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The Regional Municipality of Durham

MINUTES

COMMITTEE OF THE WHOLE

Wednesday, June 12, 2024

A regular meeting of the Committee of the Whole was held on Wednesday, June 12, 2024 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

Chair Henry asked members to join him in a moment of silence to honor the late Breanna Watt, a part-time Personal Support Worker (PSW) for the Region of Durham and the late Walter Zutell, a Durham Region Transit (DRT) employee.

1. Roll Call

Present: Councillor Anderson
Councillor Ashe, left meeting at 2:05 PM
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Cook*
Councillor Crawford
Councillor Dies
Councillor Foster*
Councillor Garrod
Councillor Jubb*, left the meeting at 1:55 PM
Councillor Kerr
Councillor Leahy
Councillor Lee* attended the meeting at 10:15 AM and left the meeting at 2:03 PM
Councillor Marimpietri, left the meeting at 1:30 PM
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Schummer*
Councillor Shahid, left the meeting at 1:51 PM and attended virtually
Councillor Woo*, left the meeting at 2:36 PM
Councillor Wotten, left the meeting at 11:45 AM
Councillor Yamada
Regional Chair Henry
*** denotes Councillors participating electronically**

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

Due to technical issues some Councillors were unable to participate remotely up to the time of 10:15 AM.

Staff

Present: S. Austin, C. Bandel, E. Baxter-Trahair, B. Bridgeman, A. Burgess, C. Chu, S. Dessureault, J. Dixon, C. Dunkley, L. Fleury, P. Gee, C. Goodchild, B. Goodwin, B. Holmes*, M. Hubble, J. Hunt, R. Inacio, R. Jagannathan, M. Laschuk, L. Lovery, L. McIntosh*, G. Muller, N. Pincombe, M. Simpson, C. Taylor, E. Valant and V. Walker

***denotes staff participating electronically**

2. **Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

3. **Statutory Public Meetings**

There were no statutory public meetings.

4. **Presentations**

4.1 Mohamed Shuriye, Director, Community and Wellbeing Section, City of Toronto, Re: Community Mental Health Crisis Response

Mohamed Shuriye, Director, Community and Wellbeing Section, Denise Andrea Campbell, Executive Director, Social Development, and Nicole Watson, Manager, Policing Reform provided a PowerPoint presentation regarding Community Mental Health Crisis Response.

Highlights from the presentation included:

- A Made-in-Toronto Approach
- What is Toronto Community Crisis Service (TCCS)?
- How the Service Works
- High-Level Service Map
- Becoming the Fourth Emergency Service
- Toronto Community Crisis Service City-Wide Expansion
- Outcomes
- Positively Impacting the Lives of Torontonians
- Additional Resources

D. Campbell and N. Watson responded to questions in regards to the training of dispatchers for Toronto Community Crisis Service (TCCS), including how they take and handle calls, and how they determine whether a call needs to be

directed to another emergency service; whether Toronto Police assist with the training sessions for TCCS employees; whether TCCS is dispatched when a call comes through 911; the cost associated with TCCS and where the funds are allocated; the qualifications and compensation received by TCCS employees, the current number of employees, how expanding the service would be approached, and what the operational budget would entail if the service was expanded; the percentage of clients assisted who are living rough and how someone who is living rough is identified and located; the process of transporting a client to the hospital and what the requirements are for the TCCS team; where this type of program started and which cities were evaluated that had similar models as the Toronto model; whether TCCS receives financial support from the Provincial and the Federal levels of government; the metrics used to determine the success of the TCCS; and the number of TCCS workers who have suffered injuries since the program began.

4.2 Gary Muller, Director, Affordable Housing Development and Renewal, Re: Redevelopment Feasibility Analysis for - Durham Regional Local Housing Corporation (DRLHC) Sites at Malaga Road and Christine Crescent (2024-COW-25) [Item 7.6]

Gary Muller, Director, Affordable Housing Development and Renewal provided a PowerPoint presentation regarding Redevelopment Feasibility Analysis for – Durham Regional Local Housing Corporation (DRLHC) Sites at Malaga Road and Christine Crescent.

