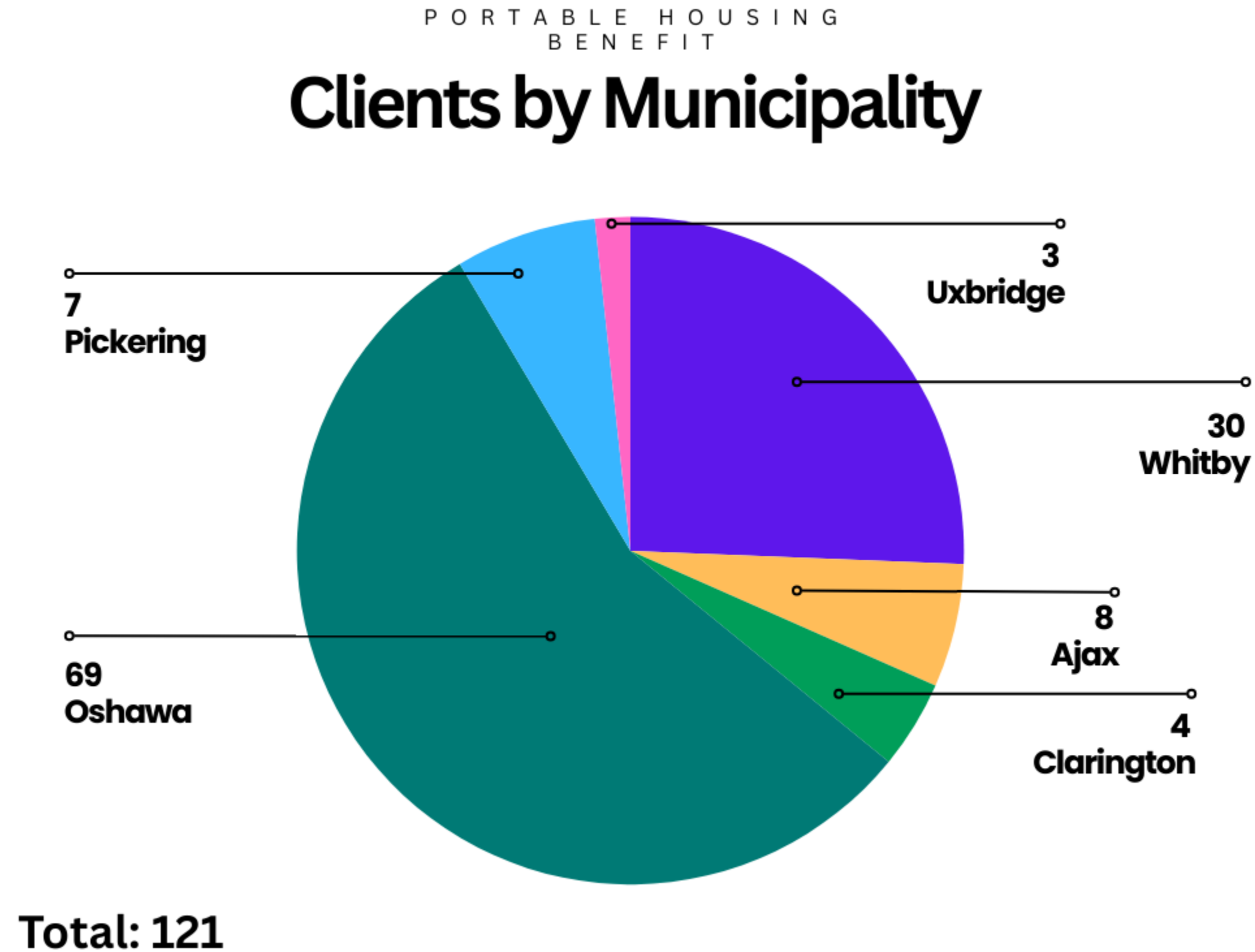
Total: 1170

Durham Portable Housing Benefit

- The Regional Council approved the creation of the Durham Portable Housing Benefit (Durham PHB) on January 30, 2019
- Goal was to address local housing needs and provide flexible housing options
- Program began with 70 benefits
- Can be used anywhere in Durham Region and moves with the household
- Paid monthly directly to the resident
- Bridges the gap between affordable rent and the average market rent
- Vacancies are filled through DASH waitlist or through community agency partnerships
- Target priority for the program includes a person escaping violence, living with a disability and/or experiencing homelessness. Also, youth, large families and newcomers/refugees
- The recent Council approved investment of an additional ~200 benefits will allow us to support more households in the community experiencing homelessness and affordability challenges



Durham Portable Housing Benefit

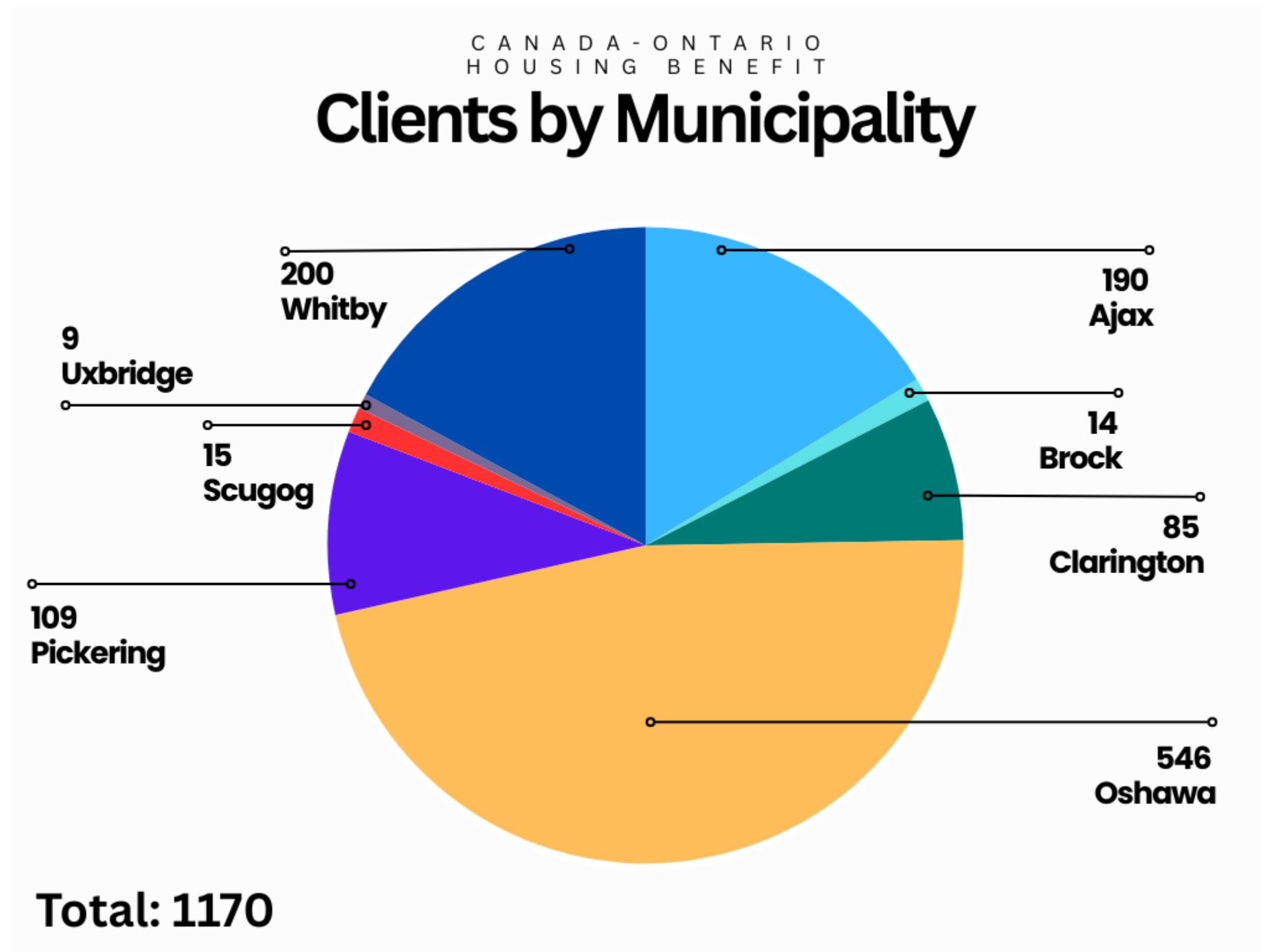


CanadaOntario Housing Benefit

- The Canada-Ontario Housing Benefit (COHB) is a federal/provincial shared program that began in April 2020 to address affordability across the province
- Program has local target groups based on our community needs and provincial targets as directed
- Interested applicants have an opportunity to express interest through DASH
- The benefit is calculated as the difference between 30% of income and 80% of average market rent of the unit size a resident is eligible for
- As of 2025, the total number of applicants DASH referred still receiving COHB are 1098
- Program end is scheduled to end in 2029



CanadaOntario Housing Benefit



Durham Affordable Housing Rent Program

- The Region of Durham's Affordable Housing Rent (DAHR) Program is a new program that partners with landlords to provide affordable housing units in the community
- These partnerships provide increased availability of affordable housing in Durham
- The Region of Durham will bridge the affordability gap between market rent set by the landlord and a more affordable rent for tenants
- The goal of this program is to increase access to affordable housing, protect existing affordable housing, and encourage housing diversity
- DAHR aims to create more affordable housing options for residents across Durham, strengthen partnerships with landlords, and promote social and economic inclusion
- This program is filled through the DASH waitlist, community partnerships and our community housing sector
- The first program partnership launched in March 2025 with Atria Developments at 80 Bond and 100 Bond Street in Oshawa to take up 50 units

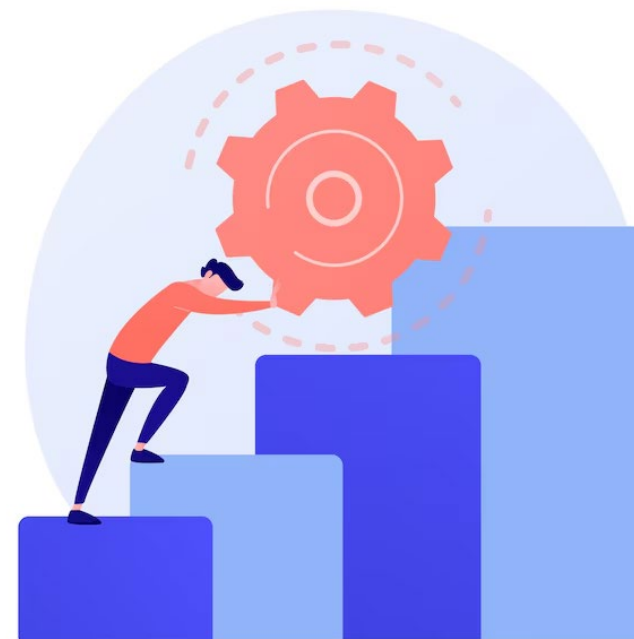
Program Challenges

Tenancy Challenges

Commitment of
Programs

Affordability &
Housing Stock

Staffing Capacity



Staff Response to Challenges

Community
Partnership &
Collaboration

Made in Durham
Responses

Advocacy

Liaison Between
Landlord & Tenant



Agency Testimonials

Parents with cognitive challenges are a group of people who have been marginalized and discriminated against for decades. They are all in receipt of ODSP but with the price of rent and the continued discrimination from landlords, securing a COHB benefit is life-changing for these families! One of the parents stated that she can finally have some stability and afford to pay her rent on time while another said she can finally afford to eat! For me as a service provider, it makes securing apartments a feasible task as without it, many of our families live in shelters or on somebody's couch for months before I am successful and able to get a roof over their head.

