



OFFICIAL NOTICE

Meeting of Regional Council Agenda

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

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

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

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

	Pages
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4.2 Closed Regional Council meeting - October 29, 2025 Under Separate Cover	
4.3 Committee of the Whole meeting – November 13, 2025	24
5. Presentations	
5.1 Anthony Di Pietro, Director - Health Protection re: Friend of Health Awards	
5.2 Confidential Presentation from Jake Schabas, Vice President, GO Expansion Head Sponsor - Metrolinx, Kerrie Kerenidis, Vice President, Project Delivery - Extensions - Metrolinx, and Rajesh Khetarpal, Vice President, Community Engagement (905+) - Metrolinx re: Bowmanville Extension - Simcoe Street Bridge Replacement Under Separate Cover	
6. Delegations	

6.1	Joell Vanderwagen, Durham Resident (In-Person Attendance) re: Metrolinx GO Rail Service Extension through Oshawa to Bowmanville	
7.	Communications	
7.1	CC 22 Correspondence from Ore Alade, Project Manager III, Delta Urban Inc. re: Northeast Pickering Landowner Group Inc. - Commencement request of Environmental Assessment process for Zone 3 lands within the Northeast Pickering Secondary Plan Area, City of Pickering, Region of Durham Recommendation: Refer to consideration of Report #2025-COW-36 [Item #9.5]	37
8.	Reports related to Delegations/Presentations	
8.1	Report #2025-COW-38 Confidential Report of the Commissioners of Community Growth & Economic Development, Finance and Works – 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, as it relates to the Second Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville Under Separate Cover	
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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 2025-045

Being a by-law to establish a tariff of fees for the processing of applications made in respect of planning matters.

This by-law implements the recommendations contained in Item #1 of the 6th Report of the Community Growth & Economic Development Committee presented to Regional Council on November 26, 2025.

14.2 2025-046

Being a by-law to requisition, on an interim basis, from the lower-tier municipalities before the adoption of the 2026 Regional estimates, a sum equal to fifty percent of the taxes requisitioned for Regional purposes made by the Regional Council against the lower-tier municipalities for all property classes in the year 2025.

This by-law recommends the recommendations contained in Item #1 of the 6th Report of the Finance & Administration Committee presented to Regional Council on November 26, 2025.

14.3 2025-047

Being a by-law to authorize the Chair and Treasurer of The Regional Municipality of Durham to borrow from time to time by way of promissory notes, such sum or sums at any one time not exceeding the total amount of \$500,000,000 to meet current expenditures including liabilities of The Regional Municipality of Durham for the year 2026.

This by-law recommends the recommendations contained in Item #2 of the 6th Report of the Finance & Administration Committee presented to Regional Council on November 26, 2025.

14.4 2025-048

Being a by-law to amend By-law Number 22-2018 by which the linear limits of the several roads comprising the Regional Road system are defined.

This by-law implements the recommendations contained in Item #4 of the 9th Report of the Committee of the Whole presented to Regional Council on November 8, 2017.

15. Confirming By-law

15.1 2025-049

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

16. Adjournment

Notice regarding collection, use and disclosure of personal information:

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

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

The Regional Municipality of Durham

Regional Council Minutes

Wednesday, October 29, 2025

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:31 AM.

Acting Regional Chair Carter assumed the Chair.

1. Traditional Territory Acknowledgment and National Anthem

Acting Regional Chair Carter read the following land acknowledgement:

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

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

Acting Chair Carter advised that on September 24th, Regional Council adopted a motion to support the Elect Respect campaign pledge.

Elect Respect is a province-wide initiative encouraging safe, respectful and inclusive politics, so everyone feels empowered to run for and hold office, free from fear, harassment or intimidation.

Acting Chair Carter stated that this motion shows that elected officials are committed to respect and integrity in all spaces – public, private and online.

Acting Chair Carter asked that Council please sign the document in the Council boardroom where it will be displayed as a visible commitment to these values.

2. Roll Call

Electronic participation was offered for this meeting.
* indicates individuals who participated electronically.

Members

Present: Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier* attended the meeting at 9:47 AM
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* left the meeting at 10:15 AM
Councillor Nicholson
Councillor Pickles*
Councillor Roy*
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada*
Regional Chair Henry*

Members

Absent: Councillor Collier

Staff Present: S. Austin, C. Bandel, E. Baxter-Trahair, A. Burgess, S. Danos-Papaconstantinou*, J. Dixon, N. Pincombe, L. Fleury, J. Gaskin*, S. Gill*, C. Goodchild*, B. Goodwin, A. Harras, B. Holmes, J. Hunt, R. Inacio, R. Jagannathan, J. Kilgour, R.J. Kyle, L. McIntosh*, E. Valant*, and D. Waechter

3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

4. Adoption of Minutes

Motion #137

Moved by Councillor Marimpietri, Seconded by Councillor Barton,
That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on September 24, 2025; and
- Regular Committee of the Whole meeting held on October 15, 2025.

Carried

5. Presentations

5.1 Celebrating the 20th Anniversary of the Ontario Lacrosse Festival in Durham Region

Acting Chair Carter stated that Lacrosse is more than just a game — it's a sacred gift from the Creator, deeply rooted in the traditions of Indigenous Peoples across North America. For centuries, it has been played not only for sport, but as a powerful way to express gratitude, promote healing and bring communities together. Today, lacrosse stands as a strong symbol of Canadian identity, unity and pride and it's recognized as Canada's national sport.

Here in Durham Region, we are proud of our rich lacrosse history. We have produced legendary players and are home to some of the country's most successful organizations. It is a legacy we celebrate and continue to build on.

Durham boasts storied teams like the Clarington Green Gaels, Oshawa Green Gaels, Brooklin Lacrosse Club, Whitby Warriors and Whitby Rush.

The Brooklin Merchants celebrated their 25th anniversary this year by hosting the Presidents Cup. The Lady Blue Knights lead women's field lacrosse nationally. The Ontario Tech Ridgebacks compete in the Ontario University Athletics loop. And the Oshawa FireWolves of the National Lacrosse League now call Durham home with local players and coaches.

Celebrating its 20th year in Durham, the 10-day Ontario Lacrosse Festival is the world's largest youth lacrosse event. 472 teams, 8,000 participants, competing for 36 provincial championships—generating \$13.4 million in economic activity and attracting 50,000 spectators.

Acting Chair Carter welcomed Ron MacSpadyen and Jeramie Bailey from the Ontario Lacrosse Association, as well as event volunteers and representatives from local minor lacrosse associations.

Acting Chair Carter presented certificates to Ron and Jeramie and a number of volunteers and recognized them for their ongoing participation in the Festival and their continued efforts to grow the sport and nurture young athletes in our community.

Acting Chair Carter announced that July 31 to August 9, 2026, will be officially recognized by the Region of Durham as Ontario Lacrosse Festival Week.

6. Delegations

There were no delegations.

7. Communications

CC 18 Memorandum dated October 29, 2025 from Adnan Naeem, Solicitor re: Expropriation of lands required for the Sunderland Works Depot Construction Project, in the Community of Sunderland, in the Township of Brock

Motion #138

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- A) That Regional Council, as approving authority under the Expropriations Act, approve the property requirements for the expropriation of the property designated as Part 1 on Reference Plan 40R-32750, deposited in the Land Registry Office on September 18, 2024;
- B) That Regional Council, as expropriating authority under the Expropriations Act, authorize all steps necessary to comply with the Expropriations Act, including, but not limited to, the preparation, registration and service of plans and forms;
- C) That Regional Council grant authority to the Regional Chair and Clerk to sign any forms or plans as may be required under the Expropriations Act to give effect to recommendation B): and
- D) That the necessary expropriation by-law be presented to Regional Council for adoption.

Carried

CC 19 Memorandum dated October 29, 2025 from Alexander Harras, Director of Legislative Services & Regional Clerk re: Appointment to Finance & Administration Committee

Motion #139

Moved by Councillor Ashe, Seconded by Councillor Jubb,

That Councillor Cria Pettingill be appointed to the Finance & Administration Committee.

Carried

CC 20 Confidential Memorandum dated October 29, 2025 from Jason Hunt, Commissioner of Legal Services and Ramesh Jagannathan, Commissioner of Works re: Supplemental Confidential Memo to Report #2025-F-18 from the Commissioner of Finance for the Proposed or Pending Acquisition of Land for Regional Corporation Purposes relating to Property in the Town of Ajax

Motion #140

Moved by Councillor Ashe, Seconded by Councillor Brenner,
That Council Correspondence CC 20 be referred to consideration of Report #2025-F-18.

Carried

CC 21 Confidential Memorandum dated October 29, 2025 from Elaine Baxter-Trahair, Chief Administrative Officer Re: Appointment of a Commissioner of Finance & Treasurer for the Regional Municipality of Durham

Motion #141

Moved by Councillor Ashe, Seconded by Councillor Kerr,
That Council Correspondence CC 21 be received for information.

Carried

8. Reports related to Delegations/Presentations

There were 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. Migration of Wide Area Network Services from Bell Canada to Durham OneNet Inc.
(2025-A-12)
-

[Carried]

- A) That staff be authorized to negotiate and execute an agreement with Durham OneNet Inc. for the provision of wide area network services as detailed in Section 5 of Report #2025-A-12 from the Commissioner of Corporate Services, to facilitate the transition of wide area network services from Bell Canada to Durham OneNet Inc.;

- B) That one-time capital costs of \$160,000 for facility upgrades for the migration be approved and funded from 2025 surplus with any remaining amount funded from the Capital Impact Stabilization Reserve Fund;
- C) That capital costs of \$1,130,000 for device lifecycle refresh for the migration be approved and funded from 2025 surplus with any remaining amount funded from the Capital Impact Stabilization Reserve Fund; and
- D) That capital costs of \$1,140,000 for network equipment for the migration be approved and funded from previously approved Durham OneNet Inc. network capital projects.

Motion #142

Moved by Councillor Ashe, Seconded by Councillor Garrod,
That the recommendations contained in Item 1 of Report #5 of the
Finance and Administration Committee be adopted.

Carried

9.2 Report of the Health and Social Services Committee

None.

