

Report #5 of the Committee of the Whole

For consideration by Regional Council

May 28, 2025

The Committee of the Whole recommends approval of the following:

1. MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham (2025-COW-18)

- A) That the MSIFN-Durham Bilateral Agreement (Appendix 1 to Report #2025-COW-18 of the Chief Administrative Officer) be endorsed for signature;
- B) That staff be directed to plan for a signing ceremony to occur at a mutually-agreed upon date; and
- C) That a copy of the MSIFN-Durham Bilateral Agreement be forwarded to local area municipalities in Durham Region, and the Association of Municipalities of Ontario (AMO) and the Federation of Canadian Municipalities (FCM), for their information.

2. Motion to Establish Social Procurement Practices

Whereas the impact of American tariffs has resulted in a strengthened call for modernization in municipal procurement processes to reflect current economic and social realities;

And Whereas every purchase the Region makes has a social, economic, cultural, and environmental impact;

And Whereas social procurement is a holistic approach to strategic social, economic, environmental, and inclusive goals that drive positive community outcomes through the strategic use of procurement policies and practices;

And Whereas social procurement still requires that equal opportunity be provided to all vendors and does not provide preferential treatment, in that competitive pricing must still be provided;

And Whereas the City of Toronto, City of Pickering, and City of Calgary are among those who have successfully executed social procurement practices, leading to beneficial outcomes for both the community and the economy;

Now Therefore Be It Resolved That:

1. Staff be directed to investigate the implementation of a social procurement program, with a focus on:

- a) Prioritizing inclusion and diversity in our supply chain and the business practices of our suppliers;
 - b) Promoting that our suppliers be good corporate citizens through social equity, climate sustainability and community development practices;
 - c) Including local economic development and employment targets or goals that support Durham Region residents to work in the Region; and
 - d) Supporting local businesses when possible, by continuing to prioritize purchasing for below trade agreement thresholds;
2. Staff establish a process for businesses to become a diverse or sustainable supplier with the Region, including holding education sessions on achieving certification from non-profit and accredited supplier organizations;
 3. Staff report back to Regional Council with their recommendations within one year; and
 4. Staff share their findings and outcomes with lower-tier municipalities to align procurement practices across the Region.
3. Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)
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- A) That Regional Staff be directed to collaborate with staff from the Municipality of Clarington to prepare the comprehensive business case study and conduct the public consultation required under the Municipal Act and the regulations to allow the municipalities to create a Joint Municipal Services Board (JMSB) to govern the delivery of a district energy system (DES) in the Courtice Transit Oriented Community (CTOC), and a jointly owned Municipal Services Corporation (MSC) with a mandate to develop, own, and operate the CTOC DES;
- B) That staff be directed to take necessary steps to submit a preliminary funding application to the Federation of Canadian Municipalities' Green Municipal Fund Community Energy Systems Capital Project Stream for a combined grant and loan up to a maximum of \$10 million to support the first phase of the proposed CTOC DES project;
- C) That staff be directed to explore opportunities for public and private sector financing partnerships to support the implementation of the proposed CTOC DES, including grant funding from the federal and provincial governments, as well as project financing opportunities through the Canada Infrastructure Bank, Infrastructure Ontario, and other institutions;

- D) That staff be directed to undertake a non-binding Request for Expressions of Interest (RFEOI) to identify potential private sector partners to enable the provision of necessary infrastructure, operational support, and expertise in DES delivery in the CTOC;
 - E) That staff be directed to report back to Council before the end of Q1 2026 with a comprehensive business case study for a jointly-owned Municipal Service Board and MSC between the Region and Clarington for final approval to create both entities, including key recommendations on how the entities are proposed to be governed and managed, sources of capital to enable project implementation, available preliminary business case updates, key partnerships with third parties for project implementation and operations, as well as a detailed project implementation plan that shows how the infrastructure will be delivered in time for the high density development planned around the future Courtice GO Station; and
 - F) That a copy of Report #2025-COW-19 of the Chief Administrative Officer be forwarded to local area municipalities in Durham Region, GTHA upper-tier Regional Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Ministry of Municipal Affairs and Housing, the Ontario Ministry of Energy and Mines, Natural Resources Canada, the Durham Region Home Builders' Association (DRHBA), and the Federation of Canadian Municipalities (FCM), for their information.
4. Sole Source Procurement for the preparation of the GO Lakeshore East Extension Transit Station Charge Background Study ([2025-COW-20](#))
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- A) That a sole source contract for the preparation of the Transit Station Charge Background Study be awarded to a consultant team led by N. Barry Lyon Consultants (NBLC), including Watson & Associates Economists Limited, with an upset limit of \$175,000, to be funded from the anticipated Transit Station Charge (TSC), with interim financing to be sourced at the discretion of the Commissioner of Finance;
 - B) That authorization be provided to proceed with the Transit Station Charge Background Study as soon as possible as per the GO Transit Station Funding Act, 2023;
 - C) That the Region advise the Province that it will contribute all the funds it collects from the Transit Station Charge over 30 years following approval of the TSC by-law after deducing financing and any other related costs, toward the cost of the four new GO Train Stations;
 - D) That the Commissioner of Finance be authorized to execute the necessary agreements and contracts to implement the above-noted actions; and

- E) That a copy of Report #2025-COW-20 of the Commissioners of Finance and Community Growth and Economic Development be forwarded to the area municipalities for their information.

Respectfully submitted,

J. Henry, Regional Chair and CEO