

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

COMMITTEE OF THE WHOLE

Wednesday, May 14, 2025

A regular meeting of the Committee of the Whole was held on Wednesday, May 14, 2025 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:32 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Roll Call

Present: Councillor Anderson
Councillor Ashe* attended for part of the meeting
Councillor Brenner
Councillor Carter left the meeting at 11:18 AM
Councillor Chapman
Councillor Collier left the meeting at 12:30 PM
Councillor Cook left the meeting at 10:37 AM and returned at 11:29 AM
Councillor Crawford
Councillor Dies
Councillor Foster* attended the meeting at 9:34 AM
Councillor Garrod* attended for part of the meeting
Councillor Jubb*
Councillor Kerr
Councillor Leahy* attended for part of the meeting
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson*
Councillor Pickles*
Councillor Roy* attended for part of the meeting
Councillor Schummer* attended for part of the meeting
Councillor Woo left the meeting 12:28 PM
Councillor Wotten
Councillor Yamada*
Regional Chair Henry
*** denotes Councillors participating electronically**

All members of Committee were present with the exception of Councillors Barton and Shahid.

Staff

Present: S. Austin, A. Burgess, S. Dessureault, J. Dixon, A. Evans, T. Fraser, S. Gill*, C. Goodchild, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, J. Hunt, R. Inacio, L. Lovery*, A. Luqman, L. McIntosh*, I. McVey, N. Pincombe, M. Simpson, C. Taylor, E. Valant*, and V. Walker
***denotes staff participating electronically**

Regional Chair Henry advised that he has received correspondence from the Canadian Association of Municipal Administrators to recognize Jason Hunt, Regional Solicitor and Director of Legal Services, for 10 years of service. He extended congratulations to J. Hunt on behalf of Regional Council.

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 Sandra Austin, Executive Director, Strategic Initiatives, and Kelly LaRocca, Chief, Mississaugas of Scugog Island First Nation, Re: 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)
-

S. Austin and K. LaRocca provided a presentation regarding the MSIFN-Durham Bilateral Agreement – Government-to-Government Collaboration between the Mississaugas of Scugog Island First Nation (MSIFN) and the Region of Durham. Highlights of their presentation included:

- Smudge
- Commitment
- Acknowledging the land
- MSIFN permanent flag at Durham HQ
- Remembering the Children memorial
- Truth and Reconciliation Awareness Walk
- Public Art and Creative Placemaking
- Indigenous Advocacy Subcommittee
- Building and strengthening relationships
- Braiding Pathways
- MSIFN-Durham Region Bilateral Agreement
- Chief Kelly LaRocca

S. Austin and K. LaRocca responded to questions with respect to the ability to broaden the scope of the proposed agreement in the future; whether there is any impact on the area municipalities and their relationship with MSIFN; contents of the Braiding Pathways and Engagement Guidelines documents; potential areas of future collaboration; why there was no engagement with the area municipalities on the proposed agreement; and the possibility of consulting with area municipalities and adding them as signatories to the proposed agreement.

Moved by Councillor Carter, Seconded by Councillor Woo,
(45) That the order of the agenda be altered to consider Item 7.1 at this time.
CARRIED

7.1 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)

Report #2025-COW-18 from E. Baxter-Trahair, Chief Administrative Officer, was received.

S. Austin responded to questions with respect to the possibility of adding clean water and clear air into section 3.2.2; and whether the Region has looked at procurement and First Nation opportunities.

Discussion ensued with respect to the possibility of consulting with local area municipalities on a joint collaboration and including interested municipalities as signatories to the agreement.

Moved by Councillor Lee, Seconded by Councillor Woo,
(46) That we recommend to Council:

- 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.

CARRIED LATER IN THE MEETING ON A
RECORDED VOTE
(See Following Motion)

Moved by Councillor McDougall, Seconded by Councillor Anderson,
(47) That the main motion (46) of Councillors Lee and Woo be amended by adding the following as a new Part D):

- D) That staff be directed to engage in consultation with all Durham local area municipalities on the contents of the bilateral agreement and potential opportunities for joint collaboration and inclusion of willing local area municipalities as future signatories to the agreement.