The benefit transforms the lives of families so they can be successful, safe and thrive in their own homes!

Starfish Parent Support Program

Vibrant, inclusive communities are shared goals for Housing Services and Adult Protective Services (APSW). Partnering with Housing Services assists clients to access stable and affordable housing. When our APSW clients housing support needs are stabilized, this opens the opportunity for the APSW team to provide long term case management focusing on life skill enhancement and quality of life improvements. Housing and APS working together has led to long-term homelessness prevention support, improved health and social support connections. APSW clients report feeling valued and included in their community, thank you Housing Services.

Family Services Durham, Adult Protective Services

Tenant Testimonials

"Finding myself in a situation needing housing support when I returned to the work market after having to seek retraining for a new and different kind employment after the downturn, Durham Housing certainly provided me with a lifeline. The support workers were amazingly supportive and cooperative. They were kind and diligent as they helped me to navigate the different programs to find one that worked for me. I was able to have a beautiful, safe home that also allowed me to take care of my health situation as I focused on my recovery from a very bad fall. I now have a stable home, a new sense of hope, and a future which allows me to do the volunteer work I enjoy in my church community. I am extremely grateful for all the support I received over the years. This program can make all the difference in the world for you."

-Abigail

"I would have been homeless if it wasn't for this program. If I didn't get into this program, I would have never been able to afford rent. I was a single mother, and I would have been out on the street with my children. I am so thankful."

-Anonymous

Landlord Testimonials

Over the past eight years we have worked with the Region of Durham in housing tenants referred to us through the Regional Program. The Region supports the tenant in finding and selecting our housing and provides ongoing rent supplements and supports to the tenant as needed. Over the years, support requirements have been minimal but necessary. Regional staff has been very responsive and caring in providing these supports as needed.

Tim Neeb, Mahogany Management

We have seen various benefits working with Durham including:

- Support with any tenant issues including rent payment issues (for example with tenant portion of rent)
- Support with the odd case where a unit was left in a state of disrepair by a tenant placed through the program. We were reimbursed for ~~clean~~ and repairs directly related to the tenant damage. This provides assurance and comfort for Landlords to participate in these programs helping Durham residents.
- Help and support where residents are going through ~~rent~~ related issues. We have collaborated to ensure the residents are supported as intended by the program.

Fahim, Taj Capital Holdings Ltd.



Questions



Memorandum

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

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

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

durham.ca

Alexander Harras
Regional Clerk

Date: June 25, 2025

To: Regional Chair Henry and Members of Regional Council

From: Alexander Harras, Regional Clerk

Subject: Housekeeping Amendments to Procedural By-law
2024-032

Appendix F of the Region's Procedural By-law contains the Durham Region Standing Committee Terms of Reference.

Amendments are required to the Terms of References as a result of the Legal Division becoming the Legal Services Department effective June 1, 2025 (Report #2025-INFO-042); and as a result of portfolios previously under the Office of the Chief Administrative Officer being transferred to the Community Growth and Economic Development Department effective July 2, 2025.

Additionally, Appendix A of the Region's Procedural By-law contains the Closed Meeting Protocol which requires an amendment to replace reference to the "Director of Legal Services" with "Commissioner of Legal Services and Regional Solicitor".

Accordingly, Council is being requested to approve an Amending By-law, generally in the form as included in this memorandum, to amend Appendices A and F of the Procedural By-law to reflect the recent changes in corporate structure.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. Harras'.

Alexander Harras
Regional Clerk

Attachment

- Attachment #1: Draft Amending Procedural By-law

By-law Number 2025-xxx
of The Regional Municipality of Durham

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

Whereas the Legal Division became the Legal Services Department effective June 1, 2025;

And Whereas various portfolios previously under the mandate of the Office of the Chief Administrative Officer have been moved to the Community Growth and Economic Development Department effective July 2, 2025;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. That the Procedural By-law be amended in Appendix F, Durham Region Standing Committee Terms of Reference, Schedule 1 - Finance & Administration Committee, in Part 1. a) after the words "Corporate Services Department" by adding "Legal Services Department" and in Part 1. c) by replacing "Legal Services" with "Legal matters"; and
2. That the Procedural By-law be amended in Appendix F, Durham Region Standing Committee Terms of Reference, Schedule 3 – Community Growth & Economic Development Committee, in Part 1. c) by replacing the existing bulleted list with the following list:
 - Appointments to or resignations from applicable Advisory Committees;
 - Development and implementation of the Regional Strategic Plan;
 - Environmental sustainability;
 - Indigenous relations;
 - Implementation of the Regional Official Plan by the Area Municipalities;
 - Integrated Growth management and land use policy matters;
 - Coordination of street naming in the Region;

- Transportation policy and projects under the Region's Transportation Master Plan;
 - Various policy considerations (e.g., nuclear sector, public art and placemaking);
 - Marketing and Tourism;
 - Attracting new investment; and
 - Agricultural and rural programming.
3. Further, that the Procedural By-law be amended in Appendix A, Closed Meeting Protocol, to replace reference to the “Director of Legal Services” with “Commissioner of Legal Services and Regional Solicitor”.

This By-law Read and Passed on the xx day of xxxxx, 2025.

J. Henry, Regional Chair and CEO

A. Harras, Regional Clerk



Interoffice Memorandum

**The Regional
Municipality of
Durham**

Legal Services
Department

605 Rossland Rd. E.
Level 1
PO Box 623
Whitby, ON L1N 6A3
Canada

905-668-7711
1-800-372-1102
Fax: 905-668-4752

durham.ca

Jason Hunt
Commissioner, Legal
Services Department
and Regional Solicitor

Date: June 25, 2025

To: Durham Regional Council

From: Alexander McPherson, Solicitor

Re: By-law under s. 52 of the *Municipal Act, 2001*, S.O. 2001, c. 25

At its meeting on June 9, 2025, the Corporation of the Town of Whitby passed By-law # 8198-25, a by-law under subsection 31 (2) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the Act) to dedicate certain lands as part of the highway known as Victoria Street East.

The site has not been assigned a municipal address but is shown as Part 1 on the attached Reference Plan 40R-32203 (Attachment #1).

Subsection 52 (1) of the Act allows an upper-tier municipality to add to its highway system a lower-tier highway.

Subsection 52 (3) provides that where a highway forms part of the upper-tier highway system, the upper-tier municipality has jurisdiction over the highway.

Paragraph (a) of section 53 provides that the municipality to which jurisdiction of the highway is transferred stands in place of the transferor under any agreement in respect of the highway transferred.

At the Town of Whitby's request, the Region agreed to the transfer in this manner and to dedicate the highway as part of the Regional highway system.

Therefore, it is recommended that the attached draft by-law (Attachment #2) be passed by Regional Council to give effect to the proposed jurisdictional transfer of the road.

Attachment #1: Reference Plan 40R-32203

Attachment #2: Draft By-law 2025-***

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4859517.870	669087.131
B	4859290.618	669094.439
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 40R-32203

RECEIVED AND DEPOSITED

DATE MAY 25/2023

DATE MAY 29, 2023

JAMES A. AGYEMANG B.Eng.
ONTARIO LAND SURVEYOR

"D. Vassos"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DURHAM (No. 40)

SCHEDULE					
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA M ²	NAME OF MOST RECENT TRANSFEREE
1	19 AND PART OF ROAD ALLOWANCE BETWEEN LOTS 18 AND 19	BROKEN FRONT	16392-0013(LT)	2576.5	THE CORPORATION OF THE TOWN OF WHITBY

PLAN OF SURVEY OF
PART OF LOT 19
BROKEN FRONT CONCESSION AND
PART OF THE ROAD ALLOWANCE BETWEEN
LOTS 18 & 19, BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF WHITBY)

TOWN OF WHITBY
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:1000

25 50 75 Metres

MAURO GROUP INC.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 1° 2' 35" COUNTER CLOCKWISE WAS TO P, P1 AND P2 TO CONVERT TO GRID BEARINGS.

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN GROUND AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999944.

LEGEND

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- Ms DENOTES MEASURED
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- P DENOTES PLAN 40R-11516
- P1 DENOTES EXPROPRIATION PLAN D116970
- P2 DENOTES PLAN 40R-13555
- P3 DENOTES PLAN 40R-12405
- P4 DENOTES PLAN 40R-26355
- PWF DENOTES POST & WIRE FENCE
- (1056) DENOTES IVAN B. WALLACE LTD., O.L.S.
- (1414) DENOTES BROWN & COGGAN LTD., O.L.S.
- (1042) DENOTES B. K. EDWARDS, O.L.S.
- (MMM) DENOTES MARSHALL MACKLIN MANAGHAN LTD., O.L.S.
- WMF DENOTES WIRE MESH FENCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF MAY, 2023

MAY 25/2023
DATE

JAMES A. AGYEMANG B.Eng.
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-51287

MAURO GROUP INC.
ONTARIO LAND SURVEYORS

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.maurogroup.ca - info@maurogroup.ca

PARTY CHIEF: BP DRAWN BY: LV CHECKED BY: JA
CLIENT: MUNICIPALITY OF DURHAM
PATH: F:\PROJECTS\2022\B8088\JMSCAD\B8088_RP.DWG

PROJECT No. 23-B8088

By-law Number 2025-***
of The Regional Municipality of Durham

Being a by-law to transfer jurisdiction over part of the highway known as Victoria Street East from The Corporation of the Town of Whitby to The Regional Municipality of Durham according to sections 52 and 53 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and for connected purposes.