9.3 Report of the Community Growth and Economic Development Committee

- 1. Durham Region's response to the province's proposed updates to the Projection Methodology Guideline, ERO Posting #025-0844 (2025-CG-10)
-

[Carried]

- A) That the letter dated October 8, 2025 (Attachment #1 of Report #2025-CG-10) from the Commissioner of Community Growth and Economic Development to the Minister of Municipal Affairs and Housing be endorsed as Durham Region's comments on the proposed updates to the Projection Methodology Guideline;
- B) That the following recommendations form the Region's comments to the province on the proposed Projection Methodology, namely that:
 - i) Future updates to the Ministry of Finance population projections should consider constraints and opportunities for population growth, and include household and employment forecasts, allocated to the area municipal level of geography;

- ii) The Projection Methodology Guideline (PMG) should include direction for municipalities to align work on housing needs assessments with housing and homelessness plans like At Home in Durham;
 - iii) The PMG should acknowledge and provide direction on the challenges faced by municipalities from privately-led applications for settlement area boundary expansions; and
- C) That a copy of Report #2025-CG-10 be forwarded to Durham local area municipalities, conservation authorities, and neighbouring municipalities for information.

2. Invest Durham Investment Attraction Plan 2025-2028
(2025-EDT-14)

[Carried]

That the Invest Durham Investment Attraction Plan be endorsed.

Motion #143

Moved by Councillor Chapman, Seconded by Councillor Pickles,

That the recommendations contained in Items 1 and 2 of Report #5 of the Community Growth and Economic Development Committee be adopted.

Carried

9.4 Report of the Works Committee

1. Project Update and Request for Additional Engineering Consulting Services for the Proposed Whitby Water Supply Plant Expansion in the Town of Whitby
(2025-W-31)

[Carried]

- A) That Report #2025-W-31 of the Commissioner of Works be received for information for an update on the project and for three (3) amendments approved by Staff for RC00000682 since Semi-Annual Budget Management Policy and Purchasing By-law Report #2025-INFO-39 was issued;
- B) That contract amendment with AECOM Canada ULC be authorized for consulting costs associated with the additional engineering services for Contract 4 of the Whitby Water Supply Plant Expansion project in the amount of \$14,362,622, over the approved upset limit of \$23,280,589 for a revised upset limit not to exceed \$37,643,211; and

- C) That the award of Construction Administration Services for Contract 4 to AECOM Canada ULC, valued at \$17,400,000 be deferred until the Contract 4 construction tender closes.
 - 2. Sole Source Procurement of the Lake Ontario Water Quality Monitoring System (LOWQMS) for the Whitby Water Supply Plant located in the Town of Whitby
(2025-W-32)
-

[Carried]

That staff be authorized to sole source MTE Instruments (MTE) for the supply, installation and commissioning of the Lake Ontario Water Quality Monitoring System (LOWQMS) through the tender documents for the rehabilitation of the Whitby Water Supply Plant at an estimated cost of \$2.2M to be tendered in 2026.

- 3. Sole Source Procurement of Stainless Steel Filter Underdrain System for the Whitby Water Supply Plant located in the Town of Whitby
(2025-W-33)
-

[Carried]

That staff be authorized to sole source Anthratech Western Inc. (AWI) for the supply of an engineered stainless steel filter underdrain system through the tender documents for the rehabilitation of the Whitby Water Supply Plant.

- 4. Correspondence received from the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks (MECP), dated October 1, 2025, re: Blue Box Waste Collection from Industrial, Commercial, and Institutional (IC&I) Sources
-

[Carried]

- A) That the correspondence received from the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks (MECP), dated October 1, 2025, regarding blue box waste collection from industrial, commercial, and institutional (IC&I) sources be received for information; and
- B) That the correspondence be forwarded to the Region of Durham's Business Improvement Areas (BIAs) or the equivalent body (Economic Development Department) of that particular municipality for additional discussions in coordination with the appropriate Regional staff.

5. Declaration of Surplus Lands adjacent to Taunton Road West and east of Des Newman Boulevard in the Town of Whitby (2025-W-30)
-

[Carried]

- A) That property located east of Des Newman Boulevard and adjacent to Taunton Road West in the Town of Whitby, legally described as Parts 2 and 3 on Plan 40R-32553 in the Town of Whitby, Regional Municipality of Durham, identified as part of PIN 26570-1143 (LT) be declared as surplus to Regional requirements;
- B) That the Regional Municipality of Durham pass a by-law to stop up and close as a public highway, subject to any easements that may be required by any utility, that portion of Taunton Road West (Regional Road 4) located in Parts 2 and 3 on Plan 40R-32553 in the Town of Whitby, Regional Municipality of Durham, identified as part of PIN 26570-1143 (LT);
- C) That the requirements in Section 3 of Regional Municipality of Durham By-Law #52-95 establishing the procedures, including giving notice to the public, governing the sale of real property be waived;
- D) That Regional staff be permitted to enter into an agreement to dispose of the lands described above in Recommendation A) of Report #2025-W-30 of the Commissioner of Works with Whitby Taunton Holdings Limited at market value; and
- E) That the Commissioner of Works be authorized to execute all documents associated with the transaction.

6. Motion re: Automated Speed Enforcement Cameras (ASE)
-

[Carried]

Whereas the Province of Ontario has indicated concerns with respect to the Automated Speed Enforcement (ASE) program, including issues related to affordability for residents, effectiveness, fairness, transparency, and consistency in application;

Whereas ASE cameras in Durham have been very effective in achieving compliance with posted speed limits, particularly in sensitive areas such as in the vicinity of school locations, with an average reduction of 80 per cent over time in charges issued at the enforced locations, along with a 30 per cent average improvement in overall compliance with the posted speed limit;

Whereas since the start of the Region's ASE program, there has been an 8 km/h reduction in average operating speeds following ASE deployment;

Whereas the Region of Durham welcomes the opportunity to work with the Province to ensure that ASE is used effectively, including the use of consistent thresholds for issuing of fines, application of more stringent criteria for the locations and times of ASE enforcement, and the allocation of net ASE revenues exclusively to road safety initiatives; and

Whereas road safety initiatives should include enhanced police enforcement, improved signage and other forms of public notification to warn motorists of ASE enforcement zones, and additional traffic calming measures to further support speed compliance and protect vulnerable road users;

Now therefore, be it resolved:

1. That Regional Council endorse the position of the Association of Municipalities of Ontario (AMO) as outlined in their correspondence dated September 10, 2025, (as attached) to the Premier of Ontario, to work with the Province to ensure that ASE is used effectively and to improve public understanding of their importance;
2. That Regional Council advocate to the province that net revenues generated from ASE enforcement be directed exclusively to road safety initiatives, including enhanced police enforcement, improved signage and notification for ASE zones, and other traffic calming measures; and
3. That a copy of this resolution be forwarded to the Premier of Ontario, Minister of Transportation, Durham Local Municipalities, and the Association of Municipalities of Ontario.

Motion #144

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

That the recommendations contained in Items 1 to 3, 5 and 6 of Report #8 of the Works Committee be adopted.

Carried

Motion #145

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

That the recommendations contained in Item 4 of Report #8 of the Works Committee be adopted.

Carried

9.5 Report of the Committee of the Whole

1. Approval for the Additional Capital Financing for Regional Municipality of Durham Contract T-1149-2021 for the Construction of Clarington Police Complex Phase 2 in the Municipality of Clarington (2025-COW-33)
-

[Carried]

- A) That the total project budget for the construction of the Clarington Police Complex Phase 2 in the Municipality of Clarington be increased by \$3,242,160 for a revised project budget of \$109,492,525;
- B) That financing for the additional project costs be provided as follows:

Previously Approved Financing (Project G1405)

Debenture Financing	\$67,369,805
Development Charges	21,300,000
Climate Mitigation & Environmental Initiatives Reserve Fund	1,342,700
Capital Project Reserve	<u>16,237,860</u>
Total Approved Financing	<u>\$106,250,365</u>

Proposed Additional Financing

Debenture Financing	<u>\$3,242,160</u>
Total Revised Project Financing	<u>\$109,492,525</u>

2. Lease Renewal with Campbell Drive Professional Building Inc. for Space Located at 2 Campbell Drive, Units 301, 302, 303, 304, and 305, in the Township of Uxbridge, for Use by Social Services (2025-COW-34)
-

[Carried]

- A) That the Lease Renewal Agreement with Campbell Drive Professional Building Inc. (the "Landlord") for the Income and Employment Support and Family Services Divisions of the Social Services Department, located at 2 Campbell Drive, Units 301, 302, 303, 304, and 305, in the Township of Uxbridge, containing approximately 4,810 square feet, be renewed with the following terms and conditions:
- i) The renewal term be for a period of five years commencing November 1, 2025, and ending on October 31, 2030;

- ii) An Option to Terminate the Lease by the Regional Municipality of Durham be added to the Lease Agreement which will be actionable after the first two years of the renewal term and requiring nine months written notice from the Regional Municipality of Durham to exercise the Option;
- iii) The rent for the terms be:

Year	Term	Rate Per Square Foot	Monthly Rent	Annual Rent
1 to 3	November 1, 2025 – October 31, 2028	\$15	\$6,012.50	\$72,150
4	November 1, 2028 – October 31, 2029	\$16	\$6,413.33	\$76,960
5	November 1, 2029 – October 31, 2030	\$17	\$6,814.17	\$81,770

- iv) The estimated additional rent for 2025 be \$74,555, or \$15.50 per square foot per annum. This rate covers operating costs for the premises and building, which includes common area maintenance, utilities, landscaping, snow removal, heating, ventilation and air conditioning maintenance, window cleaning, and realty taxes. The amount per square foot for additional rent is to be adjusted annually based on actual costs;
- v) The Regional Municipality of Durham remains responsible for the pylon sign rental of \$50 per month, invoiced annually, for a total annual cost of \$600;
- vi) The Landlord remains responsible for repairs and maintenance of the building and other common areas; and

B) That the Regional Chair and Regional Clerk be authorized to execute all documents associated with the Lease Renewal.

