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The Regional Municipality of Durham

MINUTES

REGIONAL COUNCIL

Wednesday, May 28, 2025

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:31 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Traditional Territory Acknowledgment and National Anthem

Regional Chair Henry read the following land acknowledgement:

The Region of Durham exists on lands that the Michi Saagiig Anishinaabeg inhabited for thousands of years prior to European colonization. These lands are the traditional and treaty territories of the Nations covered under the Williams Treaties, including the Mississaugas of Scugog Island First Nation, Alderville First Nation, Hiawatha First Nation, Curve Lake First Nation, and the Chippewa Nations of Georgina Island, Beausoleil and Rama.

We honour, recognize, and respect Indigenous Peoples as rights holders and stewards of the lands and waters on which we have the privilege to live. In our efforts towards reconciliation, we continue to build and strengthen relationships with First Nations, as well as the large Métis communities and growing Inuit communities here in Durham. We commit to learning from Indigenous values and knowledge, building opportunities for collaboration, and recognizing that we are all connected.

2. Roll Call

Councillor Anderson

Councillor Ashe

Councillor Barton

Councillor Carter

Councillor Chapman

Councillor Collier left the meeting at 11:57 AM on municipal business

Councillor Cook*

Councillor Crawford

Councillor Dies

Councillor Foster*

Councillor Jubb

Councillor Kerr

Councillor Leahy*

Councillor Lee*
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal*
Councillor Nicholson*
Councillor Roy
Councillor Shahid
Councillor Woo*
Councillor Wotten
Councillor Yamada*
Regional Chair Henry

*** indicates members who participated electronically, all other members participated in person**

All members of Council were in attendance with the exception of Councillors Brenner, Garrod, and Pickles.

Councillor Pickles was absent due to municipal business.

Chair Henry announced the passing of Sam Swain, a dedicated and compassionate paramedic, who passed away on May 21st after a brief illness at the age of 42. Chair Henry added that Sam's unwavering commitment to helping others touched the lives of so many. On behalf of Regional Council, Chair Henry offered condolences to Sam's family, friends, and the entire Region of Durham Paramedic Service community during this difficult time.

Chair Henry advised that Walter Schummer announced his resignation from the position of Mayor of the Township of Brock.

On behalf of Regional Council, Chair Henry thanked Walter for his years of dedicated service and unwavering commitment to the residents of Brock Township and Durham Region.

Chair Henry stated that Durham and Brock have built a strong and productive relationship over the years, one that has truly benefited our communities and Walter played a key role in making that partnership a success.

Chair Henry stated that some of Mayor Schummer's recent accomplishments included:

- Supporting the launch of Durham Region Transit Route 618, which now services residents in Port Perry, Sunderland, Cannington and Beaverton.
- Advocating to the province for the Beaver River temporary bridge during the construction of the permanent structure, which ensured that Beaverton remained accessible for residents, businesses and tourists.

- The opening of Beaverton Heights, which is a vital resource for north Durham residents experiencing, or at risk of, homelessness.

3. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest made.

4. Adoption of Minutes

Moved by Councillor Anderson, Seconded by Councillor Shahid,
(74) That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on April 23, 2025; and
- Regular Committee of the Whole meeting held on May 14, 2025.

CARRIED

5. Presentations

5.1 Anthony Pezzetti, Deputy General Manager - Transit Operations re: 2024 Safe Driver Awards

Anthony Pezzetti, Deputy General Manager, Transit Operations, provided a presentation regarding the 2024 Safe Driver Awards.

Highlights of the presentation included:

- Fast Facts
 - DRT operated on 14 million kilometers of roadway
 - Each driver operated for 33, 000 kilometres per year
 - Preventable collision rate: 1 for every 153,000 Kilometers
- Receiving a safe driver award is not just about preventable collisions, it also includes no moving violations, and no policy violations
- 27 individuals received Safe Drive Awards this year including:
 - 5-Year Platforms:
 - Adam Decou
 - Ashley Howard
 - Dexter Jr. Baksh
 - Virginia Stothers
 - Nicolas Jones
 - Andrew Rijkenberg
 - Sayanthan Indrabavan
 - Douglas Sluys
 - Karene Hope Foster
 - Brody Carder
 - Daniel Baksh
 - Andrew Co

