

Report #2 of the Finance & Administration Committee

For consideration by Regional Council

May 28, 2025

The Finance & Administration Committee recommends approval of the following:

1. The Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report and 2025 Workplan ([2025-A-2](#))
 - A) That Report #2025-A-2 of the Chief Administrative Officer be received for information as the Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report;
 - B) That the Regional Municipality of Durham's Accessibility Advisory Committee's 2025 Workplan be approved; and
 - C) That the Regional Municipality of Durham Accessibility Advisory Committee's revised Terms of Reference be approved.
2. Accelerating Decarbonization of Corporate Facilities through Canada Infrastructure Bank Building Retrofit Initiative – Approval to Negotiate an Agreement with SOFIAC ([2025-A-3](#))
 - A) That a partnership framework with the Société de financement et d'accompagnement en performance énergétique (SOFIAC) governing the financing, procurement, engineering design and construction of an energy efficiency and GHG reduction project in the Region's long-term care home portfolio, as outlined in Report #2025-A-3 of the Chief Administrative Officer, and in the SOFIAC Term Sheet (Confidential Attachment #2 to Report #2025-A-3 of the Chief Administrative Officer), be endorsed, and the Chief Administrative Officer be directed to sign the Term Sheet on behalf of the Region;
 - B) That the Chief Administrative Officer be authorized to negotiate a Service Agreement for Energy Performance Optimization ("Service Agreement") with SOFIAC pending successful completion of the detailed feasibility study for the financing and management of design, construction, and measurement and verification related services, subject to the agreement aligning with the principles of the SOFIAC Term Sheet and being to the satisfaction of the Regional Treasurer and Regional Solicitor, (Confidential Attachment #2 to Report #2025-A-3); and
 - C) That the Chief Administrative Officer and Treasurer be directed to report back to Council to seek approval for the execution of the Service Agreement, and the associated financing strategy, by Q4 2025.

3. The issuance of debentures on behalf of the Town of Ajax, Municipality of Clarington, City of Pickering, Township of Uxbridge and the Region of Durham, and a loan application with Infrastructure Ontario on behalf of the Region of Durham ([2025-F-4](#))
-

2025 Debentures

- A) That the Commissioner of Finance be authorized to issue external debentures, in a total principal amount not to exceed \$161,989,000 on behalf of the Town of Ajax, the Municipality of Clarington, City of Pickering, Township of Uxbridge and the Regional Municipality of Durham (“Region”) over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of Report #2025-F-4 of the Commissioner of Finance;
- B) That the Commissioner of Finance be authorized to negotiate the proposed terms and conditions of the external debenture issue as deemed necessary by the Fiscal Agents and sign the Purchase Letter to successfully market the issue to prospective investors, with the possibility that the Region may purchase all or part of the debentures; and
- C) That the Region be authorized to issue the external debentures through CDS Clearing and Depository Services Inc.’s “Book Entry Only” system;

Infrastructure Ontario (“IO”) Loan Program

- D) That the Commissioner of Finance be authorized to seek long-term borrowing of up to \$90,976,949 on behalf of the Region from the Ontario Infrastructure Lands and Corporation, or IO, under the Housing-Enabling Water Infrastructure (“HEWI”) lending stream over various terms, with such terms not to exceed 20 years relating to the financing requirements detailed in the body of this report, subject to approval from IO;
- E) That the entering into of a financing agreement under the HEWI lending stream of IO by the Regional Chair and the Commissioner of Finance be approved, subject to the satisfaction of the Commissioner of Finance, and approval be granted for the requisite authorizing by-law(s); and
- F) That the Commissioner of Finance and Regional Chair be authorized to generally do all things and to execute all other documents and papers in the name of the Region in order to carry out the long-term borrowing under the financing agreement;

Update on Approved Debenture Finance for Durham Region Transit Project

- G) That the location of the 110 Westney Facilities EV Charging Infrastructure Project approved through [Report #2024-F-18](#) of the Commissioner of Finance in the amount of \$2,300,000 financed by debentures be relocated

to Durham Region Transit Oshawa Facility as a result of available electricity capacity.

4. Investment Policy Statement Update (2025-F-5)

That the proposed Investment Policy Statement attached to Report #2025-F-5 of the Commissioner of Finance, be approved.

5. Recommended New Water Rate for a 305-mm (12 inch) Water Meter (2025-F-6)

A) That the following new 2025 water rates be adopted for a 305-mm (12 inch) water meter:

- i) Service Charge - \$5,396.18 per month;
- ii) Minimum Bill - \$6,403.00 per month; and

B) That the Regional Solicitor be instructed to prepare the necessary by-law to implement this recommendation.

