



Council Memorandum

Date: March 26, 2025

To: Regional Chair Henry, Members of Regional Council and Department Heads

From: Brian Bridgeman, Commissioner of Community Growth and Economic Development

Subject: Request to the Province of Ontario: Expedite Release of the Regulations for the Transportation for the Future Act

The Regional Municipality of Durham

Community Growth and Economic Development Department

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Brian Bridgeman,
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Commissioner of Community Growth and Economic Development

The GO Lakeshore East Extension is a priority project for the Region of Durham due to the tremendous potential to drive economic development, transform and connect communities, and help achieve a more sustainable future. Early site preparation and demolition for the Extension has started in downtown Oshawa.

In 2018, the Province made the decision to stop funding the design and construction of new GO transit stations. As a result of Durham-led efforts, the Province enacted [Transportation for the Future Act in December 2023](#).

Over the past two years, Regional Council has repeatedly confirmed its support to investigate the use of the new Act to fund the four new GO stations along the Extension. Upon the enactment of an enabling regulations, this legislation enables municipalities to support the building of stations along new GO train routes by funding the up-front costs related to station design and construction and enacting a by-law to recover costs through the collection of a Transit Station Charge (TSC). This fee will be paid by the landowners who will benefit from the presence of a GO station by way of increased land values and will be collected only when a landowner develops their land.

The Region has been waiting for over a year for the province to release the regulations. Without these regulations in place, we cannot meaningfully proceed with the required Background Study and subsequent Transit Station Charge by-law. There are now residential and mixed-use development applications being brought forward to the City of Oshawa and the Municipality of Clarington proposing significant new units adjacent to future GO Station sites.

Durham is in critical need of housing, and we do not want to delay any application for development in a designated Major Transit Station Area, which is why we are recommending that Regional Council endorse the attached motion at the March 2025 Council meeting. The motion requests that the Province expedite the release of the regulations to enable the Region of Durham to proceed with a Transit Station Charge by-law.

The proposed motion is essential to encourage the Province to act quickly and support the Region's use of the station funding mechanism enabled through the Transportation for the Future Act.

Attachments

- Attachment #1: Motion regarding GO Transit Station Funding

Kind regards,

Brian Bridgeman

Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Community Growth and Economic Development

Request to the Province of Ontario to release the regulations to enable the Region of Durham to proceed with a background study on Transit Station Charge(s) to support the funding and delivery of four new GO stations and Transit-Oriented Communities along the GO Lakeshore East Extension to Bowmanville.

WHEREAS residents, workers, and businesses in the Region of Durham rely on regional transportation to connect with one another, commute to and from work, and reach new customers;

AND WHEREAS current economic uncertainty reinforces the need to invest in our communities, invest in public infrastructure, build more homes, and strengthen the connections between residents, workers and businesses in the region;

AND WHEREAS the Region of Durham identifies the GO Lakeshore East Extension as a priority project that can drive economic development, transform and connect our communities and help achieve a more sustainable future;

AND WHEREAS the Province of Ontario committed to build and fund the GO Lakeshore East Extension in the 2022 provincial budget;

AND WHEREAS the Region of Durham and the Province of Ontario have worked collaboratively together on an innovative approach to transit-oriented community development;

AND WHEREAS the Province of Ontario introduced and passed the GO Transit Station Funding Act, 2023, to enable more GO stations, spur more housing and mixed-use communities around transit, and help make it more convenient to travel across the Greater Toronto Area and surrounding regions;

AND WHEREAS the Region of Durham estimates that the GO Transit Station Funding Act, 2023 will enable up to 16,000 new homes across four new transit-oriented communities in the next 30 years, providing much needed housing options in the Region of Durham;

AND WHEREAS the Region of Durham wishes to expeditiously pass a transit station charge by-law under the GO Transit Station Funding Act, 2023 to support the funding of the four new GO stations along the GO Lakeshore East Extension;

AND WHEREAS there are current development applications in the City of Oshawa and Municipality of Clarington that are within the area of future GO stations where a transit station charge would apply.

NOW THEREFORE BE IT RESOLVED: THAT the Council of the Regional Municipality of Durham hereby requests that the Province of Ontario expedite the release of regulations under the GO Transit Station Funding Act, 2023 to enable the Region of Durham to proceed with a background study and pass a Transit Station Charge By-law to support the funding of four new GO stations and Transit-Oriented Communities along the GO Lakeshore East Extension to Bowmanville.

AND THAT a copy of this resolution be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Transportation, the Minister of Infrastructure, all local Durham MPPs, and all Durham local area municipalities.