- 10-Year Platforms:
 - Lisa Schneider
 - Kevin McEachern
 - Richedean Delapenha
 - William Jankovski
 - Ralon Wilson
- 15-Year Platforms:
 - Glenn Grattan
 - Dionne Thompson
 - Peter Bataligin
 - Michael Guirey
 - Garth Cosman
 - Cindy Arruda
 - Douglas Owen
- 20-Year Platforms:
 - Suzanne Abbott
- 25-Year Platforms:
 - Glen Brody
 - James Milne

6. Delegations

There were no delegations.

7. Communications

CC 06 Confidential Memorandum dated May 28, 2025 from Jason Hunt, Regional Solicitor & Director of Legal Services re: Advice that is subject to Solicitor-Client Privilege with respect to Legislation regarding the Regional Revitalization Program

Moved by Councillor Anderson, Seconded by Councillor Shahid,

(75) That Council Correspondence CC 06 being a Confidential Memorandum dated May 28, 2025 from Jason Hunt, Regional Solicitor & Director of Legal Services regarding advice that is subject to solicitor-client privilege with respect to Legislation regarding the Regional Revitalization Program be received for information.

CARRIED AS AMENDED
ON A RECORDED VOTE
LATER IN THE MEETING
(See Following Motions)

Moved by Councillor Carter, Seconded by Councillor Chapman,

(76) That the main motion (75) of Councillors Anderson and Shahid be amended to be lettered as Part A) and that the following be added as a new Part B):

- B) That the referral motion of Councillors Leahy and Crawford adopted at the May 13, 2025 Finance and Administration Committee meeting which reads as follows:

“That parts A) to D) of the main motion (25) of Councillors Crawford and McDougall be referred to staff to investigate the feasibility of a legislative means to support revitalization projects, similar to the existing program, and bring back a report in the fall; and

That applications can still be submitted so that applicants remain in the queue.”

be revised to direct staff to bring back the requested report to the June 25, 2025 Regional Council meeting.

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

Moved by Councillor Marimpietri, Seconded by Councillor Kerr,

- (77) That the meeting be closed to the public in order to consider Confidential Memorandum dated May 28, 2025 from Jason Hunt, Regional Solicitor & Director of Legal Services re: Advice that is subject to Solicitor-Client Privilege with respect to Legislation regarding the Regional Revitalization Program.

CARRIED

[Refer to the Closed Meeting minutes of May 28, 2025]

Council rose from the Closed Meeting and resumed open session at 10:52 AM.

Moved by Councillor Chapman, Seconded by Councillor Roy,

- (79) That Council recess for 15 minutes.

CARRIED

Council recessed at 10:52 AM and reconvened at 11:07 AM

The Clerk conducted a roll call following the recess and all members of Council were present with the exception of Councillors Brenner, Cook, Garrod, McDougall and Pickles.

Chair Henry advised that during the closed session there were no motions made or directions given.

The amending motion (76) of Councillors Carter and Chapman was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Dies
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor Neal
Councillor Nicholson
Councillor Woo
Councillor Wotten
Councillor Yamada

No

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Crawford
Councillor Foster
Councillor Mulcahy
Councillor Roy
Councillor Shahid
Regional Chair Henry

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor McDougall
Councillor Pickles

Declarations of Interest: None

The main motion (75) of Councillors Anderson and Shahid was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Neal

No

Councillor Anderson
Councillor Ashe
Councillor Mulcahy
Councillor Roy
Councillor Shahid
Regional Chair Henry

Councillor Nicholson
Councillor Woo
Councillor Wotten
Councillor Yamada

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Pickles

Declarations of Interest: None

- CC 07 Correspondence from Hans Jain, President, Atria Development Corporation regarding Discontinuation of the Regional Revitalization Program – Request for Reconsideration (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(80) That Council Correspondence CC 07 from Hans Jain, President, Atria Development Corporation regarding Discontinuation of the Regional Revitalization Program – Request for Reconsideration be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 08 Correspondence from Anna Fagyas, Medallion Developments Inc. regarding Wind Down of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(81) That Council Correspondence CC 08 from Anna Fagyas, Medallion Developments Inc. regarding Wind Down of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 09 Correspondence from Feroze Virani, President, 1000923055 Ontario Inc., regarding Importance of Timely Clarity on the Future of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(82) That Council Correspondence CC 09 from Feroze Virani, President, 1000923055 Ontario Inc., regarding Importance of Timely Clarity on the Future of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.
CARRIED