3. Motion regarding Sponsorship & Advertising Asset Inventory and Valuation Report

[Carried]

Whereas by evaluating the Region's sponsorship and advertising opportunities through a comprehensive review, the Region can maximize non-tax revenue;

And Whereas the Region owns buildings, vehicles, operates events and has numerous opportunities for naming rights, sponsorships, advertising, etc;

And Whereas the Region views our business community as a strong asset and partner whose goal of increasing brand awareness and driving sales can be advanced through strategic placement of advertising;

And Whereas by leveraging strategic partnerships with the business community through naming rights, sponsorships, advertising opportunities, the Region can advance projects and priorities in a more affordable and sustainable manner;

Now Therefore Be It Resolved:

1. That Regional Staff be directed to undertake a thorough assessment of all its naming rights, sponsorships and advertising assets to ensure that all potential assets are effectively utilized to maximize revenue potential; and

The Sponsorship & Advertising Asset Inventory and Valuation Report be presented to Regional Council or the appropriate committee by Q2 2026.

Motion #146

Moved by Councillor Shahid, Seconded by Councillor Woo,

That the recommendations contained in Items 1 to 3 inclusive of Report #9 of the Committee of the Whole be adopted.

Carried

10. Departmental Reports & Other Resolutions

- 10.1 Confidential Report of the Commissioner of Finance – Proposed or Pending Acquisition of Land for Durham Regional Police Service as it relates to Property in the Town of Ajax
(2025-F-18)

[Carried on a Recorded Vote]

Motion #147

Moved by Councillor Chapman, Seconded by Councillor Anderson,

That the recommendations contained in the Confidential Report #2025-F-18 of the Commissioner of Finance be approved.

Carried on a Recorded Vote Later in the Meeting

Motion #148

Moved by Councillor Ashe, Seconded by Councillor Leahy,
That the meeting be closed to the public in order to consider a
Confidential Report of the Commissioner of Finance re: Proposed or
Pending Acquisition of Land for Durham Regional Police Services as it
relates to Property in the Town of Ajax.

Carried

Motion #149

Moved by Councillor Chapman, Seconded by Councillor Brenner,
That Council recess for 5 minutes.

Carried

Council recessed at 10:07 AM and reconvened at 10:13 AM

[Refer to the Closed Meeting minutes of October 29, 2025]

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

The main Motion #147 of Councillors Chapman and Anderson was then put to a
vote and Carried on the following Recorded Vote:

Yes: Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Woo

Councillor Wotten
 Regional Chair Henry

No: Councillor Leahy

Members

Absent: Councillor Neal
 Councillor Yamada

Declaration
 of Interest: None

10.2 Extension and Amendment of the Lease Agreement with 447110 Ontario Limited for space located at 140 Commercial Avenue, in the Town of Ajax, for use by Social Services (2025-W-34)

[Carried]

Motion #151

Moved by Councillor Leahy, Seconded by Councillor Brenner,

- A) That the Lease Agreement with 447110 Ontario Limited (the “Landlord”) for space located at 140 Commercial Avenue in the Town of Ajax, containing approximately 17,875 square feet of office space be renewed and expanded by approximately 13,863 square feet of vacant space, for a total of approximately 31,738 square feet, be approved with the following terms and conditions:
 - i) The term is for a period of five years commencing December 1, 2025 and ending November 30, 2030;
 - ii) The rent for the term will be:

Year	Term	Rate PSF	Monthly Rent	Annual Rent
1	December 1, 2025 – November 30, 2026	\$9.70	\$25,654.88	\$307,858.60
2	December 1, 2026 – November 30, 2027	\$10.00	\$26,448.33	\$317,380.00
3	December 1, 2027 – November 30, 2028	\$10.30	\$27,241.78	\$326,901.40

4	December 1, 2028 – November 30, 2029	\$10.60	\$28,035.23	\$336,422.80
5	December 1, 2029 – November 30, 2030	\$10.92	\$28,881.58	\$346,578.96

- iii) The estimated additional rent for 2026 is \$317,380, or \$10.00 per square foot per annum. This rate covers operating costs for the premises and building, which includes repairs and maintenance, utilities, landscaping, snow removal, HVAC maintenance, insurance, and realty taxes. The amount per square foot for additional rent is to be adjusted annually based on actual costs. The additional rent does not cover janitorial services which are the direct responsibility of the Regional Municipality of Durham;
 - iv) The leasehold improvement costs estimated at \$320,000 be approved and financed at the discretion of the Commissioner of Finance;
 - v) The incremental lease costs, additional rent, facility operating and program operating costs for December 2025 is estimated at \$299,330 and can be accommodated within the approved 2025 Regional Business Plans and Budget;
 - vi) The 2026 and future lease costs, additional rent and operating costs will be incorporated in future Regional Business Plans and Budgets;
 - vii) The Regional Municipality of Durham will have the option to renew the Lease for two additional five-year terms, subject to the same terms and conditions save and except the rental rate to be negotiated, upon providing six months prior written notice; and
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with this Lease Extension and Amending Agreement.

Carried

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

2025-037 Being a by-law to expropriate all estate, right, title and interest in Part of Lot 10 and Lot 11, Concession 5 Brock, Geographic Township of Brock, identified with the PIN 72004-0521 (LT), designated as Part 1 on Reference Plan 40R-32750.

This by-law implements the recommendations contained in Item #7.1, Council Correspondence CC 18 presented to Regional Council on October 29, 2025.

2025-038 Being a by-law to stop up and close as a public highway, that portion of Taunton Road West (Regional Road 4) legally described as Part of PIN 26570-1143(LT) being Parts 2 and 3 on Registered Plan 40R-32553, Town of Whitby (the "Lands").

This by-law implements the recommendations contained in Item #5 of the 8th Report of the Works Committee presented to Regional Council on October 29, 2025.

2025-039 Being a by-law to authorize the borrowing upon 10 year sinking fund debentures in the principal amount of \$47,750,000.00 (of which amount a principal amount not exceeding \$25,645,153.37 may be raised by the issue of refinancing sinking fund debentures on or before the maturity date) 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.

2025-040 Being a by-law to authorize the borrowing upon 10 year sinking fund debentures in the principal amount of \$24,889,000.00 (of which amount an aggregate principal amount not exceeding \$13,367,166.96 may be raised by the issue of refinancing sinking fund debentures on or before the maturity date) for a capital work of The Corporation of the City of Pickering.

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

- 2025-041 Being a by-law to authorize the borrowing upon 10 year sinking fund debentures in the principal amount of \$67,361,000.00 (of which amount a principal amount not exceeding \$36,177,658.14 may be raised by the issue of refinancing sinking fund debentures on or before the maturity date) for a capital work of The Regional Municipality of Durham.

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

- 2025-042 Being a by-law to authorize the borrowing upon sinking fund debentures in the principal amounts authorized by by-laws Numbers 2025-039, 2025-040 and 2025-041 in the aggregate principal amount of \$140,000,000.00 (of which amount an aggregate principal amount not exceeding \$75,189,978.47 may be raised by the issue of refinancing sinking fund debentures on or before the maturity date) and the issuing of one series of sinking fund debentures therefor.

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

- 2025-043 Being a by-law to appoint a Treasurer and Commissioner of Finance for The Regional Municipality of Durham.

This by-law implements the recommendations contained in Item #7.4, Council Correspondence CC 21 presented to Regional Council on October 29, 2025.

Motion #152

Moved by Councillor Ashe, Seconded by Councillor Barton,
That By-law Numbers 2025-037 to 2025-043 inclusive be passed.

Carried

15. Confirming By-law

- 2025-044 Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 29th day of October, 2025.

Motion #153

Moved by Councillor Ashe, Seconded by Councillor Barton,

That By-law Number 2025-044 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on October 29, 2025 be passed.

Carried

16. Adjournment

Motion #154

Moved by Councillor Kerr, Seconded by Councillor Leahy,

That the meeting be adjourned.

Carried

The meeting adjourned at 11:01 AM

Respectfully submitted,

Dan Carter
Acting Regional Chair

Alexander HARRAS
Regional Clerk

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

The Regional Municipality of Durham

Committee of the Whole Minutes

Thursday, November 13, 2025

A regular meeting of the Committee of the Whole was held on Thursday, November 13, 2025, in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM

Councillor Carter assumed the Chair.

1. Roll Call

Electronic participation was offered for this meeting.

* indicates individuals who participated electronically.

Members

Present:

- Councillor Anderson
- Councillor Ashe
- Councillor Barton
- Councillor Brenner*
- Councillor Carter
- Councillor Chapman
- Councillor Collier* attended the meeting at 9:37 AM
- Councillor Cook*
- Councillor Crawford*
- Councillor Dies
- Councillor Foster*
- Councillor Garrod*
- Councillor Jubb*
- Councillor Kerr
- Councillor Leahy*
- Councillor Lee
- Councillor Marimpietri attended the meeting at 9:47 AM
- Councillor McDougall* attended for part of the meeting
- Councillor Mulcahy*
- Councillor Neal*
- Councillor Nicholson*
- Councillor Pettingill
- Councillor Pickles*
- Councillor Roy
- Councillor Shahid*
- Councillor Woo* attended for part of the meeting
- Councillor Wotten
- Councillor Yamada
- Regional Chair Henry*

Staff Present: K. Allore-Engel, N. Andres, S. Austin, E. Baxter-Trahair, A. Burgess, S. Ciani, S. Dessureault, J. Dixon, A. Evans*, T. Fraser, C. Goodchild, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, M. Hubble*, J. Hunt*, R. Inacio, R. Jagannathan, L. Lovery*, K. McDermott, P. McTavish*, N. Pincombe, M. Simpson, N. Taylor and E. Valant*

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 Garry Cubitt, Board Vice-Chair, DRPSB and Peter Moreira, Chief of Police, DRPS Re: Durham Regional Police Service Board – Quarterly Update to Council

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

- Durham Regional Police Service Board
- Chief For a Day – Advaita Paliwal
- Calls For Service – In The News
- Mental Health Calls
- Roadway Safety
- Budget 2026
- 2026 Strategic Investments
- DRPS 10-Year Capital

A detailed question and answer period ensued. Chief Moreira and G. Cubitt responded to questions with respect to the release of the Ontario Civilian Police Commission (OCPC) investigation report; steps taken by the DRPSB and DRPS to address issues related to post-traumatic stress disorder (PTSD) claims; whether individuals referenced in the OCPC report are still employed with DRPS; changes to the DRPS promotion process; legal expenses related to the OCPC investigation; changes as a result of the OCPC report findings; how progress will be measured and reported; the implementation timeline for remaining recommendations and whether the remaining recommendations have a budgetary requirement; communication with frontline officers related to the OCPC report; changes to the DRPS Command Team and DRPSB since the OCPC investigation began; and actions taken by Chief Moreira since becoming Chief of Police.