Highlights from the presentation included:

- Master Housing Strategy
- Due Diligence Support
- Christine Crescent
- Malaga Road
- Community Engagement: Stages
- Phase 1 Community Engagement
- Phase 2 Community Engagement
- Recommendations
- Next Steps

G. Muller responded to questions in regards to the ability of the Durham District School Board (DDSB) to accommodate the large redevelopment and population growth in the City of Oshawa, and whether there is a possibility of meeting with the DDSB to discuss plans for accommodating this growth alongside the developments; the projected start times for both developments; the decision to offer a direct delivery option for Christine Crescent rather than Malaga Road at this time; the cost of each unit, including the land cost associated with it; the environmental benefits of the Christine Crescent location during redevelopment, and the potential for noise reduction given its proximity to the 401 Highway; and

whether there are measures that the City of Oshawa Council can take to expedite the development process of these two sites.

4.3 Gary Muller, Director, Affordable Housing Development and Renewal, Re: Approaching Housing Delivery at 300 Ritson Road South (2024-COW-26) [Item 7.7]

Gary Muller, Director, Affordable Housing Development and Renewal provided a PowerPoint presentation regarding Approaching Housing Delivery at 300 Ritson Road South.

Highlights from the presentation included:

- Site and Location
- Community Needs Assessment
- The Ritson School
- Policies Guiding Development
- Integrated Major Transit Station Area (MTSA) Study
- Development Principles
- Demonstration Plan
- Demonstration Plan: Images and Precedents
- Approach Housing Providers
- Additional Steps

G. Muller responded to questions in regards to the positive outcomes that will result from preserving the Ritson School building; the possibility of expediting the housing site development; the inclusion of a school in the development to address the needs of the growing population; the projected start time for the development; the placement of units and the total number of units that will be available once the development is complete; the possibility of transforming the courtyard area into a playground for children; the process of finding developers for this project; and whether there are any structural issues that need to be addressed with the current building.

Moved by Councillor Chapman, Seconded by Councillor Shahid,
(27) That the Committee recess for lunch.

CARRIED

The Committee recessed for lunch at 11:45 AM and reconvened at 12:15 PM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Collier, Pickles, Roy, Woo and Wotten.

4.4 Barb Goodwin, Commissioner of Corporate Services, Chi-Cheng Chu, Director and Chief Information Officer, Information Technology Division and Mike Huk,

Corporate Advisor, Business Continuity, Re: Confidential Presentation - Information Security Updates - CS-IT (security of the property of the municipality)

Moved by Councillor Shahid, Seconded by Councillor Marimpietri,
(28) That the meeting be closed to the public in order to hear a presentation with respect to the security of the property of the Regional Corporation as it relates to Confidential Presentation – Information Security Updates – CS-IT (security of the property of the municipality).

CARRIED

[Refer to the Closed Meeting minutes of June 12, 2024]

Regional Chair Henry advised that during the closed session there was discussion regarding an update on information security for the Region of Durham. There were no motions made or directions given during the closed session.

5. Delegations

There were no delegations heard.

6. Correspondence

- 6.1 Confidential Correspondence received from Anthony Ambra, Commissioner, Economic and Development Services Department, City of Oshawa, and Chris Darling, Chief Administrative Officer, Central Lake Ontario Conservation Authority, dated May 24, 2024, re: 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 City of Oshawa and the Central Lake Ontario Conservation Authority (CLOCA) Proposal for Sharing of Costs Related to Increasing the Span of Metrolinx's Proposed Bridge Crossing Over the Oshawa Creek
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Moved by Councillor Anderson, Seconded by Councillor Yamada,
(30) That correspondence dated May 24, 2024 from Anthony Ambra, Commissioner, Economic and Development Services Department, City of Oshawa and Chris Darling, Chief Administrative Officer, Central Lake Ontario Conservation Authority, re: 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 City of Oshawa and the Central Lake Ontario Conservation Authority (CLOCA) Proposal for Sharing of Costs Related to Increasing the Span of Metrolinx's Proposed Bridge Crossing Over the Oshawa Creek, be referred to consideration of Confidential Report #2024-COW-34.

