

Report #3 of the Committee of the Whole

For consideration by Regional Council

March 29, 2022

The Committee of the Whole recommends approval of the following:

1. Revisions to the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement to Allow the Construction of a Seaton Phase 2 Landowner Constructed Sanitary Sewer Project as a Phase 1 Project ([2023-COW-10](#))
 - A) That the Regional Municipality of Durham enter into an amending agreement with the Seaton Landowners Group to redefine a Phase 2 sanitary sewer project, West Sub-Trunk 2 (WS2SS), as a Phase 1 Landowner Constructed Project under the same terms and conditions of the Seaton Phase 1 Regional Infrastructure Front-Ending Agreement;
 - B) That the Regional Chair and Regional Clerk be authorized to execute the above-noted agreement in a form satisfactory to the Regional Solicitor; and
 - C) That a copy of Report #2023-COW-10 of the Commissioners of Works and Finance be provided to the City of Pickering.
2. Lakeshore East GO Extension and Transit Oriented Development ([2023-COW-11](#))
 - A) That the Lakeshore East GO Extension and Transit Oriented Development update provided within Report #2023-COW-11 of the Commissioners of Finance and Planning and Economic Development be received for information;
 - B) That the recommendations contained in Confidential Attachment #1 to COW Report #2023-COW-11 be approved; and
 - C) That the recommendations contained in Confidential Attachment #1 to Report #2023-COW-11 and the confidential presentation materials from the February 17, 2023 Special Council Meeting be released publicly, with the exception of any Provincial commercially confidential information, at such a time as the Region's Transit Oriented Development strategy is no longer deemed to be confidential by the Region of Durham.
3. Approval to Retain Infrastructure Ontario for Project Management Services for the First Phase of the Revitalization of Durham Regional Local Housing Corporation Properties ([2023-COW-12](#))
 - A) That the first phase of the Revitalization of Durham Regional Local Housing Corporation properties located at 416-448 Malaga Road and the 12 semi-detached units on Christine Crescent, in the City of Oshawa, be approved with an initial upset cost of \$500,000;

- B) That an agreement with Infrastructure Ontario's Project Management Office with additional external advisory and expert services to be procured by Infrastructure Ontario of the Regional Municipality of Durham as necessary to complete the Stage #1 tasks for the provision of advisory and project management services for the proposed first phase of redevelopment of the Durham Regional Local Housing Corporation sites be approved with an upset limit not to exceed \$500,000* to be financed from the approved project budget;
 - C) That upon completion of the Stage #1 scope of work, staff report to Regional Council with a redevelopment plan (including consideration of mixed use and mixed income development), financial analysis, recommended delivery approaches, relocation plan, community consultation results and feedback, ongoing community and stakeholder consultation framework and a budgetary cost estimate for the remaining project activities for final project approval;
 - D) That the Commissioner of Finance be authorized to execute any agreements necessary to facilitate the services of Infrastructure Ontario or other advisory and expert resources required, to be provided through Infrastructure Ontario or the Regional Municipality of Durham; and
 - E) That a copy of the Council Resolution be provided to the Infrastructure Ontario Project Management Office authorizing the Regional Municipality of Durham to enter into any required agreements to facilitate the project management services.
(*before applicable taxes)
4. Recommendations for Eligible Projects Under the At Home Incentive Program for Affordable Housing ([2023-COW-13](#))
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- A) That the following highest ranking applications for affordable rental housing projects be recommended for approval under the At Home Incentive Program (AHIP):
 - i) Riverbank Homes Limited to build 75 units of affordable rental housing at 109 Colborne Street West in the City of Oshawa (Attachment 1 to Report #2023-COW-13); and
 - ii) Kindred Works to build 13 units of affordable rental housing at 1066 Dunbarton Road in the City of Pickering (Attachment #2 to Report #2023-COW-13);

- B) That the Region provide upfront capital-funding in the amount of \$5,500,000 to Riverbank Homes Limited to support the development and construction of the proposed affordable rental housing project, with financing to be provided from the At Home Incentive Program Reserve Fund (AHIPRF), and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security
 - 40 per cent at confirmation of fully enclosed building
 - 10 per cent at confirmation of occupancy;
- C) That the Region provide an additional \$2 million of top up funding, as recommended through the 2023 Business Plans and Budgets process to be transferred to the AHIPRF, with upfront capital-funding in the amount of \$1,950,000 to be provided to Kindred Works to support the development and construction of the proposed affordable rental housing project, and advanced based on the following key construction milestones:
- 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security
 - 40 per cent at confirmation of fully enclosed building
 - 10 per cent at confirmation of occupancy;
- D) That the Region enter into a Municipal Capital Housing Facilities and Contribution Agreement with both parties to:
- i) maintain affordable rents for the specified affordable period;
 - ii) continue to use the eligibility requirements for tenants to enable the use of capital grants for eligible purpose-built affordable rental housing projects; and
 - iii) provide accountability and reporting requirements; and
- E) That the Regional Solicitor be directed to prepare the necessary by-laws.

Respectfully submitted,

J. Henry, Regional Chair and CEO