

The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

January 13, 2017

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There are no Early Release Reports

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There are no Staff Correspondence

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There are no Other Municipalities Correspondence/Resolutions

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1. [Municipal Property Assessment Corporation](#) e-mailing The 2016 Assessment Update Municipal Summary Report
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1. Durham Region Roundtable on Climate Change (DRRCC) minutes – [November 18, 2016](#)

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Members of Council – Please advise the Regional Clerk at clerks@durham.ca by 9:00 AM on the Monday one week prior to the next regular Committee of the Whole meeting, if you wish to add an item from this CIP to the Committee of the Whole agenda.



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2017-INFO-4
Date: January 6, 2017

Subject:

Building Activity – January to September, 2016, File: D03-02

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report summarizes building permit and construction activity for Durham Region and the Greater Toronto Area (GTA) for the period of January to September 2016, with comparisons to the same period in 2015.

2. Background

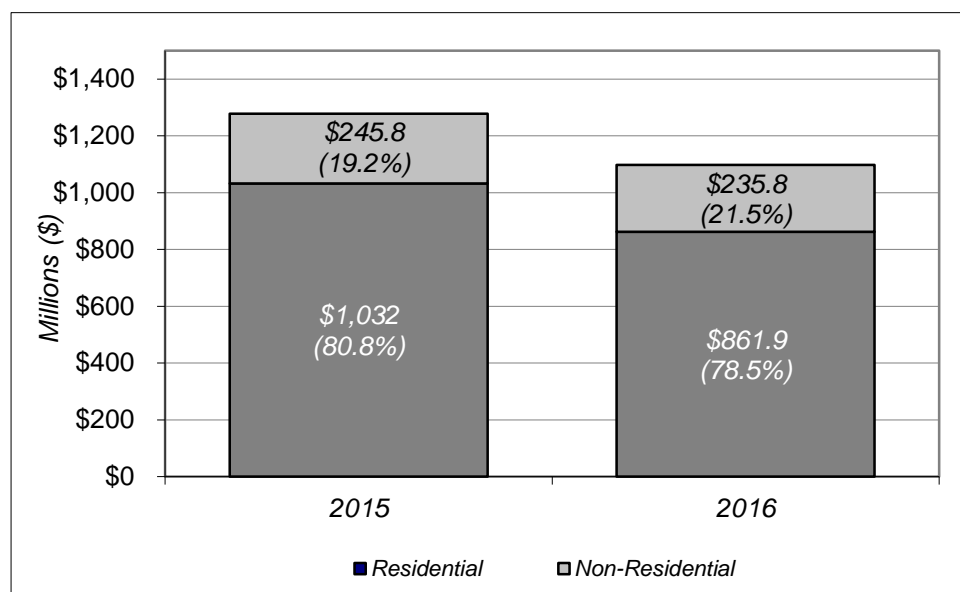
2.1 The Planning and Economic Development Department conducts on-going monitoring activities to assess the effectiveness of the Durham Regional Official Plan (ROP) and other Regional policies. Monitoring assists in identifying emerging issues and trends.

2.2 Building activity is monitored on an on-going basis as an indicator of regional housing and employment activity, the level of local investment and economic performance. The report also compares Durham's building activity with the other GTA municipalities. The appendices to this report provide a comprehensive source of data on residential construction activity including overall building activity from the start of the process (i.e. issuance of building permit), to the construction and ultimate sale of new residential units into the market.

3. Building Permit Activity in Durham

- 3.1 During the first nine months of this year, the total value of building permits issued in Durham declined by 14.1 per cent from \$1,278 million in 2015, to \$1,098 million in 2016 (Figure 1).

Figure 1
Total Building Permit Value by Residential and Non-Residential Sector
Durham Region, January to September 2015 and 2016



Residential Building Activity in Durham

- 3.2 Durham's residential building permit value in the first nine months declined by 16.5 per cent from \$1,032.4 million in 2015, to \$861.9 million in 2016. Within Durham, Clarington (27.3% or \$235.7 million) had the greatest share followed by Oshawa (20.5% or \$176.9 million) and Whitby (16.5% or \$142.4 million) (refer to Attachment 1, Table 2a).
- 3.3 The total number of permits issued for new residential units in Durham declined 16.6 per cent from 3,208 units in 2015 to 2,675 units in 2016. Single-detached units accounted for the largest percentage of new residential units (43.6%). The share of semi-detached, townhomes and apartments was 3.4 per cent, 26.8 per cent and 25.9 per cent respectively. The majority of building permits issued for new residential units were located in Clarington (819 units), Oshawa (542 units), and Whitby (529 units) (refer to Attachment 1, Table 3b).

Non-Residential Building Activity in Durham

- 3.4 In the first nine months of the year, non-residential building permit values declined by 4.1 per cent. The commercial sector accounted for the largest share of non-residential building permit value with 45.8 per cent (\$108.1 million), followed by the institutional sector with 25.4 per cent (\$60.0 million). Oshawa accounted for the largest share of non-residential building permit activity (36.9% or \$87.1 million), followed by Whitby (21.4% or \$50.4 million) (refer to Attachment 1, Table 4b).
- 3.5 Major non-residential construction projects initiated in Durham during the third quarter of 2016 included:
- a new 4 storey academic building at UOIT in Oshawa (\$20.0 million);
 - an addition to an existing school in Ajax (\$4.7 million); and
 - an addition to an industrial building in Uxbridge (\$3.5 million).

4. Building Permit Activity in the GTA

- 4.1 In the first nine months of the year the total value of building permits issued (residential and non-residential) in the GTA declined by 8.9 per cent from \$15.0 billion in 2015, to \$13.7 billion in 2016. Toronto had the greatest share of GTA total value with 39.5 per cent, followed by York (24.8%), Peel (16.4%), Halton (11.3%) and Durham (8.0%). Halton (23.7%) and York (16.7%) were the only municipalities that experienced increases in building permit value (refer to Attachment 2, Table 2).

Residential Building Activity in the GTA

- 4.2 The total value of residential building permits in the GTA declined 5.2 per cent from \$9.4 billion in 2015, to \$8.9 billion in 2016. York Region and the City of Toronto accounted for the largest share of GTA residential building permit value with 32.0 per cent and 31.9 per cent of the of the total respectively. Durham's share of GTA residential building permit value declined from 11.0 per cent in 2015 to 9.7 per cent in 2016 (refer to Attachment 2, Table 3).
- 4.3 In the first nine months of 2016 there were 26,568 building permits issued for new residential units in the GTA, compared to 31,152 units in 2015, which represents a 14.7 per cent decline in permit activity. Apartments accounted for the greatest share of new units at 50.2 per cent, followed by single-detached dwellings at 30.1 per cent. Toronto had the greatest share of new residential units (33.9%), followed

by York (32.6%), Peel (13.1%), Halton (10.5%), and Durham (10.0%) (refer to Attachment 2, Table 4).

Non-Residential Building Activity in the GTA

- 4.4 Approximately \$4.8 billion in non-residential building permits were issued in the GTA during the first nine months of this year, which represents an increase of 1.0 per cent over the same period last year (\$4.7 billion). Halton (+97.6%) experienced the largest increase in non-residential building permit growth (refer to Attachment 2, Table 5).

5. Other Housing Indicators

Housing Starts and Completions

- 5.1 While monitoring the number of building permits issued for new residential units provides a good indication of short-term future development, monitoring construction activity provides an indication of what is currently occurring in the community.
- 5.2 There was a 3.7 per cent decline in the number of housing starts in the first nine months of the year, from 2,581 in 2015 to 2,485 in 2016. However, during the same period, there was an increase in the number of completions, from 1,524 to 1,850 (+21.4%) (refer to Attachment 3, Table 1).

Housing Prices

- 5.3 For the first nine months of the year, the average cost of a new single-detached dwelling in Durham Region increased 5.0 per cent from \$518,363 in 2015, to \$544,311 in 2016. The comparative cost of a new single detached dwelling elsewhere in the GTA ranged from \$754,973 in Peel to \$1,957,005 in Toronto in 2016 (refer to Attachment 4, Table 2).
- 5.4 The average price of a resale dwelling (all dwelling types) in Durham increased 19.1 per cent from \$440,627 in 2015, to \$524,728 in 2016. The number of resale homes sold in Durham declined 3.6 per cent from 10,512 in 2015 to 10,136 in 2016 (refer to Attachment 4, Table 3).

6. Conclusion

- 6.1 During first nine months of 2016, Durham's residential sector experienced a decline in the number and value of building permits for new residential units.

- 6.2 Non-residential building permits also declined compared to the first nine months of last year.
- 6.3 CMHC notes that in 2017, “a slower than expected Ontario economy, rising debt loads and rising housing imbalances, especially in the GTA, can result in weaker housing activity.”¹
- 6.4 A copy of this report will be forwarded to the area municipalities for information.

7. Attachments

Attachment #1: Building Permit Activity in Durham

Attachment #2: Building Permit Activity in the Greater Toronto Area

Attachment #3: Housing Market Supply of New Units in Durham

Attachment #4: Housing Indicators

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Attachment 1

Building Permit Activity in Durham – January to September

Table 1a
Total value of building permits by area municipality (\$ millions)

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	126.3	9.9	150.7	13.7	19.3
Brock	12.9	1.0	10.3	0.9	-20.3
Clarington	300.1	23.5	250.6	22.8	-16.5
Oshawa	476.5	37.3	264.0	24.0	-44.6
Pickering	145.6	11.4	142.4	13.0	-2.2
Scugog	31.4	2.5	14.2	1.3	-54.9
Uxbridge	50.2	3.9	72.7	6.6	44.8
Whitby	135.1	10.6	192.8	17.6	42.7
Total	1,278.2	100%	1,097.7	100%	-14.1

Table 1b
Total value of building permits by type (\$ millions)

Permit type	2015 #	2015 %	2016 #	2016 %	% change
Residential	1,032.4	80.8	861.9	78.5	-16.5
Non-Residential	245.8	19.2	235.8	21.5	-4.1

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 2a
Value of residential permits by area municipality (\$ millions)

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	110.6	10.7	120.9	14.0	9.3
Brock	9.2	0.9	7.5	0.9	-19.1
Clarington	234.0	22.7	235.7	27.3	0.7
Oshawa	409.7	39.7	176.9	20.5	-56.8
Pickering	119.0	11.5	118.8	13.8	-0.2
Scugog	7.6	0.7	10.6	1.2	38.5
Uxbridge	44.8	4.3	49.2	5.7	9.8
Whitby	97.5	9.4	142.4	16.5	46.1
Total	1,032.4	100%	861.9	100%	-16.5

Table 2b
Total value of residential permits by construction type (\$ millions)