CARRIED

7. Reports

7.1 Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville (2024-COW-20)

Report #2024-COW-20 from B. Bridgeman, Commissioner of Planning and Economic Development, N. Taylor, Commissioner of Finance, and R. Jagannathan, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(31) That we recommend to Council:

A) That Council approve a Municipal Infrastructure Agreement with Metrolinx for the construction of a new 600-millimetre watermain crossing of the Canadian Pacific Kansas City rail line at Albert Street to replace the existing 300-millimetre watermain crossing at Simcoe Street (Regional Road 2) in the City of Oshawa, in the general form and content as provided in Attachment #1 to Report #2024-COW-20;

B) That financing be provided from the following sources:

Metrolinx Share	<u>\$5,100,000</u>
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Total Metrolinx Share	<u>\$5,100,000</u>
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Region Share

2024 Water Supply System Capital Budget

Item #29 Replacement of watermains in conjunction with the Metrolinx Toronto East Rail Corridor Expansion to Bowmanville (Project ID: D2222)

User Rate	\$445,300
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Total Regional Share	<u>\$445,300</u>
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Total Project Financing	<u>\$5,545,300;</u>
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C) That the standard requirement for a letter of credit as security for the Municipal Infrastructure Agreement for 100 per cent of the cost of the Regional Municipality of Durham works be waived; and

D) That the Regional Chair and Clerk be authorized to execute any necessary documents or agreements required.

CARRIED

7.2 Durham Region 2020-2024 Strategic Plan: 2023 Year-End Update (2024-COW-21)

Report #2024-COW-21 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(32) That Report #2024-COW-21 of the Chief Administrative Officer, be received for information.

CARRIED

7.3 Durham Meadoway Visioning Study – Project Outcome and Next Steps
(2024-COW-22)

Report #2024-COW-22 from B. Bridgeman, Commissioner of Planning and Economic Development, N. Taylor, Commissioner of Finance and R. Jagannathan, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(33) That we recommend to Council:

- A) That Regional Council endorse the Durham Meadoway Visioning Study as the framework and strategy to implement the active transportation corridor and linear park, forming Stage 1 of the project;
- B) That Regional Council authorize the Commissioner of Planning and Economic Development to negotiate and execute a Memorandum of Understanding between the Region and the City of Pickering, Town of Ajax, Town of Whitby and City of Oshawa, outlining a framework for the Region to cost-share 20 per cent (estimated at \$240,000) and the affected area municipalities cost-sharing 80 per cent of the Preliminary Design study for the Durham Meadoway trail, based on their respective uncompleted portion of the Durham Meadoway, subject to the approval of the Commissioner of Finance and Regional funding through the Region's 2025 Business Planning and Budgets process; and
- C) That a copy of Report #2024-COW-22 of the Commissioners of Planning & Economic Development, Finance and Works, and Council resolution be sent to the City of Pickering, Town of Ajax, Town of Whitby, City of Oshawa, Durham OneNet Inc., Toronto and Region Conservation Authority, Central Lake Ontario Conservation Authority, Parks Canada, the City of Toronto, Infrastructure Ontario and Hydro One Networks Inc.

CARRIED

7.4 Durham Region's 2025 Strategic Plan Community Engagement Summary
(2024-COW-23)

Report #2024-COW-23 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(34) That we recommend to Council:

- A) That a copy of Report #2024-COW-23 of the Chief Administrative Officer, be received for information;
- B) That the following recommended next steps, as contained in Section 7 of Report #2024-COW-23, be endorsed:
 - i) If approved, Regional staff, in collaboration with the Strategic Plan Advisory Group and the consultant, will complete further analysis to explore the data within the above mention themes and draft Durham Region's 2025 Strategic Plan;
 - ii) The draft plan be presented back to the community for additional input in the Fall 2024 and then presented to Regional Council for final review and endorsement in December 2024; and
- C) That a copy of Report #2024-COW-23 be forwarded to the local area municipalities within the Region of Durham.