MOTION DEFEATED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Leahy
Councillor McDougall
Councillor Neal
Councillor Wotten
Councillor Yamada

No

Councillor Anderson
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Lee
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Regional Chair Henry

Members Absent: Councillor Ashe
Councillor Barton
Councillor Marimpietri
Councillor Shahid

Declarations of Interest: None

The main motion (46) of Councillors Lee and Woo was then put to a vote and
CARRIED UNANIMOUSLY ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson
Councillor Brenner

No

None

Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

Members Absent: Councillor Ashe
Councillor Barton
Councillor Marimpietri
Councillor Shahid

Declarations of Interest: None

Moved by Councillor Kerr, Seconded by Councillor Woo,
(48) That the Committee recess for 15 minutes.

CARRIED

The Committee recessed at 10:37 AM and reconvened at 10:55 AM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Barton, Cook, Roy and Shahid.

4.2 Shaun Collier, Board Chair, DRPS and Peter Moreira, Chief of Police, DRPS, Re: Durham Regional Police Service Board – Quarterly Update to Council

S. Collier, Chair of the Durham Regional Police Services Board (DRPSB), and Chief Moreira, Durham Regional Police Service (DRPS), appeared before Committee to provide a quarterly update. Highlights of their presentation included:

- Durham Regional Police Service Board
- DRPS Organizational Changes
- Illegal Firearms and Shootings (YTD April 30)
- Organized Crime Auto Theft (YTD April 30)
- DRPS Leadership and Advocacy
- Calls for Service + Response Times
- Impacts of Less Proactive Policing
- Hate Crimes/IPV/Mental Health
- Road Safety (YTD April 30)

A detailed question and answer period ensued. Chief Moreira responded to questions with respect to the Countering Hate and Violent Extremism Conference; the Hate Crimes Unit; hate crime incidents and processing of criminal charges; the DRPS Diversity Audit; incidents at shopping malls; closed-circuit television (CCTV) surveillance; the Town Hall Meeting in Ajax on Missing Black Boys; shootings and firearm discharges; statistics on crime gun seizures; community safety programs; attendance at community meetings; Bill C-75; auto theft; gun seizures; meetings with Federal government representatives; and whether a meeting with the new Prime Minister has been requested.

Chief Moreira advised that the Ontario Association of Chiefs of Police (OACAP) will be requesting a meeting with Prime Minister Mark Carney. It was requested that Chief Moreira ask the OACAP President to request a meeting with the Prime Minister in partnership with all Police Associations across Canada. It was also requested that when meeting with Federal government representatives, Chief Moreira remind them that the cost of policing is paid for by taxpayers and the decisions made by the judicial system puts an extra expense on police services.

Moved by Councillor Chapman, Seconded by Councillor Dies,
(49) That the order of the agenda be altered in order to hear the delegations at this time.

CARRIED

5.1 Trevin Noble, Co-Founder & Chief Operations Officer, Philantrix, Re: Motion to Establish Social Procurement Practices

T. Noble appeared later in the meeting with M. Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise. [See Item 5.2 on pages 6 and 7 of these minutes.]

5.2 Malcolm Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise, Re: Motion to Establish Social Procurement Practices

Malcolm Wright, Co-Founder & Chief Partnerships Officer, and Trevin Noble, Partnership Coordinator, Nobellum Enterprise, appeared in support of the proposed motion to establish social procurement practices and provided a

presentation regarding Nobellum Enterprise and social procurement. Highlights of their presentation included:

- About Us
- Programs
- Accelerate Durham
- How We Measure Success
- Startup Roadmap
- Social Procurement
- More Than a Contract: Building Durham
 - Economic Development
 - Community Development
 - Sustainability
- Success Story: Coral Corp
- Join Our Membership Community

M. Wright and T. Noble responded to questions from the Committee.

Moved by Councillor Lee, Seconded by Councillor Anderson,

(50) That the order of the agenda be altered in order to consider Item 8.1 at this time.