Chief Moreira also responded to questions with respect to the 30x30 initiative; whether there is a target for racialized members; Intimate Partner Violence; mental health calls and methods to encourage individuals to seek care; Project Oracle funding from the Province of Ontario; DRPS Headquarters and facility requirements; the RIDE program; violent crimes and incidents at shopping malls; and steps the public can take to protect themselves.

Chief Moreira advised that he has released a written [statement](#) that is available on the Durham Regional Police Service website related to the Ontario Civilian Police Commission (OCPC) report (<https://www.drps.ca/news/posts/statement-from-chief-peter-moreira/>).

Motion #101

Moved by Councillor Yamada, Seconded by Councillor Wotten,
That the Committee recess for 15 minutes.

Carried

The Committee recessed at 11:09 AM and reconvened at 11:25 AM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors McDougall, Pettingill and Woo.

4.2 Kiersten Allore-Engel, Manager, Community Safety and Well-Being
Re: Updated Community Safety and Well-Being Plan (2025-2029) (2025-COW-35)

K. Allore-Engel, Manager, Community Safety and Well-Being, provided a presentation regarding the Updated Community Safety and Well-Being Plan (2025-2029). Highlights of the presentation included:

- Community Safety and Well-Being (CSWB)
- [Community Safety and Well-Being Plan](#) (durham.ca/cswb)
- CSWB Plan: Framework
- Stone Soup: A Story of Collective Impact
- How did we get here?

K. Allore-Engel concluded by sharing a short video regarding the Community Safety and Well-Being Plan.

K. Allore-Engel responded to a question with respect to collaboration with organizations and how it is determined who has carriage of the issue.

- 4.3 Nathaniel Andres, Manager, Water and Wastewater Infrastructure Planning; Colleen Goodchild, Director, Community Growth; and Mary Simpson, Director, Risk Management, Economic Studies and Procurement
Re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)
-

N. Andres, Manager, Water and Wastewater Infrastructure Planning; C. Goodchild, Director, Community Growth; and M. Simpson, Director, Risk Management, Economic Studies and Procurement, provided a presentation regarding Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws. Highlights of their presentation included:

- Presentation Overview
- Request to service Northeast Pickering
- Background/Context
 - Planning for Growth
 - Planning for growth – Active Secondary Plans in 2031 Urban Boundary
 - Water & Wastewater Planning to support growth
 - Water & Wastewater Planning
 - 2051 Urban Expansion Areas
- The Path Forward
 - The Recommended Path Forward

N. Andres, C. Goodchild and M. Simpson responded to questions with respect to the possibility of adding additional lands into the review; whether this will advance Northeast Pickering and Northwest Brooklin lands before other new growth areas; how advancing the servicing of expansion lands would de-prioritize lands included in the Council approved DC Background Study and underutilize the infrastructure investments expended within the 2031 Urban Boundary; the potential impact on other area municipalities; the possibility of not proceeding; whether the review will consider concerns related to the headwaters area in Northeast Pickering; whether this review will identify the servicing costs and cost-recovery through development charges; when servicing costs would be identified; coordination with the City of Pickering; the projected timeframe if the Region proceeds with option three as outlined in Report #2025-COW-36; whether lands are currently available to meet housing targets; the possibility of receiving additional requests; whether there is an inventory of remaining Whitebelt lands; Provincial planning policies and requirements; and the consultation process and opportunity for public input.

C. Goodchild advised that the City of Pickering is undertaking the secondary plan process for Northeast Pickering, and it was noted that the City of Pickering held a statutory public meeting for the Northeast Pickering Secondary Plan on Monday, November 10, 2025.

Motion #102

Moved by Councillor Chapman, Seconded by Councillor Ashe,

That the order of the agenda be altered to consider Item 7.2 at this time.

Carried

7. Reports

7.2 Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)

Motion #103

Moved by Councillor Ashe, Seconded by Councillor Chapman,

That we recommend to Council:

- A) That, in response to the request from members of the Northeast Pickering Landowners Group to advance the servicing of the Northeast Pickering (NEP) lands, Regional Staff undertake a comprehensive review of the options for including the NEP lands in the Region's Development Charge (DC) By-laws, including associated policies. The review will consider the following three options:
 - i) Amend the existing Region-wide DC By-laws to include the NEP lands, which would require accounting for additional servicing costs and the associated population and employment growth;
 - ii) Establish a NEP area-specific DC By-law for water and sewer services, with corresponding amendments to the Regional DC By-laws to include remaining services (e.g., roads, transit, police);
 - iii) Develop a new DC Background Study and associated By-law to incorporate all new growth areas approved in the Region's former Official Plan, including the NEP lands;
- B) That the following outside consulting and legal services be retained, at an estimated cost not to exceed \$50,000, with the financing to be determined at the discretion of the Commissioner of Finance, to provide technical expertise in the evaluation of the three options for including NEP lands in Regional DC By-laws and advise on implementation requirements, as follows:
 - i) The consulting firm of Watson & Associates Economists Ltd. be retained to assist with the evaluation of the options for including NEP in the Region's DC By-laws; and
 - ii) The legal firm of WeirFoulds LLP be retained to advise on the requirements of the options studied;

- C) That staff consult with BILD, DRHBA and staff from each of the eight area municipalities in Durham as part of the comprehensive review of the options to include the Northeast Pickering lands in the Region's Development Charge By-laws;
- D) That staff report back with recommendations on including NEP in the Region's DC By-laws that stem from the comprehensive review, including risks and implications of the recommended approach, in spring 2026;
- E) That Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be forwarded to the Region's eight area municipalities; and
- F) That the Commissioner of Finance and Commissioner of Legal Services be authorized to execute the necessary agreements to retain the consulting and legal services.

**Carried as amended later in the meeting
(See Following Motion)**

Motion #104

Moved by Councillor Roy, Seconded by Councillor Ashe,

That Motion #103 of Councillors Ashe and Chapman be amended as follows:

- In Part A) by adding the words "and the importance of advancing servicing to the new Whitby hospital site in northwest Brooklin" after the words "(NEP) lands" and adding the words "and NW Brooklin" after the words "the NEP";
- In Part A) i) by adding the words "and NW Brooklin" before the word "lands";
- In Part A) ii) by adding the words "and NW Brooklin" before the word "area-specific";
- In Part B) by adding the words "and NW Brooklin" before the word "lands";
- In Part B) i) by adding the words "and NW Brooklin" after the words "including NEP";
- In Part C) by adding the words "and NW Brooklin" after the words "Northeast Pickering"; and
- In Part D) by adding the words "and NW Brooklin" after the words "including NEP".

Carried

The main Motion #103 of Councillors Ashe and Chapman was then put to a vote and Carried as amended, on the following Recorded Vote:

Yes: Councillor Anderson
 Councillor Ashe

Councillor Barton
Councillor Brenner
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor Mulcahy
Councillor Nicholson
Councillor Pettingill
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry
Acting Chair Carter

No: Councillor Neal

Members

Absent: Councillor McDougall

Declaration
of Interest: None

5. Delegations

There were no delegations.

6. Correspondence

- 6.1 Correspondence from Doug Glass, Ajax resident, re: Updated Community Safety and Well-Being Plan (2025-2029); Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws; Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025; and Motion regarding Property Tax Subclass Analysis
-

Motion #105

Moved by Councillor Chapman, Seconded by Councillor Anderson,

That correspondence Doug Glass, Ajax resident, re: Updated Community Safety and Well-Being Plan (2025-2029); Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws; Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025; and Motion regarding Property Tax Subclass Analysis, be referred to consideration of Report #2025-COW-35 of the Chief Administrative Officer; Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services; Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services; and Item 8.1: Motion regarding Property Tax Subclass Analysis.

Carried

- 6.2 Correspondence from Helen Brenner and Abdullah Mir, on behalf of Stop Sprawl Durham, re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws
-

Motion #106

Moved by Councillor Chapman, Seconded by Councillor Anderson,

That correspondence from Helen Brenner and Abdullah Mir, on behalf of Stop Sprawl Durham, re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws, be referred to consideration of Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services.

Carried

7. Reports

7.1 Updated Community Safety and Well-Being Plan (2025-2029) (2025-COW-35)

Report #2025-COW-35 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Motion #107

Moved by Councillor Lee, Seconded by Councillor Marimpietri,
That we recommend to Council:

- A) That Regional Council endorse Attachment 1 to Report #2025-COW-35 of the Chief Administrative Officer as the Region of Durham's Community Safety and Well-Being (CSWB) Plan (2025-2029);
- B) That Regional Council direct staff to submit the approved CSWB Plan (2025-2029) to the Ministry of the Solicitor General in accordance with the Community Safety and Policing Act, 2019; and
- C) That Regional Council support staff advocacy efforts to secure sustained provincial and federal funding to enable implementation of the CSWB Plan.

Carried

7.2 Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)

This item was dealt with earlier in the meeting. See pages 5 to 7 of these minutes.

7.3 Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025 (2025-COW-37)

Report #2025-COW-37 from N. Taylor, Commissioner of Finance; S. Austin, Commissioner of Community Growth and Economic Development; R. Jagannathan, Commissioner of Works; and J. Hunt, Commissioner of Legal Services; was received.

It was requested that a presentation regarding changes to the Planning Act be provided following the passage of Bill 60, Fighting Delays, Building Faster Act, 2025.