CARRIED

7.5 Moving Towards a Sustainable Approach for Asylum Seekers and Refugees in Durham (2024-COW-24)

Report #2024-COW-24 from B. Bridgeman, Commissioner of Planning and Economic Development, N. Taylor, Commissioner of Finance and R. Jagannathan, Commissioner of Works, was received.

Discussion ensued with regards to the responsibility for supporting asylum seekers and refugees in the Region of Durham; whether a change in government would affect funding support for asylum seekers and refugees; the outcome for asylum seekers and refugees if the Region of Durham discontinues funding on December 31, 2024; the number of asylum seekers and refugees arriving in the Region of Durham on a weekly and monthly basis; the funding challenge the Greater Toronto and Hamilton Area (GTHA) is facing concerning support for asylum seekers and refugees, and the possibility of involving the media to put more pressure on the Federal government for funding; concerns about scaling back the program resulting in asylum seekers and refugees possibly having to relocate; concerns with the number of immigrants and refugees being accepted into Canada by the Federal government, given the lack of funding they provide; the amount of municipal tax dollars that have been spent on the Region of Durham's Humanitarian program; the location of most asylum seekers and refugees in the Region of Durham currently; and the amount of meetings that have taken place with the Federal government on the funding to support asylum seekers and refugees and the discussion surrounding these meetings.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(35) That we recommend to Council:

- A) That Regional staff be delegated authority, for purposes of the Region's Humanitarian response to asylum-seekers and refugees, to extend the Region's agreement with Community Development Council Durham until the end of 2024, execute any transfer payment agreements, expend funds up to a maximum of \$9.9 million in accordance with the program guidelines, make any modifications to the program(s) to ensure desired outcomes are achieved, receive any federal and/or provincial funds for this response, and waive the Region's Purchasing By-law and Budget Management Policy as required for this response;
- B) That any costs associated with the extension of this agreement not reimbursed under the federal Interim Housing Assistance Program, or any other upper-level government investments be funded at the discretion of the Commissioner of Finance;
- C) That Council endorse the development and implementation of a more sustainable, intentional, distributive GTHA-wide asylum claimant response appropriate to the current and anticipated volume of asylum claimants arriving in Canada;
- D) That this response incorporates an all-of-government approach to ensure proper coordination and resourcing to accommodate asylum claimants arriving in Canada;
- E) That funding from programs like Reaching Home, Homelessness Prevention Program (HPP), and base Canada-Ontario Housing Benefit remain dedicated to addressing the needs of local homeless residents, rather than redirected toward newcomer asylum claimants;
- F) That staff be directed to seek additional incremental funding from the Province through the Canada Ontario Housing Benefit program to support Durham in providing urgent assistance to a rapidly growing number of asylum claimants and other at-risk populations, similar to the funding provided in Fall 2023;
- G) That staff be directed to seek annual funding per asylum claimant from federal and provincial governments to support an asylum claimant with temporary and permanent housing, health, and other social and settlement services to fully integrate into the communities upon exit from the proposed Peel Regional Reception Centre;
- H) That staff be directed to coordinate with municipal and association partners to implement an advocacy strategy that supports funding and implementation of this new and sustainable model;

- I) That staff be directed to wind down operations of the Durham response, effective December 31, 2024, unless a commitment is received from the federal government for future planned allocations along with reimbursement of costs prior to that date; and
- J) That a copy of Report #2024-COW-24 of the Commissioners of Planning and Economic Development, Finance and Works be sent to the Greater Toronto and Hamilton Area municipal partners, and all local Durham MPs and MPPs.