Construction type	2015 #	2015 %	2016 #	2016 %	% change
New residential units	985.8	95.5	796.5	92.4	-19.2
Renovations, additions and improvements	46.6	4.5	65.4	7.6	40.3

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 3a
Permits issued for new residential units by unit type

Unit type	2015 #	2015 %	2016 #	2016 %	% change
Single	1,643	51.2	1,165	43.6	-29.1
Semi	139	4.3	92	3.4	-33.8
Town	395	12.3	716	26.8	81.3
Apartment	1,031	32.1	692	25.9	-32.9
Total	3,208	100%	2,675	100%	-16.6

Table 3b
Permits issued for new residential units by area municipality

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	331	10.3	433	16.2	30.8
Brock	19	0.6	11	0.4	-42.1
Clarington	741	23.1	819	30.6	10.5
Oshawa	1,265	39.4	542	20.3	-57.2
Pickering	349	10.9	241	9.0	-30.9
Scugog	12	0.4	15	0.6	25.0
Uxbridge	114	3.6	85	3.2	-25.4
Whitby	377	11.8	529	19.8	40.3
Total	3,208	100%	2,675	100%	-16.6

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Attachment 1

Table 3c
Permits issued for new residential units by urban/rural area

Area	2015 #	2015 %	2016 #	2016 %	% change
Urban	3,117	97.2	2,553	95.4	-18.1
Rural	91	2.8	112	4.2	23.1
Total	3,208	100%	2,675	100%	-16.6

Table 4a
Value of non-residential building permits by sector (\$ millions)

Sector	2015 #	2015 %	2016 #	2016 %	% change
Commercial	66.4	27.0	108.1	45.8	62.9
Industrial	67.8	27.6	37.1	15.7	-45.2
Agricultural	8.7	3.5	7.2	3.0	-17.8
Institutional	52.2	21.2	60.0	25.4	15.0
Governmental	50.7	20.6	23.4	9.9	-53.8
Total	245.8	100%	235.8	100%	-4.1

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 4b
Value of non-residential building permits by area municipality (\$ millions)

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	15.7	6.4	29.7	12.6	89.5
Brock	3.7	1.5	2.8	1.2	-23.3
Clarington	66.1	26.9	14.9	6.3	-77.4
Oshawa	66.9	27.2	87.1	36.9	30.2
Pickering	26.6	10.8	23.7	10.0	-10.9
Scugog	23.8	9.7	3.6	1.5	-84.9
Uxbridge	5.5	2.2	23.6	10.0	331.1
Whitby	37.7	15.3	50.4	21.4	33.9
Total	245.8	100%	235.8	100%	-4.1

Table 5a
Non-residential floor space by sector ('000 sq. ft.)

Sector	2015 #	2015 %	2016 #	2016 %	% change
Commercial	162.9	17.6	303.0	25.1	86.0
Industrial	232.3	25.1	422.6	35.0	81.9
Agricultural	265.6	28.7	211.6	17.5	-20.3
Institutional	118.5	12.8	204.8	17.0	72.8
Governmental	146.6	15.8	66.0	5.5	-55.0
Total	925.8	100%	1,208.0	100%	30.5

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 5b
Non-residential floor space by municipality ('000 sq. ft.)

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	27.8	3.0	155.1	12.8	458.6
Brock	92.9	10.0	42.0	3.5	-54.8
Clarington	229.5	24.8	157.7	13.1	-31.3
Oshawa	225.3	24.3	202.4	16.8	-10.2
Pickering	34.4	3.7	90.0	7.4	161.4
Scugog	63.6	6.9	78.2	6.5	23.1
Uxbridge	66.1	7.1	190.2	15.7	187.8
Whitby	186.3	20.1	292.5	24.2	57.0
Total	925.8	100%	1,208.0	100%	30.5

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Attachment 2

Building Permit Activity in the Greater Toronto Area (GTA) - January to September

Table 1
Durham's share of GTA building permit activity (%)

Key Indicator	2015	2016	Difference
Total Value	8.5	8.0	-0.5
Residential Value	11.0	9.7	-1.3
Residential Units	10.3	10.0	-0.3
Non-Residential Value	10.9	4.9	-5.9

Table 2
Total value of building permits issued (\$ millions)

Municipality	2015	2016	% change	Share of GTA 2015	Share of GTA 2016
GTA	15,037.6	13,696.0	-8.9%	100.0%	100.0%
Durham	1,278.2	1,097.7	-14.1%	8.5%	8.0%
Halton	1,250.0	1,546.3	23.7%	8.3%	11.3%
Peel	3,629.4	2,240.2	-38.3%	24.1%	16.4%
Toronto	5,967.3	5,412.1	-9.3%	39.7%	39.5%
York	2,912.7	3,399.7	16.7%	19.4%	24.8%

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Table 3
Total value of residential building permits issued (\$ millions)

Municipality	2015	2016	% change	Share of GTA 2015	Share of GTA 2016
GTA	9,403.5	8,915.1	-5.2%	100.0%	100.0%
Durham	1,032.4	861.9	-16.5%	11.0%	9.7%
Halton	664.6	879.2	32.3%	7.1%	9.9%
Peel	2,670.9	1,473.1	-44.8%	28.4%	16.5%
Toronto	2,834.1	2,845.5	0.4%	30.1%	31.9%
York	2,201.5	2,855.4	29.7%	23.4%	32.0%

Note: May contain estimated values by Statistics Canada and are subject to change

Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Table 4
Permits issued for new residential units in the Greater Toronto Area (GTA) by type

Municipality	Type	2015	2016	% change	Share of GTA 2015	Share of GTA 2016
GTA	Total	31,152	26,568	-14.7%	100.0%	100.0%
GTA	Single	9,631	8,009	-16.8%	30.9%	30.1%
GTA	Semi	1,150	721	-37.3%	3.7%	2.7%
GTA	Town	4,770	4,501	-5.6%	15.3%	16.9%
GTA	Apartment	15,601	13,337	-14.5%	50.1%	50.2%
Durham	Total	3,208	2,665	-16.9%	10.3%	10.0%
Durham	Single	1,643	1,165	-29.1%	17.1%	14.5%
Durham	Semi	139	92	-33.8%	12.1%	12.8%
Durham	Town	395	716	81.3%	8.3%	15.9%
Durham	Apartment	1,031	692	-32.9%	6.6%	5.2%
Halton	Total	2,434	2,780	14.2%	7.8%	10.5%
Halton	Single	654	605	-7.5%	6.8%	2.3%
Halton	Semi	5	94	1780.0%	0.4%	0.4%
Halton	Town	1,146	394	-65.6%	24.0%	1.5%
Halton	Apartment	629	1,687	168.2%	4.0%	6.3%

Note: May contain estimated values by Statistics Canada and are subject to change

Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Attachment 2

Municipality	Type	2015	2016	% change	Share of GTA 2015	Share of GTA 2016
Peel	Total	7,099	3,470	-51.1%	22.8%	13.1%
Peel	Single	3,404	2,002	-41.2%	35.3%	7.5%
Peel	Semi	814	291	-64.3%	70.8%	1.1%
Peel	Town	1,498	893	-40.4%	31.4%	3.4%
Peel	Apartment	1,383	284	-79.5%	8.9%	1.1%
Toronto	Total	10,699	9,001	-15.9%	34.3%	33.9%
Toronto	Single	994	1,003	0.9%	10.3%	12.5%
Toronto	Semi	38	45	18.4%	3.3%	6.2%
Toronto	Town	475	738	55.4%	10.0%	16.4%
Toronto	Apartment	9,192	7,215	-21.5%	58.9%	54.1%
York	Total	7,712	8,652	12.2%	24.8%	32.6%
York	Single	2,936	3,234	10.1%	30.5%	40.4%
York	Semi	154	199	29.2%	13.4%	27.6%
York	Town	1,256	1,760	40.1%	26.3%	39.1%
York	Apartment	3,366	3,459	2.8%	21.6%	25.9%

Note: May contain estimated values by Statistics Canada and are subject to change

Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Table 5
Total value of non-residential building permits issued (\$ millions)

Municipality	2015	2016	% change	Share of GTA 2015	Share of GTA 2016
GTA	4,734.8	4,780.9	1.0%	100.0%	100.0%
Durham	513.8	235.8	-54.1%	10.9%	4.9%
Halton	337.5	667.1	97.6%	7.1%	14.0%
Peel	1,155.1	767.1	-33.6%	24.4%	16.0%
Toronto	1,985.1	2,566.6	29.3%	41.9%	53.7%
York	743.3	544.3	-26.8%	15.7%	11.4%

Note: May contain estimated values by Statistics Canada and are subject to change

Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Attachment 3

Housing Market Supply of New Units in Durham - January to September

Table 1
Housing Supply

Key Indicator	2015 #	2016 #	% change
Total Supply	4,317	4,393	1.8
Starts	2,581	2,485	-3.7
Completions	1,524	1,850	21.4
Absorbed	895	995	11.2

Table 2a
Total supply by unit type

By unit type	2015 #	2015 %	2016 #	2016 %	% change
Single	1,942	45.0	1,608	36.6	-17.2
Semi	64	1.5	90	2.0	40.6
Row/Town	725	16.8	949	21.6	30.9
Apartment	1,586	36.7	1,746	39.7	10.1
Total Supply	4,317	100%	4,393	100%	1.8

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Attachment 3

Table 2b
Total supply by area municipality

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	363	8.4	499	11.4	37.5
Brock	79	1.8	81	1.8	2.5
Clarington	833	19.3	1,216	27.7	46.0
Oshawa	1,956	45.3	1,249	28.4	-36.1
Pickering	371	8.6	419	9.5	12.9
Scugog	41	0.9	36	0.8	-12.2
Uxbridge	159	3.7	166	3.8	4.4
Whitby	515	11.9	727	16.5	41.2
Total	4,317	100%	4,393	100%	1.8

Table 3a
Absorptions by unit type

By unit type	2015 #	2015 %	2016 #	2016 %	% change
Single	727	81.2	712	71.6	-2.1
Semi	24	2.7	18	1.8	-25.0
Row/Town	144	16.1	174	17.5	20.8
Apartment	0	0.0	91	9.1	N/A
Total Supply	895	100%	995	100%	11.2

Table 3b
Absorptions by area municipality

Municipality	2015 #	2015 %	2016 #	2016 %	% change
Ajax	241	26.9	76	7.6	-68.5
Brock	2	0.2	5	0.5	150.0
Clarington	209	23.4	286	28.7	36.8
Oshawa	193	21.6	382	38.4	97.9
Pickering	156	17.4	88	8.8	-43.6
Scugog	6	0.7	11	1.1	83.3
Uxbridge	14	1.6	21	2.1	50.0
Whitby	74	8.3	126	12.7	70.3
Total	895	100%	995	100%	11.2

