



# The Regional Municipality of Durham

## COUNCIL INFORMATION PACKAGE

### July 24, 2020

#### **Information Reports**

- 2020-INFO-71** Commissioner of Finance – re: Economic Update – Summary of Economic Activity, July 9<sup>th</sup> – July 22<sup>nd</sup>, 2020

#### **Early Release Reports**

There are no Early Release Reports

#### **Staff Correspondence**

There is no Staff Correspondence

#### **Durham Municipalities Correspondence**

1. **City of Oshawa** – re: Resolution passed at their Council meeting held on July 13, 2020, regarding Construction of Accessible Units as part of all Residential Development Projects
2. **City of Oshawa** – re: Resolution passed at their Council meeting held on July 13, 2020, regarding City comments on proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Proposed Land Needs Assessment Methodology

#### **Other Municipalities Correspondence/Resolutions**

There are no Other Municipalities Correspondence/Resolutions

#### **Miscellaneous Correspondence**

1. **Ontario Ministry of the Environment, Conservation and Parks** – re: Minister's 10-Year Report on Lake Simcoe
2. **Metrolinx** – re: Mandatory Face Coverings on Go Transit and UP Express

3. Durham Regional Police Services Board (DRPS) – re: Body-Worn Camera pilot project to be completed summer of 2020 with a presentation to the Board at their scheduled September 14, 2020 meeting

**Advisory Committee Minutes**

1. 9-1-1 Management Board minutes – June 23, 2020
2. Durham Agricultural Advisory Committee (DAAC) minutes – July 14, 2020

Members of Council – Please advise the Regional Clerk at [clerks@durham.ca](mailto:clerks@durham.ca), if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk is advised by Wednesday noon the week prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

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# The Regional Municipality of Durham Information Report

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From: Commissioner of Finance  
Report: #2020-INFO-71  
Date: July 24, 2020

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**Subject:**

Economic Update – Summary of Economic Activity, July 9<sup>th</sup> - July 22<sup>nd</sup>, 2020

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**Recommendation:**

Receive for information.

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**Report:**

**1. Purpose**

1.1 The Regional Finance Department monitors economic conditions on an ongoing basis and prepares periodic summary reports to Regional Council. The economy is undergoing a time of significant uncertainty with economic conditions and policies changing on a daily basis. The following summarizes significant changes that have occurred over the period of July 9 – July 22, 2020.

**2. Federal Government**

2.1 After previously pledging \$14 billion in support to help provincial government's safely restart their economies, the federal government announced they will increase the funding, under the Safe Restart Agreement, to \$19 billion. Funding will be provided to assist with seven priority areas, including COVID-19 testing and contact tracing, purchasing personal protective equipment, and increasing the number of available childcare spaces. Under the agreement, the Province of Ontario is expected to receive about \$7 billion.

2.2 The federal Safe Restart Agreement also includes up to \$2 billion to support municipalities with COVID-19 operating costs for the next six to eight months, as well as \$1.8 billion for public transit. Provincial governments will be required to match the amount of funds distributed for both public transit and municipal operating expenses.

2.3 On July 17, the federal government announced an extension of the Canada Emergency Wage Subsidy (CEWS) program to December 19, 2020, including

redesigned program details until November 21, 2020. The revised program details include relaxing eligibility criteria to businesses with less than a 30 per cent decline in revenue, as well as an additional 25 per cent top-up subsidy for those employers most adversely impacted by the pandemic.

- 2.4 In addition to the extension of the CEWS, the Canadian government announced a further extension of the Canada - U.S. border closure. The closure for all non-essential travel will be extended for an additional 30 days until August 21.
- 2.5 In support of small business, the federal government announced that \$4 million will be provided to FedDev Ontario, through the Regional Relief and Recovery Fund, to support women entrepreneurs. The funding will help support more than 700 women-led small and medium-sized enterprises in southern Ontario.

### **3. Ontario Government**

- 3.1 As pandemic conditions improve across Ontario, the provincial government announced that another seven regions, including Durham Region, will proceed to Stage 3 of the provincial reopening plan on Friday July 24. Stage 3 includes easing restrictions on many indoor activities, such as dining in restaurants and attending fitness centres, as well as increasing the limits on indoor gatherings to 50 people and outdoor gatherings to 100 people. All gatherings must adhere to the provincial physical distancing guidelines.
- 3.2 Although the majority of Ontario is progressing into Stage 3, the provincial government has extended most emergency orders currently in force, under s.7.0.2 (4) of the *Emergency Management and Civil Protection Act*, until July 29. The declaration of emergency that allows for the enforcement of these orders remains in effect until July 24.
- 3.3 As the province looks toward economic recovery, the provincial government has passed Bill 197, *The COVID-19 Economic Recovery Act*. The legislation includes 20 schedules with amendments to several other Acts, including the Development Charges Act, Environmental Assessment Act, Planning Act, Municipal Act, and Ministry of Municipal Affairs and Housing Act. The omnibus bill is intended to speed up the completion of infrastructure and development projects in order to create jobs and stimulate economic activity.
- 3.4 In support of Ontario manufacturers, the Ontario government announced a \$500,000 investment, through the \$50 million Ontario Together Fund, to support the Canadian Manufacturers & Exporters' *Ontario Made* program. The funding will be used to create a logo that manufacturers can display on their products to signal to consumers that the product was made in Ontario. Funding will also be used to create a digital *Ontario Made* newsletter and to launch a new SupportOntarioMade.ca website.
- 3.5 The province is also using the Ontario Together Fund to provide Eclipse Innovations Inc. with \$1.4 million in funding to scale up the production of N95

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respirator masks. The funding will help the company produce one million N95 masks per week.

- 3.6 On July 17, the provincial government announced the second round of research projects receiving funding through the \$20 million Ontario COVID-19 Rapid Research Fund. The new projects focus on areas such as testing and vaccine development, as well as reopening the economy without a resurgence of COVID-19.
- 3.7 On July 9, the Ontario government opened the application intake for the \$150 million Improving Connectivity for Ontario program (ICON). The program allows telecommunication service providers, municipalities, Indigenous communities and non-profits to submit innovative proposals and lend their investment, expertise and experience to improve connectivity in communities across Ontario. The preliminary application deadline for the first intake is August 21, 2020.
- 3.8 On July 15, the provincial government announced changes to the funding model for the construction of long-term care homes. Over the next five years, the government will invest \$1.75 billion in long-term care homes, including updating design standards to include air conditioning for any new and renovated homes, beginning immediately. The funding model changes include increasing the construction funding subsidy based on the size of the home, and providing development grants, between 10 and 17 per cent, to cover upfront costs of development charges, land, and other expenses.
- 3.9 As many entertainment festivals have been cancelled due to the pandemic, the Ontario government announced a \$2 million investment to support drive-in film and entertainment festivals taking place throughout the summer at Ontario Place

#### **4. Canadian Economy**

- 4.1 While many parts of the Canadian economy experienced significant contractions in April, significant recoveries began to occur in May. According to Statistics Canada, the dollar value of manufacturing sales increased 10.7 per cent in May, after falling a record 27.9 per cent in April. The transportation equipment industry saw one of the largest rebounds with motor vehicle sales increasing over 1,400 per cent from April to May. Motor vehicle part sales also increased 204.3 per cent from April to May. Despite the rise, sales of motor vehicles and motor vehicle parts were still down 80.6 per cent and 75.9 per cent respectively in comparison to May of 2019.
- 4.2 After experiencing a record 37 per cent decline in manufacturing sales in April, Ontario saw a 17.5 per cent increase in May. This increase in Ontario's manufacturing sales was led by a 3,361 per cent monthly increase in motor vehicle sales and a 254 per cent monthly increase in motor vehicle parts sales. When compared to May of 2019, motor vehicle and motor vehicle parts sales were still down 80.7 per cent and 77.2 per cent respectively.

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- 4.3 Retail sales also experienced a significant recovery from April to May, rising 18.7 per cent. This comes after a large 26.4 per cent decline in retail sales from March to April. Despite the rebound, retail sales remain 20 per cent below February levels and 18.4 per cent below May 2019 levels.
- 4.4 Many retailers saw a resurgence of demand as economic restrictions were eased across the country. Clothing stores saw a 107.9 per cent increase in sales, from April to May, while retail sales in sporting goods, hobby, book and music stores rose 101.2 per cent. Sales at motor vehicle and parts dealers increased 66.3 per cent in May, while used car dealers saw a 93.7 per cent increase in sales.
- 4.5 While retail sales experienced a major bounce back in May, wholesale sales experienced a more modest recovery. After declining a record 21.4 per cent in April, the dollar value of wholesale sales increased 5.7 per cent in May. As many retailers reopened for business in May, monthly wholesale sales in the personal goods industry and the textiles, clothing, and footwear industry rose 68.3 and 45.7 per cent respectively. Despite this monthly increase, total wholesale sales were down 17.7 per cent between May 2019 and May 2020.
- 4.6 In Ontario, both retail and wholesale sales saw significant improvements during the month of May. Retail sales increased 14.2 per cent from April to May; however, retail sales remained 26.4 per cent below May 2019 levels. Wholesale sales increased 8.5 per cent in May, after falling 29.9 per cent in April. As motor vehicle manufacturing plants opened across Ontario in May, wholesale sales in the motor vehicle and motor vehicle parts and accessories subsector experienced a monthly increase of 121.3 per cent.
- 4.7 The rebound in retail sales is starting to reverse some of the deflationary pressures that persisted during April and May. The average price of consumer goods, as measured by the Consumer Price Index (CPI), increased 0.7 per cent year-over-year in June. This marks the first year-over-year increase in the CPI since March. Increasing food prices were one of the largest contributors to the rise in the price index. The price of fresh and frozen beef rose 8.3 per cent from May to June, which was the largest monthly price increase since May 1982. In Ontario, the CPI rose 0.4 per cent year-over-year in June.
- 4.8 While the economy continues to recover, the Bank of Canada, on July 15, maintained its key policy interest rate at the effective lower bound of 0.25 per cent. The Bank suggested that the key policy rate would remain at the effective lower bound until the inflation rate, as measured by the CPI, returns to its 2 per cent target. According to the Bank of Canada Monetary Policy Report – July 2020, the Bank does not expect inflation to return to the 2 per cent target until after 2022.
- 4.9 The Bank of Canada has also committed to maintaining its quantitative easing program by continuing to purchase at least \$5 billion a week in Government of Canada bonds until the economic recovery is well underway. The Bank will

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continue with its provincial and corporate bond purchase programs as previously announced and is prepared to provide further monetary stimulus as needed.

- 4.10 In addition to the purchases of Canadian government debt by the Bank of Canada, foreign investors continue to increase their holdings of Canadian debt securities. After purchasing a record \$54 billion in April, foreign investors spent another \$32.4 billion on Canadian debt securities in May. Since January, foreign investment in Canadian debt securities has totaled \$126.2 billion, which is significantly higher than the \$33.4 billion purchased over the same time period in 2019.

## **5. Labour Market**

- 5.1 Following several weeks of non-essential business closures and economic restrictions, the Canadian labour market continues to show signs of recovery. According to the Statistics Canada Labour Force Survey for June 2020, the number of employed persons increased by 958,000, or 5.8 per cent, from May to June. Although employment remains down 9.2 per cent from February, the number of employed persons in Canada has increased 7.7 per cent since April.
- 5.2 The rise in employment led to a 3.1 percentage point increase in the employment rate, from 52.9 per cent in May to 56 per cent in June. The Canadian labour force participation rate also increased from 61.4 per cent in May to 63.8 per cent in June. The overall labour force, or the sum total of the employed and unemployed, rose another 4.1 per cent in June, and has now increased 6.9 per cent since April.
- 5.3 Employment increased in nearly all industries, from May to June, with accommodation and food services experiencing the biggest increase of 24.9 per cent. Although employment in the accommodation and food services industry is still down 33.3 per cent from February, employment has rebounded by 33.5 per cent since April. Employment in the entire service producing sector has rebounded 7.1 per cent, from April to June, while the goods producing sector has seen employment gains of 9.8 per cent over this time period.
- 5.4 As employment continues to rise, the number of unemployed persons in Canada continues to decline. The number of unemployed persons declined 6.4 per cent in June, after rising 8.3 per cent in May. The increase in May was largely due to the increase in the number of participants resuming a job search after leaving the labour force entirely. The fall in unemployment for June was partially attributed to the 38.6 per cent decline in the number of unemployed persons on temporary layoff.
- 5.5 The fall in unemployment led to a decrease in the unemployment rate from a record high 13.7 per cent in May, to 12.3 per cent in June. The unemployment rate for youth, ages 15 to 24, also declined from 29.4 per cent in May, to 27.5 per cent in June. Employment amongst youth increased 15.4 per cent in June, while the number of unemployed persons increased 5.3 per cent. Despite the fall in the youth unemployment rate, the number of unemployed youth in June 2020 was still

141.9 per cent higher than June 2019.

- 5.6 As the economy continues its recovery, the total amount of hours worked, across all industries, continues to rise. After falling 15.1 per cent in March and another 14.9 per cent in April, the total actual hours worked by the Canadian labour force increased 9.8 per cent in June.
- 5.7 As the majority of Ontario moved into Stage 2 of the provincial reopening plan in mid-May, June saw the first month of increased employment since the start of the pandemic. The number of employed persons in Ontario increased 5.9 per cent in June, with full-time employment increasing 4 per cent and part-time employment increasing 16.2 per cent. Despite the rise, employment in Ontario remains down 10.3 per cent since February.
- 5.8 The overall labour force in Ontario increased 4.3 per cent in June, while the number of unemployed persons declined 6 per cent. The increase in employment helped push the labour force participation rate from 60.1 per cent in May to 62.7 per cent in June, and the employment rate from 52 per cent in May to 55 per cent in June. The fall in unemployment helped lower the provincial unemployment rate from 13.6 per cent in May to 12.2 per cent in June.
- 5.9 Despite the fall in both the national and provincial unemployment rates, the three-month moving average unemployment rate for the Oshawa Census Metropolitan Area (CMA) rose from 10.1 per cent in May to 11.8 per cent in June. The three-month moving average employment rate for the Oshawa CMA decreased from 57.5 percent to 55.7 per cent, while the three-month moving average labour force participation rate fell from 64 per cent in May to 63.1 per cent in June.

## **6. United States Economy**

- 6.1 Consumer demand continues to rebound in the United States as retail sales across the U.S. increased 7.5 per cent from May to June. This follows an upwardly revised 18.2 per cent rise in retail sales from April to May. The pent-up demand for consumer goods also helped June retail sales rise 1.1 per cent above June 2019 levels.
- 6.2 Sales at clothing stores led the gains, with sales rising 105.1 per cent from May to June. This follows a 176.7 per cent rise in clothing store sales from April to May. Large sales gains were also experienced in electronics stores and furniture stores, with retail sales increasing 37.4 and 32.5 per cent respectively in June.
- 6.3 In addition to retail sales, activity in the U.S. real estate industry continues to accelerate as housing starts rose another 17.3 per cent, from May to June, and housing completions rose 4.3 per cent. The number of building permits issued also rose 2.1 per cent from May to June, with single-family permits rising 11.8 per cent.
- 6.4 As economic activity continues to recover, the number of people claiming



unemployment insurance continues to trend downward. During the week ending July 4, the total number of people claiming unemployment insurance decreased by 422,000 to just over 17 million. However, the decline in the number of people making initial claims for unemployment insurance appears to be flattening out. The number of continuing claims for the week of July 11 totaled 1.3 million, which is a decrease of only 10,000 from the prior week.

## **7. Global Economy**

- 7.1 On July 8, the United Kingdom released its Summer Economic Update 2020, which included up to £30 billion in additional stimulus. The additional package brings total direct fiscal support to approximately £189 billion. In addition to direct fiscal support, the government has previously announced over £122 billion in loans and tax deferrals.
- 7.2 The new stimulus package includes up to £9.4 billion for a job retention bonus. The bonus will provide U.K employers with £1,000 for every furloughed employee that remains continuously employed through the end of January 2021. The package also includes a temporary 6-month reduction in the Value Added Tax (VAT), from 20 per cent to 5 per cent, and £2 billion to help create 6-month work placements for youth, aged 16 to 24, on the U.K's income support program.
- 7.3 The European Union also agreed to terms on the €750 billion EU Recovery Fund. Funds will be distributed among the countries and sectors most impacted by the pandemic and will consist of €390 billion in grants and €360 billion in low-interest loans.
- 7.4 While most countries are expecting large contractions in second quarter GDP, China reported a 3.2 per cent expansion in year-over-year GDP for the second quarter of 2020. This comes after the Chinese economy contracted 6.8 per cent year-over-year in the first quarter of 2020. Despite the rise in second quarter GDP, Chinese retail sales declined for the fourth straight month in June, falling another 1.8 per cent year-over-year. Chinese retail sales are now down 11.4 per cent year to date.
- 7.5 As China begins to show signs of economic recovery, the Singaporean economy experienced a 41.2 per cent GDP contraction between the first and second quarter of 2020. On a year-over-year basis, Singapore's economy contracted 12.5 per cent in the second quarter of 2020.
- 7.6 While many developed countries have been forced to undertake aggressive monetary policy actions, central banks across the developing world have been forced to take even greater measures. The central bank of Pakistan has cut its key interest rate by 625 basis points, from 13.25 per cent in March to 7 per cent in June. Egypt's central bank has cut its key interest rate by 300 basis points, from 13.25 to 10.25 per cent.

## **8. Economic Bright Spots**

- 8.1 Although the global economy is facing extreme challenges associated with the pandemic, a number of positive developments are occurring that offer a brief distraction from the economic uncertainty.
- 8.2 The home improvement retailer Lowe's announced it will donate US\$25 million toward loans for small businesses in rural communities across the U.S. The company will also add an additional US\$5 million to its US\$25 million fund that provides grants to minority owned and women-owned businesses. In addition to grant funding, the company will turn some of its American retail store parking lots into free drive-in movie theatres where donations will be accepted to support small business relief measures.
- 8.3 As the pandemic forces more employees to work from home, the Caribbean island of Barbados is proposing a 12-month "Barbados Welcome Stamp". The stamp would allow foreign visitors to work remotely from the country for up to a year. The plan is intended to increase tourism during the pandemic as tourism accounts for a large portion of the island's GDP.
- 8.4 After the first six months of producing non-medical face masks at the Oshawa General Motors assembly plant, the plant achieved the milestone of one-million masks produced. The plant has been producing masks for the federal government since May 26 and has recalled 60 workers to complete its production goal of 10 million.

## **9. Conclusions**

- 9.1 The economy is experiencing increasing volatility with uncertainty around the spread of COVID-19. Economic conditions are changing on a daily basis as policy makers continue to navigate this uncharted territory.
- 9.2 The Regional Finance Department will continue to monitor economic conditions and provide timely updates as required.

Respectfully submitted,

Original Signed By

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Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance and Treasurer

File: A-2100

July 21, 2020

**DELIVERED BY EMAIL**

(clerks@durham.ca)

Region of Durham

Re: Construction of Accessible Units as Part of all Residential Development Projects

Oshawa City Council considered the above matter at its meeting of July 13, 2020 and adopted the following recommendation:

1. That, pursuant to Report CNCL-20-149 dated July 8, 2020, the Province of Ontario be requested to amend the Ontario Building Code in consultation with municipalities, the building and development industry and other stakeholders to permit individual municipalities to establish in consultation with the public and the building and development industry unique approaches and standards applicable only to that municipality to advance accessibility such as a minimum number of accessible units in new development projects.
2. That a copy of Report CNCL-20-149 dated July 8, 2020 and the related Council resolution be sent to:
  - Region of Durham and Durham Area Municipalities
  - Durham Region Members of Provincial Parliament
  - Association of Municipalities of Ontario
  - Oshawa's Accessibility Advisory Committee
  - Durham Regional Accessibility Advisory Committee
  - Large Urban Mayor's Caucus of Ontario
  - Advocacy Centre for the Elderly
  - Provincial Ministers for Seniors
  - United Senior Citizens of Ontario
  - Oshawa Senior Citizens Centres
  - Ministry of Municipal Affairs and Housing
  - Ministry of Government and Consumer Services
  - The City's Building Industry Liaison Team including Durham Region Homebuilder's Association and Building Industry and Land Development Association

- Ontario Building Officials Association
- The Accessibility Directorate of Ontario

Please find attached Report CNCL-20-149.

If you need further assistance concerning this matter, please contact Warren Munro, Commissioner, Development Services Department at the address listed on Page 1 or by telephone at 905-436-3311.



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Mary Medeiros  
City Clerk

/jl

- c. Region of Durham and Durham Area Municipalities  
Durham Region Members of Provincial Parliament  
Association of Municipalities of Ontario  
Oshawa's Accessibility Advisory Committee  
Durham Regional Accessibility Advisory Committee  
Large Urban Mayor's Caucus of Ontario  
Advocacy Centre for the Elderly  
Provincial Ministers for Seniors  
United Senior Citizens of Ontario  
Oshawa Senior Citizens Centres  
Ministry of Municipal Affairs and Housing  
Ministry of Government and Consumer Services  
The City's Building Industry Liaison Team including Durham Region Homebuilder's  
Association and Building Industry and Land Development Association  
Ontario Building Officials Association  
The Accessibility Directorate of Ontario

To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: CNCL-20-149

Date of Report: July 8, 2020

Date of Meeting: July 13, 2020

Subject: Referral CNCL-20-67 Regarding the Construction of Accessible  
Units as Part of all Residential Development Projects

File: B-1000-0047 2020

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## **1.0 Purpose**

On May 25, 2020, Council approved the Recommendation contained in Report CNCL-20-67 dated May 20, 2020 (see Attachment 1) and added Parts 2 and 3 as components of an amended recommendation which read as follows:

- “1. That, pursuant to Report CNCL-20-67 dated May 20, 2020, Development Services staff be directed to include in future subdivision, condominium and site plan agreements, as appropriate, for new residential developments appropriate clauses that would require builders to display and promote, in model homes and sales and leasing offices, as appropriate, available accessible home features and designs for consumers and to encourage builders to construct model homes with accessible features.
2. That the Province of Ontario be requested to implement changes to the Ontario Building Code to require a portion of all new single-detached dwellings, semi-detached dwellings, row townhouse dwellings and/or back-to-back row townhouse dwellings proposed in developments in excess of 6 new dwelling units to contain an accessible front entrance, an accessible width front door and an accessible washroom on the ground floor; and,
3. That all the Durham Region Municipalities be notified of the recommendation directly above and their respective Councils encouraged to support this resolutions.”