Motion #108

Moved by Councillor Marimpietri, Seconded by Councillor Lee,
That we recommend to Council:

- A) That the letter dated October 17, 2025, found in Attachment #1 to Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be endorsed as the Region of Durham's response to proposed amendments to the Building Code Act, 1992, through Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025), including the following key messages:
- i) Linking DC Collection to Occupancy Permits: Regional staff support using occupancy permits as a practical enforcement tool for DC collection and recommend legislative amendments to explicitly include Regional DCs and allow local councils to set deferral timing as a temporary measure to manage cash flow impacts and support housing delivery;
 - ii) Establishing First Occupancy as the Payment Trigger: Tying DCs to first occupancy provides a consistent, efficient collection trigger aligned with municipal workflows and simplifies phased development tracking and protects infrastructure funding;
 - iii) Extending Inspection Timelines for Deferred DCs: Regional staff support extending the prescribed inspection timeline from 2 to 10 days, to improve coordination, payment verification, and reduce occupancy delays;
 - iv) Public Education: Regional staff support creating educational materials for homeowners and builders to explain the occupancy process, DC deferrals, and municipal roles;
 - v) Transit Station Charges: In addition to the proposed changes, staff recommend amending the Ontario Building Code's definition of "Applicable Law" to include section 9 of the GO Transit Station Funding Act, 2023, enabling chief building officials to withhold building permits if Transit Station Charges remain unpaid;
- B) That in light of the proposed amendments to the Ontario Building Code, Council authorize the termination of the Region's Medium and High-Density Residential Development Charge Deferral Program as it is redundant with the implementation of Bill 17 legislative updates mandating the deferral of non-rental residential development charge collection until occupancy;

- C) That the letter as found in Attachment #2 to Report #2025-COW-37, be endorsed as the Region of Durham's response to Bill 60, Fighting Delays, Building Faster Act, 2025 omnibus legislation, including the following key messages:
- i) Development Charges Act – Staff support measures that improve transparency in Development Charge (DC) calculations, creating a separate service class for land acquisition, and requiring disclosure of Benefit to Existing (BTE) methodologies. Additionally, staff are supportive of allowing municipalities to define what constitutes a local service;
 - ii) Municipal Act – Recommend allowing municipalities to decide if corporate utility models are best for their unique context considering local costs, risks, efficiency and housing affordability, rather than applying a uniform provincial approach and inform future policy using lessons learned from Peel Region;
 - iii) Planning Act – Staff recommend that the province preserve municipal planning autonomy in developing Official Plans, maintain development standards, continue to allow for secondary plans and site specific policies, support local Community Improvement Plans (CIP) to administer the Regional Revitalization Program (RRP) to support much needed housing and rental units in the Region, ensure oversight in Ministerial Zoning Order (MZO) decisions with indigenous engagement, and streamline data tracking for infrastructure;
 - iv) Highway Traffic Act – Staff recommend that the province replace a blanket ban on reducing vehicles lanes for bike lanes with a more flexible, case-by-case approach so that municipalities can balance climate, safety, and mobility goals while working with the province to expand active transportation infrastructure;
 - v) GO Transit Station Funding Act and Transit-Oriented Communities Act – Staff support legislative changes that enhance municipal flexibility in transit station funding and project reporting, while emphasizing the need for clear guidance on charge collection timing, advisory panel roles, and reporting responsibilities, especially within two-tier municipal frameworks, to ensure effective, locally responsive implementation;
- D) That Council receive for information the latest developments on the implementation of proposed changes to the Development Charges Act contained in Bill 17;
- E) That staff notify BILD, DRHBA and staff from each of the eight area municipalities in Durham of the termination of the Region's Medium and High-Density Residential Development Charge Deferral Program; and

- F) That Report #2025-COW-37 be forwarded to the Region's eight area municipalities.

Carried

8. Members Motions

8.1 Motion regarding Property Tax Subclass Analysis

Acting Chair Carter vacated the Chair at 12:36 PM. Councillor Ashe chaired the meeting in his absence.

Motion #109

Moved by Councillor Collier, Seconded by Councillor Carter,
That we recommend to Council:

Whereas the Province of Ontario has given municipalities the option to adopt a new Affordable Rental Housing Subclass, reducing the municipal tax rate by up to 35% for eligible affordable rental housing units;

And Whereas Ontario Regulation 73/25 and 74/25 permit the new Affordable Rental Housing Subclass within the Multi-Residential and New Multi-Residential property classes beginning with the 2026 taxation year;

And Whereas in Durham Region, property tax subclasses are set at the upper tier;

And Whereas the Municipal Property Assessment Corporation (MPAC) will be responsible for classifying eligible properties under this new subclass once adopted;

And Whereas organizations have argued that the resulting savings from the introduction of a new Affordable Rental Housing Subclass could help them to maintain affordable rents and reinvest in their buildings;

Now Therefore Be It Resolved That the Finance Department be directed to review the impacts of the introduction of an Affordable Rental Housing Subclass in Durham Region, including the projected tax increase to the remaining tax base, and report the findings to Council or the appropriate committee in time for consideration for the 2027 taxation year.

Carried

9. Confidential Matters

There were no confidential matters to be considered.

10. Adjournment

Motion #110

Moved by Councillor Chapman, Seconded by Councillor Barton,
That the meeting be adjourned.

Carried

The meeting adjourned at 12:38 PM

Respectfully submitted,

D. Carter
Acting Chair

T. Fraser
Committee Clerk

Delivered Via Email
<clerks@durham.ca>

Wednesday, November 19, 2025

The Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario L1N 6A3

Attention: John Henry, Regional Chair and CEO

**Re: Northeast Pickering Landowner Group Inc.
Commencement request of Environmental Assessment process for Zone 3
lands within the Northeast Pickering Secondary Plan Area
City of Pickering, Region of Durham**

Dear Chair Henry,

We are writing to you as the Group Manager on behalf of the Northeast Pickering Landowners Group Inc. ("NEPLG"), a collective of landowners within the Northeast Pickering Secondary Plan Area ("NEPSPA"). The NEPLG wishes to acknowledge and express its appreciation for the City of Pickering's and the Region of Durham's sustained commitment and collaborative efforts in advancing the NEPSPA, which will play a critical role in delivering much-needed housing and employment lands in Durham Region.

As the Region undertakes the Comprehensive Review contemplated in Regional Staff Report #2025-COW-36, the NEPLG respectfully requests that Regional Council authorize the initiation of a Municipal Class Environmental Assessment ("Class EA") for water and sanitary servicing for generally known as Zone 3 and any logical expansion thereof within the NEPSPA (Figure 1) to run concurrent with supporting studies required by the NEPSPA. The Class EA will verify the precise boundaries of Zone 3 and, where feasible, identify opportunities to adjust the boundaries in a way that logically incorporates complete parcels.

Through our discussions with Regional staff, we understand that the required infrastructure projects are not currently included in the Region's near-term capital program nor within the existing Development Charges By-law.

We also understand that it is the Region's current position that any Class EA or related technical work initiated at this time would not be eligible for recovery or credit under the Development Charges Act. Notwithstanding this position, the NEPLG confirms that it is prepared to proceed and **to fully fund any logical Class EA works at its own cost**, including funding the Region's review time associated with the processing of the EA. NEPLG will not seek development charge credits or reimbursement for any such work.

Given the timelines typically required to complete a Class EA, initiating these and other EA work concurrently with the Region's development charges review will ensure that critical servicing planning is sufficiently advanced to support future background studies. Advancing the EA will help streamline the development charges update process and accelerate the timeline for servicing and development across Northeast Pickering in order to deliver homes for the Region.



Accordingly, the NEPLG requests that Regional Council confirm the following:

1. That the Region of Durham will act as co-proponent with NEPLG, under section A.1.3 of the Municipal Class EA, for the assessment of servicing options within Zone 3 and any logical extension thereof;
2. That all costs associated with the Class EA process will be paid by the NEPLG, including Regional staff review time; and
3. That Regional staff be directed to review submitted study materials in a timely manner to facilitate completion of the EA.
4. That the EA process be run concurrent with supporting plans and studies as required by the Northeast Pickering Secondary Plan Policies

As you are aware, the City of Pickering has been actively working on the Secondary Plan since 2021, years in advance of the lands' inclusion in the settlement area through the updated Durham Official Plan. The Northeast Pickering Secondary Plan was presented at a statutory public meeting on November 10, 2025 and is anticipated to be recommended for approval by City of Pickering council in early 2026.

The proposed Class EA works will build upon the Northeast Pickering Sanitary and Water Master Servicing Plan prepared by SCS Consulting Group Ltd. on behalf of the NEPLG and submitted to the Region to inform the preparation of supporting plans and studies as required by the NEPSA. Based on the servicing analysis completed to date, it is expected that servicing for this part of Northeast Pickering will logically extend from the south, making Zone 3 the first area to proceed. The EA will endeavour to ensure that any infrastructure constructed to enable the advancement of these initial phases will be designed to ultimately support the entire Northeast Pickering Secondary Plan, thereby facilitating the orderly, efficient and sequential build-out of the entire Secondary Plan area in accordance with Regional policies.

The NEPLG remains committed to working collaboratively with Regional and City staff to advance this critical servicing initiative and to support the timely delivery of new complete communities within the NEPSA.

Thank you for your consideration. Should you require any additional information or assistance, please do not hesitate to contact the undersigned.