Attachment 4

Housing Indicators - January to September

Table 1
Average interest rates (%)

Conventional Mortgage Rates	2015	2016	% change
1 Year Term	2.89	3.14	8.7
3 Year Term	3.39	3.39	0.0
5 Year Term	4.64	4.71	1.5
Bank Rate (%):	0.75	0.75	0.0

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York) and Durham Region Planning

Table 2
Average cost of a new single detached dwelling

Municipality	2015	2016	% change
Ajax	\$549,554	\$627,834	14.2
Brock	--	--	--
Clarington	\$442,555	\$509,848	15.2
Oshawa	\$488,839	\$503,980	3.1
Pickering	\$643,392	\$679,299	5.6
Scugog	--	--	--
Uxbridge	\$429,689	\$477,943	11.2
Whitby	\$602,343	\$607,280	0.8
Durham Region	\$518,363	\$544,311	5.0
City of Toronto	\$1,963,531	\$1,957,005	-0.3
York Region	\$984,125	\$1,021,131	3.8
Peel Region	\$667,259	\$754,973	13.1
Halton Region	\$969,296	\$943,339	-2.7

Table 3
Resale housing market in Durham

Key Indicator	2015	2016	% change
Number of Sales	10,512	10,136	-3.6
Number of New Listings	14,519	12,741	-12.2
Average Price (all dwelling types)	\$440,627	\$524,728	19.1



The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: #2017-INFO-5
Date: January 13, 2017

Subject:

Vehicle Advance and Casual Travel Reimbursement Rates for 2017

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The purpose of this report is to confirm that the rates for reimbursement for the use of a personal vehicle while conducting Regional business will remain unchanged for 2017. The reimbursement rates were last updated in January 2016 (Report 2016-F-2).

2. Background

2.1 The Regional Council approved policy provides for reimbursement when an employee uses a personal vehicle while conducting Regional business.

2.2 Employees who are required to travel regularly as part of their job receive a monthly advance payment based on the range of kilometres expected to be driven during the year, with the payment adjusted at year end based on a reconciliation to actual kilometres driven. Other employees who travel less frequently using a personal vehicle receive reimbursement upon submission of a claim detailing the distance driven.

2.3 The reimbursement is based on a rate per kilometre that is considered to be fair and equitable.

2.4 The automobile reimbursement rates apply to all employees, appointed individuals and elected officials.

3. Vehicle Reimbursement Rates Unchanged for 2017

- 3.1 To ensure that the reimbursement rates are reasonable, it has been Regional practice to keep the vehicle reimbursement rates in line with those approved by the Department of Finance (DOF) Canada for tax purposes.
- 3.2 In late December 2016, the DOF released the automobile reimbursement rates that they consider reasonable for 2017. The reimbursement rates remain unchanged at 54 cents per kilometre for the first 5,000 kilometres driven, and 48 cents per kilometre for each additional kilometre.
- 3.3 The attached policy for Reimbursement for Use of a Personal Vehicle continues to apply for 2017. The monthly advances for all categories and the casual travel rates remain at \$0.54 per kilometre for the first 5,000 kilometres and \$0.48 per kilometre for travel beyond 5,000 kilometres.

4. Conclusion

- 4.1 The 2017 rates for reimbursement for the use of a personal vehicle while on Regional business can be accommodated within the proposed 2017 budgets for General Purposes, Water Supply and Sanitary Sewer.

5. Attachments

Attachment #1: Reimbursement for Use of Personal Vehicle

Respectfully submitted,

Original signed by

R.J. Clapp, CPA, CA
Commissioner of Finance

REGION OF DURHAM
REIMBURSEMENT FOR USE OF PERSONAL VEHICLE 2017 RATES

1. Casual Travel

- 1.1 Employees who travel occasionally using a personal vehicle will receive reimbursement upon submission of an expense claim detailing the distance driven.
- 1.2 Reimbursements are calculated at \$0.54 per kilometre for the first 5,000 kilometres and \$0.48 per kilometre for each kilometre traveled beyond 5,000 kilometres.

2. Monthly Advance System

- 2.1 Employees who are required to travel regularly as part of their job receive a monthly advance payment based on the range of kilometres expected to be driven during the year.
- 2.2 The reimbursement rates for kilometre ranges are as follows:

Category	Kilometre Range	Monthly Advance
		\$
1	1,000 - 2,000	45.00
2	2,001 - 3,000	90.00
3	3,001 - 5,000	135.00
4	5,001 - 8,000	225.00
5	8,001 - 12,000	345.00
6	12,001 - 16,000	505.00
7	16,001 - 20,000	665.00
8	20,001 - 24,000	825.00
9	24,001 - 28,000	985.00
10	28,001 and over	1,145.00

2.3 Notes:

- a. Kilometre ranges are for the expected annual travel. Advances are calculated based on the minimum kilometres in the category range.
- b. A year-end reconciliation is required for every employee receiving an advance. The adjustment for additional kilometres travelled or recovery of an overpayment will be completed no later than the end of February of the following calendar year. If an employee terminates employment, or is removed from the vehicle advance system during the year, the reconciliation is completed at that time.
- c. Where no travel records are received, the total amount of the advance will be recovered.
- d. Advances will be paid on the second pay period of the month.
- e. Reimbursement for use of a personal vehicle is for the kilometres traveled only while on Regional business. Parking costs and other travel expenses are reimbursed separately.

3. Standby Rates

- 3.1 The rate for personal use of a Regional vehicle for travel to/from work and home while on standby shall be \$0.26 per kilometre.
- 3.2 No other personal travel using a Regional vehicle is permitted.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Information Report

From: Commissioner of Works
Report: #2016-INFO-6
Date: January 13, 2017

Subject:

Real Property Acquisitions in 2016 Where the Purchase Price Did Not Exceed \$50,000

Recommendation:

Receive for information.

Report:

1. Purpose

- 1.1 The purpose of this report is to provide information regarding real property interests acquired by the Works Department where the purchase price did not exceed \$50,000.

2. Discussion

- 2.1 Works Committee Report 2001-W-140 (Attachment #1) approved by Regional Council on December 5, 2001, recommended that:
- a. The Commissioner of Works or his designate be authorized to approve the acquisition of real property interests, where the purchase price does not exceed \$50,000, provided that the works for which the real property interest is required has been approved by Regional Council and funds have been approved for the land acquisition; and
 - b. The Commissioner of Works report annually to Regional Council on the real property interests acquired under this authority.
- 2.2 The attached schedule reflects the properties acquired in 2016 by means of this delegated authority, with acquisition values ranging from \$2 to \$50,000 (Attachment #2).

3. Conclusion

- 3.1 The attached summary (Attachment #2) reflects the real property interests acquired in 2016 for \$50,000 or less, in accordance with the authority provided under Works Committee Report #2001-W-140 as approved by Regional Council on December 5, 2001.

4. Attachments

Attachment #1: Works Committee Report #2001-W-140

Attachment #2: Property Acquisitions by Means of By-Law No. 82-2001

Respectfully submitted,

Original signed by

Susan Siopis, P.Eng.
Commissioner of Works



Regional Municipality of Durham
To: The Works Committee
From: Commissioner of Works
Report: 2001-W-140
Date: November 21, 2001

SUBJECT:

Acquisition of Property

RECOMMENDATIONS:

- a) THAT the Commissioner of Works or his designate be authorized to approve the acquisition of real property interests, where the purchase price does not exceed Fifty Thousand Dollars (\$50,000.00) provided that the works for which the real property interest is required has been approved by Council and funds have been approved for the land acquisition;
 - b) THAT the Regional Chair and Clerk or their designates be authorized to execute any documents approved under this authority;
 - c) THAT the Regional Solicitor prepare the necessary by-law to give effect to this authority; and
 - d) THAT the Commissioner of Works report annually to Council on the real property interests acquired under this authority.
-

REPORT:

Purpose

This report is to obtain authority from Regional Council for the Commissioner of Works or his designate to authorize the acquisition of real property interests and authority to arrange for the execution of any agreements and supporting documents approved under this authority where the purchase price does not exceed Fifty Thousand Dollars (\$50,000.00).

Background

Works Department staff in the Real Estate Division, negotiate acquisitions of real property interests on behalf of the Region. For the most part, lands are required for road widening and permanent easements for the installation of watermains and sewers. Temporary interests in land are also required for construction purposes.

Currently, all acquisitions including those for a nominal sum, are submitted to Council for approval.

Analysis and Options

The current procedures for submitting each agreement to Council can result in significant delays in completing the transaction and acquiring property. At times, Vendors are required to make their offer irrevocable for a period of up to three (3) months in order to ensure the offers are still open when considered by Council. This delay may result in increased costs.

A standard form of agreement is used for the acquisition of real property interests. This provides that the vendor convey clear title to the Region, contains standard conditions and warranties and provides for the Region to pay reasonable legal and consulting fees.

This report recommends that the Commissioner of Works be authorized to approve agreements where the purchase price does not exceed Fifty Thousand Dollars (\$50,000.00), provided that the works for which the real property interest is required has been approved by Council and funds have been approved for the land acquisition.

All acquisitions in excess of Fifty Thousand Dollars (\$50,000.00) would be submitted to Council in the usual course.


Financial Implications

Negotiations for the acquisition of real property interests may be affected by the length of time between commencing negotiations and concluding the agreement. We believe that by adopting the recommendations in this report, the process can be improved and cost savings achieved.

Conclusion

Presently, all agreements for real property acquisitions are submitted to Council for approval. In many cases, the value of the real property interest is nominal and the majority of agreements are negotiated for less than Fifty Thousand Dollars (\$50,000.00). In all cases, a standard form of agreement of purchase is used. It is recommended that the Commissioner of Works or his designate be authorized to approve and authorize the execution of all agreements for the acquisition of real property interest, where the expenditure of funds does not exceed Fifty Thousand Dollars (\$50,000.00), together with any supporting costs required to complete the transaction.

The Regional Solicitor, Clerk and Commissioner of Finance have reviewed this report and are in agreement with the recommendations.


