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The Regional Municipality of Durham

Community Growth and Economic Development Committee Minutes

Tuesday, October 7, 2025

A regular meeting of the Community Growth and Economic Development Committee was held on Tuesday, October 7, 2025 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM.

Councillor Chapman assumed the Chair.

1. Roll Call

Electronic participation was offered for this meeting.
* indicates individuals who participated electronically.

Members

Present: Councillor Chapman, Chair
Councillor Pickles, Vice-Chair
Councillor Kerr
Councillor Shahid
Councillor Woo*
Councillor Wotten
Regional Chair Henry

Also

Present: Councillor Yamada attended the meeting at 9:32 AM

Members

Absent: Councillor Collier

Staff Present: S. Austin, E. Baxter-Trahair, M. Blake M. Broderick, S. Dessureault, L. Foulds, S. Gill, C. Goodchild, N. Halim, A. Harras*, B. Holmes, R. Inacio, J. Kelly, A. Luqman*, L. Lovery, I. McVey, K. Smith, L. Trombino*, V. Walker, and R. Woon.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Adoption of Minutes

Motion #44

Moved by Councillor Kerr, Seconded by Councillor Pickles,
That the minutes of the regular Community Growth and Economic Development Committee meeting held on Tuesday, September 2, 2025, be adopted.

Carried

4. **Statutory Public Meetings**

There were no statutory public meetings.

5. **Presentations**

- 5.1 Simon Gill, Director of Economic Development and Tourism, and Maylene Broderick, Manager of Business Development and Investment
re: Invest Durham Investment Attraction Plan 2025-2028 (Report #2025-EDT-14)
[Item 8.2 a.]
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Simon Gill, Director of Economic Development and Tourism, and Maylene Broderick, Manager of Business Development and Investment, provided a PowerPoint presentation with respect to the Invest Durham Investment Attraction Plan 2025-2028.

Highlights of the presentation included:

- Ready Set Future
- Project Phases and Methodology
- Regional Assessment
- Economic Base Findings
- Phase 2: External Trends Analysis
- Phase 3: Business Target Assessment & Sector Investment Opportunities
- Best Practices
 - Frankfurt
 - Investment Motives
- Phase 4: Target Market Identification
- Phase 5: Value Proposition Assessment
 - Invest Durham Value Proposition
- Phase 6: Investment Attraction Action Plan
- Stakeholder Analysis & Networking Plan
- Risk Matrix – Industry Targeting
- Monitoring & Evaluation (M&E) Framework & Durham Economic Development Partnership (DEDP) Lead Servicing Protocol
- Next Steps

S. Gill and M. Broderick responded to questions from the Committee with regards to the activities or opportunities with various U.S. markets that the Region has scaled back due to current conditions, and whether that has led to a reduced likelihood of attracting prospective business expansions from those markets, such as Dallas and Washington; how current challenges with U.S. markets may impact prospective business attraction within international markets, particularly in major European cities; whether there is a possibility for internationally-based companies to establish manufacturing operations in Canada with the strategic objective of

exporting products back to their home countries, rather than focusing on trade with the U.S.; who our established partners are in supporting our networking efforts in international markets; what role Canadian ambassadors and consulates play in facilitating investment opportunities and partnerships with international companies seeking to establish operations abroad; whether Canada is actively engaging with international counterparts and monitoring their strategic responses as it relates to the evolving situation with the U.S.; details regarding the virtual roadshows expected to commence in 2026; whether Ontario Power Generation (OPG) should be considered a key stakeholder within the stakeholder analysis and networking plan; whether it is premature to consider targeting clean energy companies and exploring opportunities to attract them to Canada, given the current position the U.S. has taken on climate policies; whether potential changes to the targets for electric vehicles in Canada by 2035 may have an impact on attracting and/or expanding the electric vehicle market in the Region; what metrics and key performance indicators (KPIs) are being measured to assess the current economic climate, and how often the Committee can expect to receive regular updates of same; the strategies being implemented by the Economic Development team to stimulate job growth, and how these efforts may be communicated to residents; whether there are opportunities to consult with North Atlantic Treaty Organization (NATO) partners regarding manufacturing and procurement in Canada and in the Region; and whether it would be possible to create a proposal focused on NATO member countries to explore opportunities for collaboration and investment in Canada and those countries.

I. McVey responded to a question from the Committee with regards to whether there are opportunities to promote vehicle options that, while not fully electrified, remain affordable and contribute meaningfully to environmental objectives.

5.2 Ian McVey, Director of Environment and Climate, and Nayel Halim, Policy Advisor re: Update on Ontario's Integrated Energy Plan and Related Policy, Planning and Procurement Initiatives (Report #2025-CG-11) [Item 7.2 b.]

Ian McVey, Director of Environment and Climate, and Nayel Halim, Policy Advisor, provided a PowerPoint presentation with regards to an Update on Ontario's Integrated Energy Plan and Related Policy, Planning and Procurement Initiatives.