- CC 10 Correspondence from Antonella Sacco-Diachenko, President, Director of Operations, The Sacco Group Ltd. regarding request to reconsider the termination of the Regional Revitalization Program (Report #2025-F-8)
-

Moved by Councillor Chapman, Seconded by Councillor Carter,
(83) That Council Correspondence CC 10 from Antonella Sacco-Diachenko, President, Director of Operations, The Sacco Group Ltd. regarding request to reconsider the termination of the Regional Revitalization Program be referred to the consideration of Report #2025-F-8.

CARRIED

CC 11 Correspondence from Carlyle Coutino, Chief Executive Officer, Enwave Energy Corporation regarding Letter of Support – Courtice District Energy System – Report #2025-COW-19

Moved by Councillor Chapman, Seconded by Councillor Anderson,
(84) That Council Correspondence CC 11 from Carlyle Coutino, Chief Executive Officer, Enwave Energy Corporation regarding Letter of Support – Courtice District Energy System be referred to the consideration of Item #3 of the Committee of the Whole Report.

CARRIED

8. Reports related to Delegations/Presentations

There are no reports related to Delegations/Presentations.

9. Committee Reports and any related Notice of Motions

9.1 Report of the Finance and Administration Committee

1. The Regional Municipality of Durham's Accessibility Advisory Committee's 2024 Annual Report and 2025 Workplan (2025-A-2)
[CARRIED]

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)
[CARRIED]

- 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](#))
-
- [CARRIED]

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](#))
[CARRIED]

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](#))
[CARRIED]

- 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](#))
-
- [CARRIED AS AMENDED ON A RECORDED VOTE] [SEE MOTION (87) ON PAGES 13 AND 14]
- 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;
- 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; and

F) That the new Development Charge Deferral Policy be retroactively applied to applications submitted for permit as of January 1, 2025.

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

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)
[CARRIED]

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.

Moved by Councillor Ashe, Seconded by Councillor Crawford,

- (85) That the recommendations contained in Items 1 to 5, 7 and 8 of Report #2 of the Finance and Administration Committee be adopted.

CARRIED

Moved by Councillor Ashe, Seconded by Councillor Crawford,
(86) That the recommendations contained in Item 6 of Report #2 of the
Finance and Administration Committee be adopted.

CARRIED AS AMENDED
(See Following Motion)

Moved by Councillor Marimpietri, Seconded by Councillor Ashe,
(87) That the main motion (86) of Councillors Ashe and Crawford to adopt the
recommendations contained in Item 6 of Report #2 of the Finance and
Administration Committee be amended to add the following as a new Part
F):

F) That the new Development Charge Deferral Policy be retroactively applied
to applications submitted for permit as of January 1, 2025.

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Foster
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Roy
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Dies
Councillor Jubb

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

The main motion (86) of Councillors Ashe and Crawford to adopt the recommendations contained in Item #6 of Report #2 of the Finance & Administration Committee was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Carter	
Councillor Chapman	
Councillor Collier	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Nicholson	
Councillor Roy	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Brenner
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

9.2 **Report of the Health and Social Services Committee**

None.

9.3 Report of the Community Growth and Economic Development Committee

1. Durham Active Transportation Committee (DATC) Township of Scugog Membership Appointment for 2025-2026 ([2025-CG-6](#))
[CARRIED]
 - A) That Jay Jutzi be appointed to the Durham Active Transportation Committee (DATC) as its Township of Scugog representative;
 - B) That Mr. Jutzi be advised of their appointment to the DATC; and
 - C) That a copy of Report #2025-CG-6 of the Commissioner of Community Growth and Economic Development be forwarded to the Township of Scugog and the Durham Active Transportation Committee.
2. Durham Region Music Industry Analysis and Forum ([2025-EDT-10](#))
[CARRIED]

That due to the strong potential economic and social benefits of a vibrant music industry, the Nordicity Music Industry Analysis report (Attachment #1 to Report #2025-EDT-10 of the Commissioner of Community Growth and Economic Development) be endorsed, and that staff be directed to consider opportunities to advance the Key Priority Areas of that Report through the 2026 Business Plans and Budget process.