J.P. McCorkell, P. Eng.
Commissioner of Works

Recommended for Presentation to Committee

G.H. Cubitt, M.S.W.
Chief Administrative Officer

RE2/ps

REAL ESTATE FILE	DATE OFFER SIGNED (by Legislative Services)	PROJECT DESCRIPTION	PROPERTY OWNER	LEGAL DESCRIPTION	COMPENSATION	MUNICIPAL LOCATION
RR4-115	8-Jan-16	Taunton Road at Robbins Road – Easement for Culvert	Municipality of Clarington	Part of Block C and 5 on Registered Plan N693	\$2.00	306 Tamblyn Road, Clarington
RR13-38	12-Jan-16	Regional Road 13 Reconstruction and Rehabilitation	Anna Trussell	Parts 1 and 2 on Part of Lot 2, Concession 3 as part of PIN 72003-0025	\$20,020.00	1255 S Durham Road 23, RR1, Sunderland, ON LOC 1H0
RR13-39	10-Mar-16	RR13 Road Rehabilitation	Lori and Chris Van Kessel	Part of Lot 3, Concession 3, Township of Brock. Part 1 on R-Plan 40R-28661 as D-284978, Subject to BK14478	\$2,250.00	S12805 Concession Rd. 4 Sunderland, Ont Frontage on Regional Road 13
RR46-06	9-May-16	Reconstruction - NE Corner of Brock Street and Rosland Road, Whitby	Whitby Developments Inc.	Part of Block 9, Registered Plan 40M-2554. Further as Parts 1 & 2 on R-Plan 40R-29093	\$10,000.00	3015 Brock Street North, Whitby, Ontario
RR13-28	14-Jul-16	Regional Road 13 Reconstruction and Rehabilitation	Randall Bugg & Carol Bugg	Part of Lot 4, Concession 2, Township of Brock. R-Plan 40R-28676	\$15,500.00	S370 Regional Road 13, Sunderland, ON LOC 1H0
RR3-17	7-Apr-16	Winchester / Thickson Road Intersection Improvements	Brooklin Meadows - Edward Sorbara	Part of Blk. 224, Plan 40M-1803, Town of Whitby Parts 1 & 2 R-Plan 40R-28914.	\$2.00	N/W quadrant of Winchester Rd. at Thickson Rd.
RR1-31	20-Jun-16	Regional Road 1 Reconstruction - Sandford Rd. To Ashworth Rd., Town of Uxbridge	Wayne & Jacqueline Teskey	Part of Lot 6, Concession 7, Township of Uxbridge. Part 1 of R-Plan 40R-29003.	\$2,000.00	9129 Regional Road 1 RR2, Station Main Uxbridge, ON L9P 1R2
RR16-23	10-Jun-16	Ritson Road Reconstruction	Nideva-1662857 Ontario Limited	Part of Lot 8, Concession 5, City of Oshawa. Part 2 on R-Plan 40R-29096	\$2.00	760 Conlin Road East, Oshawa, ON L4L 4G9

REAL ESTATE FILE	DATE OFFER SIGNED (by Legislative Services)	PROJECT DESCRIPTION	PROPERTY OWNER	LEGAL DESCRIPTION	COMPENSATION	MUNICIPAL LOCATION
RR13-29	10-Nov-16	Regional Road 13 Road Rehabilitation	Brian Raymond Stickwood	Part Lot 5 Concession 3, Brock, Part 1 on R-Plan 40R-28683	\$5,250.00	425 Regional Road 13, Sunderland, ON LOC 1H0
RR13-34	18-Aug-16	Regional Road 13 Road Rehabilitation	David and Diane Fuller	Part of Lots 2 & 3, Concession 2, Brock, Part 1 on R-Plan 40R-28666	\$7,537.00	S170 Durham Rd 13, RR1 Sunderland, ON LOC 1H0
HWY2-50	6-Jul-16	Maple Grove and Hwy 2 Intersection Realignment.	Rekker Gardens Limited, Richard Rekker	Part Lot 18, Concession 2. Part 1 on R-Plan 40R-29207	\$7,900.00	Rekker Gardens Limited, 2258 Hwy2, RR6, Bowmanville, ON L1C 3K7
HWY2-49	4-Oct-16	Maple Grove and Hwy 2 Intersection Realignment.	David and Cathy Tonks	Part Lot 18, Concession 2. Part 1 on R-Plan 40R-29214	\$12,705.00	2059 Maple Grove Road, RR2, Bowmanville, ON L1C 3K3
MUN-P-48	19-May-16	Permanent Easement for Sanitary Sewer Connection.	City of Pickering	Parts 1 and 2 on R Plan 40R-29156.	\$2.00	Municipal road adjacent to 529 Gillmoss Road, City of Pickering
RR22-93	7-Sep-16	Victoria Street realignment - Easements	Riotrin Properties Inc.	Part of Lot 23, Broken Front Concession, Whitby Part 1 Ref Plan 40R-29270	\$2.00	Victoria Street at Hopkins Street, Whitby
RR2-31	22-Dec-16	Widening of Winchester Road East and Simcoe Street North, City of Oshawa (Ontario Infrastructure & Land Corps.)	Hydro One Networks Inc.	Part of Lots 13 and 14 Conc. 5, Parts 4, 5, 9, 10, 11, R-Plan 40R-28294, City of Oshawa	\$7,218.00	South West side of Winchester Road East and Simcoe Street North.



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2017-INFO-7
Date: January 9, 2017

Subject:

Agriculture and Rural Affairs E-Newsletter – December 2016

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 The Agriculture and Rural Affairs e-newsletter is a bi-monthly snapshot of the initiatives, activities and partnerships within the agriculture and rural areas across the Region of Durham. It serves as an environmentally-conscious, cost-effective tool to relay information regarding the latest agricultural and rural economic development activity in Durham Region.

2. Background

- 2.1 The Agriculture and Rural Affairs e-newsletter was distributed to 352 subscribers in December 2016 with a 43% open rate. It is also posted on the Region's Economic Development website, and distributed via social media channels through the Corporate Communications office.
- View the [Agriculture and Rural Affairs Newsletter](http://myemail.constantcontact.com/Agriculture-and-Rural-Affairs-Newsletter--Preparing-your-business-for-the-holiday-season.html?soid=1102359044820&aid=4vaPFxQvHuU) online at <http://myemail.constantcontact.com/Agriculture-and-Rural-Affairs-Newsletter--Preparing-your-business-for-the-holiday-season.html?soid=1102359044820&aid=4vaPFxQvHuU>.

2.2 The Agriculture and Rural Affairs e-newsletter is produced in cooperation with Corporate Communications.

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2017-INFO-8
Date: January 9, 2017

Subject:

Durham Tourism E-Newsletter- December 2016

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The Durham Tourism e-newsletter is a monthly snapshot of the tourism initiatives and activities across the Region of Durham. It serves as an environmentally-conscious, cost-effective marketing tool to promote economic development and tourism activity in Durham Region.

2. Background

2.1 The Durham Tourism e-newsletter was distributed to 7,532 subscribers in December 2016 with a 37% open rate. It is also posted on the Region's Economic Development website, and distributed via social media channels through the Corporate Communications office.

- View the [Durham Tourism E-newsletter](http://myemail.constantcontact.com/Welcoming-the-holidays-in-Durham-Region.html?soid=1101562300271&aid=gpG7eanwDPs) online at <http://myemail.constantcontact.com/Welcoming-the-holidays-in-Durham-Region.html?soid=1101562300271&aid=gpG7eanwDPs>.

2.2 The Durham Tourism e-newsletter is produced in cooperation with Corporate Communications.

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

From: Kahler, Janice <Janice.Kahler@mpac.ca> on behalf of Colquhoun, Heather <Heather.Colquhoun@mpac.ca>
Sent: January-06-17 12:41 PM
To: Clerks
Cc: Porporo, Michael; Colquhoun, Heather; Dana Howes; Nicole Pincombe; MR13Enquiry
Subject: 2016 Assessment Update Municipal Summary Report
Attachments: Memo Municipal Clerks_Assessment Update Municipal Report.pdf; 2016 Assessment Update Municipal Summary Report.pdf; 1800 Assessment Report Tables.pdf

Good afternoon,

I am pleased to share the attached memo from Carla Y. Nell, together with the attached 2016 Assessment Update Municipal Summary Report and municipal level snapshots. We have prepared the Report for municipal administration and elected officials to provide an Executive Summary of the 2016 Assessment Update and a summary of the property class changes unique to your municipality.

The information was provided to municipal administration on December 22 and now we are providing to all municipal Clerks for delivery to the elected officials. The December 22 delivery to municipal administration did advise on who the report has been prepared for and the timing of the delivery to the elected officials through the Clerks.

Please contact either your local Account Manager or myself if you have any questions or would like to discuss the report.

All the best in 2017!
Heather

Heather Colquhoun
Regional Manager, Zone 3
Municipal & Stakeholder Relations
Municipal Property Assessment Corporation
C: 705-627-1778
T: 289-317-0850
Email: heather.colquhoun@mpac.ca

Original
To: CIP
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To: J. Clapp
C.C. S. O. 170

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MUNICIPAL PROPERTY ASSESSMENT CORPORATION

January 6, 2017

To: Municipal Clerks

From: Carla Y. Nell, Vice-President
Municipal and Stakeholder Relations

Subject: **2016 Assessment Update Municipal Summary Report**

The return of 2016 assessment rolls to Ontario municipalities marks a key milestone in the organization's delivery of the province-wide 2016 Assessment Update.

2016 was a year of many firsts for MPAC's delivery of updated assessments. We made a number of changes to our operations and the products and services we deliver to property owners and stakeholders. Our goal was to undertake an Assessment Update that demonstrated a greater focus on roll stability, transparency and collaboration.

We have developed the enclosed report for municipal administration and elected officials to provide an Executive Summary of the work performed by MPAC in support of the 2016 Assessment Update, which includes municipal level snapshots of the property class changes unique to your area.

A copy of this report has been provided to the Chief Administrative Officers, Finance Officers, Treasurers and Tax Collectors. I would like to request your assistance to share the attached report with municipal councils. Please contact your Regional Manager or Account Manager Municipal and Stakeholder Relations if you have any questions about the report.

Yours truly,

Carla Y. Nell
Vice-President, Municipal and Stakeholder Relations

cc: Treasurers and Tax Collectors

2016 Assessment Update

Municipal Summary Report

December 2016



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

C O N T E N T S

Delivering the 2016 Assessment Update

About This Report	3
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2016 Assessment Update Rollout

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Our Approach to Value

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Assessment Change Summary

by Property Class	Appendix 1
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Assessment Base Distribution

Summary by Property Class	Appendix 2
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Delivering the 2016 Assessment Update

About This Report

The following report has been developed to provide municipal administration and elected officials with an executive summary of the work undertaken by Municipal Property Assessment Corporation (MPAC) in delivering assessed values for the 2016 Assessment Update.

MPAC is committed to providing property owners, municipalities and all its stakeholders with the best possible service. Our goal is a stable assessment base through greater transparency, shared understanding and accuracy in property values.

Introduction

In Ontario, property assessments are updated every four years. The 2016 Assessment Update reflects a legislated valuation date of January 1, 2016, for the 2017-2020 property tax years.

MPAC's work to deliver the 2016 Assessment Update began in 2015—nearly two years earlier than previous Assessment Updates. As part of our efforts, we introduced some of the most significant reforms to Ontario's property assessment system since 1998, and recognized early engagement and openness as keys to our success.