Part 1 of the amended recommendation carried and Parts 2 and 3 as noted above were referred to staff for a report back to Council.

The purpose of this Report is to respond to the above noted direction of Council and make a recommendation on this matter.

Attachment 1 is a copy of Report CNCL-20-67 dated May 20, 2020 regarding the construction of accessible units as part of all residential development projects.

Attachment 2 is a summary of other Ontario municipalities' requirements for accessible units in new residential projects.

## **2.0 Recommendation**

It is recommended to City Council:

1. That, pursuant to Report CNCL-20-149 dated July 8, 2020, Development Services staff be authorized to initiate the public process for Council to consider an amendment to Section 9.3.5 of the Oshawa Official Plan to permit Council to authorize increases in height and density in return for the provision of affordable housing, seniors housing and accessible housing.
2. That, pursuant to Report CNCL-20-149 dated July 8, 2020, the Province of Ontario be requested to amend the Ontario Building Code in consultation with municipalities, the building and development industry and other stakeholders to permit individual municipalities to establish in consultation with the public and the building and development industry unique approaches and standards applicable only to that municipality to advance accessibility such as a minimum number of accessible units in new development projects.
3. That a copy of Report CNCL-20-149 dated July 8, 2020 and the related Council resolution be sent to:
  - Region of Durham and Durham Area Municipalities
  - Durham Region Members of Provincial Parliament
  - Association of Municipalities of Ontario
  - Oshawa's Accessibility Advisory Committee
  - Durham Regional Accessibility Advisory Committee
  - Large Urban Mayor's Caucus of Ontario
  - Advocacy Centre for the Elderly
  - Provincial Ministers for Seniors
  - United Senior Citizens of Ontario
  - Oshawa Senior Citizens Centres
  - Ministry of Municipal Affairs and Housing
  - Ministry of Government and Consumer Services
  - The City's Building Industry Liaison Team including Durham Region Homebuilder's Association and Building Industry and Land Development Association
  - Ontario Building Officials Association
  - The Accessibility Directorate of Ontario

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this Report:

- City Solicitor
- Chief Building Official
- Twenty-five (25) Ontario Municipalities listed in Attachment 2
- Durham Region Home Builders Association (D.R.H.B.A.)

## **5.0 Analysis**

### **5.1 October 29, 2019 Building Industry Liaison Team Meeting**

As noted in Section 5.2 of Report CNCL-20-67 (see Attachment 1), Lisa Hart, Chair of the Oshawa Accessibility Advisory Committee (“O.A.A.C.”), made a presentation at the October 29, 2019 meeting of the Building Industry Liaison Team (“B.I.L.T.”) regarding the construction of accessible units as part of all residential development projects. The Mayor and several members of Council were in attendance at the meeting. After questions from home builders seeking clarification and specifics on what accessible features the O.A.A.C. wish to be included as a component of all new residential development projects, B.I.L.T. members were advised that the O.A.A.C. was seeking the incorporation of the following three features:

- A wider entrance door;
- A ramp or elimination of stairs leading to the entrance door; and,
- An accessible washroom on the ground floor.

The developers/builders present advised the O.A.A.C. that they already offer these design options at the request of purchasers. In addition, in a letter dated November 26, 2019 (see Attachment 4 to CNCL-20-67 affixed to this Report as Attachment 1), the D.R.H.B.A. noted that current grading practices which promote rear to front drainage make it difficult to provide a front entrance without steps. Moreover, the design of many units include a garage which makes it difficult to include an accessible bathroom on the ground floor. Nevertheless, the D.R.H.B.A. notes that even though they experience little demand, many builders will work with prospective purchasers to customize their home to suit individual needs.

Through Council’s adoption of Part 1 of CNCL-20-67, there will be greater public awareness of the accessible design options that are available and builders/developers will be responsible for displaying these design options to potential purchasers.

The D.R.H.B.A. has reviewed the recommendations of this Report and advised that they support the recommendation to initiate the process to amend the Official Plan subject to the comments in their November 26, 2019 letter. However, the D.R.H.B.A. would oppose

a patchwork of regulations throughout the Province by allowing municipalities to create their own targets for accessibility.

## **5.2 Review of Ontario Municipalities**

During the May 25, 2020 Council meeting, it was noted that cities such as Toronto, Ottawa and London require the provision of accessible and affordable units as a portion of all new residential developments. It is important to define these terms as they are not interchangeable and have two distinctly different meanings.

The Ontario Building Code (“O.B.C.”) defines a “barrier-free” residential unit as a dwelling that is designed to accommodate a person using a typical manual wheelchair or other mobility assistance devices such as walking aids, including canes, crutches, braces and artificial limbs.

Conversely, the Canadian Mortgage and Housing Corporation defines “affordable” housing as housing that costs less than 30% of a household’s before-tax income and includes all forms of housing tenure and built form.

The City of Toronto currently uses planning tools such as height and density “bonusing” under Section 37 of the Planning Act as part of its efforts to increase the supply of affordable housing. Under Section 37, the City of Toronto allows developers to exceed the maximum height and/or density specified in the Zoning By-law on a case by case basis in conformity with the City of Toronto Official Plan, corporate policies and agreements. Ottawa and London have used a similar approach to secure additional affordable housing.

Unlike the Cities of Toronto, Ottawa and London, the City of Oshawa has historically not been subject to the type of development conditions that would enable Council to apply bonusing under Section 37 of the Planning Act.

With respect to a requirement for accessible (or “barrier-free”) units, City staff researched twenty-five (25) Ontario municipalities to determine if any require the development community to exceed the minimum requirements set out in the Ontario Building Code as described in Section 5.3 of this Report. Of all the municipalities researched, none has imposed such a requirement (see Attachment 2).

## **5.3 Ontario Building Code Act, 1992**

The Ontario Building Code Act, 1992 is the legislative framework governing the construction, renovation and change-of-use of a building in the Province of Ontario.

The O.B.C. is a regulation under the Ontario Building Code Act, 1992. Its purpose is to establish minimum standards for building construction province-wide. The excerpt from the O.B.C. pertaining to barrier-free design requirements is included under Attachment 1 of Report CNCL-20-67 dated May 20, 2020 (see Attachment 1).

Currently, the O.B.C. Division B., Section 3.8.1.1(1) states that houses, triplexes and boarding or rooming houses with fewer than eight boarders or roomers do not need to be barrier-free. “Houses” includes single detached, semi-detached and row house/townhouse



dwelling units. However, the O.B.C. Division B., Section 3.8.2.1(5) states that 15% of residential suites in a Group C major occupancy apartment building are required to be barrier-free. A Group C major occupancy apartment building means a building that contains residential occupancies as the main use, in an apartment style, but does not include a retirement home, long term care facility or nursing home, and also does not include any built form mentioned above under the O.B.C. Division B., Section 3.8.1.1(1).

It is also important to note that Section 35(1) of the O.B.C. states that “This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings.”

## **5.4 Recommended Changes to Oshawa Official Plan and Ontario Building Code**

### **5.4.1 Oshawa Official Plan**

Section 37 of the Planning Act allows municipalities to secure identified public infrastructure and benefits in exchange for permitting additional height and/or density in a development. In order to permit the additional height and/or density, the Planning Act further requires enabling policy language in the municipal Official Plan.

In that regard, Section 9.3.5 of the Oshawa Official Plan permits City Council to authorize increases in height and density in exchange for:

- a) Additional parkland;
- b) The provision of utilities or municipal services;
- c) The provision of community facilities such as recreation facilities; and,
- d) The preservation of heritage resources.

This Report recommends authorizing staff to initiate the public process to amend Section 9.3.5 of the Oshawa Official Plan to permit City Council to also authorize increases in height and density in exchange for the provision of accessible housing, seniors housing or affordable housing.

### **5.4.2 Ontario Building Code**

The O.B.C. is provincial legislation and the requirements of the O.B.C. are equally applicable across the Province to both large and small municipalities and cities, towns and townships.

With respect to the provision of accessible housing, it would be more appropriate for the Province to amend the O.B.C. to allow each municipality to establish their accessibility targets. In this manner, large urban municipalities could establish accessibility targets without imposing more rigorous standards on smaller municipalities when the accessibility needs may be different.

This Report recommends requesting the Province to amend the O.B.C. in consultation with municipalities and the building and development industry to permit municipalities to establish their own approach to accessible units. If the O.B.C. is ultimately amended by

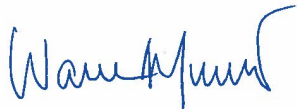
the Province, the preparation of accessibility standards would be undertaken in consultation with the public, building and development industry and other stakeholders (O.A.A.C.) and presented to Council for approval.

## **6.0 Financial Implications**

There are no financial implications associated with the Recommendations in this Report.

## **7.0 Relationship to the Oshawa Strategic Plan**

The Recommendations advance the Social Equity and Accountable Leadership goals of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, RPP, Commissioner,  
Development Services Department



## Public Report

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To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: CNCL-20-67

Date of Report: May 20, 2020

Date of Meeting: May 25, 2020

Subject: Referral DS-19-167 Regarding the Construction of Accessible  
Units as Part of all Residential Development Projects

File: B-1000-0047 2020

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### 1.0 Purpose

On September 30, 2019, the Development Services Committee referred the Fifth Report of the Oshawa Accessibility Advisory Committee (DS-19-167) to City staff directing that the following matter be discussed with the City of Oshawa Building Industry Liaison Team ("B.I.L.T.") for a report back to the Development Services Committee on the recommendation:

"Whereas the O.A.A.C. Built Environment Subcommittee is finding numerous site plans with only inaccessible townhouses and stacked townhouses;

Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to entrances doors as well as entrance door and washroom door widths sufficient for mobility devices."

The purpose of this Report is to respond to the above noted directive received through the Development Services Committee and make a recommendation on this matter.

Attachment 1 contains excerpts from the *Ontario Building Code Act, 1992*, S.O. 1992, c. 23 ("*Ontario Building Code Act, 1992*"), and the Ontario Building Code, 2019, relating to Municipal By-laws and current barrier-free requirements.

Attachment 2 is a summary of other municipalities' requirements for accessible units in new residential projects.

Attachment 3 is a copy of the minutes from the October 29, 2019 B.I.L.T. meeting dealing with the above noted matter.

Attachment 4 is a copy of correspondence dated November 26, 2019 from the Durham Region Home Builders' Association ("D.R.H.B.A.").

## **2.0 Recommendation**

It is recommended to City Council that, pursuant to Report CNCL-20-67 dated May 20, 2020, Development Services staff be directed to include in future subdivision, condominium and site plan agreements, as appropriate, for new residential developments appropriate clauses that would require builders to display and promote, in model homes and sales and leasing offices, as appropriate, available accessible home features and designs for consumers and to encourage builders to construct model homes with accessible features.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this Report:

- City Solicitor
- Chief Building Official
- Municipality of Clarington
- Town of Whitby
- Town of Ajax
- City of Greater Sudbury
- City of Kawartha Lakes
- B.I.L.T.

The results of staff's consultation with the above-noted municipalities are contained in Attachment 2.

The results of staff's consultation with B.I.L.T. are outlined in Section 5.2 of this Report as well as in Attachments 3 and 4.

## **5.0 Analysis**

### **5.1 Ontario Building Code Act, 1992**

The *Ontario Building Code Act, 1992* is the legislative framework governing the construction, renovation and change-of-use of a building in the Province of Ontario.

The Ontario Building Code ("O.B.C") is a regulation under the *Ontario Building Code Act, 1992*. Its purpose is to establish minimum standards for building construction province-wide. The excerpt from the O.B.C. pertaining to barrier-free design requirements can be found in Attachment 1 of this Report.

Currently, the O.B.C. Division B., Section 3.8.1.1(1) states that houses, triplexes, and boarding or rooming houses with fewer than eight boarders or roomers do not need to be barrier-free (see Attachment 1). “Houses” includes single detached, semi-detached and row house/townhouse dwellings containing no more than two dwelling units. However, the O.B.C. Division B., Section 3.8.2.1(5) states that 15% of residential suites in a Group C major occupancy apartment building are required to be barrier-free. A Group C major occupancy apartment building means a building that contains residential occupancies as the main use, in an apartment style, but does not include a retirement home, long term care facility or nursing home, and also does not include any built form mentioned above under the O.B.C. Division B., Section 3.8.1.1(1).

Section 35(1) of the *Ontario Building Code Act, 1992*, states that “This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings.”

Consequently, municipalities are not permitted to require houses, triplexes, and boarding or rooming houses with fewer than eight boarders, to exceed the minimum standards established by the O.B.C. for barrier-free design or otherwise. Any municipal by-law passed by Council requiring that all residential projects be designed with 15% accessible units would not be able to be enforced by the Chief Building Official. It is also the opinion of the City Solicitor and the Chief Building Official that, if challenged by a building permit applicant before the Building Code Commission, the City would not be able to defend its position and may be liable for damages.

## **5.2 October 29, 2019 Building Industry Liaison Team Meeting**

Following the September 2019 motion from the Oshawa Accessibility Advisory Built Environment Subcommittee on this matter (presented to the Development Services Committee on September 30, 2019 as Item DS-19-167 – see Section 1.0 of this Report), Planning staff invited B.I.L.T. members to a meeting on October 29, 2019. The agenda prepared for the meeting included Item DS-19-167 for discussion purposes.

Lisa Hart, Chair of the Oshawa Accessibility Advisory Committee (“O.A.A.C.”) made a presentation at the October 29, 2019 meeting to the B.I.L.T. team regarding the background of this item. In response to questions from home builders, Ms. Hart clarified that the Oshawa Accessibility Advisory Built Environment Subcommittee is seeking to have homes built with no entrance stairs, exterior and interior doors wider than standard sizes, and an accessible washroom on the main floor/entry level.

B.I.L.T. members discussed the implications of requiring 15% of all residential projects to be barrier-free. It was determined that while they can appreciate that an aging population will inevitably increase the demand for accessible housing, significant challenges occur with the proposal.

Firstly, further details for the accessible features that would be required is needed before further discussion can continue.

Secondly, the 15% accessible unit requirement for apartment buildings under the O.B.C. is generally less challenging to meet, due to ground floor units and elevators being available

in most buildings. When applying this requirement to other forms of residential development (e.g. single detached, semi-detached and townhouse dwellings), it becomes more challenging. Two specific examples were identified, the first being that current grading practices involve directing the site drainage from the rear of the property to the front, to utilize existing stormwater infrastructure. As a result of the grade of lots sloping downward toward the front, constructing an entrance without steps is generally not possible. The second example identified is based on the fact that many three-storey townhome designs have the garage built into the home and therefore very little square footage on the ground floor remains to accommodate an accessible washroom.

During the meeting, builders and developers voiced generally the same opinion. In their experience the demand for accessible housing is far less than 15%, and the imposition of a requirement mandating that 15% of all residential units meet specific accessible criteria is unnecessary. Builders already work with purchasers requiring accessible features to be incorporated in their unit to meet their needs without the need for mandatory regulations. Further, in the event that accessible units are constructed in advance of a specific request, there is no guarantee that they will be purchased by an owner who is in need of the accessible features.

As a follow-up to meeting, staff requested that members of B.I.L.T. submit written comments regarding this matter. Comments were received from the D.R.H.B.A., Graywood Homes (SO Developments) and Midhaven Homes, and reflect the foregoing discussion.

### **5.3 Developer-Specific Barrier-Free Construction Programs**

While municipalities cannot require new residential projects to exceed the minimum standards for barrier-free units as set out in the O.B.C., some developers, at the request of purchasers, will construct the unit to be barrier-free. Costs associated with implementing barrier-free features in a unit may vary from builder to builder.

Several developers and builders have stated that while only a handful of purchasers have requested their dwelling to be constructed with accessible features, they will work with any purchaser requiring their home to be customized for accessibility. The issue raised by the Oshawa Accessibility Advisory Built Environment Subcommittee regarding a perceived lack of barrier-free units may have arisen from a lack of awareness of the accessible design options that many builders offer. These programs only apply at the design and pre-construction stage and not to the re-sale market, as builders are no longer involved at that stage. However, financial assistance programs may be available such as the Registered Retirement Savings Plan Home Buyers' Plan and the Home Buyers' Tax Credit, as well as other construction grants or loans to assist eligible buyers in the re-sale market.

### **5.4 Recommendation: Implement Conditions in Planning Agreements to Promote Consumer Awareness of Developers' Accessible Construction Programs but Maintain Status Quo Pursuant to Ontario Building Code Requirements**

It is recommended that Development Services staff be directed to update the subdivision, condominium and site plan agreement templates to include standard conditions for new plans of subdivision and condominium, as well as standard conditions in new residential

site plan agreements, requiring builders to display and promote available accessible home features and designs for consumers. This will increase consumers' awareness of builder-specific barrier-free construction programs as described in Section 5.3 of this Report. Further, this may assist in addressing the perceived lack of barrier-free units being constructed in the City at a minimal cost to the City.

To complement the above-noted course of action, it is recommended that staff also encourage builders to construct model homes with accessible features to further increase consumers' awareness.

Finally, staff will ensure that when Architectural Control Guidelines are prepared for individual plans of subdivision, that the developer's, architect include a section on available accessible home features and designs for consumers to help promote awareness and to consider accessibility features in the design of models that are marketed to the consumer.

This approach is consistent with the objectives and recommendations set out in Section 3 of the City's Age-Friendly Strategy by encouraging housing leaders to promote a variety of housing options, increasing awareness of construction programs and assisting older adults with "aging in place".

If City Council wishes to adopt this approach, which is recommended by staff, then Council should adopt the recommendations contained in Section 2.0 of this Report.

## **6.0 Financial Implications**

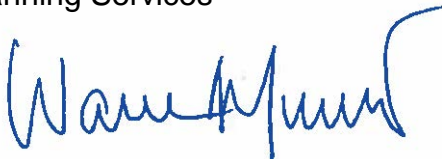
There are no financial implications associated with the Recommendation in this Report concerning this matter as the builder would be responsible to include in their sales and leasing office and on their website information for persons seeking to include accessible features in their new home.

## **7.0 Relationship to the Oshawa Strategic Plan**

The Recommendation advances the Social Equity and Accountable Leadership goals of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

## **Ontario Building Code Act, 1992**

### **Municipal by-laws**

**35** (1) This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings. 1992, c. 23, s. 35 (1).

## **Ontario Building Code, 2019**

### **Section 3.8. Barrier-Free Design**

#### **3.8.1. General**

##### **3.8.1.1. Application**

**(1)** The requirements of this Section apply to all *buildings* except,

- (a) houses, including semi-detached houses, duplexes, triplexes, town houses, row houses and boarding or rooming houses with fewer than 8 boarders or roomers

##### **3.8.2.1. Areas Requiring Barrier-Free Path of Travel**

**(5)** In a Group C *major occupancy* apartment *building*, not less than 15% of all *suites* of *residential occupancy* shall be provided with a *barrier-free* path of travel from the *suite* entrance door into the following rooms and spaces that shall be located at the same level as the *barrier-free* path of travel:

- (a) at least one bedroom,
- (b) at least one bathroom conforming to Sentence (6)
- (c) a kitchen or kitchen space, and
- (d) a living room or space.