Whereas subsection 31 (2) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the “Act”) allows a municipality to pass a by-law to dedicate a highway and therefore to have jurisdiction over that highway;

And whereas The Corporation of the Town of Whitby, at its meeting on June 9, 2025, passed By-law 8198, being a by-law under subsection 31 (2) of the Act, to dedicate certain lands as part of the highway known as Victoria Street East;

And whereas subsection 52 (1) of the Act allows an upper-tier municipality to add to its highway system a lower-tier highway;

And whereas subsection 52 (3) of the Act states that where a highway forms part of the upper-tier highway system, the upper-tier municipality has jurisdiction over the highway;

And whereas paragraph (a) of section 53 of the Act provides that the municipality to which jurisdiction over the highway that has been transferred stands in the place of the transferor under any agreement in respect of the highway;

And whereas The Regional Municipality of Durham wishes to transfer a highway under the jurisdiction and ownership of The Corporation of the Town of Whitby and to dedicate the highway as part of the Regional highway system;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. The lands legally described in Schedule A and forming part of the lower-tier highway known as Victoria Street East (the “transferred highway”) are hereby transferred to The Regional Municipality of Durham and are hereby established as part of the public highway known as Regional Road 22 (Victoria Street East).
2. Regional staff may register a copy of this by-law in the Land Registry Office.
3. Schedule A attached hereto forms part of this by-law.

This By-law Read and Passed on the 25th day of June, 2025.

J. Henry, Regional Chair and CEO

A. Harras, Regional Clerk

Schedule A

Transferred Highway

Part of Lot 19, Broken Front Concession and Part of the Road Allowance Between Lots 18 and 19, Broken Front Concession, stopped up and closed by By-law CO121825, in the Geographic Township of Whitby, now in the Town of Whitby, identified as part of the PIN 16392-0013 (LT) and designated as Part 1 on Reference Plan 40R-32203.

Report #3 of the Finance & Administration Committee

For consideration by Regional Council

June 25, 2025

The Finance & Administration Committee recommends approval of the following:

1. Community-Based Hate Reporting Program ([2025-A-4](#))

 - A) That Council approve the development of a community-based hate reporting program;
 - B) That Council approve the expenditure of \$50,000 to fund this project;
 - C) That Council request that the Durham Regional Police Service Board publicly report a summary of hate activity data on an annual basis; and
 - D) That Council request that the Durham Regional Police Service Board direct staff to consult religious and cultural groups when developing antihate initiatives.
2. Administrative Penalty System for Contraventions Detected Using Camera Systems ([2025-A-5](#))

 - A) That Council authorize the Commissioner of Legal Services and Regional Solicitor to take all necessary steps to establish a Regional Administrative Penalty System (APS) for automated speed enforcement offences and red-light camera offences laid under the Highway Traffic Act;
 - B) That the Commissioner of Legal Services and Regional Solicitor be authorized to execute any agreements as required to implement the APS with the Province and other entities;
 - C) That approval be granted for unbudgeted capital work in the amount not to exceed \$400,000 for the development of a case management system for the implementation of the APS to be funded at the discretion of the Commissioner of Finance;
 - D) That the Commissioner of Legal Services and Regional Solicitor report back to Council when the system is ready for implementation; and
 - E) That all necessary by-laws be enacted to give effect to Council's direction.
3. Succession Management Biennial Update ([2025-A-6](#))

That Report #2025-A-6 of the Commissioner of Corporate Services be received for information.

4. 2025 Electric Bus Procurement and Budget ([2025-F-10](#))

That the 2025 approved capital project budget for the purchase of 18 battery electric buses be increased by \$650,000, from \$29,410,575 to \$30,060,575 with the \$650,000 in additional financing to be provided at the discretion of the Commissioner of Finance.

5. Tariff Response Tourism Program Funding ([2025-F-11](#))

That one-time funding in the amount of \$250,000 be provided from the Economic Development Reserve Fund to be used for:

- A) A tariff response tourism promotional campaign related to the new Discovery Guide; and
- B) Other related economic development and tourism initiatives planned for 2025 that address local economic impacts on small businesses in Durham caused by the tariff dispute primarily between Canada and the United States.

6. Indexing of Regional Development Charges ([2025-F-13](#))

- A) That the pending 3.8 per cent indexing of the Regional development charges in By-law #42-2023 (Regional Residential and Non-residential Development Charges) and By-law #39-2022 (Regional Transit Development Charge) that is scheduled to take effect on July 1, 2025 be deferred until November 1, 2025;
- B) That as Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 has amended the Development Charges Act, 1997 to enable municipalities to amend development charge by-laws to waive indexing without certain procedural requirements, that by-laws to amend By-law #42-2023 and By-law #39-2022, generally in the form included as Attachment #6 and Attachment #7 to Report #2025-F-13 of the Commissioner of Finance, to reflect Recommendation A) of Report #2025-F-13 be approved;
- C) That staff report back to Regional Council in the Fall of 2025 on whether a further deferral of indexing beyond November 1, 2025, is recommended.

7. Confidential Report of the Commissioner of Finance – Proposed Acquisition of a Property in the City of Oshawa for Durham Regional Police Service Purposes ([2025-F-12](#))

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

Respectfully submitted,

K. Ashe, Chair, Finance & Administration Committee

Report #3 of the Health & Social Services Committee

For consideration by Regional Council

June 25, 2025

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

1. Motion for Letter of Support to Community Care Durham re: OneConnect: Integrated Care for Adults Living with Frailty

That a letter of support from Regional Chair Henry be provided to Community Care Durham for the OneConnect program to help older adults living with frailty, and that Community Care Durham and the Regional Municipality of Durham establish a working partnership.

2. A By-law to Appoint an Acting Medical Officer of Health (2025-MOH-4)

That Regional Council approves and passes the By-law to appoint an Acting Medical Officer of Health for the Regional Municipality of Durham in the form set out in Attachment #1 of Report #2025-MOH-4 of the Commissioner and Medical Officer of Health.

3. Approval of Unbudgeted Capital Project and Financing to Undertake Access Point and Wi-Fi Upgrades at the Fairview Lodge Long-Term Care Home (2025-SS-3)

A) That an unbudgeted capital project in the amount of \$282,000, net of applicable taxes, to undertake access point and Wi-Fi upgrades at Fairview Lodge Long-Term Care Home be approved; and

B) That financing in the amount of \$282,000 be provided from the following sources:

Project G2417 – Fairview Lodge Kitchen Renovations	\$200,000
Tubs (2024_LTCFAIRVIE 3200100100_U004)	<u>\$ 82,000</u>
Total Project Financing	<u>\$282,000</u>

4. Unbudgeted Provincial Funding from the Ministry of Education for the Updated 2025 Ontario Child Care and Early Years Funding Guidelines (2025-SS-4)

That unbudgeted Provincial funding from the Ministry of Education in the amount of \$7,304,274, be expended in accordance with the Updated 2025 Ontario Child Care and Early Years Funding Guidelines and as further detailed in Section 5 of Report #2025-SS-4 of the Commissioner of Social Services.

Respectfully submitted,

E. Roy, Chair, Health & Social Services Committee

Report #6 of the Works Committee

For consideration by Regional Council

June 25, 2025

The Works Committee recommends approval of the following:

1. Tender Award, Additional Engineering Services and Additional Financing required for Regional Municipality of Durham Contract D2024-52 for the Bowmanville Water Supply Plant Disinfection and Electrical Upgrades in the Municipality of Clarington ([2025-W-23](#))

 - A) That the lowest compliant bid of BGL Contractors Corp, in the amount of \$14,145,000*, be awarded for Regional Municipality of Durham Contract #D2024-52 for the Bowmanville Water Supply Plant Disinfection and Electrical Upgrades in the Municipality of Clarington;
 - B) That contract amendment with R.V. Anderson Associates Ltd. (RVA) be authorized for consulting costs associated with additional engineering and contract administration services for the Bowmanville Water Supply Plant Upgrades project in the amount of \$970,112.57*, over the approved upset limit of \$1,750,656.41* for a revised upset limit not to exceed \$2,720,768.98*; and
 - C) That the previously approved project budget of \$12,650,000 for Regional Municipality of Durham Project ID: D1814/D1927 be increased by \$6,800,000 to a revised total project budget of \$19,450,000; and
 - D) That the additional financing of \$6,800,000 be provided from the following sources:

Previously Approved Financing

Water Supply Capital Budget

Bowmanville Water Supply Plant - standby power and upgrading the uninterrupted power supply (UPS), Project ID: D1814

User Revenue	<u>\$9,350,000</u>
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Bowmanville Water Supply Plant - Disinfection upgrades, Project ID: D1927

User Revenue	<u>\$3,300,000</u>
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Total Previously Approved Financing	<u>\$12,650,000</u>
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Additional Financing

Item #175: Whitby Water Supply Plant - Plant 1 Upgrades and Rehabilitation Works Proposed works to include but not limit to building envelope improvements, filter treatment process upgrades, rehabilitation works for electrical, mechanical and process systems (Project ID: D2419)

Water Stabilization Reserve Fund \$6,800,000

Total Additional Financing \$6,800,000

Total Revised Project Financing \$19,450,000
(*) before applicable taxes

2. Extension of Cart-based Waste Collection Pilot in the Town of Ajax and the Township of Scugog and Expansion Options ([2025-WR-4](#))

- A) That staff be authorized to continue cart-based collection of garbage permanently in the following two pilot project collection areas as described below, at a one time cost not to exceed \$25,000, exclusive of taxes, to be funded from the approved 2025 Solid Waste Management Business Plans and Budget:
- i) The pilot in the Township of Scugog to continue until the current solid waste collection contract (C003008) ends on March 31, 2028. After this date, a new contract utilizing fully automated waste collection equipment will commence; and
 - ii) The pilot in the Town of Ajax to continue until the current solid waste collection contract (C003326) ends on June 30, 2030. Following this, a new solid waste collection contract utilizing fully automated waste collection equipment will commence;
- B) That 2026 pre-budget approval be granted and staff be authorized to negotiate amendments to Contracts C003008 and C003326 to expand the cart-based collection of garbage and organics to include Tuesday, Wednesday and Thursday collection routes effective January 1, 2026, to optimize the use of the cart-based collection vehicle used in the current pilot area at an estimated one-time cost of \$504,000 for the purchase of the carts and incremental annual operating costs not to exceed \$30,000;
- C) That financing in the amount of \$534,000 be approved as follows:
- i) \$504,000 for the purchase of the carts from the Solid Waste Management Reserve Fund; and
 - ii) \$30,000 for operating costs from the 2026 property tax levy;
- D) That staff be directed to continue investigating and report back on the financial and logistical implications of expanding cart-based waste

collection operation to the remaining households in the Town of Ajax and the City of Pickering in the fall of 2025; and

- E) That all changes necessary to enact changes related to Recommendations A) and B) of Report #2025-WR-4 of the Commissioner of Works be made subject to the satisfaction of the Commissioner of Works and the Commissioner of Finance.

