

## **Report #3 of the Committee of the Whole**

For consideration by Regional Council

April 24, 2024

The Committee of the Whole recommends approval of the following:

1. 2024 Annual Climate Change Progress Report ([2024-COW-12](#))

---

  - A) That Regional Council receive this 2024 Climate Change Progress Report for information; and
  - B) That a copy of Report #2024-COW-12 of the Chief Administrative Officer be sent to all Durham MPs and MPPs, local area municipalities, Conservation Authorities, and local energy utilities, for their information and consideration.
2. Sole Source Procurement for the Economic Study to undertake the analysis necessary to prepare the Region of Durham for the future prescribed Bill 131 Background Study ([2024-COW-13](#))

---

  - A) That a sole source contract for the preparation of an Economic Study to explore using the new Station Contribution Charge through the GO Transit Station Funding Act, 2023, to deliver four new GO stations along the Lakeshore East GO Extension to Bowmanville, which will build on the work completed for the Region's Station Implementation Strategy by N. Barry Lyon Consultants (NBLC), be awarded to a consultant team led by NBLC and including Watson & Associates Economists Limited, with an upset limit of \$285,000, to be financed through the approved 2024 Transit Oriented Development Division budget or at the discretion of the Commissioner of Finance; and
  - B) That the Commissioner of Finance be authorized to execute the necessary documents related to the contract.
3. The Region of Durham's response to the Ontario Regulatory Registry posting related to the "Proposal to create regulation to support implementation of the GO Transit Station Funding Act, 2023" ([2024-COW-14](#))

---

  - A) That the letter from Regional staff to the Ministry of Infrastructure as contained in Attachment 2 of Report #2024-COW-14 of the Commissioners of Finance and Planning and Economic Development, be endorsed as the Region of Durham's response to Ontario's Regulatory Registry post regarding the proposal to create regulation to support the implementation of the GO Transit Station Funding Act, 2023; and
  - B) That a copy of Report #2024-COW-14 and Council resolution be sent to all area municipalities within the Region of Durham.

4. Recommendations for Eligible Projects Under the At Home Incentive Program for Affordable Housing ([2024-COW-15](#))

---

- A) That Otter Creek Co-operative Homes Inc. located at 835 McQuay Boulevard in the Town of Whitby be supported through a re-allocation of the 2023 At Home Incentive Program funding in the amount of \$2,500,000 (or \$138,889 per affordable rental unit) to support the construction of 18 deeply affordable housing units which have been approved for funding under federal and provincial affordable housing programs and require additional funds from the Region due to construction cost escalation (Attachment #1 to Report #2024-COW-15);
- B) That the existing Municipal Housing Contribution Agreement with Otter Creek Co-operative Homes Inc. be amended to reflect the Municipal Capital Housing Facilities Bylaw requirements, and additional funding, and that the funding be advanced based on the following key construction milestones:
  - i) 50 per cent at the signing of the revised Municipal Housing Contribution Agreement and registration of security;
  - ii) 40 per cent at confirmation of fully enclosed building; and
  - iii) 10 per cent at confirmation of occupancy;
- C) That following affordable rental housing projects and allocations be approved under the At Home Incentive Program (AHIP):
  - i) Ledim Developments located at 310 Kingston Road East in the Town of Ajax in the amount of \$5,000,000 (or \$64,103 per affordable rental unit) to support the development and construction of 78 units of affordable rental housing in the Town of Ajax (Attachment #2 to Report #2024-COW-15) from the 2023 AHIP funds;
  - ii) Kindred Works located at 15-23 Main Street in the Township of Uxbridge in the amount of \$2,750,000 (or \$110,000 per affordable rental unit) to support the development and construction of 25 units of affordable rental housing (Attachment #3 to Report #2024-COW-15) from the 2024 AHIP funds;
- D) That financing for the projects listed in Recommendation C) be provided from the At Home Incentive Program Reserve Fund (AHIPRF) and advanced based on the following key construction milestones:
  - i) 50 per cent at the signing of the Municipal Capital Housing Facilities and Contribution Agreement and registration of security;
  - ii) 40 per cent at confirmation of fully enclosed building; and
  - iii) 10 per cent at confirmation of occupancy;

- E) That the Region enter into a Municipal Capital Housing Facilities and Contribution Agreement with each of the recommended parties, at the appropriate time, to:
    - i) maintain affordable rents for the specified affordability period;
    - ii) continue to use the eligibility requirements for tenants;
    - iii) to enable the use of capital grants for eligible purpose-built affordable rental housing projects; and
    - iv) provide accountability and reporting requirements; and
  - F) That the Regional Solicitor be directed to prepare the necessary by-laws and any amendments required to the AHIP Reserve Fund By-law.
5. Request for Funding from Kawartha Conservation Authority for the Acquisition of Land in the Township of Scugog (PT LT 19 Con 14, Reach; parts 2, 3, and 5, Plan 40R32476) ([2024-COW-16](#))
- 
- A) That in response to the request for funding from Kawartha Conservation Authority, that funding in the amount of \$3,971, representing 40 per cent of the estimated eligible acquisition costs for approximately 4.92 hectares (12.16 acres) of land located in the Township of Scugog (PT LT 19 Con 14, Reach; parts 2, 3 and 5, Plan 40R32476), be approved and financed from the Region's Land Conservation and Protection Reserve; and
  - B) That the Commissioner of Finance be authorized to adjust the total payment amount to Kawartha Conservation Authority pending a review of the eligibility of final costs incurred pursuant to the Region's Land Acquisition Funding Policy.

Respectfully submitted,

J. Henry, Regional Chair and CEO