CARRIED

8.1 Motion to Establish Social Procurement Practices

Discussion ensued with respect to the difficulty with implementing such a policy. It was suggested that staff speak with the Chambers of Commerce and Boards of Trade.

Moved by Councillor Lee, Seconded by Councillor Crawford,

(51) That we recommend to Council:

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.

CARRIED

5.3 John Anthony Stephenson, Director, The Boltzmann Institute, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

J. Stephenson, Director, The Boltzmann Institute, appeared in support of the recommendations contained in Report #2025-COW-19 of the Chief Administrative Officer.

J. Stephenson provided an overview of The Boltzmann Institute and advised that they are currently focussed on building heating. He outlined his experience with district energy systems and advised that they organized a conference in March 2025 to address the question: “Should Ontario Municipalities be required to engage in heating planning?”. He stated that a survey conducted after the conference indicated a lot of attendees agreed that it should be a requirement for municipalities.

J. Stephenson concluded by advising that they endorse the recommendation to request expressions of interest to identify potential private sector partners.

J. Stephenson responded to questions from the Committee.

5.4 Don Richardson, CEO, Minogi Corp., on behalf of the Mississaugas of Scugog Island First Nation, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

D. Richardson, CEO, Minogi Corp., appeared in support of the recommendations contained in Report #2025-COW-19 of the Chief Administrative Officer.

D. Richardson advised that Minogi Corp. is the clean energy economic development arm of the Mississaugas of Scugog Island First Nation (MSIFN). He stated that MSIFN is committed to advancing sustainable economic opportunities that align with First Nation values of environmental stewardship and community prosperity. He also stated that the proposed Courtice Transit-Oriented Community District Energy System is a transformative clean energy project, and Minogi Corp. sees significant partnership potential to enhance its success while accessing federal and provincial funding for First Nation led initiatives.

D. Richardson outlined the strategic alignment with MSIFN goals, the federal funding opportunities for First Nation partnerships, provincial funding and policy support, and partnership value and implementation.

D. Richardson concluded by requesting that Regional Council direct staff to engage Minogi Corp. in the comprehensive business case study and public consultations for the Joint Municipal Services Board and Municipal Services Corporation to ensure a First Nation economic partnership is embedded from the start.

Moved by Councillor Chapman, Seconded by Councillor McDougall,
(52) That the Committee recess for 20 minutes.

CARRIED

The Committee recessed at 12:44 PM and reconvened at 1:05 PM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors Ashe, Barton, Carter, Collier, Leahy, Roy, Schummer, Shahid and Woo.

4.3 Ian McVey, Manager, Sustainability, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)

I. McVey provided a presentation regarding the Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation. Highlights of the presentation included:

- Courtice District Energy System (DES) Service Area (Conceptual Only)
- District Energy Options Evaluated
- DYEC Heating Only – DES Business Case
- Landowner Group (LOG) Development Forecast (Updated January 2025)
- Courtice DES Load Forecast Assumptions (Updated)
- Phase 1 Distribution Piping Plan Assumptions
- Phase 1 – Energy Centre
- Updated DES Business Case (Base Case)
- DES Business Case – DE Utility Cash Flow
- Financial Risks and Mitigation Strategies
- Ownership & Governance of Courtice DES
- Potential for Low-Cost Financing and Grants
- Target Project Development Timeline & Process
- Establishing Governance and Ownership

I. McVey responded to questions with respect to the cost of the temporary energy centre; whether capacity at the Durham York Energy Centre (DYEC) would need to be increased at full build-out; whether upgrades would be required at the DYEC; when the DYEC 20-year contract term ends; the potential impact of Federal or Provincial cabinet and policy changes; the potential for District Energy System capacity issues; involvement of the Ontario Energy Board and Independent Energy Supply Operator; potential risks to the Region; the billing process and cost to homeowners; and whether the District Energy System addresses cooling requirements.