**Requirements for Barrier-Free Units in New Residential Projects Other Than  
Apartment Buildings**

<b>Municipality</b>	<b>Response</b>
Municipality of Clarington	No response
Town of Whitby	O.B.C. sets standard, developer has prerogative to exceed
Town of Ajax	O.B.C. sets standard, developer has prerogative to exceed
City of Pickering	No response
City of Greater Sudbury	O.B.C. sets standard, developer has prerogative to exceed
City of Kawartha Lakes	O.B.C. sets standard, developer has prerogative to exceed



**Development Services Department**

**Memorandum**

November 6, 2019

File: B-1000-0042

**To:** All BILT Members

**From:** Susan Ashton, Manager  
Development and Urban Design

**Subject:** **Minutes of Meeting – BILT (Building Industry Liaison Team)  
October 29, 2019 – 2:00 p.m. – C-Wing Committee Room**

**Attendance**

- |  |  |
|--|--|
| Akiva Wolfe, Initial Corporation       | Stephen Wylie, WSP/MMM Group           |
| Anna Fagyas, Medallion Corp            | Tiago Do Couto, Minto Communities      |
| Christian Huggett, Podium Developments | Mark Jacobs, Biglieri Group            |
| Christine Yee, Graywood Group          | Katrina, Holland Homes                 |
| Eddy Chan, Delpark Homes               | Ashley McInnis, City Homes             |
| Emidio DiPalo, DRHBA                   | Mitch Wiskell, Parks Services          |
| Ivano Labricciosa, OPUC                | Morgan Jones, Planning Services        |
| Jennifer Jaruczek, BILD                | Matt Bickle, Legal Services            |
| Johnathan Schickedanz, DRHBA           | Lynda Lawson, Accessibility            |
| Louise Foster, Tribute                 | Lisa Hart, Chair, OAAC                 |
| Nikolas Papapetrou, Smart Centres      | Tom Goodeve, Planning Services         |
| Robbie Larocque, Biddle & Associates   | Susan Ashton, Chair, Planning Services |
| Russel White, Fieldgate Developments   | Christine Chase, Planning Services     |
| Ryan Lavender, Schleiss                | Dan Carter, Mayor                      |
| Scott Jeffery, Jeffery Homes           | Jane Hurst, Councillor                 |
| Scott Waterhouse, Candevcon            | Rosemary McConkey, Councillor          |
| Stacey Hawkins, DRHBA                  | Rick Kerr, Councillor                  |

Overview	Action Required By
<p><b>1. Welcome and Introduction</b></p> <p>S. Ashton welcomed everyone to the meeting. The Agenda forms Attachment 1.</p> <p>S. Ashton introduced Tom Goodeve as the Director of Planning Services.</p>	
<p><b>2. Discussion and request for comments regarding Development Services Committee (D.S.C.) agenda item <a href="#">DS-19-167</a>, Oshawa Accessibility Advisory Committee (O.A.A.C.) Built Environment SubCommittee motion that the City begin requiring that all residential projects be designed with 15% accessible units</b></p> <p>L. Hart gave an overview of the issues with homes that are not accessible. 2.6 million people live with accessibility concerns. Council approved an Age-Friendly strategy.</p>	<p>BILT to provide comments by Nov 22</p>

<b>Overview</b>	<b>Action Required By</b>
<p>E. Chan stated some sites have grading that is not natural (e.g. steps to front door). It is also difficult on infill sites to accommodate density at grade.</p> <p>L. Foster asked where does this report sit right now and what is the expectation?</p> <p>S. Ashton replied that staff intends to collect information, review and formulate a plan. We are asking for comments from you.</p> <p>T. Do Couto asked what type of units is the 15% applied to?</p> <p>L. Hart stated that this is our first ask for comments. 15% is used for apartments in the OBC.</p> <p>R. White asked if there is a definition of accessibility to follow. What are you asking for?</p> <p>L. Hart replied wider door to dwelling unit, ramp to front door, accessible bathroom on ground floor.</p> <p>S. Ashton replied that we will return to BILT with results after we have reviewed your comments.</p> <p>C. Huggett stated that Podium has worked with OAAC on some of their projects. The feedback has been good. Projects around the University have been made accessible with financial help in the form of grants. Some areas are better suited to making accessible homes. 15% may be too onerous. What new forms would you like to see?</p> <p>C. Yee stated you need to define what is affordable.</p> <p>S. Waterhouse asked where is this item coming from?</p> <p>S. Ashton replied from O.A.A.C. Built Environment SubCommittee to D.S.C.</p> <p>L. Foster advised that Tribute already makes accessible units for new builds. We are working with purchasers if they have requests for accessibility. Most builders do this. Developers/Builders are out of the picture when the home is resold. It is a design challenge for townhouses because of garages, as they immediately have stairs to the front door.</p> <p>J. Schickedanz stated Engineering would have challenges such as overland flow and drainage to the front yard. They meet with buyers and design and build accessible units for them. They charge only for hard costs, not labour or design.</p>	

Overview	Action Required By
<p>L. Hart stated that there is no awareness in the community that developers/builders will create accessibility in homes when asked. Could some model homes be accessible?</p>	
<p><b>3. Proposal to change City policy to require Developers to finish parks in new developments (DS-19-200)</b></p> <p>DS-19-200 is attached as Attachment 4.</p> <p>S. Ashton stated City considering developers to build parks in new subdivisions. We would like your feedback on this item.</p> <p>S. Ashton stated that currently there are two options the City has to build a park contained in the subdivision agreement. Either: 1. Developer finishes park, or 2. Developer does grading and seeding.</p> <p>T. Do Couto stated that this is just a conversation here. Will the DC's change?</p> <p>S. Ashton replied nothing has been decided yet. Any change would apply to parks from this point forward but DC changes, if any, would not immediately impact parks for which DC's have been collected.</p> <p>T. Goodeve stated Bill 108 is the elephant in the room. Have to wait until next year for outcome.</p> <p>S. Ashton stated we have to start thinking now of different options.</p> <p>T. Do Couto stated parks could have multiple ownerships. Very premature to have this conversation. If developers build parks there is no more working with Developers and City to change options. Why has this happened? What are you trying to solve?</p> <p>S. Ashton advised that this item is a Notice of Motion that came from Council.</p> <p>C. Huggett stated that this would be double dipping. Paying for DC's plus the cost of the park.</p> <p>S. Ashton clarified that it is not double dipping. We would give you the money that was set aside to develop the park.</p> <p>R. White asked if there is a threshold when parks should be developed?</p> <p>T. Do Couto stated parks are usually developed 1 to 2 years after build out. Depends on draft approval discussions.</p> <p>L. Foster stated that the policy/procedure needs to be re-examined. Tribute does not want to build parks. Landscape plans need to be</p>	<p>BILT to provide comments by Nov 22</p>

<b>Overview</b>	<b>Action Required By</b>
<p>approved at the same time as engineering plans. Park development comes down to money and timing. Need clear procedure on LC approvals, assumption, draw downs, etc.</p> <p>S. Waterhouse asked what are the barriers that are stopping building the park now?</p> <p>S. Ashton replied shortage of staff, approval in budget within a timely manner.</p> <p>E. Chan asked what are the standards other municipalities ask for. Oshawa's challenge is public input and funding.</p> <p>R. White stated developers want the options – to build or not.</p> <p>M. Wiskel and S. Ashton explained that the type of parks being discussed range from parkettes to neighbourhood parks, typically in ranging from 0.6 hectares to around 1.8 hectares in size.</p> <p>C. Huggett stated parks could be delivered as soon as possible if there were not barriers.</p>	
<p><b>4. Sidewalk diversions around development construction projects in the Downtown (DS-19-104)</b></p> <p>DS-19-104 is attached as Attachment 5.</p> <p>S. Ashton stated road occupancy permit goes through Operations. Build sidewalk diversion in parking lane so sidewalks are uninterrupted.</p> <p>T. Do Couto asked is this for the short term? We build an asphalt ramp and fencing for longer term projects.</p> <p>Developers prefer hoarding. They all have a construction management plan to minimize impacts. They have done a “fast fence” with asphalt ramps at each end for a diversion.</p> <p>S. Ashton replied yes for the short term.</p>	<p>BILT to provide comments by Nov 22</p>
<p><b>5. Municipal Parking Study Update</b></p> <p>M. Jones gave an overview of the parking study. The study has been extended into the fall. It is nearing completion of the background information. IBI Group will present to BILT and have an open house with the general public. Once the study is completed it will be presented to CLT, Community Services Committee, Development Services Committee and Council. Once comments have been reviewed a draft recommendation report will be presented to Community Services Committee, Development Services Committee and Council. Once approved staff will then start implementing recommendations.</p>	

Overview	Action Required By
<p>S. Waterhouse would like to see parking ratio for different types of units (e.g. stacked townhouses).</p> <p>Question asked why was the study extended? Hard part will be implementing recommendations. Is there any way to accelerate? Could easier items be implemented sooner?</p> <p>M. Jones replied that the study was extended due to the substantial data request and timing of meetings.</p> <p>C. Huggett asked if there are requirements for accessible parking. Could affect site plan, more items to consider. Does the study look at creating flex spaces for accessible parking based on demand?</p> <p>M. Jones replied the study does look at different method of parking. One item is car-share. Parking garages are also in the scope of the study.</p> <p>R. Larocque asked if parkades were part of study. Perhaps rent out upper floors and leave lower floors for short-term users.</p>	
<p><b>6. Items for a Future Meeting</b></p> <p>None</p>	
<p><b>7. Adjournment</b></p> <p>The next BILT meeting will be at the call of the Chair.</p>	

Original signed by:

Susan Ashton, Manager  
Development and Urban Design

SA/cc

Attachment 1: Agenda

Attachment 2: Development Services Committee Agenda Item DS-19-167

Attachment 3: OAAC Build-In-Accessibility (hand-out)

Attachment 4: Development Services Directive Item DS-19-200

Attachment 5: Development Services Directive Item DS-19-104

**AGENDA**

**Building Industry Liaison Team (BILT)**

**October 29, 2019**

**Time: 2:00 p.m. – 4:00 p.m.**

**Location: C-Wing Committee Room**

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**A. Welcome and Introduction** Susan Ashton

**B. Items**

- 1. Introduction of Tom Goodeve, Director of Planning Services Susan Ashton
- 2. Discussion and request for comments regarding DSC agenda item [DS-19-167](#), O.A.A.C. Built Environment SubCommittee motion that the City begin requiring that all residential projects be designed with 15% accessible units Susan Ashton
- 3. Proposal to change City policy to require Developers to finish parks in new developments Susan Ashton
- 4. Sidewalk diversions around development construction projects Susan Ashton
- 5. Municipal Parking Study Update Morgan Jones
- 6. Questions

**C. Items for Future Meeting**

**D. Adjournment**

Whereas the 2015 Council approved Integrated Transportation Master Plan recommends the undertaking of a study to analyze the impacts of the conversion of one-way streets to two-way streets in the downtown; and,

Whereas residents have expressed a desire for the conversion of one-way streets to two-way streets for general safety purposes, and in particular the safety of their children;

Therefore be it resolved:

That as part of the 2020 budget, staff include a study to investigate and analyse the conversion of Celina Street and Albert Street to two-way traffic operations to make these neighbourhoods more livable and pedestrian-oriented. The study should review alternatives to increase:

- Access and mobility for all modes of transportation;
- Green space and plantings; and,
- Connectivity to the downtown, the Athol Street cycle tracks and the Michael Starr Trail.”

DS-19-174 Notice of Motion – Reconversion of Streets into Two-way Thoroughfares

“That staff be directed to examine the feasibility of the reconversion of the following streets into two-way thoroughfares:

1. King and Bond Streets
2. Simcoe and Centre Streets; and,

That Regional Staff be consulted where appropriate and that the report come back to the Development Services Committee.”

## Reports from Advisory Committees

### Fifth Report of the Oshawa Accessibility Advisory Committee (DS-19-167)

The Oshawa Accessibility Advisory Committee respectfully reports and recommends to the Development Services Committee its Fifth Report.

1. Eighth Report of the Built Environment Subcommittee – September 2019 (OAAC-19-41)

#### Recommendation

Whereas the O.A.A.C. Built Environment Subcommittee is finding numerous site plans with only inaccessible townhouses and stacked townhouses;

Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to entrances doors as well as entrance door and washroom door widths sufficient for mobility devices.





## Build-In-Accessibility!

Meeting: Tuesday, October 29, 2019  
Oshawa City Hall, 50 Centre Street South

Today, more than 2.5 million people, almost 20% of Ontario's population, have a disability. The numbers are fast approaching 1 in 5, which include more than 40% of people over age 65.



### What is being proposed

to the Building Industry Liaison Team (BILT) is to ensure that a portion of houses built in future new home development projects in Oshawa are visitable with no step entry, wider opening and doors and at least a half bath, preferably a full accessible bath on the main floor. Providing some built-ready homes with these accessible features, if properly presented, could become a **powerful marketing tool**.

### Did you know?

The AODA "Accessibility for Ontarians with Disabilities Act" is provincial legislation passed unanimously in 2005 to implement standards that achieve Accessibility with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises by 2025.

95% of Ontarians understand the need to improve access for people with disabilities. Phased in changes to the AODA Integrated Accessibility Standards Regulation (IASR) led to enhanced accessibility standards being incorporated into the Ontario Building Code effective 2015 requiring 15% of new apartment building units be constructed with accessible visitable features.



There is a strong desire and goal for people to age in place. The aging trend is not a temporary blip but a long-term reality that has been forecast to continue; hence the need for more multi-generational accessible housing.



The new construction stage is the most logical time to make detached, links, semis & townhouse dwellings **accessible!**



The fact that the 2015 accessibility requirements apply to new apartment building dwellings and not to houses creates an imbalance, limiting people with disabilities from being part of **all** neighbourhoods.



New Oshawa streets have houses with 8, 9, even up to 15 steps to the front door.

**We encourage Oshawa builders and developers to take the first step and be Build-In-Accessibility Champions!**

**Start with a model home and see accessible dwellings sell first!**

Source: [ontario.ca/page/accessibility-ontario-information-businesses#section-3](http://ontario.ca/page/accessibility-ontario-information-businesses#section-3)



## Visitability

### Universal design

People who inhabit and visit the houses we live in come in all shapes and sizes, ranging from infants to seniors, with various ever-changing abilities and skills. As we grow up, grow old and welcome new people to our homes, our housing needs change. A house that is designed and constructed to reflect the principles of universal design will be safer and more accommodating to the diverse range of ages and abilities of people who live in and visit these homes. One of the goals of universal design is to maximize the usability of environments. Designers and builders must talk to and work with as many people with disabilities as possible.

Effective accessible design and construction can only occur when we truly appreciate how persons with disabilities engage the built environment. Universal design is only a subtle shift from what is typically done; designing for greater accessibility then is not a new way of designing, simply a more focused one. By providing flexibility in the selection of design features and incorporating adaptability into home design, the life and usability of a home is extended, which promotes the concept of **aging in place**.

This concept is increasingly popular with families and individuals who choose to stay in their homes and neighbourhoods as they grow and age. Planning for individuals' changing needs and abilities allows for periodic home customization based on changing requirements and reduces the need for future costly renovations.

Planning for future needs is good practice. Principles of universal design encourage flexibility, adaptability, safety and efficiency.

### Visitable homes

Visitable housing is an approach to house design that promotes the inclusion of a basic level of accessibility into all housing, and enables everyone to get in and out of the house and be able to use a bathroom on the entrance level. The concept of "visitability" is one of the simplest and most economical approaches to universal design that can address homeowners' and community needs over time, contributing to a more flexible and sustainable built environment.

Universal design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size and ability. "The Principles of Universal Design" are found on page 14.

**Bolded** terms throughout this fact sheet are defined in the **Glossary** on page 11.



Such an approach will not only accommodate visitors to a home who may be elderly or disabled, but it will also better accommodate the reality of changing ability that we all experience as we grow older. Visitable design is meant to benefit as many people as possible, including friends and family members, parents pushing strollers, individuals using mobility devices and individuals moving furniture or other large items into a home (see figure 1).

A visitable house incorporates three basic access features:

- A **no-step (zero-step) entry**
- All main floor interior doors (including bathrooms) feature a clear opening width of 810 mm (32 in.), but a clear space of at least 860 mm (34 in.) is better. It is highly recommended to install a 915-mm (36-in.) wide door to all rooms of a home.
- At least a **half-bath**, but preferably a **full bath** on the main floor complete with a 1,500-mm (60-in.) turning circle in the room.

Please note that the criteria for establishing housing varies from jurisdiction to jurisdiction, however, the objective is the same in all cases. The more stringent criteria is more universal, allowing for larger wheelchairs and scooters. Some jurisdictions may even suggest an accessible bedroom on the visitable floor level.

### Visitable housing in North America

The concept of visitability was first introduced in North America in 1986 by Eleanor Smith and a group of advocates for people with physical disabilities. The vision of the visitability movement was to create an inclusive community where people with mobility limitations could visit their families, friends and neighbours without barriers. Eleanor Smith is well known for the following quote: "When someone builds a home, they're not just building it for themselves—that home's going to be around for 100 years. [Accessible entrances] hurt nobody—and they help a lot of other people."



Figure 1: Visitable home complete with a no-step front entrance  
Photo by Ron Wickman



## Why visitable housing is important

One in six Canadians (14.3 per cent) have a disability, and one-third of all Canadians aged 65 years or over have mobility problems. Older adults aged 65 years and over account for 14.1 per cent of the Canadian population, and they will make up more than one-fifth of the population by 2026 and one-quarter of the population by 2056. Visitable housing responds to the increasing seniors' population and their desire to **age in place**. The vast majority of elderly persons prefer to remain in their homes as long as possible. With today's housing stock, this is virtually impossible.

Over 50 per cent of falls suffered by older adults occur in their own home. Staircases are one of the common areas within the home where falls occur. Stairs are the leading cause of serious falls among community-living elderly, accounting for about one-third of all fatal falls. A large portion of Canadian older adults are hospitalized after a fall on stairs or steps in their homes.

Single-family housing is largely unaffected by accessibility requirements. Building codes include barrier-free design requirements for public buildings, however, they do not force barrier-free requirements on single-family homes. If we build visitable housing today, the future economic benefits will be vast. Given the statistical information that we already know, what an incredible waste of resources if we build homes today, only to have them undergo unnecessary costly modifications 10 years later to make them accessible for persons with disabilities.

Typically, persons who own visitable homes live with a family member who uses a wheelchair. Other family and friends do not own visitable homes. Therefore, the owner of the visitable home usually becomes the host of others, simply because it is the only home that someone in a wheelchair can independently access. In many Canadian suburban neighbourhoods, one architectural control dictates at least three steps at the front door; it is thought that this leads to higher resale values. A special variance is required to have a no-step entrance (see figure 2). Figure 2 clearly shows that a home with a no-step level entry can look like all the other homes on the street. In no way does the visitable home stand out and look different.



Figure 2: Visitable home with a no-step level entrance beside a home with steps leading to the front door  
*Photo by Ron Wickman*



### Other factors that make visitable housing important include the following:

- Visitable features easy to incorporate and conceptualize.
- Easy access to the house for friends and family visiting and people with mobility difficulties, those with young children in strollers, those carrying large and heavy shopping items, furniture or equipment.
- Housing becomes age-friendly for more homeowners.
- Community participation and social integration.
- Reduced costs for home renovations at a time of mobility changes.
- Reduced risks of fall or injuries.
- Homeowners can easily return to their home following a sudden change in mobility.
- Prevention of premature institutionalization of older adults.
- Visitable homes can be purchased by and sold to a wider demographic.
- Visitable housing needs to be beautiful and invisible so that everyone uses the home in the same way and so that the visitable features blend in with the architectural style of the home.
- Visitable features can easily be incorporated with other building innovations, such as affordable design, green architecture and energy efficiency.



Figure 3: Single-family home with visitable entrance at the side  
Photo by Ron Wickman



Figure 4: Visitable home, on left, with sloping sidewalk and no-step entrance located at the back of home  
Photo by Ron Wickman

Visitability ensures that a basic level of accessibility will be provided in all housing and it opens opportunities for participation in community life. For this to happen, visitable homes must themselves become part of the neighbourhood fabric, a commonplace addition to the catalogue of housing types that comprises our communities and an appealing choice for able-bodied consumers.

When visitability features are planned at the outset, additional costs are minimal. There are several ways in which a site may be graded depending on where the no-step entrance is located. The grade can slope between the street and the home to provide an accessible entry on any side of the home (see figure 3). The grade can slope from an alley to the house to provide a no-step entrance at the rear (see figure 4). Figure 4 shows that there is little difference between a visitable home with a no-step level entrance at the back door and a home with steps leading to the back door. A combination of front and rear grade slope can also provide no-step access to a side door from both street and/or alley.



## Design requirements

Several trends in new single-family detached housing design and construction make a well-integrated, accessible route to an entrance difficult to achieve. These include the desire for large basement windows and the trend toward long homes on shallow lots with the drainage directed either to the front or back (no split).

We should encourage lot grading plans with split drainage to reduce the grade differential between the site and finished floor. Basements should have at least one quadrant without windows to allow earthwork against the building in support of an accessible walkway and entry area. Lot size and shape and house siting on the lot should support an accessible walkway to an entrance, and the developer's engineering consultants should have a provisional accessible route in mind when laying out the lots and designing the lot grades.

While it is possible to build a **no-step entry** with standard platform framing, this usually involves bringing the exterior grade up against the rim joist to create a sloping entry. Careful flashing is needed to prevent rot. We can place the top of the floor joists at the same elevation as the top of the mudsill by adding height to the foundation wall and framing a bearing wall inside the basement perimeter. This method is only slightly more expensive, but it eliminates the need to push dirt up against the wood framing and allows the entry door to be at the same level, creating a no-step entrance (see figure 5). Please note that the construction detail identified in figure 5 is only one of several good examples of achieving a no-step entrance.

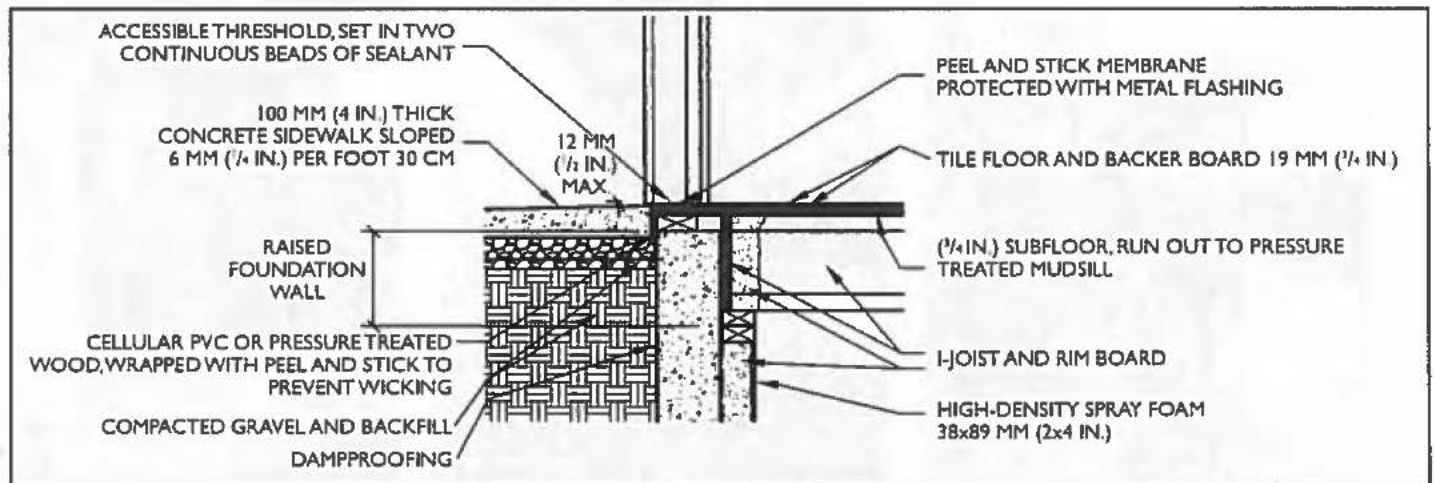


Figure 5: No-step entrance detail  
Diagram by Ron Wickman, Architect



## A no-step (zero-step) entry

The primary intent of having a no-step entry is to allow a pathway into a dwelling that is free of barriers for any individuals using a walker or wheelchair, pushing wheeled equipment or carrying heavy loads when entering or exiting the dwelling; and to improve safety for all by minimizing the risk of tripping on steps. VISIBLE homes must have at least one no-step entrance. Whenever possible, a no-step entrance should be considered for the main entry to the dwelling unit. Where this is not possible, a no-step entrance may be made at the back or side of the house, or through an attached garage. The entrance needs to be accessible from a sidewalk, a driveway, or other public route. The exterior path of travel should be at least a clear width of 915 mm (36 in.), while 1,200 mm (48 in.) is preferred. A level landing that is at least 1,500x1,500 mm (60x60 in.) should be at the entrance door (see figures 6, 7 and 8).