The following report summarizes the initiatives that MPAC has undertaken to:

- Deliver on our commitment to engage with and provide greater access to information for property owners, municipalities and stakeholders
- Improve our valuation analysis, methods and models
- Increase our assessment quality through stringent data cleansing, quality checks and testing our work through third parties

Our 2013-2016 Strategic Plan

MPAC provided property owners, municipalities and stakeholders with the best possible service through transparency, predictability and accuracy—and works with municipalities and property owners and industry associations to identify potential opportunities to further refine Ontario's property tax system.

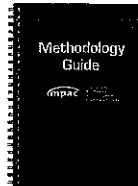
Disclosure

MPAC has launched disclosure initiatives to inform property owners and municipalities about how accurate property values are established. MPAC's approach to disclosure varies by property type. The disclosure initiatives include ongoing consultations with property owners and municipalities to determine appropriate valuation methodology and valuation parameters.



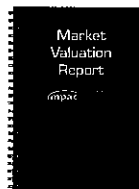
Three levels of Disclosure documentation were established:

1 Methodology Guides



33 guides that explain assessment methodology, and reflect appraisal industry standards and best practices.

2 Market Valuation Reports (MVR)



161 reports that explain how assessment methodology is applied to value properties, at the sector level, including reports for each of MPAC's 128 residential market areas.

3 Property Specific Valuation Information



Detailed information is also provided for over 5 million properties in Ontario, including 600,000+ farm and business properties, available through secure access (aboutmyproperty.ca) to property taxpayers, their representatives and municipalities. MPAC has published 33 additional supporting documents, including our Information and Data Sharing Policy, Economic Obsolescence Reports, and Cost Analytics.

2016 Assessment Update Rollout



Residential Properties

Notices for residential property owners were mailed over a 21-week period starting on April 4, 2016. The staggered approach was intended for MPAC to:

- Resolve any property owner concerns before final Assessment Rolls are returned to municipalities
- Allow for more localized targeted outreach
- Manage the influx of calls to our call centre to better respond to enquiries

RESIDENTIAL
Market Trends™

Residential Market Trends

Launched April 2016, Residential Market Trends is a new, user-friendly online tool on aboutmyproperty.ca designed to inform property taxpayers about key market shifts happening in their neighbourhood and across Ontario.

Through interactive maps, property owners can understand how property assessments have changed in any specified neighbourhood. The maps display information on the average assessment increase in an area, including the value of a typical home, condominium and waterfront property value from 2016 to 2017. Provincially, residential property values have increased on average by 4.5% annually since 2012. Over the next four years, the average residential property will increase by 18%.

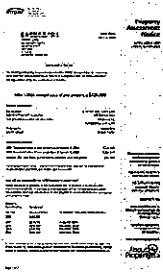
Key Improvement Areas

Improved Sales/Data Validation

MPAC completed more sales investigations and data quality checks in preparation for this year's assessment update than past reassessments. MPAC staff investigated more than 200,000 sales since 2012, which is more than double the sales reviewed for the 2012 Assessment Update. MPAC also reviewed and updated more than 2.8 million data elements.

Redesigned Property Assessment Notice

MPAC redesigned the Property Assessment Notice as part of its commitment to enhance the residential taxpayer experience and educate property taxpayers on the valuation process.



MPAC conducted quantitative and qualitative research through a third party to receive feedback from residential taxpayers from across Ontario. Enhancements were made based on this feedback and through consultation with the Ministry of Finance.

Changes include:

- An Issue Date and specific Request for Reconsideration (RfR) deadline for each of the applicable tax years
- A clear explanation of phase-in
- A simple explanation of the Ontario Property Assessment System
- Information on the valuation process and the five key factors that affect residential property value

Improved Understanding

In advance of the residential Notice mailing, a variety of resources were provided to property owners, including:



- Brochures
 - [About MPAC](#)
 - [Understanding Your 2016 Property Assessment Notice](#)
 - [Resolving Assessment Concerns/Requests for Reconsideration \(RfR\)](#)
 - [Residential Properties](#)
 - [Newly Built Homes](#)
 - [Waterfront Properties](#)



- Videos
 - [AboutMyProperty™ Overview](#)
 - [How MPAC Assesses Properties](#)
 - [The Request for Reconsideration process](#)
 - [Property Assessment and Taxation](#)
- [Residential Market Trends](#)



Farm Properties

MPAC has strengthened the accuracy and equity of farm valuations for the 2016 Assessment Update. Property Assessment Notices were delivered starting October 11, 2016, with an average annual increase of 16% since 2012. Over the next four years, the average farm property will increase by 64%.

Farm Market Trends

Farm Market Trends were created for 48 different geographic regions, and the Current Value Assessment change shows the percentage increase for year one of the phase-in (2017). The maps also show a rate per acre of Class 1 farmland, which is often how farmers speak when referencing the value of their farm property.

1

Upward trends continue

Farmland property sales indicate that farm values have continued to increase provincially.

2

Interest rates are low

Historic low interest rates have allowed farmers to expand farming operations.

3

Demand outweighs supply

Over the last several years, the demand for farmland has significantly outweighed the supply, creating competition.

4

Not all buyers are farmers

Non-agricultural buyers in Ontario continue to purchase farmland.

5

More land is needed

Many sectors, including large intensive livestock enterprises, need land for nutrient management and cropping requirements.

6

Soil type is a factor

The availability of soil types that support high-value crops is driving up demand.

7

Farmland sales expand east

Producers continue to expand by purchasing land in Eastern Ontario and in neighbouring communities.

8

Lower priced land available in northeast

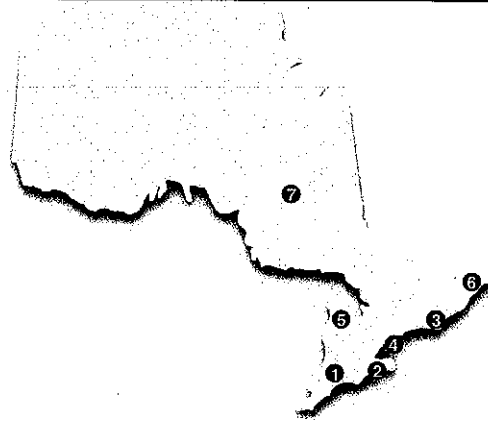
Buyers from Southern Ontario who are in search of lower priced land are finding it in the Northern and Eastern regions of Ontario.

Farm Value Comparison



Overall
Average assessment
change for 2016-2017

Ontario Overall	16%
South West ①	16%
Golden Horseshoe ②	12%
GTA Central Ontario ③	13%
City of Toronto ④	N/A
Central North East ⑤	16%
East ⑥	19%
North ⑦	18%



Average annual assessment changes reflect the median value for farm properties, regardless of the property class. This includes vacant farmland, farms with residences and outbuildings. The farm market trends map for 48 different geographic regions are available on aboutmyproperty.ca.

Key Improvement Areas

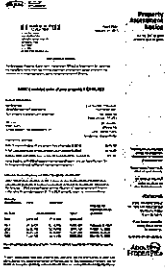
Data Integrity/Accuracy

For the 2016 Update, MPAC implemented a number of changes that have resulted in a better approach to farm valuations.

- **Improved farm sale verification process.** MPAC undertook significant analysis and only used sales of farmland sold to farmers to determine farmland rates. Farm verifications included a standard letter and questionnaire sent to new farm owners, and a mandatory review of vacant farm land sales that are 10 acres or greater.
- **Comprehensive review of vacant farm land sales back to January 2008.** A longer sales period increased the number of farm sales in MPAC's analysis by approximately 40% over past reassessments (sales are time-adjusted to reflect market changes over time).
- **Reduction in the number of farm neighbourhoods.** Farm neighbourhoods have been combined, resulting in a reduction from 228 to 167 neighbourhoods. This has enabled MPAC to use more sales transactions in its determination of the farm land rates. MPAC staff also reviewed the values for farms in bordering neighbourhoods to ensure equity in the valuations.
- **New Agricultural Cost Guide.** MPAC is now relying on a new, up-to-date agricultural cost guide to determine the value of farm structures.

Consultation and Engagement

In consultation with the Ontario Federation of Agriculture (OFA), the Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA), municipalities and industry representatives, MPAC worked closely with the farming community to provide additional transparency regarding farmland valuations.



Redesigned Property Assessment Notice

MPAC engaged property owners and industry groups through focus groups to discuss potential enhancements to the Property Assessment Notice. As a result of feedback received, MPAC customized the Farm Notice to clearly indicate whether the property is classified in the residential or farm tax property class and include acreage as part of the property description.

Improved Understanding

In addition to outreach and consultation, MPAC created a suite of communication materials to help farm property owners understand the changes being introduced for farm properties as part of this year's province-wide Assessment Update. The materials include:



- A new [Farm brochure](#)
- [How MPAC Assesses Farm Properties](#) video
- An [Infographic](#) that explains how MPAC values farm properties
- [Understanding your Farm Property Assessment Notice Brochure](#)
- Access to all three levels of disclosure for their farm property through aboutmyproperty.ca
- [Farm Market Trends](#)



Business Properties

Business property owners received their 2016 Notices starting on October 18, 2016. Values reflect the local real estate market and MPAC's analysis of the market indicates that most categories of business property have increased in value over the last four years. MPAC has made considerable efforts to analyze local markets, review the data on file and talk to property owners in advance of the update.

Multi-Residential

MPAC has changed the way multi-residential properties are assessed and used the Direct Capitalization Approach for the 2016 Assessment Update. These changes were implemented as a result of feedback received during consultations with the Federation of Rental-Housing Providers of Ontario (FRPO), the Co-operative Housing Federation of Canada (Ontario Region Office) and the Ontario Non-Profit Housing Association. Provincially, multi-residential property values have increased on average by 7% annually since 2012. Over the next four years, the average multi-residential property will increase by 28%.

1

Upward trends continue

Multi-residential property sales indicate that values have continued to increase provincially.

2

Interest rates are low

Historic low interest rates have fueled an active sales market for multi-residential properties.

3

Demand outweighs supply

Competition for apartment investment properties in large urban centres has resulted in premium pricing.

4

REITs and large portfolio holders invest

Real estate investment trusts and large institutional investors continue to invest in this stable asset class.

5

Rent vs. buy

Many young professionals are choosing to rent instead of buy due to strong home prices.

6

Province-wide effects

Sale prices have continued to climb across the province. Sault Ste. Marie, Thunder Bay, Barrie, Hamilton, Windsor and the Greater Toronto Area all show strengthening apartment markets.