3. Durham Active Transportation Committee Resolution regarding June Bike Month
[CARRIED]

Whereas June is Bike Month;

And whereas Durham Regional Community Growth staff have organized numerous bike friendly activities annually for over a decade to educate residents about cycling safety, promote the benefits of cycling, and encourage residents to bike more by participating in Bike Month throughout the month of June;

And whereas the Durham Active Transportation Committee fully supports the Region of Durham's planned Bike Month activities.

Now therefore be it resolved that the Durham Active Transportation Committee request Regional Council's support of the planned Regional Bike Month activities and proclaim the month of June as Bike Month in the Region of Durham.

4. Durham Agricultural Advisory Committee Resolution regarding Toronto and Region Conservation Authority (TRCA) Rural Clean Water Program
[CARRIED]

That Council be advised of the Durham Agricultural Advisory Committee's (DAAC) support of the Toronto and Region Conservation Authority's Rural Clean Water Program, and support of the Region's Community Growth and Economic Development Department exploring the program further.

- Moved by Councillor Chapman, Seconded by Councillor Wotten,
(88) That the recommendations contained in Items 1 to 4 inclusive of Report #3 of the Community Growth and Economic Development Committee be adopted.

CARRIED

9.4 Report of the Works Committee

1. Energy from Waste-Waste Management Advisory Committee 2025 – 2026 Workplan (2025-WR-3)
[CARRIED]
 - A) That the Energy from Waste-Waste Management Advisory Committee's 2025 – 2026 Workplan, as outlined in Attachment #1 to Report #2025-WR-3 of the Commissioner of Works, be approved; and
 - B) That a copy of Report #2025-WR-3 be forwarded to the Municipality of Clarington for information.
2. Sole Source Procurement of Uninterruptible Power Supply Equipment for Traffic Control Signals throughout the Regional Municipality of Durham (2025-W-13)
[CARRIED]
 - A) That staff be authorized to award a sole source contract to Tacel Limited for the provision of Uninterruptible Power Supply (UPS) equipment for traffic control signals throughout the Regional Municipality of Durham, with terms not to exceed five years;
 - B) That financing for the sole source agreement for UPS equipment be provided from the approved 2025 Roads and Infrastructure Capital Budget and future years Business Plans and Budgets. The annual estimated cost is \$580,000, with the total cost not to exceed \$2,900,000*; and
 - C) That the Commissioner of Finance be authorized to execute the necessary sole source agreement.
(*) before applicable taxes

3. Sole Source Procurement of Engineering Services for Stevenson Road North Sanitary Sewer and Watermain Project in the City of Oshawa ([2025-W-14](#))
-

[CARRIED]

- A) That staff be authorized to award a sole source contract to Gannett Fleming Canada ULC for engineering services for the detailed design of a 450-millimetre (mm) diameter trunk sanitary sewer and 300 mm diameter watermain on Stevenson Road North from Taunton Road West to Conlin Road West in Oshawa, for \$310,390*, to be financed from the approved project budget; and
- B) That the Commissioner of Finance be authorized to execute the necessary documents related to the sole source agreement.
(*) before applicable taxes

4. Lease Renewal with 2381502 Ontario Inc., o/a "Midtown Centre" for Space Located at 200 John Street, Unit E8 in the City of Oshawa, for Use by the Health Department ([2025-W-15](#))
-

[CARRIED]