PARTS A) TO H) AND J) WERE CARRIED LATER
IN THE MEETING
PART I) WAS REFERRED BACK TO STAFF ON A
RECORDED VOTE
(See Following Motions)

- Moved by Councillor Nicholson, Seconded by Councillor Leahy,
(36) That the main motion (35) of Councillors Chapman and Ashe be divided in order to allow voting on Part I) separately from the remainder.

CARRIED

- Moved by Councillor Neal, Seconded by Councillor Leahy,
(37) That Part I) of the main motion (35) of Councillors Chapman and Ashe be referred back to staff for a report back to Council in September on the on-going work that is being done at the Peel Welcoming Centre.

CARRIED ON THE FOLLOWING RECORDED
VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Schummer

No

Councillor Lee
Councillor Nicholson

Councillor Woo
Councillor Yamada
Regional Chair Henry

Members Absent: Councillor Collier
Councillor Marimpietri
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Wotten

Declarations of Interest: None

The main motion (35) of Councillors Chapman and Ashe [with the exception of Part I)] 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 Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Woo
Councillor Yamada
Regional Chair Henry

No
Councillor Schummer

Members Absent: Councillor Collier
Councillor Marimpietri
Councillor McDougall
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Wotten

Declarations of Interest: None

7.6 Redevelopment Feasibility Analysis for Durham Regional Local Housing Corporation (DRLHC) Site at Malaga Road and Christine Crescent (2024-COW-25)

Report #2024-COW-25 from S. Danos-Papaconstantinou, Commissioner of Social Services, and N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(38) That we recommend to Council:

- A) That the redevelopment feasibility analysis prepared by Infrastructure Ontario (IO) dated May 15, 2024, for the redevelopment of the Christine Crescent and Malaga Road sites, in the City of Oshawa (City), be endorsed in principle;
- B) That the redevelopment of the Christine Crescent site be approved in principle, which would replace 12 existing semi detached units at their end of life with a midrise apartment building and stacked townhouses totalling approximately 160 units, including rent-geared-to-income, affordable and market rental housing through a direct delivery option, subject to final Council approval of the project after municipal development approvals, refined development costs and grant opportunities are obtained;
- C) That staff be authorized to undertake the following in support of development approvals for the Christine Crescent and Malaga Road redevelopments at an estimated cost of \$1,800,000 to be funded from the approved 2024 budget provision for social housing redevelopment:
 - i) Preparation, submission and support of the necessary official plan amendment and zoning by-law amendment applications;
 - ii) Retaining consulting expertise for the required technical studies identified through the pre-consultation process with the City; and
 - iii) Additional public consultation as may be required by the City; and
- D) That staff be authorized to prepare a comprehensive strategy to increase affordable housing supply, while improving the mix, design, integration and sustainability of housing within the DRLHC inventory including the following elements, with the consultant to be retained through a Request for Proposals and at an estimated cost of \$150,000 with funding to be provided from the 2024 budget provision for social housing redevelopment, including:

- i) Identifying opportunities and best practices for reducing isolation and marginalization of existing DRLHC sites by transforming them into mixed income communities;
- ii) Identifying opportunities for partnerships with private and not-for-profit housing providers to include additional Rent-Geared-to-Income (RGI) supply within project buildings;
- iii) Aligning revitalization efforts with other Regional strategic priorities on poverty prevention, reducing homelessness, supporting transit-oriented development initiatives and environmental sustainability measures;
- iv) Implementing a program of community housing improvement and redevelopment projects; and
- v) Developing a long-term portfolio of shovel ready projects.