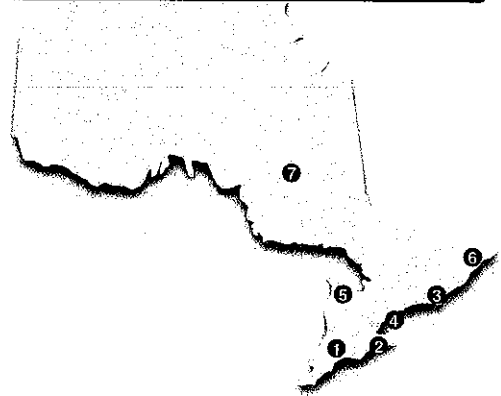
Multi-Residential Value Comparison



Overall

Average assessment change for 2016-2017

Ontario Overall	7%
South West ❶	5%
Golden Horseshoe ❷	5%
GTA Central Ontario ❸	6%
City of Toronto ❹	12%
Central North East ❺	5%
East ❻	4%
North ❼	7%



Average annual assessment changes reflect the median value for multi-residential properties having seven or more units. Multi-residential market trends include average assessment change (2016-2017), Fair Market Rents, capitalization rates and vacancy rates.

Key Improvement Areas

- Reviewed four years of sales data to determine multi-residential values
- Researched and consulted third party sources, including Canada Mortgage and Housing Corporation, to validate our valuation components
- Launched the Property Income and Expense Return (PIER) tool enabling multi-residential property owners to submit their annual rental, income and expense information online
- Studied rental, financial and market information to determine Fair Market Rents, Vacancy and Bad Debt allowances, Expense Ratios and Capitalization Rates for Ontario's multi-residential properties

Commercial

Commercial properties have a broad range of uses including small retail, food service, shopping centres or big box centres, office buildings or other general commercial uses.

MPAC conducted pre-roll discussions and/or information sessions with Ontario Business Improvement Area Associations, large office and large retail property owners, major tenants (i.e., national chains) to review preliminary valuation parameters for the various sectors. In preparation for this year's Assessment Update, MPAC reviewed Fair Market Rents against market data submitted by property owners and reviewed three years of sales data to establish accurate values. Provincially, commercial property values have increased on average by 3.1% annually since 2012. Over the next four years, the average commercial property will increase by 12.4%.

1

Retail development in an expanding housing market

Retail development remains strong in areas with growing residential communities to support the demand for retail services from new residents.

2

Capitalization rates and office buildings

Capitalization rates continue to compress in most parts of Ontario. New supply continues to be added in several major markets, including Toronto, Richmond Hill, Mississauga and Oakville.

3

Ottawa faces decline in office building values

Ottawa continues to see a decline in rents and an increase in vacancy as the federal government continues to relinquish office space back to the market.

4

Big box vs. standard retail properties

Province-wide, big box properties are experiencing marginally lower increases in assessment when compared to standard retail properties due to the limited utility beyond their existing use and limited market demand within this sector.

5

Commercial in the Northwest

The main urban centres of Thunder Bay, Kenora, Dryden and Fort Frances are experiencing the most consistent assessment increases in the region. Affordable housing market conditions along with stability in the mining and forestry sector have contributed to steady market conditions in the commercial sector.

6

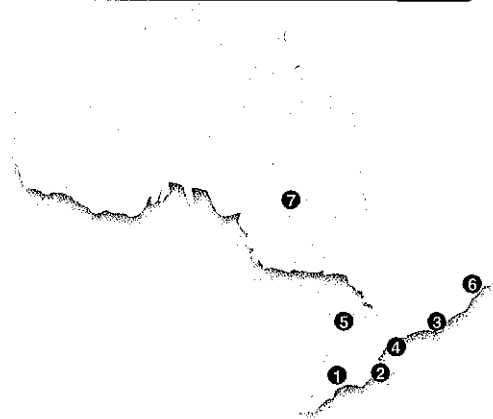
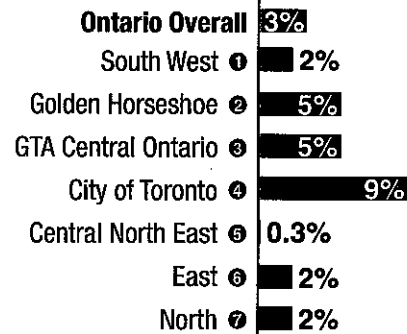
Commercial in Northeastern Ontario

Northeastern Ontario is seeing the lowest average change in commercial properties in the region. Increases to small retail properties are tempered in part due to the continued development of big box centres in these communities which have drawn consumers from traditional retail markets. Office buildings and large shopping centre values have outperformed small retail as sectors and investors outside of Northern Ontario see value in investing in the North due to low interest rates.

Commercial Value Comparison



Overall
Average assessment change for 2016-2017



Commercial market trends include average annual assessment change (2016-2017), Fair Market Rent, Vacancy, Non-Recoverable, Capitalization.

Industrial

MPAC conducted pre-roll consultations and/or information sessions with the Ontario Business Improvement Areas (BIA) Association and member BIAs from across Ontario, ONroute Service Centres, the Gravel Pit Industry, municipalities, the Ministry of Finance and Infrastructure Ontario to get an improved understanding of how assessment changes will impact various groups in this sector. Provincially, industrial property values have increased on average by 3% annually since 2012. Over the next four years, the average industrial property will increase by 12%.

1

Upward trends continue

Standard industrial property sales indicate the industrial market remains strong in the Greater Toronto Area.

2

Rebounding market in Southwestern Ontario

The market in Southwestern Ontario remains stable with industrial sales rebounding in Windsor/Chatham.

3

Logistics a key driver for this segment

Access to main transportation routes along the 400 series highways and large distribution centres continues to stimulate industrial markets.

4

Steady growth province-wide

Central, east and northern areas of the province continue to experience stable industrial markets.

5

Interest rates are low

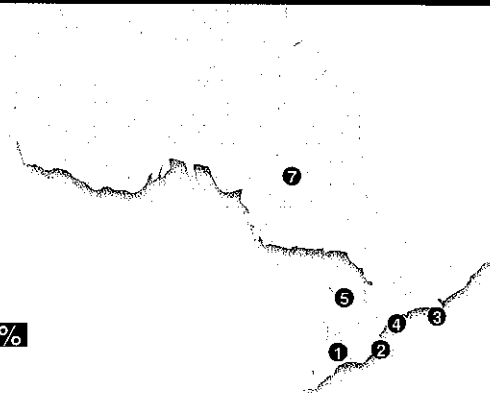
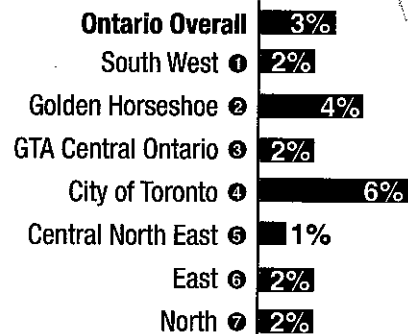
Historic low interest rates have fueled growth in industrial property sales.

Industrial Value Comparison



Overall

Average assessment change for 2016-2017



Industrial maps show the average annual assessment change for industrial properties for year one of the phase-in (2017) for standard industrial properties only.

Key Improvement Areas

- More than 62,000 sales investigations on commercial/industrial properties province-wide, representing almost 90% of all sales for the province
- Staff reviewed and updated more than 2.8 million data elements
- Engagement has focused on property owners and stakeholders most likely to be affected by changes (either in methodology or value) and those who have expressed an interest in participating in pre-roll discussion and consultation

Methodology Changes

MPAC engaged key stakeholder groups, municipalities, property owners and the Ministry of Finance in discussions about methodology changes in advance of the update. Key changes include:

- **Big Box Stores** – changed from the income approach to the cost approach
- **Consolidated Courthouses** – changed from the income approach to the cost approach
- **Billboards** – assessed using the regulated cost approach and included in the commercial property class
- **Equity Co-ops/Co-ownerships** – returning to its approach of valuing Equity Co-ops and Co-ownerships by the direct sales comparison approach
- **Multi-Residential** – changed the application of the income approach from a Gross Income Multiplier approach to a direct capitalization of net income

Improved Understanding

Multi-residential and business owners have access to a range of assessment tools and information to assist them in understanding how MPAC has assessed their property. These tools include:

- A new Multi-Residential Brochure and Infographic with an overview of MPAC's approach to valuing multi-residential properties
- A Small Commercial and Industrial Properties Brochure
- Understanding your Business Property Assessment Notice Brochure
- A video that explains the Request for Reconsideration Process for Business Properties
- Business Market Trends for Commercial, Industrial and Multi-Residential properties





Large and Special Purpose Business Properties

Large and special purpose business properties are generally characterized as properties that have a unique design, layout, size, construction materials and/or building services that facilitate one or a limited number of uses.

- They have limited market possibilities, except as a going concern business
- They typically have specialized building services
- They tend to serve large market areas that are more regional, national or international in scope
- They generally contain machines and machine fittings that are designed to facilitate one purpose
- Adaptation to other uses is typically challenging, requiring significant alterations and rarely finding economically viable uses for all of the improvements

As part of MPAC's delivery of the 2016 Assessment Update and the implementation of the recommendations under the Ministry of Finance's Special Purpose Business Property Assessment Review (SPBPAR) Report, MPAC established an Advance Disclosure Protocol for Large and Special Purpose Business Properties.

The protocol provided municipalities and property taxpayers with the opportunity to review and comment on MPAC's market analytics and preliminary assessed values for large and special purpose business properties in advance of roll return.

Under the Ministry of Finance's Section 10 directive, MPAC was required to develop Methodology Guides for the following large and special purpose business property types:

- Pulp and Paper Mills
- Saw Mills
- Value-Added Wood Products Manufacturing Plants
- Steel Manufacturing Plants
- Automotive Assembly Plants
- Automobile Parts Manufacturing Plants

Recognizing the complexities surrounding other property sectors, MPAC followed the same procedure for the following additional large and special purpose business property types:

- Pharmaceutical Manufacturing
- Chemical Manufacturing
- Oil Refineries
- Mining
- Food Processing
- Aerospace

Consultation

Engagement and collaboration has provided municipalities and property owners with an opportunity to review and comment on MPAC's sector level analytics and preliminary assessed values for large and special purpose business property types.

Preliminary valuation summaries were shared with property owners and municipalities in May of 2016 encouraging property owners and municipalities to review the information and provide feedback, and to share alternate data, evidence and analysis with MPAC. This feedback was reflected in the updated preliminary values distributed by MPAC on October 4, 2016, which allowed property owners and municipalities a final opportunity to review their revised preliminary summary and offer input prior to Property Assessment Notice delivery on November 28, 2016.

Our Approach to Value



The Municipal Experience

A redesigned Municipal Connect™ allows for better understanding and management of the assessment base and assessment at risk, and offers municipalities a modern and flexible way to access assessment information.