Other considerations include the following:

- The no-step entrance should not have a slope greater than a ratio of 1:20, unless designed as a ramp. (A running slope between 1:20 and 1:12 is considered a ramp).
- Considerations should be made in the areas of canopy protection, drainage and entrance lighting.
- The no-step entrance should have a maximum 25-mm (1/2-in.) bevelled threshold (see figure 8).



Figure 6: Entering a visible home –  
photo 1 of 3  
Photo by Ron Wickman



Figure 7: Entering a visible home –  
photo 2 of 3  
Photo by Ron Wickman



Figure 8: Entering a visible home –  
photo 3 of 3  
Photo by Ron Wickman



## Doorways

It is intended that the designed environment will allow freedom of movement throughout the visitable floor area for individuals to join with others in social interactions. This freedom of movement is to allow individuals, including those who use wheelchairs, to manoeuvre safely, while reducing the potential for surface damage to walls, doors and door frames from accidental impacts.

It is also a good idea to think about the manoeuvring space required for the door. Adequate space should be provided inside the bathroom to allow one to close the door when one is inside. Also, for doors that swing outside the bathroom, consider installing a D-type handle, 140 mm (6 in.) long, on the door so that one may pull it closed once inside. Likewise, space is required to allow one to easily open the door to exit.

Other considerations include the following:

- All doorways on a visitable floor should be 915 mm (36 in.) in width.
- A minimum 600-mm (24-in) clear space should be provided on the latch side of the door on the pull side and 300 mm (12 in) of clear space on the latch side of the door on the push side.
- Doors should have lever door handles.
- Lever door handles should be operable with one hand and not require fine finger control, tight grasping, pinching or twisting of the wrist.
- All hallways on a visitable floor should be a minimum 1,100 mm (43 in.) in width.
- Electrical rough-in on the hinge side for the option of installing a power door operator in the future should be provided.

## Bathrooms

One of the latest design trends involves the creation of spacious bathrooms that incorporate a variety of features and flexibility of use. As a result, bathrooms become more adaptable and comfortable for individuals and families. We tend to spend more time in our bathrooms, and we desire an attractive space. Builders and homebuyers recognize the positive resale value of functional and beautiful bathrooms. The concept of universal design, whose objective is to meet all users' needs, is incorporated into many bathroom features, such as bathtubs, showers, toilets, sinks, lighting and flooring. A bathroom that anticipates the needs of all the family members and visitors will become that much more valuable. See CMHC's fact sheet *Accessible Housing by Design—Bathrooms*.

Areas within bathrooms in the visitable floor area must allow for the accommodation of individuals using basic mobility equipment such as a manual wheelchair. The intention is to provide an opportunity for an individual to manoeuvre and turn around within the bathroom area safely as well as to close and open the bathroom door to maintain privacy and dignity.





When designing a bathroom for someone who uses a walker or wheelchair, you should allow a sufficient manoeuvring space of 750x1,200 mm (30x48 in.) in front of or beside all fixtures, including the bathtub, shower and storage spaces. It is especially important to consider the manoeuvring space in front of all of the controls, so that it is not necessary for someone to lean to reach them, which may result in a fall. Do not forget to also provide sufficient manoeuvring space in front of all windows and window controls (see figure 9).

A minimum manoeuvring space of 1,500x1,500 mm (60x60 in.) within the bathroom will allow for turning around and approaching the bathroom elements (see figure 10). For users of power wheelchairs or scooters the required turning circle is larger, increasing the minimum manoeuvring space to 1,800x1,800 mm (72x72 in.), depending on the size of the mobility device. Room should also be provided for people who give assistance or care in the bathroom (see figure 11).



Figure 9: Low profile door threshold  
Photo by Ron Wickman

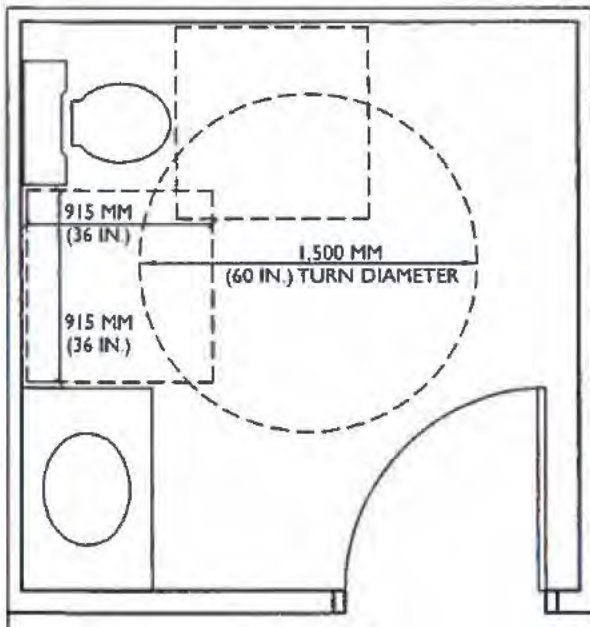


Figure 10: Bathroom layout  
Diagram by Ron Wickman, Architect



Figure 11: A toilet with sufficient transfer space adjacent  
Photo by Ron Wickman



## Vanities

The key to proper height placement of the countertop is to keep the counter to a minimum thickness. This maximizes the ability to keep the countertop low enough for those users in wheelchairs to reach into the sink; the countertop can also be high enough to allow the same users in wheelchairs to get underneath the counter (see figure 12). The front edge of the counter can also be in a contrasting colour to assist individuals with limited vision. A bar located in front of the counter could assist those individuals with balance issues standing at the sink. It is recommended to have rounded edges around the sink/vanity to reduce the risk of skin abrasions or injury from accidental impacts.

Sinks should be shallow enough to allow persons in wheelchairs to get in underneath. Also, it is important to keep the users' legs from coming into contact with exposed hot pipes. To prevent potential burns to legs, the pipes can be insulated or a protective panel can hide exposed pipes. A third option is to offset the sink pipes as far back up against the wall, where a person's legs could never come into contact with exposed pipes. See CMHC's fact sheet *Accessible Housing by Design—Bathrooms*.

## Community design

Accessible community planning encompasses the ideas of inclusion, diversity, and social and environmental sustainability for all generations. An accessible community includes access to public transportation, is a walkable community close to amenities, health, recreation and cultural facilities, and a caring, supportive, safe neighbourhood with adequate, affordable and accessible housing. VISIBLE design attempts to change home construction practices so that more new homes—not merely those custom-built for occupants who currently have disabilities—offer accessible features that make them easier for people to live in and visit.

Visitability lends itself to the opportunity for social interaction among friends, family and neighbours in the community but more importantly in each of our homes. To make visitability a norm, inclusive, sustainable approaches to community planning and the design and construction of single- and multi-family homes is required.

It is easiest to implement visitable housing when it is planned for in the neighbourhood design process. Visitability tends to be more difficult to realize in mature neighbourhoods because these areas never considered the concept in the planning stages. In new construction, added costs for visitability features are very small. This would reduce future renovation costs by thousands of dollars as accessible dwelling modifications can range from \$10,000 to over \$200,000.

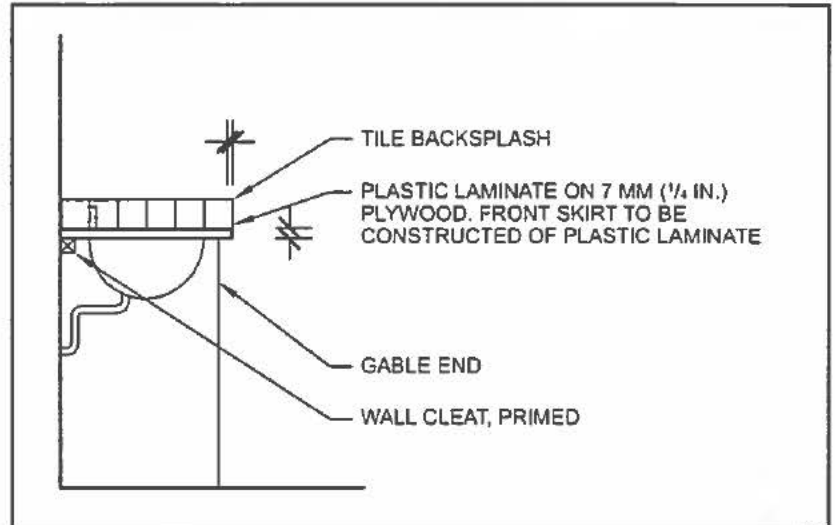


Figure 12: Section drawing through sink and counter  
Diagram by Ron Wickman, Architect



Neighbourhood plans should be designed and engineered in advance to accommodate at-grade entries. The two key features are sewer inverts made deep enough to allow for lower basements, and site grading that allows for easy no-step level entry construction. Neighbourhood plans to accommodate visitable housing would lower underground service lines to accommodate a deeper basement, slope the land so that the highest point is in the middle of the lot and maintain a greater distance between a home's front door and the sidewalk to achieve a gently sloping walkway.

The best example of progressive planning for visitable housing has been achieved in Winnipeg, Manitoba. The Bridgewater project, started in 2006, is a housing development initiative involving three residential neighbourhoods and a Town Centre in the Waverly West area in South West Winnipeg. Over 1,000 visitable single-family lots have been planned into the development.

### Bridgewater project (2006-2021)

- A housing development project initiated by the Province of Manitoba (Manitoba Housing and Renewal Corporation).
- The first neighbourhood plan in Canada that includes a large proportion of housing to be built as visitable.
- Vision – A walkable neighbourhood with a diversity of housing.
- Key features – Visitable housing, increased green space, mature forest, sidewalks and pedestrian paths.

### Project progress

- Fastest selling neighbourhood in Winnipeg.
- Over 250 visitable homes are now occupied.
- No difference in selling rates between visitable homes and non-visitable homes in the neighbourhood.

In accessible home design, it is a good idea to consult with a health professional, such as an occupational therapist. It also helps to consult with an architect, and interior designer or another design professional who is familiar with the design of accessible residences. During the design, work with the designer and occupational therapist to determine the most positive layout for a visitable home.



## Glossary

**Aging in place:** The ability to remain in one's home safely, independently and comfortably, regardless of age, income or ability level throughout one's changing lifetime.

**Half-bath/Full bath:** A half-bath is a bathroom with only a toilet and a sink, a full bath has a toilet, a sink and a tub and/or shower.

**No-step (zero-step) entry:** An entrance into a building that is without steps or any elevation change of more than 12.5 mm (½ in.)



## Additional resources

### Books

- Barrier Free Environments Inc. *The Accessible Housing Design File*. New York: John Wiley & Sons, 1991.
- Behar, S., and C. Leibrock. *Beautiful Barrier-Free: A Visual Guide to Accessibility*. New York: Van Nostrand Reinhold, 1993.
- Boyle Hillstrom, S. *Design Ideas for Bathrooms*. Upper Saddle River, NJ: Creative Homeowner, 2005.
- Center for Inclusive Design and Environmental Access. *Inclusive Housing: A Pattern Book*. New York: W.W. Norton and Company, 2010.
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- Dobkin, I. L., and M. J. Peterson. *Gracious Spaces: Universal Interiors by Design*. New York: McGraw-Hill, 1999.
- Frechette, L. A. *Accessible Housing*. New York: McGraw-Hill, 1996.
- Goldsmith, S. *Universal Design: A Manual of Practical Guidance for Architects*. Oxford, England: Architectural Press, 2000.
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- Jacobs, J. C. *Accessible Bathroom Design: Tearing Down the Barriers*. Suisun City, CA: JIREH Publishing Company, 2002.
- Jordan, Wendy A. *Universal Design for the Home*. Beverly, Massachusetts: Quarry Books, 2008.
- Leibrock, C., and J. E. Terry. *Beautiful Universal Design: A Visual Guide*. New York: John Wiley & Sons, 1999.
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- Peterson, M. J. *Universal Bathroom Planning: Design that Adapts to People*. Hackettstown, NJ: National Kitchen & Bath Association, 1996.
- Pierce, Deborah. *The Accessible Home: Designing for All Ages and Abilities*. Newtown, CT: The Taunton Press, 2012.
- Taunton Press. *Renovating a Bathroom*. Newtown, CT: Taunton Press, 2003.
- Wickman, Ron. *Accessible Architecture—A Visit From Pops*. Winnipeg: Gemma B. Publishing, 2014.
- Wormer, A. *The Bathroom Idea Book*. Newtown, CT: Taunton Press, 2001.



## Websites

**American Association of Retired Persons—AARP** (May 2016)

<http://search.aarp.org/everywhere?Ntt=bathroom&intcmp=DSO-SRCH-EWHERE>

**Bob Vila** (May 2016)

<http://www.bobvila.com/search?utf8=%E2%9C%93&q=accessible+solutions>

**Canadian Centre on Disability Studies** (May 2016)

<http://disabilitystudies.ca>

**Concrete Change** (May 2016)

[www.concretechange.org](http://www.concretechange.org)

**Institute for Human Centered Design** (May 2016)

<http://humancentereddesign.org/>

**IDEA Center for Inclusive Design and Environmental Access** (May 2016)

<http://idea.ap.buffalo.edu/>

[www.udeworld.com/visitability.html](http://www.udeworld.com/visitability.html)

**Home for Life** (May 2016)

<http://www.homeforlife.ca/>

**Livable Housing Australia** (May 2016)

<http://livablehousingaustralia.org.au/>

**VisitAble Housing Canada** (May 2016)

<http://visitablehousingcanada.com>



## The Principles of Universal Design

### Principle 1: Equitable use

This principle focuses on providing equitable access for everyone in an integrated and dignified manner. It implies that the design is appealing to everyone and provides an equal level of safety for all users.

### Principle 2: Flexibility in use

This principle implies that the design of the house or product has been developed considering a wide range of individual preferences and abilities throughout the life cycle of the occupants.

### Principle 3: Simple and intuitive

The layout and design of the home and devices should be easy to understand, regardless of the user's experience or cognitive ability. This principle requires that design elements be simple and work intuitively.

### Principle 4: Perceptible information

The provision of information using a combination of different modes, whether using visual, audible or tactile methods, will ensure that everyone is able to use the elements of the home safely and effectively. Principle 4 encourages the provision of information through some of our senses—sight, hearing and touch—when interacting with our home environment.

### Principle 5: Tolerance for error

This principle incorporates a tolerance for error, minimizing the potential for unintended results. This implies design considerations that include fail-safe features and gives thought to how all users may use the space or product safely.

### Principle 6: Low physical effort

This principle deals with limiting the strength, stamina and dexterity required to access spaces or use controls and products.

### Principle 7: Size and space for approach and use

This principle focuses on the amount of room needed to access space, equipment and controls. This includes designing for the appropriate size and space so that all family members and visitors can safely reach, see and operate all elements of the home.





## Partnerships with Non-Profits Help Create New Kinds of Affordable and Supportive Housing

Can housing for people with disabilities offer access to the daily care they need to stay independent, and still be affordable? A growing number of developers across Canada say it can. Now, they're investing their time, expertise and resources to prove it.

People with disabilities face unique challenges when it comes to housing. In addition to having to find a home that is both accessible and affordable, they also often require a network of support services in order to maintain their independence, privacy and dignity.

Thankfully, developers like Southwest Ontario's Nasr Nasr have begun finding new ways to help their tenants meet that challenge head-on. By partnering with a local non-profit service provider, he has been able to build accessible and affordable homes that not only meet his tenants' needs, but which offer them direct access to a true community of support – and give them a real chance at a better life.



Figure 1 Blue Haven Apartments in Amherstburg, Ontario

"Growing up, my family was always involved in trying to find ways to give back to the community," Nasr explains. "When I was twenty-four, I read an article about the urgent need for more affordable housing right here in Canada, and I

realized you could do both – build a successful business as a property developer, and still do good for other people who were in need of a helping hand."

"I ended up falling in love with affordable housing. Now, my passion for it has become a big part of both my business and my life."

### The Blue Haven Apartments

The Blue Haven Apartments in Amherstburg, Ontario are a perfect example of exactly what can happen when this kind of passion and commitment is put into action.

Developed by Nasr's company, Nasr Limited, Blue Haven features 24 one-bedroom townhomes, spread out over two buildings along a tranquil riverfront. The units are all classified as affordable rentals. A majority of them are also barrier-free and fully accessible, which means they provide safe and comfortable housing for people with a wide range of needs, incomes and physical abilities.

When Nasr first had the idea of building an affordable housing project in the Amherstburg area, he looked at close to a dozen potential properties. One of the last buildings he visited – the former Blue Haven Motel – had definitely seen better days. But as soon as Nasr laid eyes on the neglected property in early 2017, he knew it was exactly what he had been looking for.

"Whether I'm looking for a vacant lot I can build on or a building we can convert, I'm always looking for the same three things," Nasr says.



"First, it has to be centrally located close to transit, shopping, parks and other services, so people can get what they need easily, and also so that they can really feel like they're part of the community."

"Second, it has to be available at a price that makes sense for affordable housing, which usually means a building that needs a fair bit of work."

"Third, I have to see opportunities for ways we make it even more affordable through the construction or renovation. That way, I can pass those savings onto my tenants over the lifetime of the building."

### Accessible, affordable and supportive living

To keep costs at a minimum, Nasr chose finishes, surfaces and features that would last a long time, keep his monthly utility bills to a minimum, and which would require relatively little ongoing maintenance. This included things like:

- Concrete driveways and parking lots for both buildings, which last longer than asphalt and require significantly less long-term maintenance.
- High-efficiency central boiler that provides both heating and hot water for all the units at a much lower cost than a traditional heating system.
- Extra-tight building envelope with high levels of insulation throughout the apartments, to keep utility bills down and create healthier and more comfortable living environments.
- Energy- and water-efficient appliances, faucets and lighting to minimize both the ongoing electricity costs and the overall environmental footprint.
- In-floor heating to create a healthy and comfortable indoor space, while reducing energy consumption.
- Open-concept, barrier-free floorplans to lower construction costs for interior walls and provide greater accessibility for tenants with physical disabilities and their visitors.

"It's amazing the places where you can save a lot of money in the long run for just an extra five or ten per cent investment up-front," Nasr explains.

"Making choices like these during the construction can help keep my long-term costs down, and allow me to rent my units out for anywhere up to twenty per cent below market rates."



Figure 2 Blue Haven Motel under renovation to affordable housing



Figure 3 Landscaped grounds around Blue Haven Apartments

### Building success through partnerships

Nasr also recommends looking for partners who can help make a project more successful.

In the case of Blue Haven, for example, because all of the units were going to be designated as affordable housing, Nasr was able to obtain substantial funding from the federal, provincial and municipal governments to help subsidize the cost of construction. He also qualified for grants from the local utility companies for installing energy-efficient appliances and lighting.

But perhaps the most important partnership was the one that Nasr formed with Assisted Living Southwestern Ontario (A.L.S.O.). A.L.S.O. is an Ontario-based non-profit group that provides services and support to help adults with physical disabilities live independently in the community.



Figure 4 Entrance to support services for apartment residence and the community

During the redevelopment, Nasr set aside one of the Blue Haven units as a permanent office and resource space for the group. In return, A.L.S.O. staff now work out of the office 24 hours a day, 365 days a year, to help the tenants who have physical disabilities with everything from personal care and daily living tasks, to social recreation and counselling.

*“Whether someone needs help getting ready in the morning, or just someone to talk to in the middle of the night, A.L.S.O. is always there to help them.”*

- Nasr

“Even better, in the case of Blue Haven, they’re just a phone call or a few steps away. This way, people have access to the kind of daily help they’d normally only get from living in a long-term care or assisted living facility, but without having to give up the freedom of having an apartment of their own,” Nasr says.

In addition, the A.L.S.O. team also uses its office at Blue Haven as a hub to service the surrounding region as a whole. As a result, they are able to provide services and other benefits not just for the tenants of Blue Haven, but for the entire community around it.

“We deliver our services in what we call ‘neighbourhoods of care,’” explains A.L.S.O. Executive Director, Lynn Calder. “From our office at Blue Haven, we provide round-the-clock care to all of the building’s tenants who require it. But we can also dispatch our staff from that location to help dozens of other people throughout the region.”

“This frees up more spaces in the city’s hospitals and long-term care facilities, plus it allows us to help more people than we otherwise would have been able to. The result is a win-win for us, for our clients, and for the entire community.”



Figure 5 Support service office – A.L.S.O. (Assisted Living Southwestern Ontario)



Figure 6 Blue Haven Apartments including former garage now a support service office

## Attention to detail

The partnership with A.L.S.O. has worked out so well that Nasr is convinced initiatives like it could be replicated in communities across the province, or maybe even across the country.

Of course, that isn't to say that there haven't been some challenges along the way. According to Nasr, one of the biggest challenges he tends to face in developing affordable housing, is that it can sometimes be difficult to get people living in the community to buy into a project or share the same vision.

Because the idea of exactly what "affordable housing" is isn't always clear, many people instinctively resort to NIMBY-ism ("Not In My Back Yard") as their first, knee-jerk response.

But once the neighbours see these formerly empty, abandoned or derelict properties transformed into beautiful and vibrantly-restored parts of the community, Nasr says that the people who fought the hardest against an affordable housing project often turn into some of its biggest supporters.

"I think we all just need to give things a chance," Nasr says. "These are just people who want a nice place to live, just like anyone else."

"For our part, we try to think of every building we renovate or construct as more than just housing. It's somebody's home. Then, when people see how much we care about doing it right, and how much the tenants care about their homes, they generally come on-board."

## Meeting the needs of developers, tenants and the community

For Nasr, every project comes with its own unique challenges, and its own rewards. But the important thing is to keep finding new ways to make more affordable housing possible.

"As costs go higher, it becomes harder and harder to build housing that's both affordable and of good quality," he says. "But that's what makes it more important than ever to keep trying."

"The need for affordable housing in Canada has never been greater. There are so many good people out there who just want to have a place to live, a home they can afford, and a chance at changing their lives. As a developer, I see it as part of my job to do what I can to give them that chance."