3. Approval of Unbudgeted Capital Work and Related Financing to Undertake the Detailed Design and Construction, and Sole Source Award to Stantec Inc. for Engineering Design Services for a 600 mm Zone 3 Feedermain on Columbus Road, in the Town of Whitby ([2025-W-19](#))

- A) That unbudgeted capital work in the amount of \$9,200,000* for the detailed design and construction of the 600 mm Zone 3 feedermain on Columbus Road from Cedarbrook Trail to Country Lane, in the Town of Whitby, be approved;
- B) That financing for the unbudgeted capital work for the detailed design and construction of the Zone 3 feedermain on Columbus Road, in the Town of Whitby, be provided from the following water supply development charge reserve funds:

Residential	\$8,519,200
Commercial	266,800
Industrial	349,600
Institutional	64,400
Total	<u>\$9,200,000</u>

- C) That staff be authorized to negotiate and enter into a sole source agreement with Stantec Inc. to provide detailed design services for the feedermain design, for an amount not to exceed \$300,000 included in the estimated project cost; and
- D) That the Commissioner of Finance or designate be authorized to execute the necessary documents related to the sole source agreement.
(*) before applicable taxes

4. Approval to Award a Sole Source Agreement to SNF Canada for the Purchase of Anionic Powder Polymer for Enhanced Total Phosphorus Removal at the Duffin Creek Water Pollution Control Plant, in the City of Pickering ([2025-W-20](#))

- A) That staff be authorized to negotiate and award the sole source purchase of anionic powder polymer from SNF Canada for the purpose of enhanced total phosphorous removal at the Duffin Creek Water Pollution Control Plant, with terms not to exceed three years;

- B) That financing for the sole source purchase be provided from the approved 2025 Sanitary Sewerage Operations Budget for the Duffin Creek Water Pollution Control Plant and future years Business Plans and Budgets. The estimated three-year total cost is \$750,000* or \$250,000* annually; and
 - C) That the Commissioner of Finance be authorized to execute the necessary sole source agreement for supply of anionic powder polymer.
(*) before applicable taxes
5. Approval for Additional Financing for the Carruthers Creek Sanitary Sewage Pumping Station Odour Control System Upgrades Project, in the Town of Ajax ([2025-W-21](#))
-

- A) That additional financing in the amount of \$2,000,000 for Odour Control Upgrades at the Carruthers Creek Sanitary Sewage Pumping Station (SSPS) located in the Town of Ajax, be approved; and
- B) That financing for the project be provided as follows:

Previously Approved Financing

2025 Sanitary Sewerage Capital Budget

Carruthers Sanitary Sewage Pumping Station - Odour Control System Upgrades, Project ID: D2523

User Revenue	<u>\$1,000,000</u>
Total Previously Approved Financing	<u>\$1,000,000</u>

Additional Financing

2025 Sanitary Sewerage Capital Budget, Item #193:

Michael Blvd. Sanitary Sewerage Pumping Station
- replacement of the Motor Control Centre (MCC) and pump,
Whitby (Project ID: D1832)

User Revenue	<u>\$1,800,000</u>
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2025 Sanitary Sewerage Capital Budget, Item #185:

Carruthers Sanitary Sewage Pumping Station
- Standby Power Upgrades (Project ID: D2522)

User Revenue	<u>\$200,000</u>
Total Additional Financing	<u>\$2,000,000</u>

Total Revised Project Financing

\$3,000,000

6. Sole Source Procurement of Engineering and Field Services, and Filter Media and Stainless Steel Underdrain Equipment System, for the Oshawa Water Supply Plant, located in the City of Oshawa (2025-W-22)
- A) That staff be authorized to award a sole source contract to Anthratch Western Inc. (AWI) for the provision of engineering and field services for the supply of a design package and equipment for the new granular filter media and a custom engineered stainless steel underdrain system for Filters 1-4 in plant 2 at the Oshawa Water Supply Plant (WSP), located in the City of Oshawa, in the amount of \$2,900,000*, to be financed from within the approved project budget; and
- B) That the Commissioner of Finance be authorized to execute the applicable agreements.
(*) before applicable taxes
7. Sole Source Procurement of Varec Biogas 244 Series Waste Gas Burner and Ignition System at Port Darlington Water Pollution Control Plant (WPCP) in the Municipality of Clarington (2025-W-24)
- That Regional staff be authorized to sole source the Varec Biogas 244 Series Waste Gas Burner through specifications in the contract tender documents for Plant 1 and Waste Gas Burner Upgrades at the Port Darlington Water Pollution Control Plant.
8. Confidential Report of the Commissioner of Works – Proposed or Pending Acquisition of Land for Regional Corporation Purposes as it relates to Property in the Community of Courtice, Municipality of Clarington (2025-W-18)
- That the recommendations contained in Confidential Report #2025-W-18 of the Commissioner of Works be adopted.

Respectfully submitted,

D. Barton, Chair, Works Committee

Report #6 of the Committee of the Whole

For consideration by Regional Council

June 25, 2025

The Committee of the Whole recommends approval of the following:

1. Authorization to enter into an Agreement with Estates of Northgate Incorporated (Lakeview Homes) for the Construction of a Zone 2 Feedermain and Sanitary Sewer on Church Street from south side of Hydro Corridor to 500 m south of Taunton Road, in the Town of Ajax ([2025-COW-22](#))

- A) That the Regional Municipality of Durham be authorized to enter into an Agreement with Lakeview Homes for the construction of a Zone 2 feedermain and sanitary sewer (the “Works”) with the following terms:
 - i) Lakeview Homes will finance upfront 100 per cent of the design and construction costs of the Works, estimated at \$6,102,100 (\$2,128,600 for the feedermain and \$3,973,500 for the sanitary sewer);
 - ii) Lakeview Homes will tender, award, and construct the necessary Works, subject to terms and conditions to ensure competitive pricing, along with Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
 - iii) Lakeview Homes will post security in the form of a letter of credit or surety bond, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;
 - iv) Lakeview Homes will receive residential water supply development charge credits up to an amount equal to the residential share (92.6 per cent) of the design and construction costs of the water supply Works, estimated at \$1,971,100 (at the rates in effect at the time of development), for lands within the Zone 2 area that are serviced by the Work;
 - v) Lakeview Homes will receive residential sanitary sewer development charge credits up to an amount equal to the residential share (83.3 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$3,309,900 (at the rates in effect at the time of development), for lands within the areas that are serviced by the Works;
 - vi) Development charge credits earned will be indexed in accordance with Statistics Canada’s Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);

- vii) The Region will pay to Lakeview Homes the industrial share (3.8 per cent), the commercial share (2.9 per cent), and the institutional share (0.7 per cent) of the design and construction costs of the Works, estimated at \$157,500, upon acceptance by the Region of the completion of the Works, from the Water Supply Capital Budget:

Water Supply System Capital Budget

Item #124 Zone 2 feedermain on Church St. from south side of the hydro right of way to Taunton Rd., Ajax (Project ID: D2301)

Commercial Development Charges	\$61,700
2025 Water User Revenue ¹	<u>\$95,800</u>
Total	<u>\$157,500</u>

Note:

- 1 \$95,800 in water user revenue related to the shortfall in industrial and institutional development charges.

- viii) The Region will pay to Lakeview Homes the industrial share (8.6 per cent), the commercial share (6.5 per cent), and the institutional share (1.6 per cent) of the design and construction costs of the Works, estimated at \$663,600 upon acceptance by the Region of the completion of the Works, from the Sanitary Sewer System Capital Budget:

Sanitary Sewerage

Prior Approved Financing – Sanitary Sewerage System Capital Budget

Sanitary sewer on Church St. from south side of Hydro Corridor to Taunton Rd., Ajax (Project ID: D2407)

Commercial Development Charge Reserve Fund	\$201,500
2025 Sewer User Revenue ¹	<u>\$316,200</u>
Total	<u>\$517,700</u>

Additional Financing

Sanitary Sewerage System Capital Budget

Item #426: Allowance for Regional share for works in conjunction with development (Project ID: M2510)

Commercial Development Charge Reserve Fund	\$56,800
Industrial Development Charge Reserve Fund	\$75,100
Sewer User Revenue ¹	<u>\$14,000</u>
Total Additional Financing	<u>\$145,900</u>

Total Financing

Commercial Development Charge Reserve Fund	\$258,300
Industrial Development Charge Reserve Fund	\$75,100
Sewer User Revenue ¹	<u>\$330,200</u>
Total Project	<u>\$663,600</u>

Note:

1 \$330,200 in Sewer user revenue related to the shortfall in industrial and institutional development charges

- ix) The Region will pay 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by Lakeview Homes, included in the estimated cost of the Works;
 - x) All financial commitments will be based on actual costs;
 - xi) Such other terms as deemed appropriate by the Commissioner of Works; and
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.
2. Authorization to enter into an Agreement with Conlin Anderson Landowners Group for the Construction of a Sub-Trunk Sanitary Sewer on Thickson Road (Regional Road 26) from Glengowan Street to the Future Mid Block Arterial, north of Conlin Road, in the Town of Whitby ([2025-COW-23](#))
-
- A) That the Regional Municipality of Durham be authorized to enter into an Agreement with Conlin Anderson Landowners Group for the construction of a sub-trunk sanitary sewer (the “Works”) with the following terms:
- i) Conlin Anderson Landowners Group will finance upfront 100 per cent of the design and construction costs of the Works estimated at \$9,699,400;
 - ii) Conlin Anderson Landowners Group will tender, award, and construct the necessary Works, subject to terms and conditions to ensure competitive pricing, along with Regional inspection and approval of all contract change orders which, in aggregate, exceed 10 per cent of the tendered cost;
 - iii) Conlin Anderson Landowners Group will post security in the form of a letter of credit or surety bond, satisfactory to the Commissioner of Finance, in the amount of 100 per cent of the estimated value of the design and construction costs of the Works;

- iv) Conlin Anderson Landowners Group will receive industrial sewer development charge credits up to an amount equal to the industrial share (8.6 per cent) of the design and construction costs of the sanitary sewer Works, estimated at \$834,100 (at the rates in effect at the time of development), for lands within the areas that are serviced by the Works;
- v) Development charge credits earned will be indexed in accordance with Statistics Canada's Building Construction Price Index (the prescribed series used to index the Regional Development Charge Rates);
- vi) The Region will pay to Conlin Anderson Landowners Group the residential share (83.3 per cent), the commercial share (6.5 per cent), and the institutional share (1.6 per cent) of the design and construction costs of the Works, estimated at \$8,865,300 upon the issuance of the first full building permit within the contributing drainage area, from the following sources:

Sanitary Sewerage

Prior Approved Financing – Sanitary Sewerage System Capital Budgets

Thickson Rd. Sub-trunk sanitary sewer from Glengowan St. to Mid-block, Whitby (Project ID: D2103)

Residential Development Charge Reserve Fund	\$3,870,300
Commercial Development Charge Reserve Fund	\$272,000
Sewer User Revenue ¹	<u>\$155,200</u>
Total	<u>\$4,297,500</u>

Note:

- 1 \$155,200 in Sewer user revenue related to the shortfall in institutional development charges

Additional Financing

Sanitary Sewerage System Capital Budget

Item #56: West Whitby sub trunk on Dundas St. from Des Newman Blvd. to Halls Rd., Whitby (Project ID: D2043)

Residential Development Charge Reserve Fund	\$999,600
Commercial Development Charge Reserve Fund	\$78,000