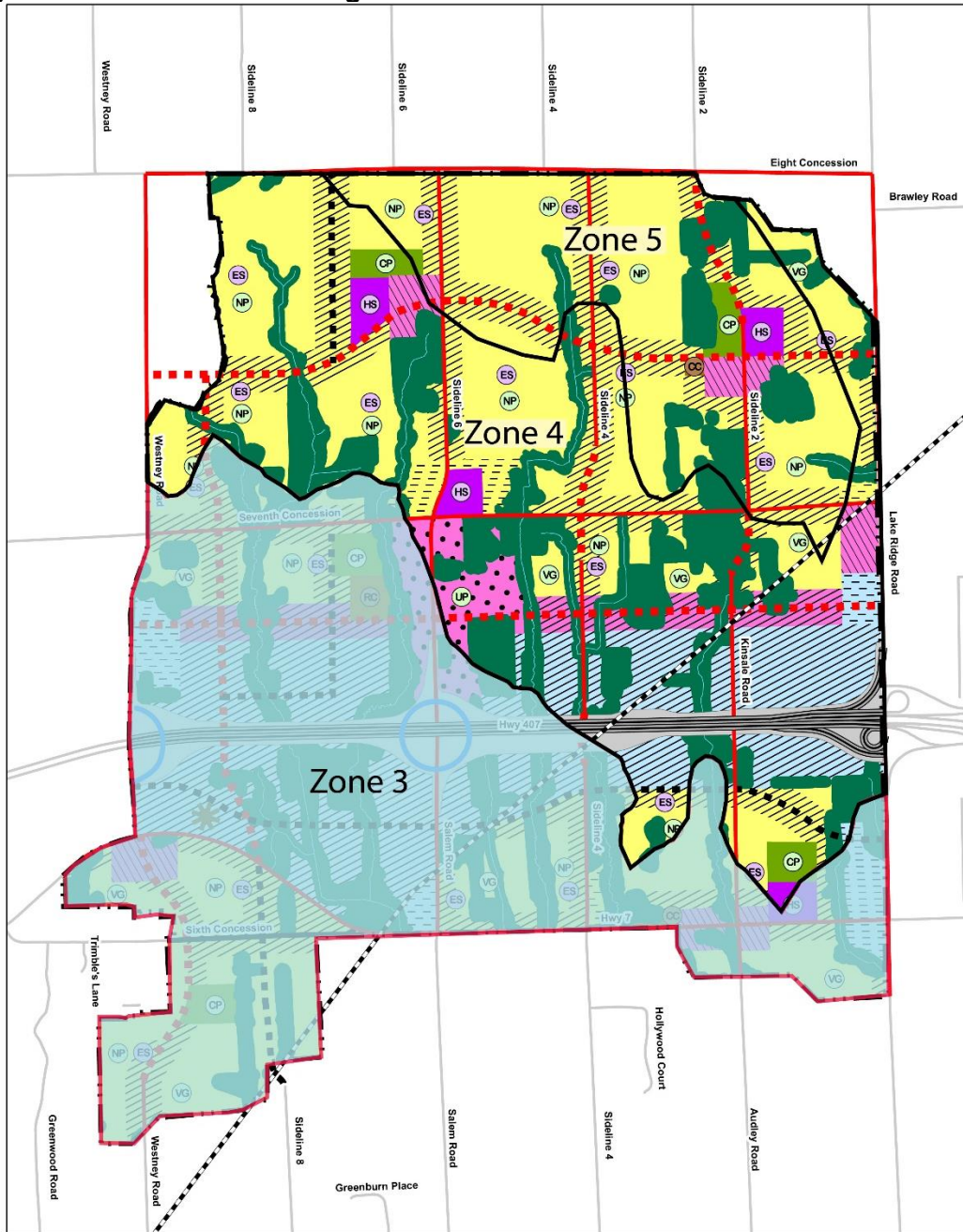
Yours Truly,
On behalf of North East Pickering Landowners Group Inc.

Ore Alade, B.E.S.
Delta Urban Inc.

Cc Mayor Kevin Ashe, City of Pickering
Ramesh Jagannathan, Region of Durham, Commissioner of Works



Figure 1 – Northeast Pickering Draft Land Use Plan with General Zone 3 Overlay



Northeast Pickering Secondary Plan Land Use Schedule		DRAFT	
Legend			
Northeast Pickering Study Area Boundary	Watercourse	Arterial	Natural Heritage System
Roads outside Study Area	Hydro Corridor	Collector	Subject to Policy 3.20 b)
Existing Road	Proposed Road	Arterial	Potential Interchange
Collector	Collector	Freeway	
Freeway			
Land Use Structure			
Low Density Areas	Community Park (CP)	Neighbourhood Park (NP)	Elementary School (ES)
Medium Density Areas	Urban Park (UP)	Village Green (VG)	High School (HS)
High Density Areas	Community Node Areas	Mixed Corridor Areas	Recreation Complex (RC)
Regional Centre	Prestige Employment Areas	Business Areas	Community Centre (CC)
Business Areas			

Report #6 of the Finance & Administration Committee

For consideration by Regional Council

November 26, 2025

The Finance & Administration Committee recommends approval of the following:

1. 2026 Interim Regional Property Tax Levy
([2025-F-19](#))

- A) That a 2026 interim regional property tax levy be imposed on the lower-tier municipalities for all property tax classes;
- B) That the amount due from each lower-tier municipality is estimated to be equivalent to 50% of their respective share of the regional property taxes collected in 2025;
- C) That the 2026 interim regional property tax levy be paid by the lower-tier municipalities seven calendar days subsequent to the instalment due dates established by each lower-tier municipality for the collection of their respective interim municipal property taxes;
- D) That the 2026 Regional supplementary property taxes be paid by the lower-tier municipalities seven calendar days subsequent to the instalment due dates established by each lower-tier municipality for the collection of their respective supplementary municipal property taxes;
- E) That 25 per cent of the previous year's Regional payments-in-lieu of taxation, railway and utility lands and payments related to universities/colleges and public hospitals be remitted by the lower-tier municipalities by March 31, 2026;
- F) That an interest rate equivalent to the prevailing prime interest rate shall be charged for late payments of the amounts described in Recommendations A) to E) of Report #2025-F-19 of the Commissioner of Finance;
- G) That the Regional Clerk be requested to advise the lower-tier municipalities of the imposition of the 2026 interim regional property tax levy for all property tax classes and the due dates for remittance to the Region; and
- H) That approval be granted for the requisite by-law.

2. Temporary Borrowing By-Law for 2026
([2025-F-20](#))

- A) That the Regional Chair and the Treasurer be authorized in 2026 to borrow funds not to exceed \$500 million to meet current expenditures and liabilities

until such time as the general tax revenues and other revenues of the Region are received; and

B) That approval be granted for the requisite by-law(s).

3. Water Meters and Related Equipment, Software and Services
(2025-F-21)

- A) That the current Standing Agreement (C002817) with Neptune Technology Group (Canada) Limited for the provision of Water Meters and Related Equipment, Software and Services be extended for the period of December 1, 2025, to November 30, 2027;
- B) That, based on the findings of the feasibility study, staff undertake a Competitive Procurement Process for new service agreement(s) extending beyond November 30, 2027; and
- C) That the Commissioner of Finance be authorized to execute all documents related to the contract extension.

Respectfully submitted,

K. Ashe, Chair, Finance & Administration Committee

Report #5 of the Health & Social Services Committee

For consideration by Regional Council

November 26, 2025

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

1. Memorandum from Dr. Robert Kyle, Commissioner and Medical Officer of Health
Re: External Violence Against Paramedics
-

- A) That the Regional Municipality of Halton Resolution MO-10-25 calling on the Government of Canada to reintroduce and adopt legislation amending the Criminal Code to explicitly include paramedics and first responders under Section 423.2 protections, be endorsed; and
- B) That the Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, Durham's MPs, the Federation of Canadian Municipalities, Association of Municipalities of Ontario, Paramedic Chiefs of Canada, Ontario Association of Paramedic Chiefs and the Durham Regional Police Service be so advised.

2. Daily Rate Increase in Regional Directly Operated Early Learning and Child Care Programs
([2025-SS-6](#))
-

That approval be granted to increase school-age child care daily rates for Directly Operated Learning and Child Care programs effective January 1, 2026, in accordance with the following table:

Type of Care	Current Daily Rate	Proposed Daily Rate	Difference (5% increase)
School Age - Before School	\$16.00	\$16.80	\$0.80
School Age - After School	\$20.00	\$21.00	\$1.00
School Age - Before and After School	\$26.00	\$27.30	\$1.30
School Age - Full Day	\$37.00	\$38.85	\$1.85

3. Confidential Report of the Commissioner of Social Services – Closed Matter with respect to information explicitly supplied in confidence to the municipality of local board by Canada, a province or territory or a Crown agency of any of them, regrading Capital Projects Submitted under the Ontario Priorities Housing Initiative (OPHI)
([2025-SS-7](#))
-

That the recommendations contained in Confidential Report #2025-SS-7 of the Commissioner of Social Services be adopted.

Respectfully submitted,

E. Roy, Chair, Health & Social Services Committee

Report #6 of the Community Growth and Economic Development Committee

For consideration by Regional Council

November 26, 2025

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

1. **Planning Fees and Charges Review**
[\(2025-CG-12\)](#)

- A) That a by-law be approved, generally in the form included as Attachment 1 to Report #2025-CG-12 of the Commissioner of Community Growth and Economic Development, to repeal and replace the existing Region Planning Fees and Charges By-law 20-2021 and update the fees in accordance with Report #2025-CG-12;
- B) That the new Planning Fees and Charges By-law come into effect on January 1, 2026; and
- C) That a copy of Report #2025-CG-12 be forwarded to the local area municipalities, the Conservation Authorities, the Building Industry and Land Development Association (BILD), and The Durham Region Homebuilders' Association (DRHBA), for their information.

2. **Region of Durham Comments on ERO Postings #025-1077, a proposed regulatory framework under the Special Economic Zones Act, 2025 that sets out draft criteria for the designation of projects, proponents and zones and #025-1001, new requirements for data centres seeking to connect to the electricity grid in Ontario**
[\(2025-CG-13\)](#)

- A) That the letter dated November 4, 2025 found in Attachment #1 to Report #2025-CG-13 of the Commissioner of Community Growth and Economic Development, be endorsed as the Region of Durham's response to ERO Posting 025-1001 and ERO Posting 025-1077, including the following key comments:
 - i) the Region welcomes the opportunity to meet with the province to discuss the possibility of Special Economic Zones (SEZs) in Durham and looks forward to collaboratively participating in the process of determining the locations of any new SEZs. If SEZs will be used as a tool for facilitating foreign direct investment attraction and improving investment readiness, the Region looks forward to working jointly with the province to identify specific opportunities;