- A) That the Lease Agreement with 2381502 Ontario Inc., o/a "Midtown Centre" (the "Landlord") for the Dental Clinic located at 200 John Street, Unit E8, in the City of Oshawa, containing approximately 8,974 square feet be renewed with the following terms and conditions:
- i) The renewal term is for a period of five (5) years commencing July 1, 2025, and ending on June 30, 2030;
 - ii) The annual rent for years 1 and 2 of the lease term will be \$134,610*, payable in monthly instalments of \$11,217.50*, based on a rate of \$15* per square foot per annum. The annual rent for years 3 to 5 will be \$143,584* payable in monthly instalments of \$11,965.33*, based on a rate of \$16* per square foot per annum;
 - iii) Additional rent is estimated at \$53,126.08 per annum based on a rate of \$7.73* per square foot, payable in equal monthly instalments of \$4,427.17. This covers the operating costs for the premises, including, common area maintenance, utilities, janitorial services, and realty taxes. The amount per square foot for additional rent will be adjusted annually based on actual costs;
 - iv) The Region will have the option to terminate the Lease after the first two years of the renewal term, with the Region providing the Landlord with nine months written notice;

- v) The Landlord remains responsible for repairs and maintenance of the building and other common areas; and
 - B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.
(*) exclusive of applicable taxes
5. Lease Renewal with PTC Ownership LP for Space Located at 1355 Kingston Road, Unit 14A in the City of Pickering, for Use by the Health Department ([2025-W-16](#))
-
- [CARRIED]

- A) That the Lease Agreement with PTC Ownership LP (the “Landlord”) for premises located at 1355 Kingston Road, Unit 14A, in the City of Pickering, containing approximately 3,584 square feet, be renewed with the following terms and conditions:

- i) The renewal term is for a period of five (5) years commencing July 1, 2025, and ending on June 30, 2030;
- ii) The gross rent for the term will be as follows:

Year	Term	Rate PSF*	Monthly Rent*	Annual Rent*
Year 1	July 1, 2025 – June 30, 2026	\$28	\$8,362.67	\$100,352
Year 2	July 1, 2026 – June 30, 2027	\$29	\$8,661.33	\$103,936
Year 3	July 1, 2027 – June 30, 2028	\$30	\$8,960.00	\$107,520
Year 4	July 1, 2028 – June 30, 2029	\$31	\$9,258.67	\$111,104
Year 5	July 1, 2029 – June 30, 2030	\$32	\$9,557.33	\$114,688

- iii) The Landlord will be responsible for all charges, impositions, and outlays relating to the Premises and the Building including, but not limited to, repairs, maintenance, and replacement of mechanical, electrical, and plumbing services, all utilities, realty taxes, and building and grounds maintenance; and
- B) That the Regional Chair and Clerk be authorized to execute all documents associated with the Lease Renewal.
(*) exclusive of applicable taxes

6. Sole Source Procurement of Engineering Consulting Services for the Corbett Creek WPCP – Digestion Remediation and Upgrade Works Project in the Town of Whitby (2025-W-17)
[CARRIED]

- A) That Regional staff be authorized to award a sole source contract to AECOM Canada ULC (AECOM) for engineering consulting services for the design and construction administration of upgrades to the aeration and phosphorus removal systems at the Corbett Creek Water Pollution Control Plant (WPCP) for the amount of \$1,827,176*, to be financed from the approved project budget; and
- B) That the Commissioner of Finance be authorized to execute the necessary sole source agreement.
(*) before applicable taxes

Moved by Councillor Barton, Seconded by Councillor Marimpietri,

- (89) That the recommendations contained in Items 1 to 6 inclusive of Report #5 of the Works Committee be adopted.

CARRIED

9.5 **Report of the Committee of the Whole**

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)
[CARRIED]
- 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
[CARRIED]

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](#))
-
- [CARRIED]
- 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)
[CARRIED]
 - 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.

Moved by Councillor Kerr, Seconded by Councillor Dies,

- (90) That the recommendations contained in Items 1, 3 and 4 of Report #5 of the Committee of the Whole be adopted.

CARRIED

Moved by Councillor Kerr, Seconded by Councillor Dies,

- (91) That the recommendations contained in Item 2 of Report #5 of the Committee of the Whole be adopted.