Item #74: Forcemain on Conlin Rd. from Ritson Rd. to Harmony Rd., Oshawa (Project ID; D2104)

Residential Development Charge Reserve Fund	\$1,460,400
Commercial Development Charge Reserve Fund	\$144,000

Item #120: Proposed Marina Sanitary Sewage Pumping Station and forcemain, Oshawa (Project ID: D2519)

Residential Development Charge Reserve Fund	\$833,000
Commercial Development Charge Reserve Fund	\$65,000

Item #129: Expansion of Newcastle Water Pollution Control Plant from 7 MLD to 16 MLD and outfall (Project ID: D2520)

Residential Development Charge Reserve Fund	\$916,300
Commercial Development Charge Reserve Fund	\$71,500
Total Additional Financing	<u>\$4,567,800</u>

Total Financing

Residential Development Charge Reserve Fund	\$8,079,600
Commercial Development Charge Reserve Fund	\$630,500
Sewer User Revenue ¹	<u>\$155,200</u>
Total Project	<u>\$8,865,300</u>

Note:

¹ A total of \$155,200 in Sewer user revenue related to the shortfall in institutional development charges

- vii) The Region will pay 15 per cent of the costs of the construction of the Works to address engineering and other soft costs incurred by the Conlin Anderson Landowners Group, included in the estimated cost of the Works;
 - viii) All financial commitments will be based on actual costs;
 - ix) If any of the industrial lands within the North-East Whitby Employment Area are rezoned prior to the first building permit and developed as residential and/or commercial, then the Conlin Anderson Landowners Group will receive residential and/or commercial development charge credits in lieu of payment from the Region for the residential or commercial share;
 - x) Such other terms as deemed appropriate by the Commissioner of Works; and
- B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted Agreement in a form satisfactory to the Regional Solicitor.

3. Tariff Actions Update ([2025-COW-24](#))

That staff report back on an as-needed basis to update Regional Council on the Made in Durham Regional procurement initiatives and associated implications for the economy in the context of tariff actions.

4. 2025 Asset Management Plan ([2025-COW-25](#))

- A) That the 2025 Regional Municipality of Durham Asset Management Plan and the Region's Corporate Strategic Asset Management Policy be endorsed; and
- B) That the 2025 Regional Municipality of Durham Asset Management Plan be posted on the Region's website and the Ministry of Municipal Affairs and Housing be advised.

5. Region of Durham Response to Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 ([2025-COW-26](#))

- A) That the letter dated June 4, 2025, found in Attachment #1 to Report #2025-COW-26 of the Commissioner of Finance, be endorsed as the Region of Durham's response to Bill 17, Protect Ontario by Building Smarter and Faster Act, 2025, including the following key messages:
 - i) Development Charges Act – Development Charge (DC) relief should be reviewed on an annual basis and be designed to be targeted and temporary to respond to changing market conditions;
 - ii) Planning Act – Municipal autonomy should be preserved by ensuring complete application requirements reflect site-specific considerations, but with encouragement for standardization of study requirements;
 - iii) Building Code Act – Municipal authority should be maintained to implement green development standards that align with climate goals;
 - iv) Transit Legislation – The proposed updates to include the GO Lakeshore East Extension to Bowmanville as a 'provincial transit projects' is welcomed, and the Region will work closely with the Province to further understand data-sharing expectations and municipal agreement exemptions; and
- B) That a copy of Report #2025-COW-26 be forwarded to the Region's local area municipalities and the Association of Municipalities of Ontario.

6. Contract Extension to Purchase Maximo Application Suite Platform Software Licenses, Support and Data Hosting from Talan (formerly Createch), an IBM Reseller ([2025-COW-27](#))

- A) That staff negotiate and award a contract extension to 2030, with an optional extension of an additional five years, of the existing licencing, support and data hosting agreement with 6362222 CANADA INC. [Talan (formerly Createch)] in coordination with IBM for the existing IBM's Enterprise Asset Management Platform, Maximo Application Suite, with increases in costs above previous forecasts in 2026 and 2027 as outlined below to be included within the Region's annual Business Plans and Budgets:

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Do Nothing (2028 renewal)	\$1.3M	\$1.4M	\$3.3M	\$3.0M	\$3.1M	\$3.3M	\$3.4M	\$3.7M	\$3.9M	\$4.1M	\$30.5M
Renegotiate (2031 renewal)	\$2.1M	\$2.2M	\$2.0M	\$2.1M	\$2.1M	\$2.3M	\$2.4M	\$2.5M	\$2.7M	\$2.8M	\$23.2M
Additional Spend/ Savings	\$0.8M	\$0.8M	\$1.3M	\$0.9M	\$1.0M	\$1.0M	\$1.0M	\$1.2M	\$1.2M	\$1.3M	\$7.3M

Legend	Firm, negotiated amounts	Estimated figures	Red line indicates opportunity to go to market
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- B) That the Commissioner of Finance be authorized to execute the necessary documents for the negotiated agreement(s) and any amendments.

7. Confidential Report of the Commissioners of Finance and Community Growth and Economic Development – Closed Matter with respect to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, and with respect to a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Region, as it relates to Negotiations with Metrolinx for Design Services Agreement for GO Stations along the GO Lakeshore East Extension to Bowmanville ([2025-COW-21](#))

That the recommendations contained in Confidential Report #2025-COW-21 of the Commissioners of Finance and Community Growth and Economic Development, be adopted.

Respectfully submitted,

J. Henry, Regional Chair and CEO

Report #7 of the Committee of the Whole

For consideration by Regional Council

June 25, 2025

The Committee of the Whole recommends approval of the following:

1. 2026 Regional Property Tax Supported Business Plans and Budget Guideline ([2025-COW-28](#))

 - A) That the following detailed direction and guideline for the 2026 Property Tax Supported Business Plans and Budget for Regional Departments, Durham Region Transit Commission, and Durham Regional Local Housing Corporation be approved:
 - i) The 2026 Property Tax Supported Business Plans and Budget for Regional Departments, Durham Region Transit Commission, and Durham Regional Local Housing Corporation not exceed \$704.734 million, an increase of 6.44 per cent compared to the 2025 approved budget for Regional Departments, Durham Region Transit Commission, and Durham Regional Local Housing Corporation, which translates to an overall property tax impact of 3.48 per cent for 2026 on the Regional portion of the property tax bill after assessment growth;
 - B) That the following detailed direction and guideline for the 2026 Business Plans and Budget for each Conservation Authority be approved:
 - i) The 2026 Business Plans and Budget for each Conservation Authority not exceed an increase of 2.5 per cent, plus or minus any current value assessment adjustments, compared to the 2025 approved budget, which translates to an overall property tax impact of 0.02 per cent for 2026 on the Regional portion of the property tax bill;
 - C) That copies of Report #2025-COW-28 of the Commissioner of Finance be forwarded to Durham Region Transit Commission, Conservation Authorities, Durham Regional Local Housing Corporation, and other Outside Agencies to guide the development of detailed 2026 Business Plans and Budget; and
 - D) That staff provide information with the budget on what would have to be eliminated or reduced to achieve a tax rate increase at 3 per cent and 2.48 per cent.

2. 2026 Durham Regional Police Service Property Tax Supported Business Plans and Budget Guideline ([2025-COW-29](#))
-
- A) That the following detailed guideline for the 2026 Property Tax Supported Business Plans and Budget for the Durham Regional Police Service Board be approved and the Durham Regional Police Service Board be requested to prepare and submit a 2026 Property Tax Supported Business Plans and Budget in compliance with timelines set out and aligned with this guideline:
- i) The 2026 Property Tax Supported Business Plans and Budget for the Durham Regional Police Service Board not exceed \$346.813 million, an increase of 10.69 per cent compared to the 2025 approved budget for the Durham Regional Police Service, which translates to an overall property tax impact of 3.00 per cent for 2026 on the Regional portion of the property tax bill after assessment growth; and
- B) That a copy of Report #2025-COW-29 of the Commissioner of Finance be forwarded to the Durham Regional Police Service Board to guide the development of their detailed 2026 Business Plans and Budget.

Respectfully submitted,

J. Henry, Regional Chair and CEO



Durham Region Transit Report

To: Durham Region Transit Executive Committee
From: General Manager, Durham Region Transit
Report: #2025-DRT-10
Date: June 04, 2025

Subject:

Durham Region Transit (DRT) service agreement with Ontario Power Generation (OPG) for dedicated shuttle service

Recommendation:

That the Transit Executive Committee recommend to Council:

- A) That the General Manager, Durham Region Transit, be delegated the authority to enter into and execute a service agreement with Ontario Power Generation (OPG), to deliver a dedicated shuttle for OPG employees for up to one year commencing on or around September 1, 2025, with an upset revenue limit of \$500,000 per annum, with terms being satisfactory to the Commissioner of Finance and the Regional Solicitor.
 - B) That the General Manager, Durham Region Transit be delegated authority to extend the service agreement on a month-to-month basis, consistent with the upset limit in recommendation A, including any relevant cost escalations to continue to deliver the shuttle service.
-

Report:

1. Purpose

- 1.1 The purpose of this report is to seek the delegated authority from the Transit Executive Committee for DRT to enter a service agreement with OPG to deliver a dedicated shuttle service for OPG employees, for up to one year commencing on or around September 1, 2025, ending August 31, 2026, with an option to extend the agreement on a month to month basis upon mutual consent of the parties.

- 1.2 Section 1.8 of By-law Number 29-2020 provides the Department Head for the relevant department together with the Commissioner of Finance with the authority to execute a revenue generating agreement or any agreement where the Region is providing a service to others for a charge, provided that the revenue being generated or charged by the Region does not exceed \$250,000 per annum or prevailing budget management policy limits. As DRT has already completed preliminary costing and discussions with OPG, and the service agreement is anticipated to generate in excess of this limit, at an estimated revenue of \$385,900 as detailed in the Financial Implications Sections, DRT is seeking delegated authority from TEC to execute this agreement. Providing the delegated authority, up to an upset limit of \$500,000 will allow DRT the operational flexibility to extend the agreement, make route adjustments, attend and support special events, or execute other operational circumstances as they arise. If the revenues are expected to extend beyond \$500,000, DRT will commit to return to TEC to seek additional authority. The outcomes and learnings from this employer shuttle service will be provided to TEC, as appropriate.

2. Background/Summary

- 2.1 This dedicated shuttle is a the first of its kind in the Region and an opportunity to showcase a shared commitment to transit and sustainable mobility and highlight the partnership with a key Regional industry. The initial proposed shuttle and timing will be subject to change based on actual conditions, which is the why the requested total upset revenue limit exceeds initial estimates. This additional consideration will provide DRT the operational flexibility to revise and enhance the shuttle service as it evolves. For example, based on a variety of factors, OPG may request a lunch time service, extensions to the peak periods, less service on one weekday in favour of more on others, etc. All of these have the potential to impact the pricing of the charter and as a result the additional contingency will ensure DRT can be responsive to real-time data and requests from OPG.
- 2.2 It is important to note that the operation of the dedicated shuttle is in alignment with the Council approved DRT service and financing strategy. Moreover, we anticipate that the operation of the shuttle service will demonstrate the convenience DRT offers to those who may be new to the Region of Durham, as well as providing valuable information and data on shuttle opportunities for other major Regional Employers.
- 2.3 DRT will primarily assign an Electric Bus to deliver the shuttle service, operating throughout weekday morning and afternoon peak periods between Durham College

Oshawa GO Station and the new OPG headquarters on Colonel Sam Drive in Oshawa.