Highlights of the presentation included:

- Ontario's Integrated Energy Plan
- Integrated Energy Plan – Key Themes
- Greater Toronto Area (GTA) East Regional Electricity Planning
- Context – GTA East and Durham Region
- Durham Region Greenhouse Gas (GHG) Trends
- Durham Region's Changing Climate
- GTA East Integrated Regional Resource Plan (IRRP)

- Durham Region – Local Initiatives to Build Energy System Resilience
- Municipal Involvement in IRRP Process
- Transmission System Upgrades – Bowmanville Switching Station to Parkway Transformer Station
- Toronto Third Supply Line Options
- Independent Electricity System Operator (IESO) Preferred Option: Underwater Line
- IESO's Long-Term Procurement (LT2) Overview
- LT2 Timelines
- Municipal Role in LT2 Process
- Preparing for Municipal Inquiries
- Alignment with Regional Priorities and Next Steps

I. McVey responded to questions from the Committee with regards to the comparison between underwater versus overland options for a third transmission supply line, including the associated labour and completion timelines for each option; the factors that contribute to the higher cost of laying underwater cables; the advantages and disadvantages of the preferred underwater cable option; whether it would be necessary to lay the underwater cable in close proximity to the shoreline, or whether the cable could be positioned farther from the shore; and what sources or data supports the projected 75% increase in electricity demand in the province by year 2050.

6. Delegations

There were no delegations.

7. Community Growth

7.1 Correspondence

There were no communications to consider.

7.2 Reports

- A) Durham Region's response to the province's proposed updates to the Projection Methodology Guideline, ERO Posting #025-0844 (2025-CG-10)
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Report #2025-CG-10 from S. Austin, Commissioner of Community Growth & Economic Development, was received.

C. Goodchild responded to questions from the Committee with regards to the frequency with which the province solicits input for these matters; the general timeline municipalities follow for conducting official plan reviews; and whether this exercise was triggered in part due to the recent approval of Envision Durham.

Motion #45

Moved by Councillor Wotten, Seconded by Councillor Shahid,
That we recommend to Council:

- A) That the letter dated October 8, 2025 (Attachment #1 of Report #2025-CG-10) from the Commissioner of Community Growth and Economic Development to the Minister of Municipal Affairs and Housing be endorsed as Durham Region's comments on the proposed updates to the Projection Methodology Guideline;
- B) That the following recommendations form the Region's comments to the province on the proposed Projection Methodology, namely that:
 - i) Future updates to the Ministry of Finance population projections should consider constraints and opportunities for population growth, and include household and employment forecasts, allocated to the area municipal level of geography;
 - ii) The Projection Methodology Guideline (PMG) should include direction for municipalities to align work on housing needs assessments with housing and homelessness plans like At Home in Durham;
 - iii) The PMG should acknowledge and provide direction on the challenges faced by municipalities from privately-led applications for settlement area boundary expansions; and
- C) That a copy of Report #2025-CG-10 be forwarded to Durham local area municipalities, conservation authorities, and neighbouring municipalities for information.

Carried

- B) Update on Ontario's Integrated Energy Plan and Related Policy, Planning and Procurement Initiatives
(2025-CG-11)
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Report #2025-CG-11 from S. Austin, Commissioner of Community Growth and Economic Development, was received.

Motion #46

Moved by Councillor Wotten, Seconded by Councillor Shahid,
That Report #2025-CG-11 of the Commissioner of Community Growth and Economic Development be received for information.

Carried

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) Invest Durham Investment Attraction Plan 2025-2028 (2025-EDT-14)

Report #2025-EDT-14 from S. Austin, Commissioner of Community Growth and Economic Development, was received.

Motion #47

Moved by Councillor Pickles, Seconded by Councillor Kerr,
That we recommend to Council:

That the Invest Durham Investment Attraction Plan be endorsed.

Carried

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Pickering City Centre Announcement

Regional Chair Henry stated that the City of Pickering announced a significant development on October 6, 2025, and called on Councillor Pickles to provide further details.

Councillor Pickles stated that the City of Pickering held a groundbreaking event at the Pickering City Centre to announce the development of two condominiums that will be constructed at the site where the former Sears retail store was located. He advised that one of the towers will be 40-storeys and the second tower will be 45-storeys, offering a total of 974 residential units and approximately 753 square metres of retail space. Councillor Pickles further advised that a portion of the parking lot lands located across from Pickering City Hall have been transferred to the City of Pickering and will be converted into an urban park, with design plans now approaching the finalization stage.

Councillor Pickles added that the overall vision for the site is to create office space, expand the retail space, revitalization of the mall, and attract institutional uses that are all located within the Pickering City Centre lands and within walking distance of the pedestrian bridge that provides access to the Pickering GO Station.

12. Date of Next Meeting

The next regularly scheduled Community Growth and Economic Development Committee meeting will be held on Tuesday, November 4, 2025 at 9:30 AM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Motion #48

Moved by Councillor Kerr, Seconded by Councillor Shahid,
That the meeting be adjourned.

Carried

The meeting adjourned at 11:04 AM

Respectfully submitted,

B. Chapman
Chair

V. Walker
Committee Clerk