- ii) the Region would like to work with the province to explore how energy enabling infrastructure can be expedited, while maintaining critical project oversight beyond the project area;
- iii) the Region is concerned about the potential for a SEZs being used unilaterally for data centre development within the region and requests that the province engage Regional staff on any such proposals;
- iv) it is recommended that the province include municipal support as a requirement for designating projects, proponents and zones. This would help to mitigate concerns related to decision-making transparency under the SEZs Act;
- v) the Region appreciates the clarification that unless a law is specifically named in a regulation under the SEZs Act, existing laws will apply. The province should also consult with affected municipalities if their policies and/or by-laws are at risk;
- vi) if a SEZ is considered within Durham that overlaps with Transit Station Charge collection areas, it is requested that the future Transit Station Charge by-law not be considered for exemption under the SEZs Act, as this would impair the ability to extend GO Service to Bowmanville and construct four new stations;
- vii) to ensure transparency and maintain public trust, it is recommended that the province clearly outline the safeguards in place to support fairness and consistency when using the trusted proponent model;
- viii) the Region supports the inclusion of Duty to Consult and, where appropriate accommodate as specific project, proponent and zone criteria;
- ix) the Region remains concerned that potential SEZs exemptions to the Ontario Heritage Act could result in negative impacts, including to Indigenous artifacts and burial sites;
- x) it is recommended that decarbonization potential be included as a proposed project criteria under ‘Significant and Long-Term Economic Benefits for Ontario’ because doing so will not only support the reduction of greenhouse gas emissions, but also economic resilience and provincial security;
- xi) it is recommended that the province indicate the process by which respective ministries (e.g., Health and Environment, Conservation and Parks) will be involved in evaluating and/or overseeing proponent’s plans;

- xii) if aggregates are considered for designation as a SEZ, the province should ensure that there are no adverse impacts to groundwater. Additionally, if traditional aggregate licensing processes are bypassed, there would be limited ability for municipalities to secure mitigation measures, haul route agreements and operational adjustments (e.g., water delivery to mitigate well drawdown, street cleaning for dust, adjusted hours of operation, etc.) that are used to create solutions to unique local issues related to these sites; and
- B) That a copy of Report #2025-CG-13 be forwarded to the Ministry of Economic Development, Job Creation and Trade, Ministry of Energy and Mines, the Region's area municipalities, conservation authorities, and to the Williams Treaty First Nations.

Respectfully submitted,

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

Report #10 of the Committee of the Whole

For consideration by Regional Council

November 26, 2025

The Committee of the Whole recommends approval of the following:

1. Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws ([2025-COW-36](#))

- A) That, in response to the request from members of the Northeast Pickering Landowners Group to advance the servicing of the Northeast Pickering (NEP) lands and the importance of advancing servicing to the new Whitby hospital site in northwest Brooklin (NW Brooklin), Regional Staff undertake a comprehensive review of the options for including the NEP and NW Brooklin lands in the Region's Development Charge (DC) By-laws, including associated policies. The review will consider the following three options:
- i) Amend the existing Region-wide DC By-laws to include the NEP and NW Brooklin lands, which would require accounting for additional servicing costs and the associated population and employment growth;
 - ii) Establish a NEP and NW Brooklin area-specific DC By-law for water and sewer services, with corresponding amendments to the Regional DC By-laws to include remaining services (e.g., roads, transit, police);
 - iii) Develop a new DC Background Study and associated By-law to incorporate all new growth areas approved in the Region's former Official Plan, including the NEP lands;
- B) That the following outside consulting and legal services be retained, at an estimated cost not to exceed \$50,000, with the financing to be determined at the discretion of the Commissioner of Finance, to provide technical expertise in the evaluation of the three options for including NEP and NW Brooklin lands in Regional DC By-laws and advise on implementation requirements, as follows:
- i) The consulting firm of Watson & Associates Economists Ltd. be retained to assist with the evaluation of the options for including NEP and NW Brooklin in the Region's DC By-laws; and
 - ii) The legal firm of WeirFoulds LLP be retained to advise on the requirements of the options studied;

- C) That staff consult with BILD, DRHBA and staff from each of the eight area municipalities in Durham as part of the comprehensive review of the options to include the Northeast Pickering and NW Brooklin lands in the Region's Development Charge By-laws;
- D) That staff report back with recommendations on including NEP and NW Brooklin in the Region's DC By-laws that stem from the comprehensive review, including risks and implications of the recommended approach, in spring 2026;
- E) That Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be forwarded to the Region's eight area municipalities; and
- F) That the Commissioner of Finance and Commissioner of Legal Services be authorized to execute the necessary agreements to retain the consulting and legal services.

2. Updated Community Safety and Well-Being Plan (2025-2029)
[\(2025-COW-35\)](#)

- A) That Regional Council endorse Attachment 1 to Report #2025-COW-35 of the Chief Administrative Officer as the Region of Durham's Community Safety and Well-Being (CSWB) Plan (2025-2029);
- B) That Regional Council direct staff to submit the approved CSWB Plan (2025-2029) to the Ministry of the Solicitor General in accordance with the Community Safety and Policing Act, 2019; and
- C) That Regional Council support staff advocacy efforts to secure sustained provincial and federal funding to enable implementation of the CSWB Plan.

3. Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025
[\(2025-COW-37\)](#)

- A) That the letter dated October 17, 2025, found in Attachment #1 to Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be endorsed as the Region of Durham's response to proposed amendments to the Building Code Act, 1992, through Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025), including the following key messages:
 - i) Linking DC Collection to Occupancy Permits: Regional staff support using occupancy permits as a practical enforcement tool for DC collection and recommend legislative amendments to explicitly include Regional DCs and allow local councils to set deferral timing as a temporary measure to manage cash flow impacts and support housing delivery;

- ii) Establishing First Occupancy as the Payment Trigger: Tying DCs to first occupancy provides a consistent, efficient collection trigger aligned with municipal workflows and simplifies phased development tracking and protects infrastructure funding;
 - iii) Extending Inspection Timelines for Deferred DCs: Regional staff support extending the prescribed inspection timeline from 2 to 10 days, to improve coordination, payment verification, and reduce occupancy delays;
 - iv) Public Education: Regional staff support creating educational materials for homeowners and builders to explain the occupancy process, DC deferrals, and municipal roles;
 - v) Transit Station Charges: In addition to the proposed changes, staff recommend amending the Ontario Building Code’s definition of “Applicable Law” to include section 9 of the GO Transit Station Funding Act, 2023, enabling chief building officials to withhold building permits if Transit Station Charges remain unpaid;
- B) That in light of the proposed amendments to the Ontario Building Code, Council authorize the termination of the Region’s Medium and High-Density Residential Development Charge Deferral Program as it is redundant with the implementation of Bill 17 legislative updates mandating the deferral of non-rental residential development charge collection until occupancy;
- C) That the letter as found in Attachment #2 to Report #2025-COW-37, be endorsed as the Region of Durham’s response to Bill 60, Fighting Delays, Building Faster Act, 2025 omnibus legislation, including the following key messages:
- i) Development Charges Act – Staff support measures that improve transparency in Development Charge (DC) calculations, creating a separate service class for land acquisition, and requiring disclosure of Benefit to Existing (BTE) methodologies. Additionally, staff are supportive of allowing municipalities to define what constitutes a local service;
 - ii) Municipal Act – Recommend allowing municipalities to decide if corporate utility models are best for their unique context considering local costs, risks, efficiency and housing affordability, rather than applying a uniform provincial approach and inform future policy using lessons learned from Peel Region;

- iii) Planning Act – Staff recommend that the province preserve municipal planning autonomy in developing Official Plans, maintain development standards, continue to allow for secondary plans and site specific policies, support local Community Improvement Plans (CIP) to administer the Regional Revitalization Program (RRP) to support much needed housing and rental units in the Region, ensure oversight in Ministerial Zoning Order (MZO) decisions with indigenous engagement, and streamline data tracking for infrastructure;
 - iv) Highway Traffic Act – Staff recommend that the province replace a blanket ban on reducing vehicles lanes for bike lanes with a more flexible, case-by-case approach so that municipalities can balance climate, safety, and mobility goals while working with the province to expand active transportation infrastructure;
 - v) GO Transit Station Funding Act and Transit-Oriented Communities Act – Staff support legislative changes that enhance municipal flexibility in transit station funding and project reporting, while emphasizing the need for clear guidance on charge collection timing, advisory panel roles, and reporting responsibilities, especially within two-tier municipal frameworks, to ensure effective, locally responsive implementation;
- D) That Council receive for information the latest developments on the implementation of proposed changes to the Development Charges Act contained in Bill 17;
- E) That staff notify BILD, DRHBA and staff from each of the eight area municipalities in Durham of the termination of the Region’s Medium and High-Density Residential Development Charge Deferral Program; and
- F) That Report #2025-COW-37 be forwarded to the Region’s eight area municipalities.

4. Motion regarding Property Tax Subclass Analysis

Whereas the Province of Ontario has given municipalities the option to adopt a new Affordable Rental Housing Subclass, reducing the municipal tax rate by up to 35% for eligible affordable rental housing units;

And Whereas Ontario Regulation 73/25 and 74/25 permit the new Affordable Rental Housing Subclass within the Multi-Residential and New Multi-Residential property classes beginning with the 2026 taxation year;

And Whereas in Durham Region, property tax subclasses are set at the upper tier;

And Whereas the Municipal Property Assessment Corporation (MPAC) will be responsible for classifying eligible properties under this new subclass once adopted;

And Whereas organizations have argued that the resulting savings from the introduction of a new Affordable Rental Housing Subclass could help them to maintain affordable rents and reinvest in their buildings;

Now Therefore Be It Resolved That the Finance Department be directed to review the impacts of the introduction of an Affordable Rental Housing Subclass in Durham Region, including the projected tax increase to the remaining tax base, and report the findings to Council or the appropriate committee in time for consideration for the 2027 taxation year.

Respectfully submitted,

D. Carter, Acting Chair



Durham Region Transit Report

To: Durham Region Transit Executive Committee
From: General Manager, Durham Region Transit and Treasurer Durham Region Transit
Report: #2025-DRT-19
Date: November 5, 2025

Subject:

2026 Transit Fares

Recommendation:

That the Transit Executive Committee recommends to Regional Council that the proposed transit fares (Attachment 1) be approved and implemented effective July 1, 2026.

Report:**1. Purpose**

The purpose of this report is to obtain TEC and Council approval for the proposed 2026 fare increases, such that they can be included in the 2026 Durham Region Transit Business Plans and Budget.

2. Background

2.1 DRT's long-term fare strategy and framework was approved by the Transit Executive Committee in December 2019, based on several key principles, including:

- Recognizing fare pricing influences service use
- Applying fare increases to the standard (adult) single-ride fare and translating increases to other fare concessions and products
- Providing choice for customers through incentives offering value for frequent use
- Incentivizing and prioritizing electronic fare payment; and
- Minimizing oversight of fares by bus operators.