### Find out more

Assisted Living Southwestern Ontario (A.L.S.O.):  
<http://www.alsogroup.org>

Assisted Living Southwestern Ontario YouTube Channel: <https://www.youtube.com/channel/UChTkWVKBJutB-yZ8XoWQhCA/featured>

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Direction of Development Services Committee – October 21, 2019

DS-19-197 Trent University Durham Greater Toronto Area – Requesting a Seat on the Oshawa Downtown BIA Board of Directors

That Correspondence DS-19-197 from Trent University Durham Greater Toronto Area requesting a seat on the Oshawa Downtown BIA Board of Directors be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-199 Notice of Motion – Request for Real Estate Report

That the Commissioner, Development Services Department provide a real estate report prior to Council's annual budget deliberations containing a list of all City real estate acquisitions and dispositions, including prices paid and received during the preceding 12 month period.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-200 Notice of Motion – Construction of New City Parks

That the Commissioner, Development Services Department draft a policy for Council to review and determine implementing that will ensure new city parks are constructed at the same time new subdivision roads are constructed in order that new residents are best served in a timely way with park amenities.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-184 Recommended Street Name in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans

That pursuant to Report DS-19-184 dated October 16, 2019 the Development Services Committee approve the addition of the name Gow to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

**Attention: Development Services Department**

**Action Taken: Carried**

## Direction of Development Services Committee – May 27, 2019

DS-19-104 Pedestrian Walkways around Blocked Sidewalks

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Whereas the City of Oshawa aspires to make the downtown a pedestrian-friendly environment;

That Development Services staff investigate options to have downtown developments that require a blockage of sidewalks create pedestrian walkways around the blocked sidewalk, using parking stalls or street lanes as necessary

**Attention: Development Services Department**

**Action Taken: Referred to staff**

DS-19-90 Petition in Opposition of the Proposed Retirement Building on Ormond Drive

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That Correspondence DS-19-90 being a petition in opposition of the proposed retirement building on Ormond Drive be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

## DS-19-102 Christine Gilmet- Request to Amend the Zoning By-law to Permit Tiny Houses

DS-19-103 Adam White- Request to Amend the Zoning By-law to Permit Tiny House Developments

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That Correspondence DS-19-102 from Christine Gilmet, dated May 20, 2019 and Correspondence DS-19-103 from Adam White dated May 21, 2019 concerning requests to amend the Zoning By-law to permit tiny house developments be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-95 Proposed Licence Agreement between the City of Oshawa and 9286071 Canada Association for Non-Exclusive Use of Part of the Cordova Valley Park, the Cordova Valley Park Clubhouse, Storage Shed and Adjacent Parking Lot located at 811 Glen Street

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That pursuant to Report DS-19-95 dated May 22, 2019, the Commissioner, Development Services Department be authorized to approve and execute a Licence Agreement with 9286071 Canada Association operating as "We Grow Food" for the non-exclusive use of



Durham Region Home Builders' Association  
101C-1050 Simcoe Street North  
Oshawa, Ontario L1G 4W5  
Tel. (905) 579-8080  
s.hawkins@drhba.com

November 26, 2019

Susan Ashton  
City of Oshawa  
50 Centre Street South  
Oshawa, Ontario L1H 3Z7

Re: **October 29, 2019 BILT Meeting**

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The Durham Region Home Builders' Association proudly represents over 180 member companies that are involved in the construction and renovation industry, and is the voice of the residential construction industry in Durham Region.

We would like to thank city staff for inviting us to participate in the October 29 BILT meeting, which focused on accessibility, parks and downtown sidewalks. We believe that this type of open communication is beneficial to both the city and the development industry.

The Durham Region Home Builders' Association (DRHBA) has reached out to our members about the issues presented at the BILT meeting, and we are prepared to offer the City our feedback.

**O.A.A.C. Built Environment Subcommittee Motion - 15% Accessible Units**

The O.A.A.C. has put forward a motion: "Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to the entrances doors as well as entrance door and washroom door widths sufficient for mobility devices."

In the meeting, committee chair Lisa Hart clarified that the committee is seeking to have homes built with no entrance stairs, exterior and interior doors that are wider and an accessible washroom on the main floor/entry level.

Even with the clarification, the Durham Region Home Builders' Association believes that clearer criteria is needed before further discussion can continue. However, we will provide you with some initial feedback on the information that was provided.

While we appreciate that the population is aging and the need for accessible housing exists, creating a mandatory "15% accessibility" requirement poses some significant challenges.

The committee chair stated that the number, 15%, was pulled from the Ontario Building Code, and stated that it is the current requirement for building accessible units in apartment buildings. With ground floor units and elevators available in most high rise buildings, it is less challenging to hit this target. When the conversation turns to townhomes and single detached houses, meeting this mandatory

requirement proves to be much more difficult. For example, current grading practices (rear to front drainage) do not allow for an entrance without steps. Many stacked and three-storey townhome designs have the garage built into the home and therefore have very little square footage on the ground floor to accommodate an accessible bathroom.

It should also be noted that many builders will work with purchasers to customize their homes to suit their needs, including building in accessibility features. Therefore, the specific needs of an individual or family can currently be met without introducing mandatory regulations.

At this time, our builders and developers are not experiencing a demand for accessible housing, and feel that mandating 15% of all residential units meet a specific accessibility criteria is unnecessary.

### **Parks**

In regards to the City's proposal to change City policy to require developers to finish parks in new developments (parks and parkettes 0.6 - 1.8 hectares in size), our members have some concerns.

Currently, the park design and construction program is a collaborative effort between the City and its development industry partners. Developers and City staff work through the design process to ensure that all elements of park programming requested by the City are accommodated within the available park budget. Adjustments can then be made to the design of the park to ensure that there are sufficient funds to reimburse the developer under the Development Charge Credit program once construction is complete. Should the city make it mandatory for the developer to build the park, this collaborative atmosphere could be eliminated. In this situation, once the city provides a programming wish list to the developer, anything that falls outside of the City's DC amount collected would have to be paid for by the developer. As the park construction is directly reimbursable through Development Charge credits, we do not feel it is appropriate for the City to leave park construction solely to the Developers as the City ultimately holds the DC funds to pay for these new parks.

Furthermore, we understand through the conversation at the October 29<sup>th</sup> meeting that there may no longer be any DC credits available for parks not currently within the DC bylaw. We would request further clarification on this item.

Additionally, with the passing of Bill 108 earlier this year by the provincial government and the current process being undertaken with the Ministry of Municipal Affairs and Housing to provide a regulatory framework for the new Community Benefits Charge, we feel that any change to this park construction program and Development Charge collections and credits program is pre-mature and unwarranted at this time.

### **Downtown Sidewalks**

At this time, the Durham Region Home Builders' Association does not have any members that are developing/building in the downtown, so we do not have any feedback at this time, other than to say that we are happy to work with the City to ensure that pedestrians have safe passage near construction sites.

Sincerely,



Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

cc:

Johnathan Schickedanz, president, DRHBA  
Tiago Do Couto, chair, GR committee, DRHBA  
Paul Ralph, city manager, City of Oshawa  
Warren Munro, commissioner of development services, City of Oshawa  
Tom Goodeve, principal planner, City of Oshawa



**Requirements for Barrier-Free Units in New Residential Projects to Exceed Ontario Building Code Standards**

<b>Municipality</b>	<b>Yes</b>	<b>No</b>
Municipality of Clarington		✓
Town of Whitby		✓
Town of Ajax		✓
City of Pickering		✓
City of Greater Sudbury		✓
City of Kawartha Lakes		✓
City of Toronto		✓
Township of Uxbridge		✓
Township of Scugog		✓
City of Peterborough		✓
City of Markham		✓
City of Richmond Hill		✓
City of Vaughan		✓
Town of Newmarket		✓
City of Ottawa		✓
City of Mississauga		✓
City of Brampton		✓
Town of Oakville		✓
Town of Milton		✓
Town of Whitchurch-Stouffville		✓
City of London		✓
City of Hamilton		✓
City of Guelph		✓
City of Kitchener		✓
City of Cambridge		✓

To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: CNCL-20-149

Date of Report: July 8, 2020

Date of Meeting: July 13, 2020

Subject: Referral CNCL-20-67 Regarding the Construction of Accessible  
Units as Part of all Residential Development Projects

File: B-1000-0047 2020

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## **1.0 Purpose**

On May 25, 2020, Council approved the Recommendation contained in Report CNCL-20-67 dated May 20, 2020 (see Attachment 1) and added Parts 2 and 3 as components of an amended recommendation which read as follows:

- “1. That, pursuant to Report CNCL-20-67 dated May 20, 2020, Development Services staff be directed to include in future subdivision, condominium and site plan agreements, as appropriate, for new residential developments appropriate clauses that would require builders to display and promote, in model homes and sales and leasing offices, as appropriate, available accessible home features and designs for consumers and to encourage builders to construct model homes with accessible features.
2. That the Province of Ontario be requested to implement changes to the Ontario Building Code to require a portion of all new single-detached dwellings, semi-detached dwellings, row townhouse dwellings and/or back-to-back row townhouse dwellings proposed in developments in excess of 6 new dwelling units to contain an accessible front entrance, an accessible width front door and an accessible washroom on the ground floor; and,
3. That all the Durham Region Municipalities be notified of the recommendation directly above and their respective Councils encouraged to support this resolutions.”

Part 1 of the amended recommendation carried and Parts 2 and 3 as noted above were referred to staff for a report back to Council.

The purpose of this Report is to respond to the above noted direction of Council and make a recommendation on this matter.

Attachment 1 is a copy of Report CNCL-20-67 dated May 20, 2020 regarding the construction of accessible units as part of all residential development projects.

Attachment 2 is a summary of other Ontario municipalities' requirements for accessible units in new residential projects.

## **2.0 Recommendation**

It is recommended to City Council:

1. That, pursuant to Report CNCL-20-149 dated July 8, 2020, Development Services staff be authorized to initiate the public process for Council to consider an amendment to Section 9.3.5 of the Oshawa Official Plan to permit Council to authorize increases in height and density in return for the provision of affordable housing, seniors housing and accessible housing.
2. That, pursuant to Report CNCL-20-149 dated July 8, 2020, the Province of Ontario be requested to amend the Ontario Building Code in consultation with municipalities, the building and development industry and other stakeholders to permit individual municipalities to establish in consultation with the public and the building and development industry unique approaches and standards applicable only to that municipality to advance accessibility such as a minimum number of accessible units in new development projects.
3. That a copy of Report CNCL-20-149 dated July 8, 2020 and the related Council resolution be sent to:
  - Region of Durham and Durham Area Municipalities
  - Durham Region Members of Provincial Parliament
  - Association of Municipalities of Ontario
  - Oshawa's Accessibility Advisory Committee
  - Durham Regional Accessibility Advisory Committee
  - Large Urban Mayor's Caucus of Ontario
  - Advocacy Centre for the Elderly
  - Provincial Ministers for Seniors
  - United Senior Citizens of Ontario
  - Oshawa Senior Citizens Centres
  - Ministry of Municipal Affairs and Housing
  - Ministry of Government and Consumer Services
  - The City's Building Industry Liaison Team including Durham Region Homebuilder's Association and Building Industry and Land Development Association
  - Ontario Building Officials Association
  - The Accessibility Directorate of Ontario

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this Report:

- City Solicitor
- Chief Building Official
- Twenty-five (25) Ontario Municipalities listed in Attachment 2
- Durham Region Home Builders Association (D.R.H.B.A.)

## **5.0 Analysis**

### **5.1 October 29, 2019 Building Industry Liaison Team Meeting**

As noted in Section 5.2 of Report CNCL-20-67 (see Attachment 1), Lisa Hart, Chair of the Oshawa Accessibility Advisory Committee (“O.A.A.C.”), made a presentation at the October 29, 2019 meeting of the Building Industry Liaison Team (“B.I.L.T.”) regarding the construction of accessible units as part of all residential development projects. The Mayor and several members of Council were in attendance at the meeting. After questions from home builders seeking clarification and specifics on what accessible features the O.A.A.C. wish to be included as a component of all new residential development projects, B.I.L.T. members were advised that the O.A.A.C. was seeking the incorporation of the following three features:

- A wider entrance door;
- A ramp or elimination of stairs leading to the entrance door; and,
- An accessible washroom on the ground floor.

The developers/builders present advised the O.A.A.C. that they already offer these design options at the request of purchasers. In addition, in a letter dated November 26, 2019 (see Attachment 4 to CNCL-20-67 affixed to this Report as Attachment 1), the D.R.H.B.A. noted that current grading practices which promote rear to front drainage make it difficult to provide a front entrance without steps. Moreover, the design of many units include a garage which makes it difficult to include an accessible bathroom on the ground floor. Nevertheless, the D.R.H.B.A. notes that even though they experience little demand, many builders will work with prospective purchasers to customize their home to suit individual needs.

Through Council’s adoption of Part 1 of CNCL-20-67, there will be greater public awareness of the accessible design options that are available and builders/developers will be responsible for displaying these design options to potential purchasers.

The D.R.H.B.A. has reviewed the recommendations of this Report and advised that they support the recommendation to initiate the process to amend the Official Plan subject to the comments in their November 26, 2019 letter. However, the D.R.H.B.A. would oppose

a patchwork of regulations throughout the Province by allowing municipalities to create their own targets for accessibility.

## **5.2 Review of Ontario Municipalities**

During the May 25, 2020 Council meeting, it was noted that cities such as Toronto, Ottawa and London require the provision of accessible and affordable units as a portion of all new residential developments. It is important to define these terms as they are not interchangeable and have two distinctly different meanings.

The Ontario Building Code (“O.B.C.”) defines a “barrier-free” residential unit as a dwelling that is designed to accommodate a person using a typical manual wheelchair or other mobility assistance devices such as walking aids, including canes, crutches, braces and artificial limbs.

Conversely, the Canadian Mortgage and Housing Corporation defines “affordable” housing as housing that costs less than 30% of a household’s before-tax income and includes all forms of housing tenure and built form.

The City of Toronto currently uses planning tools such as height and density “bonusing” under Section 37 of the Planning Act as part of its efforts to increase the supply of affordable housing. Under Section 37, the City of Toronto allows developers to exceed the maximum height and/or density specified in the Zoning By-law on a case by case basis in conformity with the City of Toronto Official Plan, corporate policies and agreements. Ottawa and London have used a similar approach to secure additional affordable housing.

Unlike the Cities of Toronto, Ottawa and London, the City of Oshawa has historically not been subject to the type of development conditions that would enable Council to apply bonusing under Section 37 of the Planning Act.

With respect to a requirement for accessible (or “barrier-free”) units, City staff researched twenty-five (25) Ontario municipalities to determine if any require the development community to exceed the minimum requirements set out in the Ontario Building Code as described in Section 5.3 of this Report. Of all the municipalities researched, none has imposed such a requirement (see Attachment 2).

## **5.3 Ontario Building Code Act, 1992**

The Ontario Building Code Act, 1992 is the legislative framework governing the construction, renovation and change-of-use of a building in the Province of Ontario.

The O.B.C. is a regulation under the Ontario Building Code Act, 1992. Its purpose is to establish minimum standards for building construction province-wide. The excerpt from the O.B.C. pertaining to barrier-free design requirements is included under Attachment 1 of Report CNCL-20-67 dated May 20, 2020 (see Attachment 1).

Currently, the O.B.C. Division B., Section 3.8.1.1(1) states that houses, triplexes and boarding or rooming houses with fewer than eight boarders or roomers do not need to be barrier-free. “Houses” includes single detached, semi-detached and row house/townhouse

dwelling units. However, the O.B.C. Division B., Section 3.8.2.1(5) states that 15% of residential suites in a Group C major occupancy apartment building are required to be barrier-free. A Group C major occupancy apartment building means a building that contains residential occupancies as the main use, in an apartment style, but does not include a retirement home, long term care facility or nursing home, and also does not include any built form mentioned above under the O.B.C. Division B., Section 3.8.1.1(1).

It is also important to note that Section 35(1) of the O.B.C. states that “This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings.”

## **5.4 Recommended Changes to Oshawa Official Plan and Ontario Building Code**

### **5.4.1 Oshawa Official Plan**

Section 37 of the Planning Act allows municipalities to secure identified public infrastructure and benefits in exchange for permitting additional height and/or density in a development. In order to permit the additional height and/or density, the Planning Act further requires enabling policy language in the municipal Official Plan.

In that regard, Section 9.3.5 of the Oshawa Official Plan permits City Council to authorize increases in height and density in exchange for:

- a) Additional parkland;
- b) The provision of utilities or municipal services;
- c) The provision of community facilities such as recreation facilities; and,
- d) The preservation of heritage resources.

This Report recommends authorizing staff to initiate the public process to amend Section 9.3.5 of the Oshawa Official Plan to permit City Council to also authorize increases in height and density in exchange for the provision of accessible housing, seniors housing or affordable housing.

### **5.4.2 Ontario Building Code**

The O.B.C. is provincial legislation and the requirements of the O.B.C. are equally applicable across the Province to both large and small municipalities and cities, towns and townships.

With respect to the provision of accessible housing, it would be more appropriate for the Province to amend the O.B.C. to allow each municipality to establish their accessibility targets. In this manner, large urban municipalities could establish accessibility targets without imposing more rigorous standards on smaller municipalities when the accessibility needs may be different.

This Report recommends requesting the Province to amend the O.B.C. in consultation with municipalities and the building and development industry to permit municipalities to establish their own approach to accessible units. If the O.B.C. is ultimately amended by

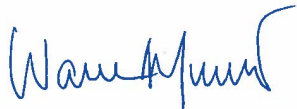
the Province, the preparation of accessibility standards would be undertaken in consultation with the public, building and development industry and other stakeholders (O.A.A.C.) and presented to Council for approval.

## **6.0 Financial Implications**

There are no financial implications associated with the Recommendations in this Report.

## **7.0 Relationship to the Oshawa Strategic Plan**

The Recommendations advance the Social Equity and Accountable Leadership goals of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, RPP, Commissioner,  
Development Services Department



## Public Report

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To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: CNCL-20-67

Date of Report: May 20, 2020

Date of Meeting: May 25, 2020

Subject: Referral DS-19-167 Regarding the Construction of Accessible  
Units as Part of all Residential Development Projects

File: B-1000-0047 2020

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### 1.0 Purpose

On September 30, 2019, the Development Services Committee referred the Fifth Report of the Oshawa Accessibility Advisory Committee (DS-19-167) to City staff directing that the following matter be discussed with the City of Oshawa Building Industry Liaison Team ("B.I.L.T.") for a report back to the Development Services Committee on the recommendation:

"Whereas the O.A.A.C. Built Environment Subcommittee is finding numerous site plans with only inaccessible townhouses and stacked townhouses;

Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to entrances doors as well as entrance door and washroom door widths sufficient for mobility devices."

The purpose of this Report is to respond to the above noted directive received through the Development Services Committee and make a recommendation on this matter.

Attachment 1 contains excerpts from the *Ontario Building Code Act, 1992*, S.O. 1992, c. 23 ("*Ontario Building Code Act, 1992*"), and the Ontario Building Code, 2019, relating to Municipal By-laws and current barrier-free requirements.

Attachment 2 is a summary of other municipalities' requirements for accessible units in new residential projects.

Attachment 3 is a copy of the minutes from the October 29, 2019 B.I.L.T. meeting dealing with the above noted matter.



Attachment 4 is a copy of correspondence dated November 26, 2019 from the Durham Region Home Builders' Association ("D.R.H.B.A.").

## **2.0 Recommendation**

It is recommended to City Council that, pursuant to Report CNCL-20-67 dated May 20, 2020, Development Services staff be directed to include in future subdivision, condominium and site plan agreements, as appropriate, for new residential developments appropriate clauses that would require builders to display and promote, in model homes and sales and leasing offices, as appropriate, available accessible home features and designs for consumers and to encourage builders to construct model homes with accessible features.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this Report:

- City Solicitor
- Chief Building Official
- Municipality of Clarington
- Town of Whitby
- Town of Ajax
- City of Greater Sudbury
- City of Kawartha Lakes
- B.I.L.T.

The results of staff's consultation with the above-noted municipalities are contained in Attachment 2.

The results of staff's consultation with B.I.L.T. are outlined in Section 5.2 of this Report as well as in Attachments 3 and 4.

## **5.0 Analysis**

### **5.1 Ontario Building Code Act, 1992**

The *Ontario Building Code Act, 1992* is the legislative framework governing the construction, renovation and change-of-use of a building in the Province of Ontario.

The Ontario Building Code ("O.B.C") is a regulation under the *Ontario Building Code Act, 1992*. Its purpose is to establish minimum standards for building construction province-wide. The excerpt from the O.B.C. pertaining to barrier-free design requirements can be found in Attachment 1 of this Report.

Currently, the O.B.C. Division B., Section 3.8.1.1(1) states that houses, triplexes, and boarding or rooming houses with fewer than eight boarders or roomers do not need to be barrier-free (see Attachment 1). "Houses" includes single detached, semi-detached and row house/townhouse dwellings containing no more than two dwelling units. However, the O.B.C. Division B., Section 3.8.2.1(5) states that 15% of residential suites in a Group C major occupancy apartment building are required to be barrier-free. A Group C major occupancy apartment building means a building that contains residential occupancies as the main use, in an apartment style, but does not include a retirement home, long term care facility or nursing home, and also does not include any built form mentioned above under the O.B.C. Division B., Section 3.8.1.1(1).

Section 35(1) of the *Ontario Building Code Act, 1992*, states that "This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings."

Consequently, municipalities are not permitted to require houses, triplexes, and boarding or rooming houses with fewer than eight boarders, to exceed the minimum standards established by the O.B.C. for barrier-free design or otherwise. Any municipal by-law passed by Council requiring that all residential projects be designed with 15% accessible units would not be able to be enforced by the Chief Building Official. It is also the opinion of the City Solicitor and the Chief Building Official that, if challenged by a building permit applicant before the Building Code Commission, the City would not be able to defend its position and may be liable for damages.

## **5.2 October 29, 2019 Building Industry Liaison Team Meeting**

Following the September 2019 motion from the Oshawa Accessibility Advisory Built Environment Subcommittee on this matter (presented to the Development Services Committee on September 30, 2019 as Item DS-19-167 – see Section 1.0 of this Report), Planning staff invited B.I.L.T. members to a meeting on October 29, 2019. The agenda prepared for the meeting included Item DS-19-167 for discussion purposes.