- 2.4 The shuttle has been costed as a full-cost recovery service, ensuring regular service hours are not used to deliver the shuttle service.

3. Financial Implications

- 3.1 As initially planned, the shuttle service will include approximately 8 hours of service daily, and a total of 230-240 km per day. The shuttle is planned to operate for 261 business days over the term of the agreement.

- 3.2 The agreement will be full cost recovery, with an annual cost estimated to be \$385,900 per annum (details are shown below).

Operations (bus operators & direct supervision)	\$ 181,200
Electric Vehicle Charging	\$ 14,900
Maintenance Cost (Parts)	\$ 16,500
Maintenance Cost (Labour)	\$ 42,600
Bus Wrap	\$ 12,000
Depreciation (E.bus)	\$ 118,600
Total Annual Cost to DRT	\$ 385,900

4. Relationship to Strategic Plan

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

a. Connected and Vibrant Communities

- a) C3. Improve public transit system connectivity, reliability, and competitiveness

b. Environmental Sustainability and Climate Action

- a) E1. Reduce corporate greenhouse gas emissions to meet established targets

5. Conclusion

- 5.1 This report seeks delegated authority for DRT to execute an agreement with OPG to provide a bus shuttle for OPG employees for up to 1 year, with the option for and extension, at an upset revenue limit of \$500,000 per annum.
- 5.2 The service agreement exceeds of delegated authority approval limit of \$250,000 as per By-law Number 29-2020, and Council approval is required to authorize the execution of this revenue agreement.
- 5.3 For additional information, contact: Kris Hornburg, Deputy General Manager, Business Services, Durham Region Transit, at 905-668-4113

Respectfully submitted,

Original signed by

Bill Holmes
General Manager, DRT

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer



The Regional Municipality of Durham Report

To:	The Shareholder of the Durham Regional Local Housing Corporation
From:	Elaine Baxter-Trahair, Chief Executive Officer, Durham Regional Local Housing Corporation Stella Danos-Papaconstantinou, Deputy Chief Executive Officer, Durham Regional Local Housing Corporation Nancy Taylor, Treasurer, Durham Regional Local Housing Corporation
Report:	Durham Regional Local Housing Corporation Annual Shareholder Meeting
Date:	June 25, 2025

Subject:

2025 Durham Regional Local Housing Corporation Annual Shareholder Meeting

Recommendation:

It is recommended that pursuant to the Ontario *Business Corporations Act*, RSO 1990 (the "OBCA"), the Council of the Regional Municipality of Durham, in its capacity as the sole shareholder of the Durham Regional Local Housing Corporation (the "Corporation"), resolve that:

- A) The financial statements of the Corporation which comprise the Statement of Financial Position as at December 31, 2024, and the Statements of Operations and Accumulated Surplus, Change in Net Debt and Cash Flows for the year ended December 31, 2024, and the Independent Auditor's Report thereon, all as submitted to the shareholder by the board of directors, be received;
- B) The shareholder hereby waives its right to receive general or special notice of an annual meeting of the shareholder of the Corporation;
- C) The shareholder hereby waives its right to receive an advance copy of the corporation's 2024 financial statements and Independent Auditor's Report;
- D) All by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholder of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation are hereby approved, ratified and confirmed; and,

- E) The Regional Chair and Clerk be authorized to sign the shareholder's resolution evidencing the approval of the aforementioned matters.
-

Report:**1. Purpose**

- 1.1 This report is submitted to the Regional Municipality of Durham, the sole shareholder of the Durham Regional Local Housing Corporation (the "Corporation"), for the purpose of conducting the statutory annual meeting as required pursuant to the provisions of the Ontario *Business Corporations Act*, RSO 1990 (the "OBCA").

2. Background and OBCA Requirements

- 2.1 The Corporation is incorporated pursuant to the provisions of the OBCA.
- 2.2 The OBCA requires that financial statements be prepared as prescribed by legislation and present the financial position of the Corporation in accordance with generally accepted accounting principles. The 2024 financial statements for the Corporation have been prepared using public sector accounting standards appropriate for a government not-for-profit organization. Deloitte LLP are the current auditors of the Corporation and have completed the audit of the financial statements of the Corporation, which comprise the Statement of Financial Position as at December 31, 2024, and the Statements of Operations and Accumulated Surplus, Change in Net Debt and Cash Flows for the year ended December 31, 2024.
- 2.3 The OBCA requires that the Corporation's financial statements be received before an annual meeting of shareholders within six months of the financial year end referred to in the financial statements. Enclosed herewith as Attachment "A" are the audited financial statements for the year ended December 31, 2024, which were approved by the board of directors on May 28, 2025.
- 2.4 The OBCA provides that a resolution in writing signed by all the shareholders entitled to vote on that resolution at a meeting of shareholders is as valid as if it had been passed at a meeting of the shareholders. Given that the Regional Municipality of Durham is the sole shareholder of the Corporation it is possible to dispense with the formality of convening an annual shareholder meeting by having Regional Council approve and authorize the execution of a written shareholder's resolution. This method of proceeding has been used previously for annual shareholder meetings of the Corporation and continues to be recommended in the present circumstance.
- 2.5 The OBCA sets out a number of requirements regarding notice of the shareholders meeting and provision of copies of the audited financial statements that are applicable to public corporations but are not typically useful for a corporation with only one shareholder. As such, it is permitted for the sole shareholder of such a corporation to waive strict compliance with those notice requirements. Such a waiver of this corporate requirement is recommended in the present circumstance.

- 2.6 Finally, it is requested that the shareholder of the Corporation ratify the actions of the board of directors since the preceding annual shareholder's meeting. While the Corporation holds title to its assets, the business of operating the housing stock is conducted by Region of Durham staff under the terms of a service contract with the Corporation. Regional Council has established business and financial reporting practices for all regionally delivered services through its existing committee structure. Any decisions made by the board of directors for the Corporation would be brought for the approval of Regional Council through the reports to the applicable committee. Therefore, the ratification of the board of directors' actions at the annual shareholder's meeting is strictly a corporate formality.

3. Previous Reports and Decisions

- 3.1 A report similar to this one is presented annually to the shareholder of the Corporation to obtain approval and authorization in the execution of the written shareholder's resolution.

4. Relationship to Strategic Plan

- 4.1 This report aligns with/addresses the following Strategic Direction(s) and Pathway(s) in Durham Region's 2025-2035 Strategic Plan:

Strong Relationships

- S5. Ensure accountable and transparent decision-making to serve community needs, while responsibly managing available resources.
- 4.2 This report aligns with/addresses the following Foundation(s) in Durham Region's 2025-2035 Strategic Plan:
- Processes: Continuously improving processes to ensure we are responsive to community needs.

5. Conclusion

- 5.1 Given that the Regional Municipality of Durham is the sole shareholder of the Corporation, it is recommended that the shareholder dispense with the formality of convening an annual shareholder's meeting and have Regional Council approve and authorize the execution of a written shareholder's resolution.
- 5.2 It is recommended that all by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholders of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation be hereby approved, ratified and confirmed.
- 5.3 Attached hereto as Attachment "B" is a written shareholder's resolution for use with respect to the aforementioned resolutions.

6. Attachments

Attachment A: Durham Regional Local Housing Corporation Audited Financial Statements as at December 31, 2024

Attachment B: Resolutions of the Sole Shareholder of the Durham Regional Local Housing Corporation

Respectfully submitted,

Original Signed By

Elaine Baxter-Trahair
Chief Executive Officer
Durham Regional Local Housing Corporation

Original Signed By

Stella Danos-Papaconstantinou
Deputy Chief Executive Officer
Durham Regional Local Housing Corporation

Original Signed By

Nancy Taylor, BBA, CPA, CA
Treasurer
Durham Regional Local Housing Corporation

Financial statements of

**Durham Regional Local Housing
Corporation**

December 31, 2024

Independent Auditor's Report

To the Board of Directors of
Durham Regional Local Housing Corporation

Opinion

We have audited the financial statements of the Durham Regional Local Housing Corporation (the "Corporation"), which comprise the statement of financial position as at December 31, 2024, and the statements of operations and accumulated surplus, change in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2024, and the results of its operations, its changes in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards ("PSAS").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PSAS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Deloitte LLP

Chartered Professional Accountants
Licensed Public Accountants
May 28, 2025

Durham Regional Local Housing Corporation

Statement of Financial Position

Year ended December 31, 2024

	2024	2023
	\$	\$
FINANCIAL ASSETS		
Cash	25,801,910	21,419,179
Accounts receivable	1,894,707	1,210,058
Region of Durham subsidy receivable	-	283,700
	27,696,617	22,912,937
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	3,421,766	2,652,931
Region of Durham subsidy payable	617,698	-
Rent received in advance	83,747	69,278
Asset retirement obligation (Note 5)	35,897,741	34,793,061
	40,020,952	37,515,270
NET DEBT	(12,324,335)	(14,602,333)
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 4)	21,061,544	19,423,381
ACCUMULATED SURPLUS (Note 6)	8,737,209	4,821,048

The accompanying notes and schedules are an integral part of these financial statements.

Durham Regional Local Housing Corporation

Statement of Operations and Accumulated Surplus

Year ended December 31, 2024

	2024		2023
	Budget	Actual	Actual
	\$	\$	\$
REVENUES			
Rent	7,739,839	7,965,754	7,642,203
Miscellaneous	170,000	1,092,323	1,390,985
Region of Durham subsidy	14,991,551	14,035,796	13,992,667
Federal grant (Note 7)	-	1,481,340	29,868
Provincial grant (Note 7)	-	-	1,608,165
	22,901,390	24,575,213	24,663,888
EXPENSES			
Purchased services	4,102,337	4,371,610	4,015,021
Property taxes	2,931,219	2,969,169	2,807,336
Utilities	2,517,283	2,239,883	2,306,671
Property maintenance, materials and supplies	4,322,833	6,439,720	6,731,263
Renovations and replacements	2,950,000	1,732,186	2,038,812
Accretion expense (Note 5)	1,070,685	1,104,680	1,070,685
Amortization	929,319	1,134,951	929,319
Insurance	296,684	296,684	255,762
Administration	237,946	285,855	190,103
Rental write-offs	80,000	84,314	30,503
	19,438,307	20,659,052	20,375,475
ANNUAL SURPLUS	3,463,083	3,916,161	4,288,413
ACCUMULATED SURPLUS, BEGINNING OF YEAR	4,821,048	4,821,048	532,635
ACCUMULATED SURPLUS, END OF YEAR	8,284,131	8,737,209	4,821,048

The accompanying notes and schedules are an integral part of these financial statements.