- 2.2 DRT continues to work toward modernizing its fare structure, and has recently partnered with KPMG, to develop an updated DRT Fare Strategy which will consider existing gaps, modernized fare concessions including fare-capping, means-based fare programs, and opportunities in new technology. This fare strategy is expected to be complete in Q1 2026.
- 2.3 Discounts to the standard fare continue to be common across transit agencies. In 2024, total transit fare subsidies provided by the Region were approximately \$4.9 million; current subsidy levels for DRT are shown below.
- Children aged 12 years and under do not pay a fare
 - Senior riders pay a discounted rate of 40 per cent (standard monthly pass) and 66 per cent (single ride PRESTO fare)
 - Youth (aged 13-19 years old) riders pay a discounted rate of up to 65 per cent of the standard fares. Additional incentive programs include the Y10 Youth Loyalty Pass Program, the Summer 2-for-1 pass, and the school board bulk purchase program.
 - DRT's Transit Assistance Program (TAP) riders pay a discounted rate of 39% per cent of the standard fare, for residents registered with Ontario Disability Support Program and Ontario Works.
 - The Universal Pass (U-Pass) offers unrivalled value for all full-time post-secondary students at Durham College, Ontario Tech University and Trent University (Durham Campus). At 30 per cent cost of DRT's standard monthly pass, the U-Pass is the lowest monthly equivalent fare across all DRT concessions. As highlighted in report #2025-DRT-05, a new multi-year U-Pass agreement has been successfully negotiated effective September 2025 to August 2028, resulting in a 4.9% fare increase annually, for 3 years.
 - In September 2025, TEC agreed to implement free fares for Canadian Armed Forces Members (Active-Duty Personnel, Reservists and Veterans) from the last Friday of October to the end of Remembrance Week.

DRT staff continue to explore fare and funding opportunities, including engagement with local employers, community groups, and other orders of government in building ridership growth and promoting sustainable & cost-effective transit options.

- 2.4 Operating funding generally includes revenue from fares and advertising, with the balance of funding provided by the Region of Durham through the general tax levy. For the 2025 budget, the Region of Durham tax levy funding accounts for 71.1 per cent of the DRT operating budget, with fare revenue (including the U-Pass) accounting for 28.9 per cent of the DRT operating budget. In 2026, there is a need for DRT to increase public transit fares to continue supporting transit network growth as part of DRT's 10 Year Service & Financing strategy, address a growing State of Good Repair (SOGR) backlog for the fleet, significant capital pressures related to new facilities, and to address rising operating costs.
- 2.5 In February 2024, the Ministry of Transportation launched the One Fare program that allows transit customers to only pay once when transferring between participating transit systems (DRT, York Region Transit, Brampton Transit, MiWay, GO Transit) and the Toronto Transit Commission (TTC). Through this program, the Ministry of Transportation reimburses Transit Agencies for their forgone fare revenue. The One Fare program currently accounts for approximately seven per cent of DRT ridership. The One Fare agreement signed with the Ministry of Transportation expires March 31, 2026, and all participating transit agencies are anxiously awaiting confirmation that the province will extend the agreement.
- 2.6 Financing of the DRT 2025 approved Business Plans and Budget included \$43.0 million from transit fares including U-Pass revenue, or 16.1 per cent of the \$266.8 million gross transit budget, and 28.9 per cent of the operating budget. Transit fares were budgeted to include \$34.0 million from PRESTO and cash fares, \$8.8 million from the U-Pass program and \$0.4 million in property tax funding for TAP passes issued to residents registered with the Ontario Disability Support Program.
- 2.7 As highlighted in DRT's 2025 Regional Business Plans and Budget, DRT plans to operate a 9 per cent increase in revenue transit service in 2025, or 69,625 new revenue service hours, to respond to ridership pressures, reliability challenges, and service growth for communities across the Region. Also, the annual service level investments highlighted in DRT's 10 Year Service & Financing strategy are planned to increase DRT services by 127 per cent by 2032 and improve Durham Region's Revenue Hours Per Capita to 1.4 from the current 0.76.

- 2.8 Fare pricing is elastic and is just one factor that influences ridership. Other factors have a greater influence on ridership, including service frequency and reliability, coverage and access, and travel time. Continued investment in DRT services is needed to deliver the level of public transit service required to provide the convenience and reliability that residents and businesses need to choose public transit for their travel needs.
- 2.9 In consideration of the 2026 budget guideline, ongoing inflationary pressures, capital pressures, and the need to continue to enhance the transit network to improve reliability, access and frequency of service, DRT recommends a three per cent fare increase to the base single ride fare, or 11 cents, with corresponding adjustments to the other fare products and concessions (Attachment #1). Based on forecasted ridership, the fare adjustment will result in an estimated \$460,000 increase in 2026 fare revenue, and an annualized revenue increase of approximately \$910,000.

3. Previous Reports

2019-DRT-25 Durham Region Transit Fare Strategy

2023-F-5 Transit Service and Financing Strategy, approved by Council on March 1, 2023

2024-DRT-19 2025 Transit Fares, approved by TEC on November 6, 2024

2025-DRT-05 U-Pass Agreement Extension, approved by TEC on May 7, 2025

4. Financial Summary

- 4.1 The recommended three per cent increase to the base fare will enable DRT to maximize planned revenue service investments and respond to inflationary pressures in the 2026 DRT budget.
- 4.2 The recommended fare increase is estimated to result in an additional \$460,000 in fare revenues in 2026 (based on a July 1, 2026, effective date), with an annualized revenue increase estimated at \$910,000 based on predicted 2025 ridership.

5. Relationship to Strategic Plan

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

Environmental Sustainability and Climate Action: E2

The proposed fare increase will provide additional revenue to help support DRT's expansion of sustainable transportation through service enhancements and fleet electrification through adoption of zero emission technologies.

Resilient Local Economies: R1, R2, R3, R5

The proposed fare increase will enable DRT to enhance services in key growth areas, which will position Durham Region as the location of choice for businesses, and connecting people to employment, education, and tourism opportunities.

Healthy People, Caring Communities: H2, H5

The proposed fare increase will further advance the objective of equitable transit service for all residents. DRT will also continue to offer discounted fares for children, youth, seniors, and persons receiving social assistance benefits, in addition to U-Pass and bulk purchase program for school boards.

Connected and Vibrant Communities: C3

The proposed fare increase will enable DRT to continue to invest in service enhancements that will reduce wait times, reduce reliance on personal vehicles, and to meet Durham's rapidly growing population. As customer expectations for public transit continue to rise, service enhancements will ensure that public transit provides an increasingly competitive travel option for customers across the network.

6. Conclusion

- 6.1 DRT continues to face increasing financial challenges due to various financial pressures, while continuing to expand the transit network to meet the demands and expectations for public transit in one of Ontario's most rapidly growing Regions. The three per cent fare increase recommended for 2026 will enable DRT to maximize revenue service hours towards the planned service levels of the 10-year Transit Service and Financing strategy.
- 6.2 The Commissioner of Finance has been consulted and concurs with the recommendations in this report.

7. Attachments

Attachment #1: 2026 Proposed Fares Table

Respectfully submitted,

Original signed by

William Holmes

General Manager, DRT

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair

Chief Administrative Officer

Attachment 1 – Proposed Fares effective July 1, 2026

Fare Category		Current Fare	DRT Fare Structure	Proposed Fare effective July 1, 2026 ¹	Per cent Change
Adult	Single Ride (Presto Card and E-Ticket)	\$3.73	Base Fare	\$3.84	3.0%
	Single Ride (Cash and Open Payment)	\$4.75	\$1.00 over base	\$4.85	2.1%
	Monthly Pass	\$134.28	36 trips at base fare	\$138.24	3.0%
Child (aged 12 years and under)	All Rides	Free	NA	Free	NA
Youth (aged 13-19 years)	Single Ride (Presto Card and E-Ticket)	\$3.36	90 per cent of base fare	\$3.46	3.0%
	Single Ride (Cash and Open Payment)	\$4.75	Equivalent to Adult cash fare	\$4.85	2.1%
	Monthly Pass	\$107.42	80 per cent of Adult pass	\$110.59	3.0%
	2-for-1 Youth Summer pass	\$107.42	80 per cent of Adult pass	\$110.59	3.0%
	Y10 (10 month loyalty pass)	\$87.28	65 per cent of Adult pass	\$89.86	3.0%
Senior (aged 65 years and over)	Single Ride (Presto Card and E-Ticket)	\$2.46	66 per cent of base fare	\$2.53	2.8%
	Single Ride (Cash)	\$3.45	\$1.00 over single ride senior PRESTO	\$3.55	2.9%
	Single Ride (Open Payment)	\$4.75	Equivalent to Adult cash fare	\$4.85	2.1%
	Monthly Pass	\$53.71	40 per cent of Adult pass	\$55.30	3.0%
School Board Bulk Purchase Program	Fewer than 125 passes per month	\$107.42	80 per cent of Adult pass	\$110.59	3.0%
	125-250 passes per month	\$100.71	75 per cent of Adult pass	\$103.68	3.0%
	More than 250 passes per month	\$87.28	65 per cent of Adult pass	\$89.86	3.0%

Transit Assistance Program (TAP)	TAP PRESTO E-Purse (paid trips in excess of 14 per month are free)	\$3.73	Each month - First 14 paid trips are at base fare, additional trips thereafter are free	\$3.84	3.0%
	TAP PRESTO Monthly Pass	\$52.22	14 trips at base fare	\$53.76	3.0%

1 All cash fares are rounded up to the nearest \$0.05.

2 U-Pass rates are not included in this table due to the timing of rate increase, which will occur on September 1, 2026. The current U- Pass rate per semester through August 2026 is \$160.34 per student. Beginning September 1, 2026, the semester rate will increase to \$168.20 per student.

3 Customers not required to pay a fare between 7 PM December 31, 2026, through 8 AM January 1, 2027.

4 Free fares for Canadian Armed Forces Members (Active-Duty Personnel, Reservists and Veterans) from the last Friday of October to the end of Remembrance Week (as recognized annual by the Royal Canadian Legion).