To better support the management of municipal services and provide further insight into the 2016 Assessment Update, Municipal Connect™ provided municipalities with access to preliminary values allowing for early consultation/discussion with the goal of greater roll stability and predictability.

Many enhancements were made in the development of Municipal Connect 2.0. Key changes include:

- Access to preliminary values through the Pre-Roll Consultation File for the 2016 Current Value Assessment (2017 to 2020 tax years)
- Weighted assessments based on a municipality's specific ratios
- New and enhanced mapping and satellite photo capabilities, including property type and assessment parcel overlays
- Access to Commercial/Industrial preliminary values
- Access to Assessment Review Board appeal and Request for Reconsideration information

MPAC staff continue to work to provide additional enhancements to meet municipalities' unique needs. Throughout 2017, we will continue to transition functionality from the classic version of Municipal Connect, offer municipalities improved flexibility to build on-demand reports, as well as continue to improve the ability to search, sort, and monitor properties.

Conclusion

Throughout the 2016 Assessment Update, we have placed careful and deliberate focus on increased transparency and a shared understanding of property assessments.

Careful consideration was given to property sectors where there was a change in methodology, and we have worked collaboratively to engage municipalities, stakeholders and property owners to deliver fair and accurate property assessments.

Significant improvements were introduced this year including the early mailing of Notices, revamped aboutmyproperty.ca site, redesigned Property Assessment Notices, work on advance disclosure, early engagement and pre-roll discussions. These changes share a common goal that is rooted in MPAC's commitment to bring stability and predictability to municipalities' tax base.

As final rolls are delivered, and we enter the first year of Ontario's next four-year cycle, we remain focused on continuing to support all our stakeholders with regard to 2016 base year assessments. We are also committed to continuously improving our service to stakeholders and encourage you to share your feedback with us on the delivery of the 2016 Assessment Update.

Looking forward, we are excited to foster continuous improvements in service delivery through greater collaboration between MPAC and municipalities.

Your local Municipal and Stakeholder Relations team is available to support you throughout the Assessment Update and beyond. Please contact your Regional Manager, Account Manager or Account Support Coordinator if you have questions or would like more information about this report.

APPENDIX 1

Assessment Change Summary by Property Class Region of Durham

The following chart provides a comparison of the total assessment for the 2012 and 2016 base years, as well as a comparison of the assessment change for year one of the four year phase in (2017 property tax year), by property class.

Property Class/Realty Tax Class	2012 Full CVA	2016 Full CVA	Percent Change 2012 to 2016	2017 Phased-in CVA	Percent Change 2012 to 2017
R Residential	69,795,665,904	91,299,888,386	30.8%	75,019,874,404	7.5%
M Multi-Residential	1,716,088,485	2,507,474,298	46.1%	1,905,207,040	11.0%
C Commercial	4,841,026,482	5,734,561,445	18.5%	4,986,648,450	3.0%
S Shopping Centre	2,091,546,295	2,679,150,806	28.1%	2,229,213,421	6.6%
D Office Building	267,186,505	286,080,370	7.1%	259,424,409	-2.9%
G Parking Lot	16,215,100	23,007,800	41.9%	17,908,025	10.4%
X Commercial (New Construction)	638,160,163	729,501,794	14.3%	655,496,010	2.7%
Z Shopping Centre (New Construction)	319,033,350	385,956,144	21.0%	334,116,370	4.7%
Y Office Building (New Construction)	2,322,410	2,429,800	4.6%	2,349,258	1.2%
I Industrial	877,273,488	952,807,800	8.6%	876,023,658	-0.1%
L Large Industrial	685,809,501	686,526,312	0.1%	651,732,730	-5.0%
J Industrial (New Construction)	44,688,380	45,104,400	0.9%	43,243,093	-3.2%
K Large Industrial (New Construction)	23,946,000	22,939,000	-4.2%	22,939,000	-4.2%
P Pipeline	188,461,000	207,252,000	10.0%	193,158,750	2.5%
F Farm	1,732,051,142	2,606,178,157	50.5%	1,946,910,268	12.4%
T Managed Forests	81,682,282	109,772,800	34.4%	87,820,961	7.5%
(PIL) R Residential	313,681,200	380,047,200	21.2%	324,458,775	3.4%
(PIL) C Commercial	509,067,980	550,366,238	8.1%	512,058,463	0.6%
(PIL) S Shopping Centre	2,877,000	3,259,300	13.3%	2,972,575	3.3%
(PIL) D Office Building	27,405,820	32,668,100	19.2%	28,721,390	4.8%
(PIL) G Parking Lot	12,380,000	13,761,100	11.2%	12,241,225	-1.1%
(PIL) X Commercial (New Construction)	4,183,000	5,670,000	35.5%	4,554,750	8.9%
(PIL) I Industrial	32,597,100	36,027,200	10.5%	32,852,450	0.8%
(PIL) F Farm	147,653,100	190,637,000	29.1%	158,202,275	7.1%
E Exempt	4,324,089,941	4,739,716,158	9.6%	4,261,209,294	-1.5%
TOTAL	88,695,091,628	114,230,783,608	28.79%	94,569,337,044	6.62%

APPENDIX 2

Assessment Base Distribution Summary by Property Class Region of Durham

The following chart provides a comparison of the distribution of the total assessment for the 2012 and 2016 base years, which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2012 Full CVA	Percentage of Total 2012 CVA	2016 Full CVA	Percentage of Total 2016 CVA	2017 Phased-in CVA	Percentage of Total 2017 CVA
R Residential	69,795,665,904	78.7%	91,299,888,386	79.9%	75,019,874,404	79.3%
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TOTAL	88,695,091,628	100.0%	114,230,783,608	100.0%	94,569,337,044	100.0%

From: Kerry Meydam <ksam2@rogers.com>
Sent: January-09-17 3:32 AM
To: Clerks; chair; aengland@oshawa.ca; bmclean@city.pickering.on.ca; Bob Chapman; Bobbie Drew; Colleen Jordan; Dan Carter; David Pickles; Elizabeth Roy; Jack Ballinger; Joe Drumm; jneal@clarington.net; John Aker; John Neal; Derrick Gleed; Adrian Foster; mayor@city.pickering.on.ca; Don Mitchell; Gerri Lynn O'Connor; John Grant; mayor@oshawa.ca; Steve Parish; Tom Rowett; Nancy Diamond; Shaun Collier; Ted Smith; Willie Woo; Nester Pidwerbecki; Kevin Ashe; Clarington, Clerk's Dept.
Cc: Susan Siopis; Mirka Januszkiewicz; Corinna Traill (Clarington); Ron Hooper (Clarington); Steven Cooke (Clarington); Wendy Partner (Clarington); gweir@clarington.net; 'Orono Times'; editor@oshawaexpress.ca; newsroom@durhamregion.com; editor@oshawatimes.com
Subject: Fire, transparency and accountability concerns re DYEC

C.S. LEGISLATIVE SERVICES

Original
 To: CIP

Copy
 To: S. Siopis

Montgomery County (in the C.C. S.C.C. File
 Take Appr. Action

Durham Regional and Clarington Councils,

Clerks- please consider this as official correspondence.

There are numerous similarities between this 20 year old Covanta incinerator facility in Montgomery County (in the Washington Post article below) and the brand new DYEC incinerator in Courtice - too many similarities, including all the down days, the fires, the excuses.

Good that the Dept. of Environmental Protection (DEP) is investigating and Montgomery County Council is holding hearings about it in February, as should be done here in my opinion by MoECC and by the Region. Covanta always has excuses and never seems to take responsibility for these problems, and MoECC, our Region and Clarington seem content to just 'move on' and let things go, for the most part. At least it appears that way to the public. Hence, not even a notification for this most recent fire, although a smaller one, last week at the Courtice incinerator - the third in less than 3 months.

This one may have been a smaller fire, but how long will it be before we have a large fire that puts workers, our fire dept. and the public at higher risk as the most recent fire at the Montgomery County Covanta incinerator did last month? *(Please read article below)*

Also remember that MoECC and the Region are of the opinion that after a few years, there can be LESS frequent monitoring done because by then everyone will be satisfied that the plant is "safe" and there is no need to be concerned about health or other problems. They fail to talk about failures that occur as the plant becomes older and parts start to fail, which is common sense.

Covanta, our Region, our Municipality and our Provincial regulator need to do better, in my opinion. The public still has many valid concerns and Durham Region (and Clarington) failing to notify the public with their usual media release of this latest fire doesn't help the perception that either these events are not being taken seriously enough or there is an attempt to downplay or suppress from the public, problems that occur at the facility. That doesn't help improve the public perception of lack of transparency and accountability.

I would like to make a request that the public be notified of occurrences at the incinerator facility by Media Release on the Region's website, and that the two committees mandated to deal with matters related to the incinerator, the Energy From Waste Advisory Committee (EFWAC) and the Energy From Waste-Waste Management Advisory Committee (EFW-WMAC) members be notified by email.

I would also reiterate my numerous requests for increased monitoring, including adding continuous monitoring/sampling at the stack for mercury and PM2.5. and the addition of AMESA to the website emissions data pages.

Thank you for your consideration.

Kerry Meydam
Courtice

<http://tinyurl.com/washingtonpost-Covanta-fires>

The Washington Post
January 8, 2017

Waste plant fires put Maryland, Montgomery County and company on hot seat



It took Montgomery firefighters 11 days to totally extinguish last month's fire at the county's Dickerson, Md., incinerator unit, which started when an 85-foot high mound of trash ignited. (Montgomery County fire dept.)

By Bill Turque January 8 at 5:27 PM

The December trash fire that smoldered for nearly two weeks inside Montgomery County's waste incinerator was the latest in a series of problems that have plagued the plant, keeping it either completely or partially out of service for nearly a third of 2016, according to records and interviews.

The 20-year-old Resource Recovery Facility in rural Dickerson, Md., is operated for the county by a private company and can burn up to 689,000 tons of commercial and residential waste annually. Three industrial furnaces heat the waste and help convert it to electricity.

Records show 105 days of unscheduled outages between March and October of last year. Shutdowns last month and in July forced the county to find other destinations for about 55,000 tons of trash, officials said. The plant was fully in operation for just nine days in September and October.

For several months in 2016 the facility stored trash in excess of its 12,000-ton design limit, according to the Northeast Maryland Waste Disposal Authority. The independent state agency issues bonds to finance

construction of waste disposal sites and contracts with the private operator of the facility, New Jersey-based Covanta.

At the time of the December fire, 12,900 tons were awaiting incineration.

Joey Neuhoff, regional vice president for Covanta, said the volume in excess of 12,000 tons did not violate its state permit, which covers only the amount of waste the plant can accept annually and how long it can be stored before processing.