Durham Regional Local Housing Corporation

Statement of Change in Net Debt

Year ended December 31, 2024

	2024	2023
	\$	\$
OPERATING		
Annual surplus	3,916,161	4,288,413
Acquisition of tangible capital assets	(2,773,114)	(3,734,371)
Amortization of tangible capital assets	1,134,951	929,319
Gain on disposal of tangible capital assets	-	(468,399)
Proceeds on disposal of tangible capital assets	-	471,825
Increase in Net Financial Assets	2,277,998	1,486,787
NET DEBT, BEGINNING OF YEAR	(14,602,333)	(16,089,120)
NET DEBT, END OF YEAR	(12,324,335)	(14,602,333)

The accompanying notes and schedules are an integral part of these financial statements.

Durham Regional Local Housing Corporation

Statement of Cash Flows

Year ended December 31, 2024

	2024	2023
	\$	\$
OPERATING ACTIVITIES		
Annual surplus	3,916,161	4,288,413
Non-cash charges to operations		
Amortization of tangible capital assets	1,134,951	929,319
Gain on disposal of tangible capital assets	-	(468,399)
Accretion expense	1,104,680	1,070,685
Change in non-cash assets and liabilities		
Accounts receivable	(684,649)	712,651
Region of Durham subsidy receivable	283,700	(234,562)
Accounts payable and accrued liabilities	768,835	464,029
Region of Durham subsidy payable	617,698	-
Rent received in advance	14,469	(27,744)
Net increase in cash from operating activities	7,155,845	6,734,392
CAPITAL ACTIVITY		
Acquisition of tangible capital assets	(2,773,114)	(3,734,371)
Proceeds on disposal of tangible capital assets	-	471,825
Net decrease in cash from capital activities	(2,773,114)	(3,262,546)
NET INCREASE IN CASH	4,382,731	3,471,846
CASH, BEGINNING OF YEAR	21,419,179	17,947,333
CASH, END OF YEAR	25,801,910	21,419,179

The accompanying notes and schedules are an integral part of these financial statements.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

1. Incorporation

As part of the provincial local services realignment program, the Regional Municipality of Durham (the "Region") acts as service manager for social housing located in the municipality. To facilitate the transfer of social housing units of the Ontario Housing Corporation ("OHC") located in the Region, on January 1, 2001, the Durham Regional Local Housing Corporation ("LHC") was established under the provisions of the Ontario Business Corporations Act, with the Region as its sole shareholder. Nominal consideration was given for the 100 common shares issued upon incorporation.

Under the provisions of a transfer order prepared under authority of the Social Housing Reform Act, 2000, the LHC was the recipient on January 1, 2001 of assets, liabilities, rights and obligations previously owned by the OHC. Effective on the date of the transfer, the Region, as service manager, and the LHC are responsible for the management and operation of the housing projects transferred and are bound by the requirements set out in the legislation.

Income-producing properties acquired as a result of the transfer were originally financed by the Province of Ontario (the "Province") through general obligation provincial debentures. At the time of the transfer of ownership of the assets from the OHC to the LHC, the Province did not transfer the responsibility for the repayment of the debentures. Accordingly, the value of the related provincial debentures was not recorded in the LHC's financial statements.

2. Significant Accounting Policies

The financial statements of the LHC are representations of management prepared in accordance with generally accepted accounting principles as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

The focus of PSAB financial statements is on the financial position of the LHC and changes thereto. The Statement of Financial Position reports financial assets and liabilities, and the non-financial assets of the LHC. Financial assets are available to provide resources to discharge existing liabilities or finance future operations. Accumulated surplus represents the financial position of the LHC and is the difference between assets and liabilities.

(a) Basis of accounting

i. Accrual basis of accounting

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which transactions or events occurred that gave rise to the revenues; expenses are recognized in the period the goods and services are acquired and a liability is incurred, or transfers are due.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

2. Significant Accounting Policies (Continued)

ii. Financial instruments

Financial instruments reported on the Statement of Financial Position are measured as follows:

Financial instrument	Measurement
Cash	Cost
Investments	Cost
Accounts receivable	Cost
Accounts payable and accrued liabilities	Cost

iii. Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(a) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of tangible capital assets, excluding land, is amortized on a straight line basis over their estimated useful lives as follows:

	Useful life - years
Land improvements	20
Buildings and building improvements	15 - 70
Vehicles	5
Machinery and equipment	10

Annual amortization is charged in the year of acquisition and in the year of disposal.

Tangible capital assets under construction are not amortized until the tangible capital assets are in service.

iv. Asset retirement obligation

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

2. Significant Accounting Policies (Continued)

The best estimate of the liability includes all costs directly attributable to the remediation of the asset retirement obligation, based on the most reliable information that is available as at the applicable reporting date. Where cash flows are expected over future periods, the liability is recognized using a present value technique and adjusted yearly for accretion expense. The accretion expense increases the carrying amount of the liability for Asset Retirement Obligation due to the passage of time.

The recognition of a liability results in an accompanying increase to the respective tangible capital assets. The increase to the tangible capital assets is being amortized in accordance with the tangible capital asset accounting policies.

At remediation, the LHC derecognizes the liability. In some circumstances, gains or losses may be incurred upon settlement related to the ongoing measurement of the liability and the corresponding estimates that were made, with the gains or losses recognized in the statement of operations.

v. Revenue

Rental revenue is recognized at realizable value when earned. Other miscellaneous revenue with performance obligations is recognized when the performance obligation has been satisfied.

vi. Government transfers

Government transfers are recognized in the period during which the transfers are authorized, and any eligibility criteria are met. Government transfers are deferred if they are restricted through stipulations that require specific actions to be carried out in order to recognize the transfer. For such transfers, revenue is recognized when the stipulation has been met.

vii. Use of estimates

In preparing the financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates and assumptions relate to accounts receivable, tangible capital assets including the estimate of useful life, expected retirement costs, as well as the timing and duration of these retirement costs, accounts payable and accrued liabilities.

viii. Segment disclosure

Revenues and expenses of the segments identified below include amounts that are directly attributable to the segment and amounts that can be allocated on a reasonable basis. The accounting policies used in these segments are consistent with the accounting policies noted above.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

2. Significant Accounting Policies (Continued)

(a) Social housing

Represents the property management and operating costs pertaining to the 1,273 social housing units transferred to the LHC from the OHC.

(b) Affordable housing

The LHC received funding under the “Canada-Ontario Affordable Housing Program (“AHP”): Rental and Supportive Component” for the development and construction of 12 one bedroom units at the Lakeview Harbourside site in the City of Oshawa, and 5 one bedroom units at the Perry Street site in the Township of Uxbridge. Property management and operating costs charged to this segment are recovered from tenant rents and rent supplements.

3. Adoption of Accounting Policy

On January 1, 2024, the LHC adopted Public Accounting Standard PS 3400 – Revenue. Revenue earned in exchange for the transfer of goods or services, such as rental of a housing unit, includes one or more performance obligations. A performance obligation arises from an enforceable promise to transfer goods or services to a payor in return for a promised consideration.

The LHC receives rent from tenants in exchange for housing and recognizes the revenue as it is earned, in accordance the rental agreement. Rents received in advance, totaling total \$83,747 (2023 - \$69,278), represent rental payments and key deposit receipts for future time periods and have been deferred. Miscellaneous revenue includes interest earnings of \$948,213 (2023 - \$822,320), and other receipts of \$144,110 (2023 - \$568,665) where performance obligations have been satisfied.

The Revenue standard was adopted on a prospective basis.

4. Tangible Capital Assets

The net book value of tangible capital assets is comprised of the following:

	2024	2023
	\$	\$
Land	46	46
Land improvements	1,956,504	1,655,486
Building and building improvements	16,052,098	13,705,763
Vehicles	-	-
Machinery and equipment	558,046	527,246
	18,566,694	15,888,541
Work in progress	2,494,850	3,534,840
	21,061,544	19,423,381

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

4. Tangible Capital Assets (Continued)

The Schedule of Tangible Capital Assets (Schedule 1) discloses the changes in cost and accumulated amortization by category.

(a) Work in progress

Work in progress, having a carrying value of \$2,494,850 (2023 - \$3,534,840), has not been amortized. Amortization of these assets will commence when the assets are put in service.

(b) Tangible capital assets recognized at nominal value

Land has been assigned a nominal value due to the difficulty in determining a tenable valuation on these assets.

(c) Works of art or historical treasures

No works of art or historical treasures are held by the LHC.

(d) Other

During the year there were no write-downs of assets (2023 - \$Nil), no interest was capitalized (2023 - \$Nil), and there are no capital lease obligations (2023 - \$Nil).

5. Asset Retirement Obligation

The LHC owns buildings that contains asbestos and is legally required to perform abatement activities upon renovation or demolition of these assets. Abatement activities include handling and disposing of the asbestos in a prescribed manner when it is disturbed. The estimated total liability of \$35,897,741 (2023 - \$34,793,061) to retire tangible capital assets is based on the sum of discounted future cash flows for abatement activities using a discount rate of 3.175% and assuming annual inflation of 3%.

The LHC has not designated funds for settling the abatement activities and will include estimates in future budgets when abatement activities will be undertaken.