Lisa Hart, Chair of the Oshawa Accessibility Advisory Committee ("O.A.A.C.") made a presentation at the October 29, 2019 meeting to the B.I.L.T. team regarding the background of this item. In response to questions from home builders, Ms. Hart clarified that the Oshawa Accessibility Advisory Built Environment Subcommittee is seeking to have homes built with no entrance stairs, exterior and interior doors wider than standard sizes, and an accessible washroom on the main floor/entry level.

B.I.L.T. members discussed the implications of requiring 15% of all residential projects to be barrier-free. It was determined that while they can appreciate that an aging population will inevitably increase the demand for accessible housing, significant challenges occur with the proposal.

Firstly, further details for the accessible features that would be required is needed before further discussion can continue.

Secondly, the 15% accessible unit requirement for apartment buildings under the O.B.C. is generally less challenging to meet, due to ground floor units and elevators being available

in most buildings. When applying this requirement to other forms of residential development (e.g. single detached, semi-detached and townhouse dwellings), it becomes more challenging. Two specific examples were identified, the first being that current grading practices involve directing the site drainage from the rear of the property to the front, to utilize existing stormwater infrastructure. As a result of the grade of lots sloping downward toward the front, constructing an entrance without steps is generally not possible. The second example identified is based on the fact that many three-storey townhome designs have the garage built into the home and therefore very little square footage on the ground floor remains to accommodate an accessible washroom.

During the meeting, builders and developers voiced generally the same opinion. In their experience the demand for accessible housing is far less than 15%, and the imposition of a requirement mandating that 15% of all residential units meet specific accessible criteria is unnecessary. Builders already work with purchasers requiring accessible features to be incorporated in their unit to meet their needs without the need for mandatory regulations. Further, in the event that accessible units are constructed in advance of a specific request, there is no guarantee that they will be purchased by an owner who is in need of the accessible features.

As a follow-up to meeting, staff requested that members of B.I.L.T. submit written comments regarding this matter. Comments were received from the D.R.H.B.A., Graywood Homes (SO Developments) and Midhaven Homes, and reflect the foregoing discussion.

### **5.3 Developer-Specific Barrier-Free Construction Programs**

While municipalities cannot require new residential projects to exceed the minimum standards for barrier-free units as set out in the O.B.C., some developers, at the request of purchasers, will construct the unit to be barrier-free. Costs associated with implementing barrier-free features in a unit may vary from builder to builder.

Several developers and builders have stated that while only a handful of purchasers have requested their dwelling to be constructed with accessible features, they will work with any purchaser requiring their home to be customized for accessibility. The issue raised by the Oshawa Accessibility Advisory Built Environment Subcommittee regarding a perceived lack of barrier-free units may have arisen from a lack of awareness of the accessible design options that many builders offer. These programs only apply at the design and pre-construction stage and not to the re-sale market, as builders are no longer involved at that stage. However, financial assistance programs may be available such as the Registered Retirement Savings Plan Home Buyers' Plan and the Home Buyers' Tax Credit, as well as other construction grants or loans to assist eligible buyers in the re-sale market.

### **5.4 Recommendation: Implement Conditions in Planning Agreements to Promote Consumer Awareness of Developers' Accessible Construction Programs but Maintain Status Quo Pursuant to Ontario Building Code Requirements**

It is recommended that Development Services staff be directed to update the subdivision, condominium and site plan agreement templates to include standard conditions for new plans of subdivision and condominium, as well as standard conditions in new residential

site plan agreements, requiring builders to display and promote available accessible home features and designs for consumers. This will increase consumers' awareness of builder-specific barrier-free construction programs as described in Section 5.3 of this Report. Further, this may assist in addressing the perceived lack of barrier-free units being constructed in the City at a minimal cost to the City.

To complement the above-noted course of action, it is recommended that staff also encourage builders to construct model homes with accessible features to further increase consumers' awareness.

Finally, staff will ensure that when Architectural Control Guidelines are prepared for individual plans of subdivision, that the developer's, architect include a section on available accessible home features and designs for consumers to help promote awareness and to consider accessibility features in the design of models that are marketed to the consumer.

This approach is consistent with the objectives and recommendations set out in Section 3 of the City's Age-Friendly Strategy by encouraging housing leaders to promote a variety of housing options, increasing awareness of construction programs and assisting older adults with "aging in place".

If City Council wishes to adopt this approach, which is recommended by staff, then Council should adopt the recommendations contained in Section 2.0 of this Report.

## **6.0 Financial Implications**

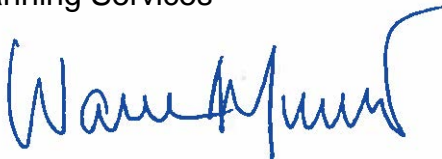
There are no financial implications associated with the Recommendation in this Report concerning this matter as the builder would be responsible to include in their sales and leasing office and on their website information for persons seeking to include accessible features in their new home.

## **7.0 Relationship to the Oshawa Strategic Plan**

The Recommendation advances the Social Equity and Accountable Leadership goals of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

## **Ontario Building Code Act, 1992**

### **Municipal by-laws**

**35** (1) This Act and the building code supersede all municipal by-laws respecting the construction or demolition of buildings. 1992, c. 23, s. 35 (1).

## **Ontario Building Code, 2019**

### **Section 3.8. Barrier-Free Design**

#### **3.8.1. General**

##### **3.8.1.1. Application**

**(1)** The requirements of this Section apply to all *buildings* except,

- (a) houses, including semi-detached houses, duplexes, triplexes, town houses, row houses and boarding or rooming houses with fewer than 8 boarders or roomers

##### **3.8.2.1. Areas Requiring Barrier-Free Path of Travel**

**(5)** In a Group C *major occupancy* apartment *building*, not less than 15% of all *suites* of *residential occupancy* shall be provided with a *barrier-free* path of travel from the *suite* entrance door into the following rooms and spaces that shall be located at the same level as the *barrier-free* path of travel:

- (a) at least one bedroom,
- (b) at least one bathroom conforming to Sentence (6)
- (c) a kitchen or kitchen space, and
- (d) a living room or space.

**Requirements for Barrier-Free Units in New Residential Projects Other Than  
Apartment Buildings**

<b>Municipality</b>	<b>Response</b>
Municipality of Clarington	No response
Town of Whitby	O.B.C. sets standard, developer has prerogative to exceed
Town of Ajax	O.B.C. sets standard, developer has prerogative to exceed
City of Pickering	No response
City of Greater Sudbury	O.B.C. sets standard, developer has prerogative to exceed
City of Kawartha Lakes	O.B.C. sets standard, developer has prerogative to exceed



**Memorandum**

**Development Services Department**

November 6, 2019

File: B-1000-0042

**To:** All BILT Members

**From:** Susan Ashton, Manager  
Development and Urban Design

**Subject:** **Minutes of Meeting – BILT (Building Industry Liaison Team)  
October 29, 2019 – 2:00 p.m. – C-Wing Committee Room**

**Attendance**

Akiva Wolfe, Initial Corporation	Stephen Wylie, WSP/MMM Group
Anna Fagyas, Medallion Corp	Tiago Do Couto, Minto Communities
Christian Huggett, Podium Developments	Mark Jacobs, Biglieri Group
Christine Yee, Graywood Group	Katrina, Holland Homes
Eddy Chan, Delpark Homes	Ashley McInnis, City Homes
Emidio DiPalo, DRHBA	Mitch Wiskell, Parks Services
Ivano Labricciosa, OPUC	Morgan Jones, Planning Services
Jennifer Jaruczek, BILD	Matt Bickle, Legal Services
Johnathan Schickedanz, DRHBA	Lynda Lawson, Accessibility
Louise Foster, Tribute	Lisa Hart, Chair, OAAC
Nikolas Papapetrou, Smart Centres	Tom Goodeve, Planning Services
Robbie Larocque, Biddle & Associates	Susan Ashton, Chair, Planning Services
Russel White, Fieldgate Developments	Christine Chase, Planning Services
Ryan Lavender, Schleiss	Dan Carter, Mayor
Scott Jeffery, Jeffery Homes	Jane Hurst, Councillor
Scott Waterhouse, Candevcon	Rosemary McConkey, Councillor
Stacey Hawkins, DRHBA	Rick Kerr, Councillor

Overview	Action Required By
<p><b>1. Welcome and Introduction</b></p> <p>S. Ashton welcomed everyone to the meeting. The Agenda forms Attachment 1.</p> <p>S. Ashton introduced Tom Goodeve as the Director of Planning Services.</p>	
<p><b>2. Discussion and request for comments regarding Development Services Committee (D.S.C.) agenda item <a href="#">DS-19-167</a>, Oshawa Accessibility Advisory Committee (O.A.A.C.) Built Environment SubCommittee motion that the City begin requiring that all residential projects be designed with 15% accessible units</b></p> <p>L. Hart gave an overview of the issues with homes that are not accessible. 2.6 million people live with accessibility concerns. Council approved an Age-Friendly strategy.</p>	<p>BILT to provide comments by Nov 22</p>

**Overview**

**Action Required By**

E. Chan stated some sites have grading that is not natural (e.g. steps to front door). It is also difficult on infill sites to accommodate density at grade.

L. Foster asked where does this report sit right now and what is the expectation?

S. Ashton replied that staff intends to collect information, review and formulate a plan. We are asking for comments from you.

T. Do Couto asked what type of units is the 15% applied to?

L. Hart stated that this is our first ask for comments. 15% is used for apartments in the OBC.

R. White asked if there is a definition of accessibility to follow. What are you asking for?

L. Hart replied wider door to dwelling unit, ramp to front door, accessible bathroom on ground floor.

S. Ashton replied that we will return to BILT with results after we have reviewed your comments.

C. Huggett stated that Podium has worked with OAAC on some of their projects. The feedback has been good. Projects around the University have been made accessible with financial help in the form of grants. Some areas are better suited to making accessible homes. 15% may be too onerous. What new forms would you like to see?

C. Yee stated you need to define what is affordable.

S. Waterhouse asked where is this item coming from?

S. Ashton replied from O.A.A.C. Built Environment SubCommittee to D.S.C.

L. Foster advised that Tribute already makes accessible units for new builds. We are working with purchasers if they have requests for accessibility. Most builders do this. Developers/Builders are out of the picture when the home is resold. It is a design challenge for townhouses because of garages, as they immediately have stairs to the front door.

J. Schickedanz stated Engineering would have challenges such as overland flow and drainage to the front yard. They meet with buyers and design and build accessible units for them. They charge only for hard costs, not labour or design.



Overview	Action Required By
<p>L. Hart stated that there is no awareness in the community that developers/builders will create accessibility in homes when asked. Could some model homes be accessible?</p>	
<p><b>3. Proposal to change City policy to require Developers to finish parks in new developments (DS-19-200)</b></p> <p>DS-19-200 is attached as Attachment 4.</p> <p>S. Ashton stated City considering developers to build parks in new subdivisions. We would like your feedback on this item.</p> <p>S. Ashton stated that currently there are two options the City has to build a park contained in the subdivision agreement. Either: 1. Developer finishes park, or 2. Developer does grading and seeding.</p> <p>T. Do Couto stated that this is just a conversation here. Will the DC's change?</p> <p>S. Ashton replied nothing has been decided yet. Any change would apply to parks from this point forward but DC changes, if any, would not immediately impact parks for which DC's have been collected.</p> <p>T. Goodeve stated Bill 108 is the elephant in the room. Have to wait until next year for outcome.</p> <p>S. Ashton stated we have to start thinking now of different options.</p> <p>T. Do Couto stated parks could have multiple ownerships. Very premature to have this conversation. If developers build parks there is no more working with Developers and City to change options. Why has this happened? What are you trying to solve?</p> <p>S. Ashton advised that this item is a Notice of Motion that came from Council.</p> <p>C. Huggett stated that this would be double dipping. Paying for DC's plus the cost of the park.</p> <p>S. Ashton clarified that it is not double dipping. We would give you the money that was set aside to develop the park.</p> <p>R. White asked if there is a threshold when parks should be developed?</p> <p>T. Do Couto stated parks are usually developed 1 to 2 years after build out. Depends on draft approval discussions.</p> <p>L. Foster stated that the policy/procedure needs to be re-examined. Tribute does not want to build parks. Landscape plans need to be</p>	<p>BILT to provide comments by Nov 22</p>

<b>Overview</b>	<b>Action Required By</b>
<p>approved at the same time as engineering plans. Park development comes down to money and timing. Need clear procedure on LC approvals, assumption, draw downs, etc.</p> <p>S. Waterhouse asked what are the barriers that are stopping building the park now?</p> <p>S. Ashton replied shortage of staff, approval in budget within a timely manner.</p> <p>E. Chan asked what are the standards other municipalities ask for. Oshawa's challenge is public input and funding.</p> <p>R. White stated developers want the options – to build or not.</p> <p>M. Wiskel and S. Ashton explained that the type of parks being discussed range from parkettes to neighbourhood parks, typically in ranging from 0.6 hectares to around 1.8 hectares in size.</p> <p>C. Huggett stated parks could be delivered as soon as possible if there were not barriers.</p>	
<p><b>4. Sidewalk diversions around development construction projects in the Downtown (DS-19-104)</b></p> <p>DS-19-104 is attached as Attachment 5.</p> <p>S. Ashton stated road occupancy permit goes through Operations. Build sidewalk diversion in parking lane so sidewalks are uninterrupted.</p> <p>T. Do Couto asked is this for the short term? We build an asphalt ramp and fencing for longer term projects.</p> <p>Developers prefer hoarding. They all have a construction management plan to minimize impacts. They have done a “fast fence” with asphalt ramps at each end for a diversion.</p> <p>S. Ashton replied yes for the short term.</p>	<p>BILT to provide comments by Nov 22</p>
<p><b>5. Municipal Parking Study Update</b></p> <p>M. Jones gave an overview of the parking study. The study has been extended into the fall. It is nearing completion of the background information. IBI Group will present to BILT and have an open house with the general public. Once the study is completed it will be presented to CLT, Community Services Committee, Development Services Committee and Council. Once comments have been reviewed a draft recommendation report will be presented to Community Services Committee, Development Services Committee and Council. Once approved staff will then start implementing recommendations.</p>	

Overview	Action Required By
<p>S. Waterhouse would like to see parking ratio for different types of units (e.g. stacked townhouses).</p> <p>Question asked why was the study extended? Hard part will be implementing recommendations. Is there any way to accelerate? Could easier items be implemented sooner?</p> <p>M. Jones replied that the study was extended due to the substantial data request and timing of meetings.</p> <p>C. Huggett asked if there are requirements for accessible parking. Could affect site plan, more items to consider. Does the study look at creating flex spaces for accessible parking based on demand?</p> <p>M. Jones replied the study does look at different method of parking. One item is car-share. Parking garages are also in the scope of the study.</p> <p>R. Larocque asked if parkades were part of study. Perhaps rent out upper floors and leave lower floors for short-term users.</p>	
<p><b>6. Items for a Future Meeting</b></p> <p>None</p>	
<p><b>7. Adjournment</b></p> <p>The next BILT meeting will be at the call of the Chair.</p>	

Original signed by:

Susan Ashton, Manager  
Development and Urban Design

SA/cc

Attachment 1: Agenda

Attachment 2: Development Services Committee Agenda Item DS-19-167

Attachment 3: OAAC Build-In-Accessibility (hand-out)

Attachment 4: Development Services Directive Item DS-19-200

Attachment 5: Development Services Directive Item DS-19-104

**AGENDA**

**Building Industry Liaison Team (BILT)**

October 29, 2019

Time: 2:00 p.m. – 4:00 p.m.

Location: C-Wing Committee Room

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**A. Welcome and Introduction** Susan Ashton

**B. Items**

1. Introduction of Tom Goodeve, Director of Planning Services Susan Ashton
2. Discussion and request for comments regarding DSC agenda item [DS-19-167](#), O.A.A.C. Built Environment SubCommittee motion that the City begin requiring that all residential projects be designed with 15% accessible units Susan Ashton
3. Proposal to change City policy to require Developers to finish parks in new developments Susan Ashton
4. Sidewalk diversions around development construction projects Susan Ashton
5. Municipal Parking Study Update Morgan Jones
6. Questions

**C. Items for Future Meeting**

**D. Adjournment**

Whereas the 2015 Council approved Integrated Transportation Master Plan recommends the undertaking of a study to analyze the impacts of the conversion of one-way streets to two-way streets in the downtown; and,

Whereas residents have expressed a desire for the conversion of one-way streets to two-way streets for general safety purposes, and in particular the safety of their children;

Therefore be it resolved:

That as part of the 2020 budget, staff include a study to investigate and analyse the conversion of Celina Street and Albert Street to two-way traffic operations to make these neighbourhoods more livable and pedestrian-oriented. The study should review alternatives to increase:

- Access and mobility for all modes of transportation;
- Green space and plantings; and,
- Connectivity to the downtown, the Athol Street cycle tracks and the Michael Starr Trail.”

DS-19-174 Notice of Motion – Reconversion of Streets into Two-way Thoroughfares

“That staff be directed to examine the feasibility of the reconversion of the following streets into two-way thoroughfares:

1. King and Bond Streets
2. Simcoe and Centre Streets; and,

That Regional Staff be consulted where appropriate and that the report come back to the Development Services Committee.”

## Reports from Advisory Committees

### Fifth Report of the Oshawa Accessibility Advisory Committee (DS-19-167)

The Oshawa Accessibility Advisory Committee respectfully reports and recommends to the Development Services Committee its Fifth Report.

1. Eighth Report of the Built Environment Subcommittee – September 2019 (OAAC-19-41)

#### Recommendation

Whereas the O.A.A.C. Built Environment Subcommittee is finding numerous site plans with only inaccessible townhouses and stacked townhouses;

Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to entrances doors as well as entrance door and washroom door widths sufficient for mobility devices.



## Build-In-Accessibility!

Meeting: Tuesday, October 29, 2019  
Oshawa City Hall, 50 Centre Street South

Today, more than 2.5 million people, almost 20% of Ontario's population, have a disability. The numbers are fast approaching 1 in 5, which include more than 40% of people over age 65.



### What is being proposed

to the Building Industry Liaison Team (BILT) is to ensure that a portion of houses built in future new home development projects in Oshawa are visitable with no step entry, wider opening and doors and at least a half bath, preferably a full accessible bath on the main floor. Providing some built-ready homes with these accessible features, if properly presented, could become a **powerful marketing tool**.

### Did you know?

The AODA "Accessibility for Ontarians with Disabilities Act" is provincial legislation passed unanimously in 2005 to implement standards that achieve Accessibility with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises by 2025.

95% of Ontarians understand the need to improve access for people with disabilities. Phased in changes to the AODA Integrated Accessibility Standards Regulation (IASR) led to enhanced accessibility standards being incorporated into the Ontario Building Code effective 2015 requiring 15% of new apartment building units be constructed with accessible visitable features.



There is a strong desire and goal for people to age in place. The aging trend is not a temporary blip but a long-term reality that has been forecast to continue; hence the need for more multi-generational accessible housing.



The new construction stage is the most logical time to make detached, links, semis & townhouse dwellings **accessible!**



The fact that the 2015 accessibility requirements apply to new apartment building dwellings and not to houses creates an imbalance, limiting people with disabilities from being part of **all** neighbourhoods.



New Oshawa streets have houses with 8, 9, even up to 15 steps to the front door.

**We encourage Oshawa builders and developers to take the first step and be Build-In-Accessibility Champions!**

**Start with a model home and see accessible dwellings sell first!**

Source: [ontario.ca/page/accessibility-ontario-information-businesses#section-3](http://ontario.ca/page/accessibility-ontario-information-businesses#section-3)



## Visitability

### Universal design

People who inhabit and visit the houses we live in come in all shapes and sizes, ranging from infants to seniors, with various ever-changing abilities and skills. As we grow up, grow old and welcome new people to our homes, our housing needs change. A house that is designed and constructed to reflect the principles of universal design will be safer and more accommodating to the diverse range of ages and abilities of people who live in and visit these homes. One of the goals of universal design is to maximize the usability of environments. Designers and builders must talk to and work with as many people with disabilities as possible.

Effective accessible design and construction can only occur when we truly appreciate how persons with disabilities engage the built environment. Universal design is only a subtle shift from what is typically done; designing for greater accessibility then is not a new way of designing, simply a more focused one. By providing flexibility in the selection of design features and incorporating adaptability into home design, the life and usability of a home is extended, which promotes the concept of **aging in place**.

This concept is increasingly popular with families and individuals who choose to stay in their homes and neighbourhoods as they grow and age. Planning for individuals' changing needs and abilities allows for periodic home customization based on changing requirements and reduces the need for future costly renovations.

Planning for future needs is good practice. Principles of universal design encourage flexibility, adaptability, safety and efficiency.

### Visitable homes

Visitable housing is an approach to house design that promotes the inclusion of a basic level of accessibility into all housing, and enables everyone to get in and out of the house and be able to use a bathroom on the entrance level. The concept of "visitability" is one of the simplest and most economical approaches to universal design that can address homeowners' and community needs over time, contributing to a more flexible and sustainable built environment.

Universal design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size and ability. "The Principles of Universal Design" are found on page 14.

**Bolded** terms throughout this fact sheet are defined in the **Glossary** on page 11.



Such an approach will not only accommodate visitors to a home who may be elderly or disabled, but it will also better accommodate the reality of changing ability that we all experience as we grow older. Visitable design is meant to benefit as many people as possible, including friends and family members, parents pushing strollers, individuals using mobility devices and individuals moving furniture or other large items into a home (see figure 1).

A visitable house incorporates three basic access features:

- A **no-step (zero-step) entry**
- All main floor interior doors (including bathrooms) feature a clear opening width of 810 mm (32 in.), but a clear space of at least 860 mm (34 in.) is better. It is highly recommended to install a 915-mm (36-in.) wide door to all rooms of a home.
- At least a **half-bath**, but preferably a **full bath** on the main floor complete with a 1,500-mm (60-in.) turning circle in the room.

Please note that the criteria for establishing housing varies from jurisdiction to jurisdiction, however, the objective is the same in all cases. The more stringent criteria is more universal, allowing for larger wheelchairs and scooters. Some jurisdictions may even suggest an accessible bedroom on the visitable floor level.

### Visitable housing in North America

The concept of visitability was first introduced in North America in 1986 by Eleanor Smith and a group of advocates for people with physical disabilities. The vision of the visitability movement was to create an inclusive community where people with mobility limitations could visit their families, friends and neighbours without barriers. Eleanor Smith is well known for the following quote: "When someone builds a home, they're not just building it for themselves—that home's going to be around for 100 years. [Accessible entrances] hurt nobody—and they help a lot of other people."