But Neuhoff said “no one at the company is pleased” about the situation. He attributed the problems to an unusually high volume of waste and a shortage of key spare parts.

“When a plant reaches middle age, parts start to fail, and you need to keep critical spares available,” Neuhoff said. “We didn’t have a good critical spare inventory.”

Although no official cause for the December fire has been identified, Neuhoff said the plant’s operational difficulties were not a factor. Firefighters responded to smaller blazes at the facility in July and October.

County Council president Roger Berliner (D-Potomac-Bethesda) has scheduled a Feb. 2 hearing on the fire and the plant’s operations. In an interview, he expressed skepticism about the idea that the fire and operational problems were unrelated.

“It has a smell to it,” said Berliner, who chairs the council’s transportation and environment committee. The hearing will be before that committee and the council’s public safety committee.

Fire and Rescue Chief Scott Goldstein says there are three possible ways a fire can erupt when dealing with mass amounts of solid waste: ignition of fireplace ashes or other “hot trash,” sparks from a decaying battery, or spontaneous combustion of organic material.

Montgomery’s Department of Environmental Protection is conducting an investigation of the plant’s problems and expects to have a report ready for the hearing, director Lisa Feldt said.

Tim Firestine, the county’s chief administrative officer, suggested in an interview that it may be time for Montgomery to step in and oversee incinerator operations.

Although not directly criticizing the state waste disposal authority, Firestine said: “We have to look at how we unwind that. Maybe we need a direct relationship.”

The Dec. 8 fire involved a tower of trash eight stories high and 200 feet wide. It filled the 30-foot-deep storage pit where waste awaits incineration and extended another 55 feet into the air.

Smoke from the blaze prompted the county to warn residents living within a mile of the plant to stay indoors or leave the area if they had asthma or other lung or heart issues.

Feldt said the Maryland Department of Environment is testing air and water samples from the fire for toxins. The water firefighters used to quell the blaze was routed to a storage pond until tests show if pre-treatment is needed before it is discharged into the Potomac River.

Fire personnel spent 11 days extinguishing the fire. After it was put out, Local 1664 of the International Association of Firefighters filed a complaint with Maryland Occupational Safety and Health, charging that the

county did not make an adequate evaluation of the hazards at the site and left firefighters without proper protective gear as they worked.

Jeff Buddle, local president, said a half-dozen first responders had to seek medical treatment. One has lost time from work because of illness. "We definitely think it was directly related to the incident," Buddle said.

The state agency has started an investigation, but a spokeswoman said she could not comment on an active case.

Goldstein said the fire department "took care of providing the right equipment and adequate information about decontamination."

The plant was approved by the council in 1987, after 15 years of debate over the county's mounting trash problems.

It opened in 1996, following rounds of litigation brought by neighbors who objected to the addition of an incinerator to a community that was already home to a power plant — currently owned by NRG Energy — and the county's leaf-composting operation.

Jane Hunter, who can see the waste plant's 275-foot smoke stack about two miles from her front door, said that when the wind blows in a certain direction, she smells the garbage. Beeping and other noise from trucks offloading trash is frequent.

The fire "should never have happened," said Hunter, 74, who still grows corn soybeans and wheat on about 1,000 acres. "It's absolutely inexcusable."

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

The Regional Municipality of Durham

MINUTES

DURHAM REGION ROUNDTABLE ON CLIMATE CHANGE

November 18, 2016

A regular meeting of the Durham Region Roundtable on Climate Change was held on Friday, November 18, 2016 in Boardroom LL-C, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 1:01 PM.

Present: R. Gauder, Citizen Member, Chair
M. Vroegh, Citizen Member, Vice-Chair
Councillor Ashe, Finance & Administration Committee
Councillor Ballinger, Works Committee
G.H. Cubitt, Chief Administrative Officer
Councillor Gleed, Health and Social Services Committee
T. Hall, Citizen Member
D. Hoornweg, Citizen Member
E. Lacina, Citizen Member
H. Manns, Citizen Member
S. Moore, Citizen Member
B. Neil, Citizen Member
J. Solly, Citizen Member

Absent: C. Caneo, Citizen Member
D. Gilbert, Citizen Member
Councillor Mitchell, Planning & Economic Development Committee
Regional Chair Anderson

Staff

Present: B. Bridgeman, Commissioner of Planning and Economic Development
B. Kelly, Manager of Sustainability, Office of the CAO
C. Rochon, Program Co-ordinator, Climate Change, Office of the CAO
D. James, Committee Clerk, Corporate Services – Legislative Services

1. Adoption of Minutes

Moved by T. Hall, Seconded by J. Ballinger,
That the minutes of the regular Durham Region Roundtable on
Climate Change meeting held on October 14, 2016, be adopted.
CARRIED

2. Declarations of Interest

There were no declarations of interest.

3. Pond Biofuels Technology

A) Martin Vroegh, Director of Environmental Affairs, St Marys Cement Re: Pond Biofuels Technology

Martin Vroegh, Director of Environmental Affairs, St Marys Cement provided a PowerPoint Presentation on Pond Biofuels Technology.

Highlights of the presentation included:

- From Liability to Opportunity
- Definition of Waste and Products
- Cement 101
- Key Environmental Stats
- Two Sources of Greenhouse Gases
- Cap and Trade Summary
- U.S. and China: Cement Production
- Energy Management
- Low Carbon Fuels
- Product Innovation
- On-Site Private Utility
- Pond Biofuel Technology

M. Vroegh advised that with funding from the Ontario Centres of Excellence, Pond Biofuels and St Marys Cement have partnered to conduct a \$10 million project to capture CO₂ through algae growth at the St Marys Cement facility in St. Mary's, Ontario to use as fuel within the plant. He advised that the algae is grown in bioreactors with CO₂ and light, which in turn is dried and used as fuel within its kilns and to yield several by-products.

M. Vroegh showcased a CTV news story about St Marys Cement and carbon diversion.

M. Vroegh responded to questions of the Committee.

4. Approval of Amended Version of Durham Community Climate Adaptation Plan

A) Brian Kelly, Manager of Sustainability, Memorandum and Amended Durham Community Climate Adaptation Plan

B. Kelly, Manager of Sustainability, provided a PowerPoint Presentation with respect to the amended Durham Community Climate Adaptation Plan. A copy of his presentation was provided to the Committee prior to the meeting.

Highlights of the presentation included:

- Comment Process
- Meetings and Briefings
- Responses to Date
- Nature of Comments
- Proposed Changes to Program 2.1
 - Parallel Path Strategy
 - Next Steps
- Roles and Responsibilities
- Further Comments Expected
- The Way Forward

Discussion ensued and it was decided to move Table 3 Sample Components of a Resilient House Standard under Section 5.2 Building Sector in the Amended Durham Community Climate Adaptation Plan to the Appendix portion of the plan, with a qualifier.

Further discussion ensued with respect to the Durham Region Roundtable on Climate Change 2017 budget and the possible need for “seed funds” to support a number of “next step” activities under the Adaptation Plan. It was decided by the Committee to include the 2017 DRRCC budget and outlines of possible seed fund activities to the next meeting agenda, for further discussion.

Moved by G. Cubitt, Seconded by T. Hall,

That we recommend to the Committee of the Whole for approval and subsequent recommendation to Regional Council:

- a) That the Durham Community Climate Adaptation Plan be approved in principle; and
- b) That the Durham Community Climate Adaptation Plan be referred to local municipal councils, electrical utilities, local conservation authorities and senior government agencies for their review and consideration.

CARRIED

5. Other Business

A) Introduction of Caitlin Rochon, Program Co-ordinator, Climate Change

B. Kelly introduced Caitlin Rochon, the new Program Co-ordinator to the Committee.

B) Committee Member Resignation

Martin Vroegh announced that he will soon be leaving St Marys Cement to take up a position with the Ontario Centres of Excellence as the Director of GHG Reduction Technologies and will be resigning from the Committee.

6. Date of Next Meeting

The next regular meeting of the Durham Region Roundtable on Climate Change will be held on Friday, December 9, 2016 starting at 1 PM in Room LL-C, Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by G. Cubitt, Seconded by D. Hoornweg,
That the meeting be adjourned.
CARRIED

Committee members were invited to stay after the meeting to watch a screening of Leonardo DiCaprio's film entitled "Before the Flood".

The meeting adjourned at 2:40 PM.

R. Gauder, Chair, Durham Region
Roundtable on Climate Change

D. James, Committee Clerk

Action Items Committee of the Whole and Regional Council

Meeting Date	Request	Assigned Department(s)	Anticipated Response Date
September 7, 2016 Committee of the Whole	Business Case for Projects Managed Directly by the Region – Increasing the number of projects which are managed directly by the Region, whether through employees or contracted staff – referred to the 2017 budget process.	Works	2017 Budget Process
September 7, 2016 Committee of the Whole	Staff was requested to provide a report on the correspondence from the City of Pickering with respect to the Notice of Motion adopted at their Council meeting held on June 27, 2016, re: residential tax relief to eligible low income seniors and low income disabled persons (Pulled from August 19, 2016 Council Information Package)	Finance / Social Services	
September 7, 2016 Committee of the Whole	Staff was requested to provide information on the possibility of an educational campaign designed to encourage people to sign up for subsidized housing at the next Committee of the Whole meeting. (Region of Durham's Program Delivery and Fiscal Plan for the 2016 Social Infrastructure Fund Program) (2016-COW-19)	Social Services / Economic Development	October 5, 2016
September 7, 2016 Committee of the Whole	Section 7 of Attachment #1 to Report #2016-COW-31, Draft Procedural By-law, as it relates to Appointment of Committees was referred back to staff to review the appointment process.	Legislative Services	First Quarter 2017

Meeting Date	Request	Assigned Department(s)	Anticipated Response Date
October 5, 2016 Committee of the Whole	That Correspondence (CC 65) from the Municipality of Clarington regarding the Durham York Energy Centre Stack Test Results be referred to staff for a report to Committee of the Whole	Works	
November 2, 2016 Committee of the Whole	Staff advised that the joint Ministry of Transportation and the Ministry of the Environment and Climate Changes Air Monitoring results would be shared with Council.	Works	
December 7, 2016 Committee of the Whole	Staff advised that an update on a policy regarding Public Art would be available by the Spring 2017.	Works	Spring 2017
December 7, 2016 Committee of the Whole	Staff was requested to provide a report outlining the details of an electronic voting system process for in the Council Chambers and to report back to the February 2017 Committee of the Whole meeting.	Corporate Services Administration	February 2017
December 14, 2016 Council	The Notice of Motion by Councillors Henry and Chapman regarding the Oshawa Executive Airport was referred to Finance and Economic Development staff for consideration in the 2017 budget (Notice of Motions Item 2)	Finance and Economic Development	2017 Budget Process