5. Delegations

5.1 Trevin Noble, Co-Founder & Chief Operations Officer, Philantrix, Re: Motion to Establish Social Procurement Practices

This item was dealt with earlier in the meeting. [See Item 5.2 on pages 6 and 7 of these minutes.]

5.2 Malcolm Wright, Co-Founder & Chief Partnerships Officer, Nobellum Enterprise, Re: Motion to Establish Social Procurement Practices

This item was dealt with earlier in the meeting. [See pages 6 and 7 of these minutes.]

5.3 John Anthony Stephenson, Director, The Boltzmann Institute, Re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation

This item was dealt with earlier in the meeting. [See pages 8 and 9 of these minutes.]

5.4 Don Richardson, CEO, Minogi Corp., on behalf of the Mississaugas of Scugog Island First Nation, Re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation

This item was dealt with earlier in the meeting. [See page 9 of these minutes.]

6. Correspondence

6.1 Correspondence from Louis Bertrand, Scugog resident, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

Moved by Councillor Lee, Seconded by Councillor Anderson,

(53) That correspondence from Louis Bertrand, Scugog resident, re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation, be referred to consideration of Report #2025-COW-19 of the Chief Administrative Officer.

CARRIED

6.2 Correspondence from Linda Gasser, Whitby resident, and Wendy Bracken, Clarington resident, Re: Courtice Transit-Oriented Community District Energy System – Recommended Business Model and Governance Framework to Enable Implementation

Moved by Councillor Lee, Seconded by Councillor Anderson,

(54) That correspondence from Linda Gasser, Whitby resident, and Wendy Bracken, Clarington resident, re: Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation, be referred to consideration of Report #2025-COW-19 of the Chief Administrative Officer.

CARRIED

7. Reports

7.1 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)

This item was dealt with earlier in the meeting. See pages 3 to 5 of these minutes.

7.2 Courtice Transit-Oriented Community District Energy System –Recommended Business Model and Governance Framework to Enable Implementation (2025-COW-19)

Report #2025-COW-19 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Staff responded to questions with respect to whether this project would change what materials are allowed at the Durham York Energy Centre; whether the District Energy System would be utilizing waste heat; and whether additional carbon will be generated to leverage the waste heat.

A question was also raised with respect to whether staff required direction to engage with Minogi Corp., as requested by D. Richardson earlier in the meeting. I. McVey advised that staff would engage with Minogi Corp. as part of the recommendation to explore opportunities for public and private sector financing partnerships.

Moved by Councillor Anderson, Seconded by Councillor Brenner,
(55) That we recommend to Council:

- 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.

CARRIED

7.3 Sole Source Procurement for the preparation of the GO Lakeshore East Extension Transit Station Charge Background Study (2025-COW-20)

Report #2025-COW-20 from N. Taylor, Commissioner of Finance; and B. Bridgeman, Commissioner of Community Growth and Economic Development, was received.

Discussion ensued with respect to the need for all four stations to be built at the same time, and the need for the Province to move forward with regulations to the Transit Station Funding Act.

Moved by Councillor Anderson, Seconded by Councillor Brenner,
(56) That we recommend to Council:

- 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 deducting 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.

CARRIED

8. **Members Motions**

8.1 Motion to Establish Social Procurement Practices

This item was dealt with earlier in the meeting. [See pages 7 and 8 of these minutes.]

9. **Confidential Matters**

There were no confidential matters to be considered.

10. **Adjournment**

Moved by Councillor Kerr, Seconded by Councillor Crawford,
(57) That the meeting be adjourned.

CARRIED

The meeting adjourned at 1:49 PM

Respectfully submitted,

John Henry, Regional Chair

T. Fraser, Committee Clerk