6. Medium and High-Density Residential Development Charge Deferral Program (2025-F-7)

A) That a Medium and High-Density Residential Regional Development Charge Deferral Program be implemented for the 2025 construction season to provide immediate relief for medium and high-density developments (i.e. high-rise condominiums, townhouses and plexes) to ensure Durham Region continues to supply much needed higher density housing opportunities during these economic uncertain times, subject to the following conditions:

- i) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for high-rise condominium, townhouse condominium and plex developments that meet the "apartment building", "plex" or "townhouse building" definitions in the by-laws (excluding any purpose built rental and non-profit developments, which already benefit from statutory deferrals and exemptions, respectively) be deferred from building permit until first occupancy at the option of the applicant;
- ii) The applicable development charges owed under the Region's Residential and Non-residential Development Charges By-law No. 42-2023, Transit Development Charges By-law No. 39-2022 and GO Transit Development Charges By-law No. 86-2001 for townhouse developments approved through a plan of subdivision (e.g. freehold

- townhouses) have the option to defer payment of hard services DCs at subdivision agreement execution until building permit;
- iii) That full payment for the residential medium and high-density developments that qualify for the deferral be due at first occupancy (excluding freehold townhouse developments), with a security provided to the Region at building permit issuance and any default of the deferral payment being subject to an interest rate of 2.6 per cent that accrues from building permit issuance until payment;
 - iv) That full payment for the freehold townhouse developments approved through a plan of subdivision that qualify for the deferral be due at building permit issuance for each unit;
 - v) That default provisions apply if deferral payments become overdue;
 - vi) That applicants electing to use the deferral program enter into a deferral agreement with the Region; and
 - vii) That other such terms and conditions as deemed appropriate by the Commissioner of Finance be included;
- B) That the Medium and High-Density Residential Development Charge Deferral Program be available to building permit applications for residential developments as set out in Recommendation A) of Report #2025-F-7 of the Commissioner of Finance, that are submitted on or after the date of Council approval of this report, until December 31, 2025;
- C) That Regional staff submit a report to Regional Council in December 2025 with a review of the uptake of the Medium and High-Density Residential Development Charge Deferral Program to-date;
- D) That the Commissioner of Finance be authorized to enter into deferral agreements for purposes of the Medium and High-Density Residential Development Charge Deferral Program, subject to the conditions set out in Recommendation A) of Report #2025-F-7, and any additional conditions deemed appropriate by the Commissioner of Finance, and to the satisfaction of the Regional Solicitor; and
- E) That the Provincial Minister of Municipal Affairs and Housing, be advised of the Region of Durham's interest in working to modernize the Development Charges Act and related regulations to ensure that growth related municipal infrastructure, including water, sewer, transit and roads, is appropriately funded by that growth balanced with a recognition that: i) growth may benefit existing development through the provision of more accessible and efficient services to the entire community; and ii) recognizing that new development that has occurred over the past three decades has already

paid development charges, this existing development should not have to contribute again to the cost of future growth.

7. Wind Down of the Regional Revitalization Program and Rescinding the Redundant Pickering Casino Reserve Fund By-law ([2025-F-8](#))

That By-law 11-2023, the by-law governing the Pickering Casino Revenues reserve fund, be repealed since the current balance in the reserve fund is zero and the reserve fund is not required, as the Region's share of funding from the Reserve Fund is being treated as flow through funding to support housing and homelessness initiatives through the Corporate Items budget in the Annual Business Plans and Budgets.

8. U-Pass Agreement Extension ([2025-F-9](#))

- A) That the existing U-Pass agreements with Durham College, Ontario Tech University and Trent University (Durham Campus) be extended including updated U-Pass rates through the 2027-2028 academic year with the following fee increases:
- i) 2025-2026 academic year – 4.9 per cent increase from \$152.85 to \$160.30 per semester per eligible student for the period September 1, 2025, to August 31, 2026;
 - ii) 2026-2027 academic year – 4.9 per cent increase from \$160.30 to \$168.15 per semester per eligible student for the period September 1, 2026, to August 31, 2027; and
 - iii) 2027-2028 academic year – 4.9 per cent increase from \$168.15 to \$176.35 per semester per eligible student for the period September 1, 2027, to August 31, 2028;
- B) That the Regional Chair and Regional Clerk be authorized to execute the amending agreements.

Respectfully submitted,

B. Garrod, Vice-Chair, Finance & Administration Committee