Figure 1: Visitable home complete with a no-step front entrance  
Photo by Ron Wickman





## Why visitable housing is important

One in six Canadians (14.3 per cent) have a disability, and one-third of all Canadians aged 65 years or over have mobility problems. Older adults aged 65 years and over account for 14.1 per cent of the Canadian population, and they will make up more than one-fifth of the population by 2026 and one-quarter of the population by 2056. Visitable housing responds to the increasing seniors' population and their desire to **age in place**. The vast majority of elderly persons prefer to remain in their homes as long as possible. With today's housing stock, this is virtually impossible.

Over 50 per cent of falls suffered by older adults occur in their own home. Staircases are one of the common areas within the home where falls occur. Stairs are the leading cause of serious falls among community-living elderly, accounting for about one-third of all fatal falls. A large portion of Canadian older adults are hospitalized after a fall on stairs or steps in their homes.

Single-family housing is largely unaffected by accessibility requirements. Building codes include barrier-free design requirements for public buildings, however, they do not force barrier-free requirements on single-family homes. If we build visitable housing today, the future economic benefits will be vast. Given the statistical information that we already know, what an incredible waste of resources if we build homes today, only to have them undergo unnecessary costly modifications 10 years later to make them accessible for persons with disabilities.

Typically, persons who own visitable homes live with a family member who uses a wheelchair. Other family and friends do not own visitable homes. Therefore, the owner of the visitable home usually becomes the host of others, simply because it is the only home that someone in a wheelchair can independently access. In many Canadian suburban neighbourhoods, one architectural control dictates at least three steps at the front door; it is thought that this leads to higher resale values. A special variance is required to have a no-step entrance (see figure 2). Figure 2 clearly shows that a home with a no-step level entry can look like all the other homes on the street. In no way does the visitable home stand out and look different.



Figure 2: Visitable home with a no-step level entrance beside a home with steps leading to the front door  
*Photo by Ron Wickman*



### Other factors that make visitable housing important include the following:

- Visitable features easy to incorporate and conceptualize.
- Easy access to the house for friends and family visiting and people with mobility difficulties, those with young children in strollers, those carrying large and heavy shopping items, furniture or equipment.
- Housing becomes age-friendly for more homeowners.
- Community participation and social integration.
- Reduced costs for home renovations at a time of mobility changes.
- Reduced risks of fall or injuries.
- Homeowners can easily return to their home following a sudden change in mobility.
- Prevention of premature institutionalization of older adults.
- Visitable homes can be purchased by and sold to a wider demographic.
- Visitable housing needs to be beautiful and invisible so that everyone uses the home in the same way and so that the visitable features blend in with the architectural style of the home.
- Visitable features can easily be incorporated with other building innovations, such as affordable design, green architecture and energy efficiency.



Figure 3: Single-family home with visitable entrance at the side  
*Photo by Ron Wickman*



Figure 4: Visitable home, on left, with sloping sidewalk and no-step entrance located at the back of home  
*Photo by Ron Wickman*

Visitability ensures that a basic level of accessibility will be provided in all housing and it opens opportunities for participation in community life. For this to happen, visitable homes must themselves become part of the neighbourhood fabric, a commonplace addition to the catalogue of housing types that comprises our communities and an appealing choice for able-bodied consumers.

When visitability features are planned at the outset, additional costs are minimal. There are several ways in which a site may be graded depending on where the no-step entrance is located. The grade can slope between the street and the home to provide an accessible entry on any side of the home (see figure 3). The grade can slope from an alley to the house to provide a no-step entrance at the rear (see figure 4). Figure 4 shows that there is little difference between a visitable home with a no-step level entrance at the back door and a home with steps leading to the back door. A combination of front and rear grade slope can also provide no-step access to a side door from both street and/or alley.



## Design requirements

Several trends in new single-family detached housing design and construction make a well-integrated, accessible route to an entrance difficult to achieve. These include the desire for large basement windows and the trend toward long homes on shallow lots with the drainage directed either to the front or back (no split).

We should encourage lot grading plans with split drainage to reduce the grade differential between the site and finished floor. Basements should have at least one quadrant without windows to allow earthwork against the building in support of an accessible walkway and entry area. Lot size and shape and house siting on the lot should support an accessible walkway to an entrance, and the developer's engineering consultants should have a provisional accessible route in mind when laying out the lots and designing the lot grades.

While it is possible to build a **no-step entry** with standard platform framing, this usually involves bringing the exterior grade up against the rim joist to create a sloping entry. Careful flashing is needed to prevent rot. We can place the top of the floor joists at the same elevation as the top of the mudsill by adding height to the foundation wall and framing a bearing wall inside the basement perimeter. This method is only slightly more expensive, but it eliminates the need to push dirt up against the wood framing and allows the entry door to be at the same level, creating a no-step entrance (see figure 5). Please note that the construction detail identified in figure 5 is only one of several good examples of achieving a no-step entrance.

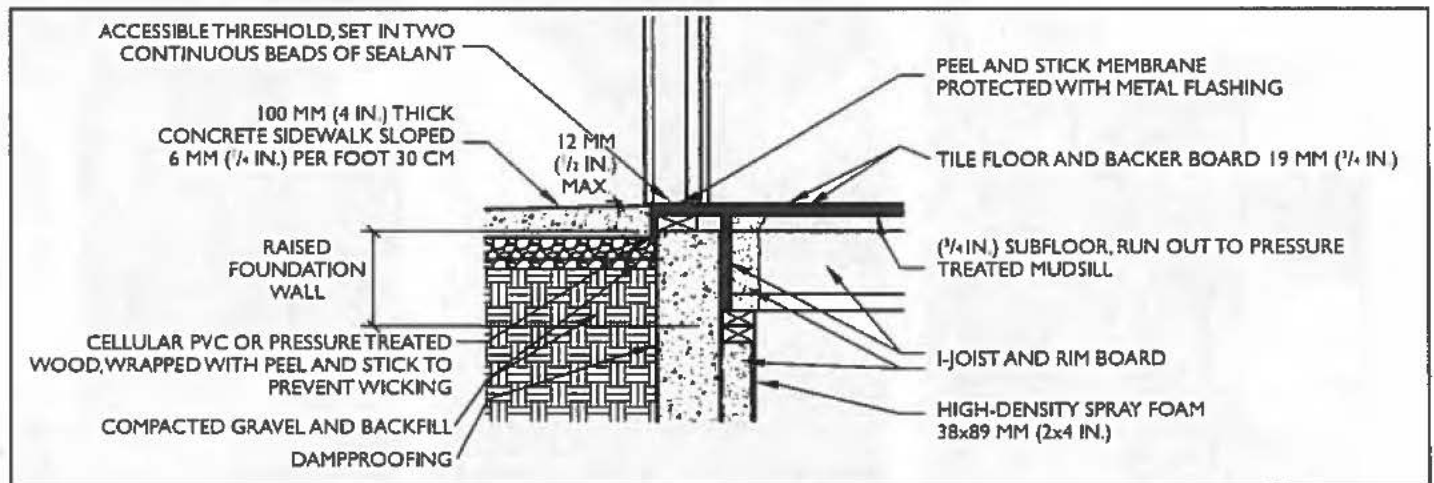


Figure 5: No-step entrance detail  
Diagram by Ron Wickman, Architect



## A no-step (zero-step) entry

The primary intent of having a no-step entry is to allow a pathway into a dwelling that is free of barriers for any individuals using a walker or wheelchair, pushing wheeled equipment or carrying heavy loads when entering or exiting the dwelling; and to improve safety for all by minimizing the risk of tripping on steps. VISIBLE homes must have at least one no-step entrance. Whenever possible, a no-step entrance should be considered for the main entry to the dwelling unit. Where this is not possible, a no-step entrance may be made at the back or side of the house, or through an attached garage. The entrance needs to be accessible from a sidewalk, a driveway, or other public route. The exterior path of travel should be at least a clear width of 915 mm (36 in.), while 1,200 mm (48 in.) is preferred. A level landing that is at least 1,500x1,500 mm (60x60 in.) should be at the entrance door (see figures 6, 7 and 8).

Other considerations include the following:

- The no-step entrance should not have a slope greater than a ratio of 1:20, unless designed as a ramp. (A running slope between 1:20 and 1:12 is considered a ramp).
- Considerations should be made in the areas of canopy protection, drainage and entrance lighting.
- The no-step entrance should have a maximum 25-mm (1/2-in.) bevelled threshold (see figure 8).



Figure 6: Entering a visible home –  
photo 1 of 3  
Photo by Ron Wickman



Figure 7: Entering a visible home –  
photo 2 of 3  
Photo by Ron Wickman



Figure 8: Entering a visible home –  
photo 3 of 3  
Photo by Ron Wickman



## Doorways

It is intended that the designed environment will allow freedom of movement throughout the visitable floor area for individuals to join with others in social interactions. This freedom of movement is to allow individuals, including those who use wheelchairs, to manoeuvre safely, while reducing the potential for surface damage to walls, doors and door frames from accidental impacts.

It is also a good idea to think about the manoeuvring space required for the door. Adequate space should be provided inside the bathroom to allow one to close the door when one is inside. Also, for doors that swing outside the bathroom, consider installing a D-type handle, 140 mm (6 in.) long, on the door so that one may pull it closed once inside. Likewise, space is required to allow one to easily open the door to exit.

Other considerations include the following:

- All doorways on a visitable floor should be 915 mm (36 in.) in width.
- A minimum 600-mm (24-in) clear space should be provided on the latch side of the door on the pull side and 300 mm (12 in) of clear space on the latch side of the door on the push side.
- Doors should have lever door handles.
- Lever door handles should be operable with one hand and not require fine finger control, tight grasping, pinching or twisting of the wrist.
- All hallways on a visitable floor should be a minimum 1,100 mm (43 in.) in width.
- Electrical rough-in on the hinge side for the option of installing a power door operator in the future should be provided.

## Bathrooms

One of the latest design trends involves the creation of spacious bathrooms that incorporate a variety of features and flexibility of use. As a result, bathrooms become more adaptable and comfortable for individuals and families. We tend to spend more time in our bathrooms, and we desire an attractive space. Builders and homebuyers recognize the positive resale value of functional and beautiful bathrooms. The concept of universal design, whose objective is to meet all users' needs, is incorporated into many bathroom features, such as bathtubs, showers, toilets, sinks, lighting and flooring. A bathroom that anticipates the needs of all the family members and visitors will become that much more valuable. See CMHC's fact sheet *Accessible Housing by Design—Bathrooms*.

Areas within bathrooms in the visitable floor area must allow for the accommodation of individuals using basic mobility equipment such as a manual wheelchair. The intention is to provide an opportunity for an individual to manoeuvre and turn around within the bathroom area safely as well as to close and open the bathroom door to maintain privacy and dignity.



When designing a bathroom for someone who uses a walker or wheelchair, you should allow a sufficient manoeuvring space of 750x1,200 mm (30x48 in.) in front of or beside all fixtures, including the bathtub, shower and storage spaces. It is especially important to consider the manoeuvring space in front of all of the controls, so that it is not necessary for someone to lean to reach them, which may result in a fall. Do not forget to also provide sufficient manoeuvring space in front of all windows and window controls (see figure 9).

A minimum manoeuvring space of 1,500x1,500 mm (60x60 in.) within the bathroom will allow for turning around and approaching the bathroom elements (see figure 10). For users of power wheelchairs or scooters the required turning circle is larger, increasing the minimum manoeuvring space to 1,800x1,800 mm (72x72 in.), depending on the size of the mobility device. Room should also be provided for people who give assistance or care in the bathroom (see figure 11).



Figure 9: Low profile door threshold  
Photo by Ron Wickman

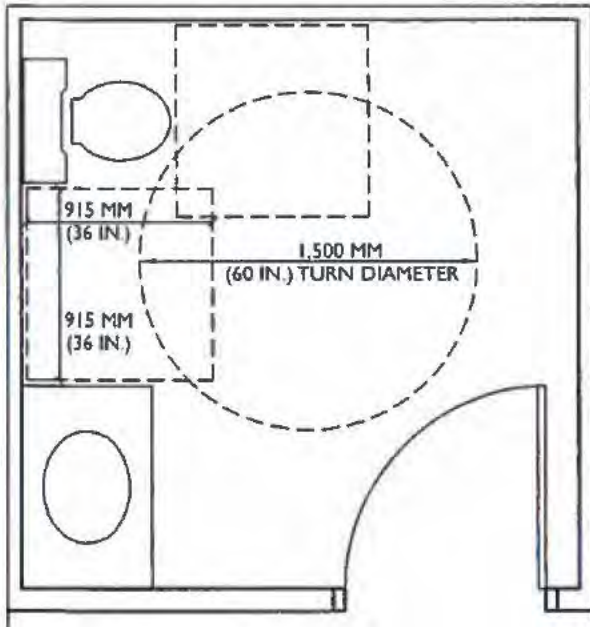


Figure 10: Bathroom layout  
Diagram by Ron Wickman, Architect



Figure 11: A toilet with sufficient transfer space adjacent  
Photo by Ron Wickman



## Vanities

The key to proper height placement of the countertop is to keep the counter to a minimum thickness. This maximizes the ability to keep the countertop low enough for those users in wheelchairs to reach into the sink; the countertop can also be high enough to allow the same users in wheelchairs to get underneath the counter (see figure 12). The front edge of the counter can also be in a contrasting colour to assist individuals with limited vision. A bar located in front of the counter could assist those individuals with balance issues standing at the sink. It is recommended to have rounded edges around the sink/vanity to reduce the risk of skin abrasions or injury from accidental impacts.

Sinks should be shallow enough to allow persons in wheelchairs to get in underneath. Also, it is important to keep the users' legs from coming into contact with exposed hot pipes. To prevent potential burns to legs, the pipes can be insulated or a protective panel can hide exposed pipes. A third option is to offset the sink pipes as far back up against the wall, where a person's legs could never come into contact with exposed pipes. See CMHC's fact sheet *Accessible Housing by Design—Bathrooms*.

## Community design

Accessible community planning encompasses the ideas of inclusion, diversity, and social and environmental sustainability for all generations. An accessible community includes access to public transportation, is a walkable community close to amenities, health, recreation and cultural facilities, and a caring, supportive, safe neighbourhood with adequate, affordable and accessible housing. VISIBLE design attempts to change home construction practices so that more new homes—not merely those custom-built for occupants who currently have disabilities—offer accessible features that make them easier for people to live in and visit.

Visitability lends itself to the opportunity for social interaction among friends, family and neighbours in the community but more importantly in each of our homes. To make visitability a norm, inclusive, sustainable approaches to community planning and the design and construction of single- and multi-family homes is required.

It is easiest to implement visitable housing when it is planned for in the neighbourhood design process. Visitability tends to be more difficult to realize in mature neighbourhoods because these areas never considered the concept in the planning stages. In new construction, added costs for visitability features are very small. This would reduce future renovation costs by thousands of dollars as accessible dwelling modifications can range from \$10,000 to over \$200,000.

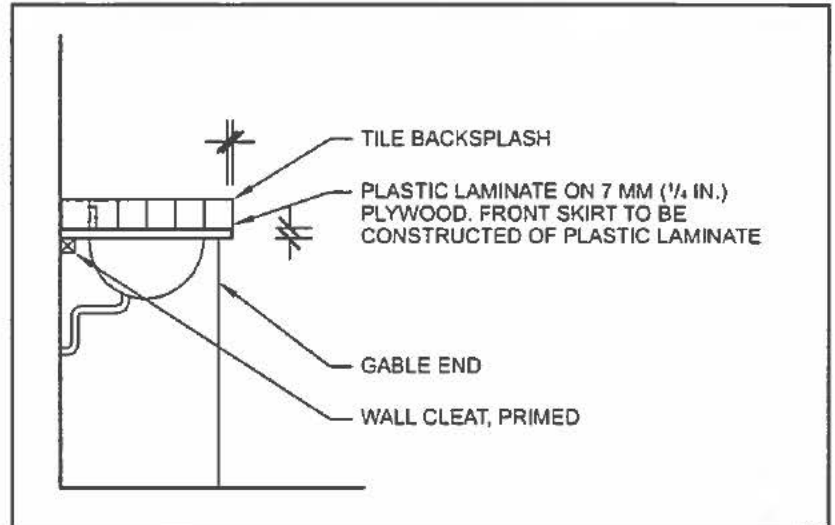
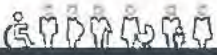


Figure 12: Section drawing through sink and counter  
Diagram by Ron Wickman, Architect



Neighbourhood plans should be designed and engineered in advance to accommodate at-grade entries. The two key features are sewer inverts made deep enough to allow for lower basements, and site grading that allows for easy no-step level entry construction. Neighbourhood plans to accommodate visitable housing would lower underground service lines to accommodate a deeper basement, slope the land so that the highest point is in the middle of the lot and maintain a greater distance between a home's front door and the sidewalk to achieve a gently sloping walkway.

The best example of progressive planning for visitable housing has been achieved in Winnipeg, Manitoba. The Bridgewater project, started in 2006, is a housing development initiative involving three residential neighbourhoods and a Town Centre in the Waverly West area in South West Winnipeg. Over 1,000 visitable single-family lots have been planned into the development.

### Bridgewater project (2006-2021)

- A housing development project initiated by the Province of Manitoba (Manitoba Housing and Renewal Corporation).
- The first neighbourhood plan in Canada that includes a large proportion of housing to be built as visitable.
- Vision – A walkable neighbourhood with a diversity of housing.
- Key features – Visitable housing, increased green space, mature forest, sidewalks and pedestrian paths.

### Project progress

- Fastest selling neighbourhood in Winnipeg.
- Over 250 visitable homes are now occupied.
- No difference in selling rates between visitable homes and non-visitable homes in the neighbourhood.

In accessible home design, it is a good idea to consult with a health professional, such as an occupational therapist. It also helps to consult with an architect, and interior designer or another design professional who is familiar with the design of accessible residences. During the design, work with the designer and occupational therapist to determine the most positive layout for a visitable home.





## Glossary

**Aging in place:** The ability to remain in one's home safely, independently and comfortably, regardless of age, income or ability level throughout one's changing lifetime.

**Half-bath/Full bath:** A half-bath is a bathroom with only a toilet and a sink, a full bath has a toilet, a sink and a tub and/or shower.

**No-step (zero-step) entry:** An entrance into a building that is without steps or any elevation change of more than 12.5 mm (½ in.)



## Additional resources

### Books

- Barrier Free Environments Inc. *The Accessible Housing Design File*. New York: John Wiley & Sons, 1991.
- Behar, S., and C. Leibrock. *Beautiful Barrier-Free: A Visual Guide to Accessibility*. New York: Van Nostrand Reinhold, 1993.
- Boyle Hillstrom, S. *Design Ideas for Bathrooms*. Upper Saddle River, NJ: Creative Homeowner, 2005.
- Center for Inclusive Design and Environmental Access. *Inclusive Housing: A Pattern Book*. New York: W.W. Norton and Company, 2010.
- Center for Inclusive Design and Environmental Access. *Increasing Home Access: Designing for Visitability*. Washington: AARP Public Policy Institute, 2008.
- CMHC. *Housing Choices for Canadians with Disabilities*. Ottawa, ON, Canada: CMHC, 1995.
- Dobkin, I. L., and M. J. Peterson. *Gracious Spaces: Universal Interiors by Design*. New York: McGraw-Hill, 1999.
- Frechette, L. A. *Accessible Housing*. New York: McGraw-Hill, 1996.
- Goldsmith, S. *Universal Design: A Manual of Practical Guidance for Architects*. Oxford, England: Architectural Press, 2000.
- Host-Jablonski, L., and K. Nickels. *The Accessible Bathroom: Practical, Affordable Design for a Barrier-free Bathroom*. Madison, WI: Design Coalition, 1991.
- Jacobs, J. C. *Accessible Bathroom Design: Tearing Down the Barriers*. Suisun City, CA: JIREH Publishing Company, 2002.
- Jordan, Wendy A. *Universal Design for the Home*. Beverly, Massachusetts: Quarry Books, 2008.
- Leibrock, C., and J. E. Terry. *Beautiful Universal Design: A Visual Guide*. New York: John Wiley & Sons, 1999.
- Mace, R. *Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible*. Darby, PA: Diane Publishing Co, 1996.
- Peterson, M. J. *Universal Bathroom Planning: Design that Adapts to People*. Hackettstown, NJ: National Kitchen & Bath Association, 1996.
- Pierce, Deborah. *The Accessible Home: Designing for All Ages and Abilities*. Newtown, CT: The Taunton Press, 2012.
- Taunton Press. *Renovating a Bathroom*. Newtown, CT: Taunton Press, 2003.
- Wickman, Ron. *Accessible Architecture—A Visit From Pops*. Winnipeg: Gemma B. Publishing, 2014.
- Wormer, A. *The Bathroom Idea Book*. Newtown, CT: Taunton Press, 2001.



## Websites

**American Association of Retired Persons—AARP** (May 2016)

<http://search.aarp.org/everywhere?Ntt=bathroom&intcmp=DSO-SRCH-EWHERE>

**Bob Vila** (May 2016)

<http://www.bobvila.com/search?utf8=%E2%9C%93&q=accessible+solutions>

**Canadian Centre on Disability Studies** (May 2016)

<http://disabilitystudies.ca>

**Concrete Change** (May 2016)

[www.concretechange.org](http://www.concretechange.org)

**Institute for Human Centered Design** (May 2016)

<http://humancentereddesign.org/>

**IDEA Center for Inclusive Design and Environmental Access** (May 2016)

<http://idea.ap.buffalo.edu/>

[www.udeworld.com/visitability.html](http://www.udeworld.com/visitability.html)

**Home for Life** (May 2016)

<http://www.homeforlife.ca/>

**Livable Housing Australia** (May 2016)

<http://livablehousingaustralia.org.au/>

**VisitAble Housing Canada** (May 2016)

<http://visitablehousingcanada.com>



## The Principles of Universal Design

### Principle 1: Equitable use

This principle focuses on providing equitable access for everyone in an integrated and dignified manner. It implies that the design is appealing to everyone and provides an equal level of safety for all users.