	2024	2023
	\$	\$
Balance, beginning of the year	34,793,061	33,722,376
Accretion expense	1,104,680	1,070,685
Estimated total liability	35,897,741	34,793,061

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

6. Accumulated Surplus

The accumulated surplus consists of the following:

	2024	2023
	\$	\$
Tangible capital assets	21,061,544	19,423,381
Unfunded asset retirement obligation	(35,897,741)	(34,793,061)
Affordable housing capital reserve	69,145	61,033
Unexpended capital financing for approved capital	23,504,261	20,129,695
Accumulated surplus	8,737,209	4,821,048

7. Government Transfers

The LHC has been approved for the following grants, recorded as government transfers:

- (a) In 2018, the LHC received approval for one time provincial grant funding for the repair and retrofit to social housing units to improve living conditions and fight climate change through Ontario's Climate Action Change Plan, Social Housing Apartment Improvement Program ("SHAIP"). The grant funding can only be spent on approved projects and the housing units funded must remain affordable for a ten-year period after the completion of the repair/retrofit activity. Grant funding is earned as expenditures are incurred and the funding was fully recognized by 2023.
- (b) In 2019, projects for the renewal of building envelopes and window replacements at two sites were approved for grant financing in the total amount of \$7,800,000 from the Canada Community Building Fund ("CCBF"). Further grant financing of \$6,800,000 was approved for deep energy retrofits at 655 Harwood Ave. Grant funding is recognized as expenditures are incurred.
- (c) The LHC has been approved for two funding sources through the Canada Mortgage and Housing Corporation (CMHC):
 - i. Canada Greener Affordable Housing (CGAH) funding at three sites for retrofit activities (energy audits, building condition assessments and designated substance surveys), for a total grant amount of \$221,900.
 - ii. National Housing Co-Investment Fund (NHCF) funding on a cost shared basis for the repairs and renovations of 1,200 LHC units. Maximum grant funding totals \$12,000,000.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

7. Government Transfers (Continued)

The following summarizes the eligible costs incurred for approved projects and the grant funding recognized:

	2024	2023
	\$	\$
Program costs		
SHAIP		
Building envelope replacements at 155 King St., Oshawa	-	105,093
Windows and door replacements at 655 Harwood Ave., Ajax	-	1,503,072
CCBF		
Overcladding at 155 King St., Oshawa	602,040	27,857
Window replacements at 315 Colborne St.	348,307	2,011
Deep energy retrofits at 655 Harwood Ave, Ajax	326,487	-
CMHC		
NHCF cost sharing program for 1,200 Units	126,873	-
CGAH retrofit activities at 315 Colborne St W, Whitby	61,504	-
CGAH retrofit activities at 850 Green St, Whitby	9,413	-
CGAH retrofit activities at 1910 Faylee Cres, Pickering	6,716	-
Total	1,481,340	1,638,033
Program funding		
Federal grant	1,481,340	29,868
Provincial grant	-	1,607,165
Total	1,481,340	1,637,033

8. Risk Management

The LHC is exposed to a variety of financial risks. The following analysis provides a measure of the LHC's risk exposure at the statement of financial position date December 31, 2024:

(a) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Receivables from tenants represent the LHC's main credit risk. While lease agreements require the payment of rent at the beginning of the month, not all rent payments are received on time thereby requiring the LHC to extend credit to these tenants. Uncollected monthly rent is included in accounts receivable on the Statement of Financial Position. There was no change in exposure from the prior year.

(b) Liquidity risk

Liquidity risk is the risk that the LHC will encounter difficulty in meeting obligations associated with financial liabilities. The LHC is exposed to this risk mainly with respect to its accounts payable and accrued liabilities. The LHC's objective is to have sufficient liquidity to meet its liabilities when due, and accordingly undertakes extensive budgeting and monitors its cash balances and cash flows generated from operations to meet its requirements. There was no change in exposure from the prior year.

Durham Regional Local Housing Corporation

Notes to the Financial Statements

December 31, 2024

8. Risk Management (Continued)

(c) *Market risk*

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Market risk comprises three types of risk: currency risk, interest rate risk, and commodity price risk.

i. *Currency risk*

Currency risk is the risk that the fair value or future cash flows of a financial instrument will vary in Canadian dollar terms because of changes in foreign exchange rates. The LHC does not have any foreign currency transactions or accounts subject to foreign exchange risks. There was no change in exposure from the prior year.

ii. *Interest rate risk*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The LHC does not hold any investments or debt instruments and is not exposed to interest rate risk. There was no change in exposure from the prior year.

iii. *Commodity price risk*

Commodity price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The LHC does not hold financial instruments of this type and is not exposed to commodity price risk. There was no change in exposure from the prior year.

Durham Regional Local Housing Corporation

Schedule of Tangible Capital Assets

Year ended December 31, 2024

Schedule 1

	Land	Land improvements	Buildings and building improvements	Vehicles	Machinery and equipment	Work in progress	2024 Total
	\$	\$	\$	\$	\$	\$	\$
COST							
Balance, beginning of year	46	2,544,785	47,165,093	313,595	926,992	3,534,840	54,485,351
Additions	-	408,547	3,301,142	-	103,414	2,773,114	6,586,217
Work in process completed	-	-	-	-	-	(3,813,103)	(3,813,103)
BALANCE, END OF YEAR	46	2,953,332	50,466,235	313,595	1,030,406	2,494,851	57,258,465
ACCUMULATED AMORTIZATION							
Balance, beginning of year	-	889,299	33,459,329	313,595	399,747	-	35,061,970
Amortization	-	107,529	954,808	-	72,614	-	1,134,951
BALANCE, END OF YEAR	-	996,828	34,414,137	313,595	472,361	-	36,196,921
NET BOOK VALUE, END OF YEAR	46	1,956,504	16,052,098	-	558,045	2,494,851	21,061,544

Durham Regional Local Housing Corporation

Schedule of Tangible Capital Assets

Year ended December 31, 2023

Schedule 1 - Continued

	Land	Land improvements	Buildings and building improvements	Vehicles	Machinery and equipment	Work in progress	2023 Total
	\$	\$	\$	\$	\$	\$	\$
COST							
Balance, beginning of year	46	1,476,006	45,044,227	342,378	883,644	3,096,444	50,842,745
Additions	-	1,095,281	2,157,346	-	43,348	3,734,371	7,030,346
Work in process completed	-	-	-	-	-	(3,295,975)	(3,295,975)
Disposals	-	(26,502)	(36,480)	(28,783)	-	-	(91,765)
BALANCE, END OF YEAR	46	2,544,785	47,165,093	313,595	926,992	3,534,840	54,485,351
ACCUMULATED AMORTIZATION							
Balance, beginning of year	-	860,734	32,684,596	339,168	336,492	-	34,220,990
Amortization	-	55,067	807,788	3,210	63,254	-	929,319
Disposals	-	(26,502)	(33,054)	(28,783)	-	-	(88,339)
BALANCE, END OF YEAR	-	889,299	33,459,329	313,595	399,746	-	35,061,969
NET BOOK VALUE, END OF YEAR	46	1,655,486	13,705,763	-	527,246	3,534,840	19,423,381

Durham Regional Local Housing Corporation

Schedule of Segment Disclosure

Year ended December 31, 2024

Schedule 2

	Social Housing	Affordable Housing	2024 Total
	\$	\$	\$
REVENUES			
Rent	7,764,513	201,241	7,965,754
Region of Durham subsidy	14,035,796	-	14,035,796
Other	1,090,468	1,855	1,092,323
Federal grant funding	1,481,340	-	1,481,340
	24,372,117	203,096	24,575,213
EXPENSES			
Purchased services	4,321,115	50,495	4,371,610
Property taxes	2,948,782	20,387	2,969,169
Utilities	2,200,502	39,381	2,239,883
Property maintenance, materials and supplies	6,327,905	111,815	6,439,720
Renovations and replacements	1,724,372	7,814	1,732,186
Amortization	1,015,249	119,702	1,134,951
Insurance	293,240	3,444	296,684
Administration	284,817	1,038	285,855
Rental write-offs	84,032	282	84,314
Accretion Expense	1,104,680	-	1,104,680
	20,304,694	354,358	20,659,052
ANNUAL SURPLUS	4,067,423	(151,262)	3,916,161
ACCUMULATED SURPLUS, BEGINNING OF YEAR	2,403,433	2,417,615	4,821,048
ACCUMULATED SURPLUS, END OF YEAR	6,470,856	2,266,353	8,737,209

Durham Regional Local Housing Corporation

Schedule of Segment Disclosure

Year ended December 31, 2023

Schedule 2 - Continued

	Social Housing	Affordable Housing	2023 Total
	\$	\$	\$
REVENUES			
Rent	7,446,647	195,556	7,642,203
Region of Durham subsidy	13,992,667	-	13,992,667
Other	1,389,649	1,336	1,390,985
Federal grant funding	29,868	-	29,868
Provincial grant funding	1,608,165	-	1,608,165
	24,466,996	196,891	24,663,888
EXPENSES			
Purchased services	3,970,934	44,087	4,015,021
Property taxes	2,788,213	19,123	2,807,336
Utilities	2,269,473	37,198	2,306,671
Property maintenance, materials and supplies	6,617,179	114,084	6,731,263
Renovations and replacements	2,030,936	7,876	2,038,812
Amortization	809,617	119,702	929,319
Insurance	252,797	2,965	255,762
Administration	189,023	1,080	190,103
Rental write-offs	30,503	-	30,503
Accretion Expense	1,070,685	-	1,070,685
	20,029,360	346,114	20,375,475
ANNUAL SURPLUS	4,437,636	(149,223)	4,288,413
ACCUMULATED SURPLUS, BEGINNING OF YEAR	(2,034,203)	2,566,838	532,635
ACCUMULATED SURPLUS, END OF YEAR	2,403,433	2,417,615	4,821,048

RESOLUTIONS OF THE SOLE SHAREHOLDER
OF
DURHAM REGIONAL LOCAL HOUSING CORPORATION

WHEREAS:

1. The Ontario Business Corporations Act ("OBCA") requires that the board of directors of the Durham Regional Local Housing Corporation (the "Corporation") call an annual shareholder's meeting;
2. The standard business to be conducted at a shareholder's meeting includes the consideration of the Corporation's financial statements and independent auditor's report, the approval of the minutes of any prior shareholder's meetings, the election of directors, and the appointment of an auditor;
3. It is required that any by-laws passed by the board of directors be submitted to the shareholders for confirmation;
4. The Regional Municipality of Durham constitutes the sole shareholder of the Corporation;
5. The shareholder may deal with all matters required to be dealt with at a meeting of shareholders by executing a written shareholder's resolution;
6. The shareholder may in writing waive its right to notice of a meeting of the shareholders, and its right to receive the financial statements and independent auditors' report more than ten days in advance of the meeting of the shareholders; and,
7. At its meeting held May 28, 2025, the board of directors of the Corporation approved the audited annual financial statements to be considered by the shareholder.

The undersigned, being the sole shareholder of the Corporation, by its execution hereof consents, pursuant to the provisions of the OBCA to the following Resolutions in lieu of an annual meeting of the shareholder.

BE IT RESOLVED THAT:

1. The financial statements of the Corporation which comprise the Statement of Financial Position as at December 31, 2024, and the Statements of Operations and Accumulated Surplus, Statement of Change in Net Debt and Statement of Cash Flows for the year ended December 31, 2024, and the Independent Auditor's Report thereon, all as submitted to the shareholder by the board of directors, be and the same are hereby received.
2. The Shareholder hereby waives its right to receive general or special notice of an annual meeting of the shareholder of the Corporation.
3. The shareholder hereby waives its right to receive an advance copy of the Corporation's 2024 financial statements and Independent Auditor's Report.
4. All by-laws, resolutions, contracts, acts and proceedings of the board of directors of the Corporation enacted, passed, made, done or taken since the last annual meeting of shareholders of the Corporation as set forth or referred to in the minutes of the meetings and resolutions of the board of directors in the minute and record book of the Corporation or in the financial statements of the Corporation are hereby approved, ratified and confirmed.
5. The Regional Chair and Clerk be authorized to sign the shareholder's resolution evidencing the approval of the aforementioned matters.

Each of the foregoing resolutions is hereby consented to by the shareholder of the Corporation pursuant to the OBCA this 25th day of June, 2025.

John Henry, Regional Chair and CEO

Alexander Harras, Regional Clerk