

## Report #4 of the Committee of the Whole

For consideration by Regional Council

June 26, 2024

The Committee of the Whole recommends approval of the following:

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

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  - 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>        |
| <b>Total Metrolinx Share</b>   | <b><u>\$5,100,000</u></b> |
| <br><u>Region Share</u>  |                           |
| 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                 |
| Total Regional Share   | <u>\$445,300</u>          |
| Total Project Financing  | <u>\$5,545,300:</u>       |
  - 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.
2. Durham Meadoway Visioning Study – Project Outcome and Next Steps (2024-COW-22)

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  - 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 Commissioner 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.
3. Durham Region's 2025 Strategic Plan Community Engagement Summary (2024-COW-23)
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- 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.
4. Moving Towards a Sustainable Approach for Asylum Seekers and Refugees in Durham (2024-COW-24)
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- 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 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.
5. Redevelopment Feasibility Analysis for Durham Regional Local Housing Corporation (DRLHC) Site at Malaga Road and Christine Crescent  
[\(2024-COW-25\)](#)
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- 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.

6. Approaching Housing Delivery at 300 Ritson Road South ([2024-COW-26](#))

- A) That the Ritson School Site Community Needs Assessment dated April 19, 2024 provided within Attachment #1 to Report #2024-COW-26 of the Commissioner 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.

7. 2024 Asset Management Plan ([2024-COW-29](#))

- 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.

8. Region of Durham's 2024 to 2029 Energy Conservation and Demand Management Plan ([2024-COW-30](#))

- 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 Commissioner 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.

9. 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)

- 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.

10. 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)

- 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),<br>passed by the area municipal building inspection authority | 40% |
| Occupancy permit received from the area municipal building  | 10% |

authority or passed preoccupancy inspection of those municipalities which do not issue an occupancy permit;

- 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.

11. 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](#))

- 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  
**Total Revised Project Financing**

\$1,900,000  
**\$16,143,000**

12. 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)

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

13. 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)

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

14. 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)

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.

Respectfully submitted,

J. Henry, Regional Chair and CEO