CARRIED

7.7 Approaching Housing Delivery at 300 Ritson Road South (2024-COW-26)

Report #2024-COW-26 from S. Danos-Papaconstantinou, Commissioner of Social Services, N. Taylor, Commissioner of Finance and B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(39) That we recommend to Council:

- A) That the Ritson School Site Community Needs Assessment dated April 19, 2024 provided within Attachment #1 to Report #2024-COW-26 of the Commissioners of Social Services, Finance and Planning and Economic Development be received for information;
- B) That Regional staff be authorized to advance predevelopment due diligence and a subsequent rezoning, together with community engagement and technical support, either as a standalone amendment or as a component of municipal planning processes already underway at the City of Oshawa;
- C) That staff's comments to the City of Oshawa staff dated May 17, 2024 within Attachment #3 to Report #2024-COW-26 be endorsed;
- D) That the Development Principles provided below and detailed within Attachment #4 to Report #2024-COW-26 be endorsed and form the basis for future development on the site and the abutting Region-owned lands; and
- E) That staff be authorized to release a Request for Expression of Interest (REI) to gauge the level of business interest in the redevelopment of the first

phase of the lands by the private and not-for-profit sectors for development and property management, either through a long-term land lease or traditional design-build-operate contract.

CARRIED

7.8 2024 Asset Management Plan (2024-COW-29)

Report #2024-COW-29 from N. Taylor, Commissioner of Finance and R. Jagannathan, Commissioner of Works, was received.

Discussion ensued regarding the next steps for the 2024 Asset Management Plan.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(40) That we recommend to Council:

- A) That the 2024 Regional Municipality of Durham Asset Management Plan be endorsed; and
- B) That the 2024 Regional Municipality of Durham Asset Management Plan be posted on the Region's website and the Ministry of Municipal Affairs and Housing be advised.

CARRIED

7.9 Region of Durham's 2024 to 2029 Energy Conservation and Demand Management Plan (2024-COW-30)

Report #2024-COW-30 from E. Baxter-Trahair, Chief Administrative Officer, N. Taylor, Commissioner of Finance and R. Jagannathan, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(41) That we recommend to Council:

- A) That per the requirements of Ontario Regulation 25/23 of the Electricity Act, the Region of Durham's 2024 to 2029 Energy Conservation and Demand Management Plan, included as Attachment #1 to Report #2024-COW-29 of the Chief Administrative Officer and Commissioners of Finance and Works, be endorsed; and
- B) That the Region of Durham's 2024 to 2029 Energy Conservation and Demand Management Plan be made available to the Ontario Ministry of Energy, Northern Development and Mines and posted to the Region's website by July 1, 2024.

CARRIED

7.10 Request for Funding from the Central Lake Ontario Conservation Authority for the

Acquisition of Land located adjacent to the Long Sault Conservation Area in the Municipality of Clarington (PIN 267430090) (2024-COW-31)

Report #2024-COW-31 from N. Taylor, Commissioner of Finance, and B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(42) That we recommend to Council:

- A) That in response to the request for funding from the Central Lake Ontario Conservation Authority, that funding in the amount of \$94,212, representing 40 per cent of the estimated eligible acquisition costs for approximately 16.57 hectares (40.94 acres) of land located adjacent to the Long Sault Conservation Area in the Municipality of Clarington (PIN 267430090), be approved and financed from the Region's Land Conservation and Protection Reserve Fund subject to the Central Lake Ontario Conservation Authority's Board of Directors' approval of the land purchase at their meeting on June 18, 2024; and
- B) That the Commissioner of Finance be authorized to adjust the total payment amount to Central Lake Ontario Conservation Authority pending a review of the eligibility of final costs incurred pursuant to the Region's Land Acquisition Funding Policy.

CARRIED

7.11 Request for Regional Financial Assistance under the Regional Revitalization Program by Medallion Developments Ltd. operating as Bruce Street Developments Ltd. ("Medallion") for the Development of two Purpose-Built Rental Apartment Buildings (Phase 1) on Vacant Lands located at 135 Bruce Street in the City of Oshawa (2024-COW-32)

Report #2024-COW-32 from N. Taylor, Commissioner of Finance, B. Bridgeman, Commissioner of Planning and Economic Development and R. Jagannathan, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(43) That we recommend to Council:

- A) That the application submitted by the City of Oshawa, on behalf of Medallion, under the Regional Revitalization Program (RRP), requesting Regional financial assistance for the development of two purpose-built rental apartment buildings (Phase 1) on vacant lands located at 135 Bruce Street in the City of Oshawa be approved, subject to the following conditions:
 - i) The Region to provide up to \$3,900,000, or the amount of assistance provided by the City of Oshawa, whichever is the lesser amount, for the

development, with funding provided from the Regional Revitalization Reserve Fund and transferred to the City of Oshawa for distribution to Medallion, in accordance with the timing and flow of funds under the RRP:

Full building permit issued to Medallion 50%

Framing inspection (or equivalent structural completion),
passed by the area municipal building inspection authority 40%

Occupancy permit received from the area municipal building
authority or passed preoccupancy inspection of those
municipalities which do not issue an occupancy permit; 10%

- ii) The City of Oshawa executes the necessary agreements with Medallion for the provision of financial assistance by the City;
 - iii) Medallion must pay all applicable Regional Development Charges due at building permit issuance;
 - iv) All costs associated with works for the development of the lands will be borne by the developer, Medallion, in keeping with Regional policies;
 - v) Satisfaction of any performance criteria outlined in agreements between the City of Oshawa and Medallion in regard to incentives (financial or other) provided under the City's Urban Growth Centre Community Improvement Plan and applicable City By-laws;
 - vi) The City of Oshawa enter into an agreement with the Region that outlines the terms and conditions for Regional financial assistance to ensure accountability for Regional funding;
 - vii) The City of Oshawa agrees to annual post-project reviews and audits for five years after substantial occupancy of the development of lands, in conjunction with the Region, to provide accountability and ensure effective utilization of Regional resources; and,
- B) That as per the RRP, the increased property tax revenue generated from the increased current value assessment of the development project in the City of Oshawa be used to replenish the Regional Revitalization Reserve Fund for approximately five years after substantial occupancy

CARRIED

7.12 Project Update and Approval of Additional Capital Financing for the Construction of the Seaton Region of Durham Paramedic Services Response Station and Training Centre in the City of Pickering (2024-COW-33)

Report #2024-COW-33 from N. Taylor, Commissioner of Finance and R. Jagannathan, Commissioner of Works, was received.

Moved by Councillor Chapman, Seconded by Councillor Ashe,
(44) That we recommend to Council:

- A) That the total project budget for the Seaton Region of Durham Paramedic Services Response Station and Training Centre in the City of Pickering be increased by \$1,900,000 for a revised project budget of \$16,143,000; and
- B) That the total estimated project cost of \$16,143,000 be financed as follows:

Previously approved financing

Development Charges	\$4,050,000
Property Taxes	5,917,014
Capital Project Reserve	3,368,986
Climate Mitigation and Environmental Initiatives Reserve Fund	<u>907,000</u>
Total Previously Approved Financing	<u>\$14,243,000</u>

Additional Financing Required

Capital Impact Stabilization Reserve Fund	<u>\$1,900,000</u>
Total Revised Project Financing	<u>\$16,143,000</u>

CARRIED

8. Confidential Matters

8.1 Confidential Report of the Commissioner of Works and Social Services - Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to a Property in the City of Oshawa (2024-COW-27)

Confidential Report #2024-COW-27 from R. Jagannathan, Commissioner of Works and S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Moved by Councillor Chapman, Seconded by Councillor Brenner,
(45) That we recommend to Council:

That the recommendations contained in Confidential Report #2024-COW-27 of the Commissioner of Works and Social Services be adopted.

CARRIED

8.2 Confidential Report of the Commissioner of Works and Social Services - Proposed or Pending Acquisition of Land for Regional Corporation Purposes as it relates to the Acquisition of Christine Crescent Road Allowance for the Revitalization of Durham Regional Local Housing Corporation (DRLHC) Properties in the City of Oshawa (2024-COW-28)

Confidential Report #2024-COW-28 from R. Jagannathan, Commissioner of Works and S. Danos-Papaconstantinou, Commissioner of Social Services, was received.

Moved by Councillor Chapman, Seconded by Councillor Brenner,
(46) That we recommend to Council:

That the recommendations contained in Confidential Report #2024-COW-28 of the Commissioner of Works and Social Services be adopted.