CARRIED

10. Departmental Reports & Other Resolutions

10.1 Region of Durham Response to Bill 5, Protect Ontario by Unleashing the Economy Act, 2025 ([2025-CG-7](#))

[CARRIED]

Moved by Councillor Ashe, Seconded by Councillor Shahid,

(92) A) That the letter dated May 16, 2025, found in Attachment #1 to Report 2025-CG-7 of the Commissioner of Community Growth and Economic Development, be endorsed as the Region of Durham's response to Bill 5, Protect Ontario by Unleashing the Economy Act, 2025, including the following key comments:

- i) The Region supports efforts to streamline the approvals process for mining projects in Ontario when it does not come at the expense of safeguarding against environmental and community impacts;
- ii) The Region is supportive of mechanisms that would result in increased local procurement in the electricity sector. Limiting competition, however, could increase costs if local or preferred suppliers are more expensive than international alternatives, which may result in increased electricity prices for ratepayers;
- iii) Proposed amendments to the Ontario Heritage Act, 1990, fail to address systemic issues in archaeological resource management, such as delayed consultation with Indigenous communities and unilateral provincial control over Indigenous artifacts and cultural heritage. Additionally, the proposed amendments exacerbate already weakened heritage protections brought in through Bill 23. Any exemptions under the Ontario Heritage Act could result in negative impacts, including the destruction of Indigenous artifacts and burial sites;
- iv) The new proposed regime for endangered species and at-risk species is designed for more flexible permitting and registry-based approvals, rather than automatic prohibitions on activities that harm listed species or their habitats. Additionally, narrowing the definition of habitat in the ESA to just the immediate area surrounding dwelling sites excludes protection of broader ecosystems that endangered and at-risk species rely on for survival. While these changes could expedite development approvals, they may also reduce environmental oversight;
- v) The "trusted proponent" model under the Special Economic Zones Act, 2025, may create a two-tier development system, favouring select private businesses with fewer regulations; and

- vi) The Region should be included in consultations related to the identification of Special Economic Zones within Durham and the selection of “trusted proponents” that would operate within the region; and
- B) That a copy of Report #2025-CG-7 of the Commissioner of Planning and Economic Development be forwarded to the Region’s local area municipalities, conservation authorities, and Williams Treaty First Nations.

CARRIED UNANIMOUSLY ON THE
FOLLOWING RECORDED VOTE:

<u>Yes</u>	<u>No</u>
Councillor Anderson	None
Councillor Ashe	
Councillor Barton	
Councillor Carter	
Councillor Chapman	
Councillor Crawford	
Councillor Dies	
Councillor Foster	
Councillor Jubb	
Councillor Kerr	
Councillor Leahy	
Councillor Lee	
Councillor Marimpietri	
Councillor McDougall	
Councillor Mulcahy	
Councillor Nicholson	
Councillor Roy	
Councillor Shahid	
Councillor Woo	
Councillor Wotten	
Councillor Yamada	
Regional Chair Henry	

Members Absent: Councillor Brenner
Councillor Collier
Councillor Cook
Councillor Garrod
Councillor Neal
Councillor Pickles

Declarations of Interest: None

11. Notice of Motions

There were no notice of motions.

12. Unfinished Business

There was no unfinished business to be considered.

13. Announcements

Various announcements were made relating to activities and events within the Region and area municipalities.

14. By-laws

2025-017 Being a by-law to amend the by-law respecting the Water Supply System in the Regional Municipality of Durham and the establishment of water rates and water charges and being By-law No. 89-2003 of the Regional Municipality of Durham.

This by-law implements the recommendations contained in Item #5 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025.

2025-018 Being a by-law to repeal By-law Number 11-2023 Reserve Funds known as the Pickering Casino Reserve Funds.

This by-law implements the recommendations contained in Item #7 of the 2nd Report of the Finance & Administration Committee presented to Regional Council on May 28, 2025

Moved by Councillor Ashe, Seconded by Councillor Barton,
(93) That By-law Numbers 2025-017 and 2025-018 be passed.

CARRIED

15. Confirming By-law

2025-019 Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 28th day of May, 2025.

Moved by Councillor Ashe, Seconded by Councillor Barton,
(94) That By-law Number 2025-019 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on May 28, 2025 be passed.

CARRIED

16. Adjournment

Moved by Councillor Jubb, Seconded by Councillor Wotten,
(95) That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:15 PM

Respectfully submitted,

John Henry, Regional Chair & CEO

Alexander Harras, Regional Clerk