CARRIED

Moved by Councillor Nicholson, Seconded by Councillor Yamada,
(47) That the Committee recess for 10 minutes.

CARRIED

The Committee recessed at 2:05 PM and reconvened at 2:15 PM.

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Ashe, Collier, Jubb, Lee, Marimpietri, Pickles, Roy, Shahid, Woo and Wotten.

- 8.3 Confidential Report of the Commissioners of Works and Planning & Economic Development – 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, with respect to Staffs Response to the City of Oshawa and the Central Lake Ontario Conservation Authority (CLOCA) Proposal for Sharing of Costs Related to Increasing the Span of Metrolinx's Proposed Bridge Crossing Over the Oshawa Creek (2024-COW-34)
-

Confidential Report #2024-COW-34 from R. Jagannathan, Commissioner of Works and B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Nicholson,
(48) That the meeting be closed to the public in order to consider a matter with respect information 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 Confidential Report #2024-COW-34 of the Commissioners of Works and Planning & Economic Development.

CARRIED

[Refer to the Closed Meeting minutes of June 12, 2024]

Regional Chair Henry advised that during the closed session there was discussion regarding information explicitly supplied in confidence to the Region of Durham by the City of Oshawa. There were no motions made or directions given during the closed session.

Moved by Councillor Chapman, Seconded by Councillor Brenner,
(50) That we recommend to Council:

That the recommendations contained in Confidential Report #2024-COW-34 of the Commissioners of Planning and Economic Development and Works be adopted.

DEFEATED ON THE FOLLOWING RECORDED
VOTE (TIE VOTE DEEMS QUESTION DECIDED
IN THE NEGATIVE):

<u>Yes</u>	<u>No</u>
Councillor Anderson	Councillor Brenner
Councillor Barton	Councillor Carter
Councillor Cook	Councillor Chapman
Councillor Crawford	Councillor Garrod
Councillor Dies	Councillor Kerr
Councillor Foster	Councillor Leahy
Councillor Mulcahy	Councillor McDougall
Councillor Schummer	Councillor Neal
Councillor Woo	Councillor Nicholson
Regional Chair Henry	Councillor Yamada

Members Absent: Councillor Ashe
Councillor Collier
Councillor Jubb
Councillor Lee
Councillor Marimpietri
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Wotten

Declarations of Interest: None

Discussion ensued with regards to concerns about supporting the expansion of the new Metrolinx bridge, which may require the Region of Durham to support projects outside its jurisdiction; and whether expanding the Metrolinx bridge could create leverage to have Canada Pacific Railway (CPR) expand their bridge.

Moved by Councillor Nicholson, Seconded by Councillor Kerr,
(51) That we recommend to Council:

That the Region of Durham participate in cost sharing at 50/50 with the City of Oshawa on an expanded scope for the new Metrolinx bridge over Oshawa Creek from a 32-metre span to a 45-metre span related to the correspondence received from the City of Oshawa and the Central Lake Ontario Conservation Authority

(CLOCA), requesting the Region of Durham to cost share in a new Metrolinx bridge over Oshawa Creek.

CARRIED ON THE FOLLOWING RECORDED
VOTE:

Yes

Councillor Anderson
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Crawford
Councillor Kerr
Councillor Leahy
Councillor Neal
Councillor Nicholson
Councillor Yamada

No

Councillor Barton
Councillor Cook
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor McDougall
Councillor Mulcahy
Councillor Schummer
Regional Chair Henry

Members Absent: Councillor Ashe
Councillor Collier
Councillor Jubb
Councillor Lee
Councillor Marimpietri
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Woo
Councillor Wotten

Declarations of Interest: None

9. Adjournment

Moved by Councillor Chapman, Seconded by Councillor Mulcahy,
(52) That the meeting be adjourned.

CARRIED

The meeting adjourned at 2:51 PM

Respectfully submitted,

John Henry, Regional Chair

Sarah Dessureault, Committee Clerk