### Principle 2: Flexibility in use

This principle implies that the design of the house or product has been developed considering a wide range of individual preferences and abilities throughout the life cycle of the occupants.

### Principle 3: Simple and intuitive

The layout and design of the home and devices should be easy to understand, regardless of the user's experience or cognitive ability. This principle requires that design elements be simple and work intuitively.

### Principle 4: Perceptible information

The provision of information using a combination of different modes, whether using visual, audible or tactile methods, will ensure that everyone is able to use the elements of the home safely and effectively. Principle 4 encourages the provision of information through some of our senses—sight, hearing and touch—when interacting with our home environment.

### Principle 5: Tolerance for error

This principle incorporates a tolerance for error, minimizing the potential for unintended results. This implies design considerations that include fail-safe features and gives thought to how all users may use the space or product safely.

### Principle 6: Low physical effort

This principle deals with limiting the strength, stamina and dexterity required to access spaces or use controls and products.

### Principle 7: Size and space for approach and use

This principle focuses on the amount of room needed to access space, equipment and controls. This includes designing for the appropriate size and space so that all family members and visitors can safely reach, see and operate all elements of the home.





## Partnerships with Non-Profits Help Create New Kinds of Affordable and Supportive Housing

Can housing for people with disabilities offer access to the daily care they need to stay independent, and still be affordable? A growing number of developers across Canada say it can. Now, they're investing their time, expertise and resources to prove it.

People with disabilities face unique challenges when it comes to housing. In addition to having to find a home that is both accessible and affordable, they also often require a network of support services in order to maintain their independence, privacy and dignity.

Thankfully, developers like Southwest Ontario's Nasr Nasr have begun finding new ways to help their tenants meet that challenge head-on. By partnering with a local non-profit service provider, he has been able to build accessible and affordable homes that not only meet his tenants' needs, but which offer them direct access to a true community of support – and give them a real chance at a better life.



Figure 1 Blue Haven Apartments in Amherstburg, Ontario

"Growing up, my family was always involved in trying to find ways to give back to the community," Nasr explains. "When I was twenty-four, I read an article about the urgent need for more affordable housing right here in Canada, and I

realized you could do both – build a successful business as a property developer, and still do good for other people who were in need of a helping hand."

"I ended up falling in love with affordable housing. Now, my passion for it has become a big part of both my business and my life."

### The Blue Haven Apartments

The Blue Haven Apartments in Amherstburg, Ontario are a perfect example of exactly what can happen when this kind of passion and commitment is put into action.

Developed by Nasr's company, Nasr Limited, Blue Haven features 24 one-bedroom townhomes, spread out over two buildings along a tranquil riverfront. The units are all classified as affordable rentals. A majority of them are also barrier-free and fully accessible, which means they provide safe and comfortable housing for people with a wide range of needs, incomes and physical abilities.

When Nasr first had the idea of building an affordable housing project in the Amherstburg area, he looked at close to a dozen potential properties. One of the last buildings he visited – the former Blue Haven Motel – had definitely seen better days. But as soon as Nasr laid eyes on the neglected property in early 2017, he knew it was exactly what he had been looking for.

"Whether I'm looking for a vacant lot I can build on or a building we can convert, I'm always looking for the same three things," Nasr says.

“First, it has to be centrally located close to transit, shopping, parks and other services, so people can get what they need easily, and also so that they can really feel like they’re part of the community.”

“Second, it has to be available at a price that makes sense for affordable housing, which usually means a building that needs a fair bit of work.”

“Third, I have to see opportunities for ways we make it even more affordable through the construction or renovation. That way, I can pass those savings onto my tenants over the lifetime of the building.”

### Accessible, affordable and supportive living

To keep costs at a minimum, Nasr chose finishes, surfaces and features that would last a long time, keep his monthly utility bills to a minimum, and which would require relatively little ongoing maintenance. This included things like:

- Concrete driveways and parking lots for both buildings, which last longer than asphalt and require significantly less long-term maintenance.
- High-efficiency central boiler that provides both heating and hot water for all the units at a much lower cost than a traditional heating system.
- Extra-tight building envelope with high levels of insulation throughout the apartments, to keep utility bills down and create healthier and more comfortable living environments.
- Energy- and water-efficient appliances, faucets and lighting to minimize both the ongoing electricity costs and the overall environmental footprint.
- In-floor heating to create a healthy and comfortable indoor space, while reducing energy consumption.
- Open-concept, barrier-free floorplans to lower construction costs for interior walls and provide greater accessibility for tenants with physical disabilities and their visitors.

“It’s amazing the places where you can save a lot of money in the long run for just an extra five or ten per cent investment up-front,” Nasr explains.

“Making choices like these during the construction can help keep my long-term costs down, and allow me to rent my units out for anywhere up to twenty per cent below market rates.”



Figure 2 Blue Haven Motel under renovation to affordable housing



Figure 3 Landscaped grounds around Blue Haven Apartments

### Building success through partnerships

Nasr also recommends looking for partners who can help make a project more successful.

In the case of Blue Haven, for example, because all of the units were going to be designated as affordable housing, Nasr was able to obtain substantial funding from the federal, provincial and municipal governments to help subsidize the cost of construction. He also qualified for grants from the local utility companies for installing energy-efficient appliances and lighting.

But perhaps the most important partnership was the one that Nasr formed with Assisted Living Southwestern Ontario (A.L.S.O.). A.L.S.O. is an Ontario-based non-profit group that provides services and support to help adults with physical disabilities live independently in the community.



Figure 4 Entrance to support services for apartment residence and the community

During the redevelopment, Nasr set aside one of the Blue Haven units as a permanent office and resource space for the group. In return, A.L.S.O. staff now work out of the office 24 hours a day, 365 days a year, to help the tenants who have physical disabilities with everything from personal care and daily living tasks, to social recreation and counselling.

*“Whether someone needs help getting ready in the morning, or just someone to talk to in the middle of the night, A.L.S.O. is always there to help them.”*

- Nasr

“Even better, in the case of Blue Haven, they’re just a phone call or a few steps away. This way, people have access to the kind of daily help they’d normally only get from living in a long-term care or assisted living facility, but without having to give up the freedom of having an apartment of their own,” Nasr says.

In addition, the A.L.S.O. team also uses its office at Blue Haven as a hub to service the surrounding region as a whole. As a result, they are able to provide services and other benefits not just for the tenants of Blue Haven, but for the entire community around it.

“We deliver our services in what we call ‘neighbourhoods of care,’” explains A.L.S.O. Executive Director, Lynn Calder. “From our office at Blue Haven, we provide round-the-clock care to all of the building’s tenants who require it. But we can also dispatch our staff from that location to help dozens of other people throughout the region.”

“This frees up more spaces in the city’s hospitals and long-term care facilities, plus it allows us to help more people than we otherwise would have been able to. The result is a win-win for us, for our clients, and for the entire community.”



Figure 5 Support service office – A.L.S.O. (Assisted Living Southwestern Ontario)



Figure 6 Blue Haven Apartments including former garage now a support service office

## Attention to detail

The partnership with A.L.S.O. has worked out so well that Nasr is convinced initiatives like it could be replicated in communities across the province, or maybe even across the country.

Of course, that isn't to say that there haven't been some challenges along the way. According to Nasr, one of the biggest challenges he tends to face in developing affordable housing, is that it can sometimes be difficult to get people living in the community to buy into a project or share the same vision.

Because the idea of exactly what "affordable housing" is isn't always clear, many people instinctively resort to NIMBY-ism ("Not In My Back Yard") as their first, knee-jerk response.

But once the neighbours see these formerly empty, abandoned or derelict properties transformed into beautiful and vibrantly-restored parts of the community, Nasr says that the people who fought the hardest against an affordable housing project often turn into some of its biggest supporters.

"I think we all just need to give things a chance," Nasr says. "These are just people who want a nice place to live, just like anyone else."

"For our part, we try to think of every building we renovate or construct as more than just housing. It's somebody's home. Then, when people see how much we care about doing it right, and how much the tenants care about their homes, they generally come on-board."

## Meeting the needs of developers, tenants and the community

For Nasr, every project comes with its own unique challenges, and its own rewards. But the important thing is to keep finding new ways to make more affordable housing possible.

"As costs go higher, it becomes harder and harder to build housing that's both affordable and of good quality," he says. "But that's what makes it more important than ever to keep trying."

"The need for affordable housing in Canada has never been greater. There are so many good people out there who just want to have a place to live, a home they can afford, and a chance at changing their lives. As a developer, I see it as part of my job to do what I can to give them that chance."

### Find out more

Assisted Living Southwestern Ontario (A.L.S.O.):  
<http://www.alsogroup.org>

Assisted Living Southwestern Ontario YouTube Channel: <https://www.youtube.com/channel/UChTkWVKBJutB-yZ8XoWQhCA/featured>

CMHC Senior Analyst: Sandra Baynes

Writer: David Elver



[cmhc.ca](http://cmhc.ca)



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Direction of Development Services Committee – October 21, 2019

DS-19-197 Trent University Durham Greater Toronto Area – Requesting a Seat on the Oshawa Downtown BIA Board of Directors

That Correspondence DS-19-197 from Trent University Durham Greater Toronto Area requesting a seat on the Oshawa Downtown BIA Board of Directors be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-199 Notice of Motion – Request for Real Estate Report

That the Commissioner, Development Services Department provide a real estate report prior to Council's annual budget deliberations containing a list of all City real estate acquisitions and dispositions, including prices paid and received during the preceding 12 month period.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-200 Notice of Motion – Construction of New City Parks

That the Commissioner, Development Services Department draft a policy for Council to review and determine implementing that will ensure new city parks are constructed at the same time new subdivision roads are constructed in order that new residents are best served in a timely way with park amenities.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-184 Recommended Street Name in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans

That pursuant to Report DS-19-184 dated October 16, 2019 the Development Services Committee approve the addition of the name Gow to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

**Attention: Development Services Department**

**Action Taken: Carried**

Direction of Development Services Committee – May 27, 2019

DS-19-104 Pedestrian Walkways around Blocked Sidewalks

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Whereas the City of Oshawa aspires to make the downtown a pedestrian-friendly environment;

That Development Services staff investigate options to have downtown developments that require a blockage of sidewalks create pedestrian walkways around the blocked sidewalk, using parking stalls or street lanes as necessary

**Attention: Development Services Department**

**Action Taken: Referred to staff**

DS-19-90 Petition in Opposition of the Proposed Retirement Building on Ormond Drive

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That Correspondence DS-19-90 being a petition in opposition of the proposed retirement building on Ormond Drive be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-102 Christine Gilmet- Request to Amend the Zoning By-law to Permit Tiny Houses

DS-19-103 Adam White- Request to Amend the Zoning By-law to Permit Tiny House Developments

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That Correspondence DS-19-102 from Christine Gilmet, dated May 20, 2019 and Correspondence DS-19-103 from Adam White dated May 21, 2019 concerning requests to amend the Zoning By-law to permit tiny house developments be referred to staff for a report.

**Attention: Development Services Department**

**Action Taken: Carried**

DS-19-95 Proposed Licence Agreement between the City of Oshawa and 9286071 Canada Association for Non-Exclusive Use of Part of the Cordova Valley Park, the Cordova Valley Park Clubhouse, Storage Shed and Adjacent Parking Lot located at 811 Glen Street

---

That pursuant to Report DS-19-95 dated May 22, 2019, the Commissioner, Development Services Department be authorized to approve and execute a Licence Agreement with 9286071 Canada Association operating as "We Grow Food" for the non-exclusive use of



Durham Region Home Builders' Association  
101C-1050 Simcoe Street North  
Oshawa, Ontario L1G 4W5  
Tel. (905) 579-8080  
s.hawkins@drhba.com

November 26, 2019

Susan Ashton  
City of Oshawa  
50 Centre Street South  
Oshawa, Ontario L1H 3Z7

Re: **October 29, 2019 BILT Meeting**

---

The Durham Region Home Builders' Association proudly represents over 180 member companies that are involved in the construction and renovation industry, and is the voice of the residential construction industry in Durham Region.

We would like to thank city staff for inviting us to participate in the October 29 BILT meeting, which focused on accessibility, parks and downtown sidewalks. We believe that this type of open communication is beneficial to both the city and the development industry.

The Durham Region Home Builders' Association (DRHBA) has reached out to our members about the issues presented at the BILT meeting, and we are prepared to offer the City our feedback.

**O.A.A.C. Built Environment Subcommittee Motion - 15% Accessible Units**

The O.A.A.C. has put forward a motion: "Therefore the City require that all residential projects be designed with 15% accessible units with visitable features, including no stairs to the entrances doors as well as entrance door and washroom door widths sufficient for mobility devices."

In the meeting, committee chair Lisa Hart clarified that the committee is seeking to have homes built with no entrance stairs, exterior and interior doors that are wider and an accessible washroom on the main floor/entry level.

Even with the clarification, the Durham Region Home Builders' Association believes that clearer criteria is needed before further discussion can continue. However, we will provide you with some initial feedback on the information that was provided.

While we appreciate that the population is aging and the need for accessible housing exists, creating a mandatory "15% accessibility" requirement poses some significant challenges.

The committee chair stated that the number, 15%, was pulled from the Ontario Building Code, and stated that it is the current requirement for building accessible units in apartment buildings. With ground floor units and elevators available in most high rise buildings, it is less challenging to hit this target. When the conversation turns to townhomes and single detached houses, meeting this mandatory

requirement proves to be much more difficult. For example, current grading practices (rear to front drainage) do not allow for an entrance without steps. Many stacked and three-storey townhome designs have the garage built into the home and therefore have very little square footage on the ground floor to accommodate an accessible bathroom.

It should also be noted that many builders will work with purchasers to customize their homes to suit their needs, including building in accessibility features. Therefore, the specific needs of an individual or family can currently be met without introducing mandatory regulations.

At this time, our builders and developers are not experiencing a demand for accessible housing, and feel that mandating 15% of all residential units meet a specific accessibility criteria is unnecessary.

### **Parks**

In regards to the City's proposal to change City policy to require developers to finish parks in new developments (parks and parkettes 0.6 - 1.8 hectares in size), our members have some concerns.

Currently, the park design and construction program is a collaborative effort between the City and its development industry partners. Developers and City staff work through the design process to ensure that all elements of park programming requested by the City are accommodated within the available park budget. Adjustments can then be made to the design of the park to ensure that there are sufficient funds to reimburse the developer under the Development Charge Credit program once construction is complete. Should the city make it mandatory for the developer to build the park, this collaborative atmosphere could be eliminated. In this situation, once the city provides a programming wish list to the developer, anything that falls outside of the City's DC amount collected would have to be paid for by the developer. As the park construction is directly reimbursable through Development Charge credits, we do not feel it is appropriate for the City to leave park construction solely to the Developers as the City ultimately holds the DC funds to pay for these new parks.

Furthermore, we understand through the conversation at the October 29<sup>th</sup> meeting that there may no longer be any DC credits available for parks not currently within the DC bylaw. We would request further clarification on this item.

Additionally, with the passing of Bill 108 earlier this year by the provincial government and the current process being undertaken with the Ministry of Municipal Affairs and Housing to provide a regulatory framework for the new Community Benefits Charge, we feel that any change to this park construction program and Development Charge collections and credits program is pre-mature and unwarranted at this time.

### **Downtown Sidewalks**

At this time, the Durham Region Home Builders' Association does not have any members that are developing/building in the downtown, so we do not have any feedback at this time, other than to say that we are happy to work with the City to ensure that pedestrians have safe passage near construction sites.

Sincerely,



Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

cc:

Johnathan Schickedanz, president, DRHBA  
Tiago Do Couto, chair, GR committee, DRHBA  
Paul Ralph, city manager, City of Oshawa  
Warren Munro, commissioner of development services, City of Oshawa  
Tom Goodeve, principal planner, City of Oshawa

**Requirements for Barrier-Free Units in New Residential Projects to Exceed Ontario Building Code Standards**

<b>Municipality</b>	<b>Yes</b>	<b>No</b>
Municipality of Clarington		✓
Town of Whitby		✓
Town of Ajax		✓
City of Pickering		✓
City of Greater Sudbury		✓
City of Kawartha Lakes		✓
City of Toronto		✓
Township of Uxbridge		✓
Township of Scugog		✓
City of Peterborough		✓
City of Markham		✓
City of Richmond Hill		✓
City of Vaughan		✓
Town of Newmarket		✓
City of Ottawa		✓
City of Mississauga		✓
City of Brampton		✓
Town of Oakville		✓
Town of Milton		✓
Town of Whitchurch-Stouffville		✓
City of London		✓
City of Hamilton		✓
City of Guelph		✓
City of Kitchener		✓
City of Cambridge		✓

File: A-2100

July 21, 2020

**DELIVERED BY EMAIL**

(minister.mah@ontario.ca)

Ministry of Municipal Affairs and Housing

Re: City Comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Proposed Land Needs Assessment Methodology

Oshawa City Council considered the above matter at its meeting of July 13, 2020 and adopted the following recommendation:

1. That Report CNCL-20-154 dated July 8, 2020, be endorsed as the City's comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the proposed Land Needs Assessment Methodology; and,
2. That staff be authorized to forward a copy of Report CNCL-20-154 dated July 8, 2020 and its related resolution by City Council to the Ministry of Municipal Affairs and Housing for its consideration; and,
3. That a copy of Report CNCL-20-154 dated July 8, 2020, and the related Council resolution be sent to the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.s., the Central Lake Ontario Conservation Authority, the City's Building Industry Liaison Team which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

Please find attached Report CNCL-20-154.

Oshawa City Council respectfully requests your consideration of the above noted matter.

.../2

If you need further assistance concerning this matter, please contact Warren Munro, Commissioner, Development Services Department at the address listed on Page 1 or by telephone at 905-436-3311.



---

Mary Medeiros  
City Clerk

/jl

- c. Association of Municipalities of Ontario  
Regional Municipality of Durham  
Durham Area Municipalities  
Durham Members of Provincial Parliament  
Central Lake Ontario Conservation Authority  
Building Industry Liaison Team  
Durham Chapter of the Building Industry and Land Development Association  
Durham Region Home Builders' Association  
Development Services Department



To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: CNCL-20-154

Date of Report: July 8, 2020

Date of Meeting: July 13, 2020

Subject: City Comments on Proposed Amendment 1 to A Place to Grow:  
Growth Plan for the Greater Golden Horseshoe, and the  
Proposed Land Needs Assessment Methodology

File: D-1100-0044

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## **1.0 Purpose**

The purpose of this report is to obtain Council approval of City Comments on:

1. Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “2019 Plan”).
2. Proposed Land Needs Assessment Methodology.

The Proposed Amendment 1 to the 2019 Plan and the Proposed Land Needs Assessment Methodology are both posted on the Environmental Registry website here:

<https://www.ontariocanada.com/registry/view.do?postingId=32247&language=en>.

City comments are due by July 31, 2020.

Attachment 1 presents staff comments on the Proposed Amendment 1 to the 2019 Plan.

Attachment 2 presents staff comments on the proposed new Land Needs Assessment Methodology.

## **2.0 Recommendation**

It is recommended to City Council:

1. That Report CNCL-20-154 dated July 8, 2020, be endorsed as the City’s comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the proposed Land Needs Assessment Methodology.

2. That staff be authorized to forward a copy of Report CNCL-20-154 dated July 8, 2020 and its related resolution by City Council to the Ministry of Municipal Affairs and Housing for its consideration.
3. That a copy of Report CNCL-20-154 dated July 8, 2020, and the related Council resolution be sent to the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.s., the Central Lake Ontario Conservation Authority, the City's Building Industry Liaison Team which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

### **3.0 Executive Summary**

The Growth Plan for the Greater Golden Horseshoe came into effect on June 16, 2006 (the "2006 Plan"). In May of 2016, the Province released proposed changes to the 2006 Plan and all stakeholders, including municipalities had the opportunity to comment on the proposed amendments to the 2006 Plan. The City of Oshawa submitted comments to the Province (Report DS-16-145). Subsequently, the Province released an amended Growth Plan for the Greater Golden Horseshoe on July 1, 2017 (the "2017 Plan").

On January 15, 2019, under the lead of the Ministry of Municipal Affairs and Housing, the Province released Proposed Amendment 1 to the 2017 Plan. Proposed Amendment 1 to the 2017 Plan was released in conjunction with three additional proposals by the Province, which were:

- Proposed Modifications to O.Reg. (Ontario Regulation) 311/06 (Transitional Matters – Growth Plans) made under the *Places to Grow Act, 2005* to implement the Proposed Amendment to the 2017 Plan;
- Proposed Modifications to O.Reg. (Ontario Regulation) 525/97 (Exemption from Approval – Official Plan Amendments) made under the *Planning Act* to implement the Proposed Amendment to the 2017 Plan; and,
- Proposed Framework for Provincially Significant Employment Zones.

The Province conducted a series of technical working group sessions with the municipal and development sectors in the fall of 2018 to discuss various aspects of the implementation of the 2017 Plan and to develop specific solutions in addressing implementation challenges. City staff participated in the technical working group sessions. The Ministry also organized a stakeholder forum to discuss growth planning implementation, key solutions and how it could support the government's priorities, which was attended by representatives spanning the business, development, agricultural, environmental and research sectors, as well as professional industries.

The input received during the fall 2018 consultation was used to inform the development of Proposed Amendment 1 to the 2017 Plan. Development Services staff provided comments on Proposed Amendment 1 to the 2017 Plan, O.Reg. 311/06 and 525/97 and the proposed framework for Provincially Significant Employment Zones through Report DS-19-28 dated February 20, 2019.

Rather than amending the 2017 Plan, on May 2, 2019, the government released A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The 2019 Plan came into effect on May 16, 2019 and addresses the needs of a growing population, the diversity of the Greater Golden Horseshoe (G.G.H.) region and its people, and local priorities.

On June 16, 2020, the government released Proposed Amendment 1 to the 2019 Plan, and a proposed new Land Needs Assessment Methodology. Comments on Proposed Amendment 1 to the 2019 Plan as well as the proposed new Land Needs Assessment Methodology are requested by July 31, 2020.

This Department recommends that the comments in this report on Proposed Amendment 1 to the 2019 Plan and the proposed new Land Needs Assessment Methodology be endorsed as the City's comments.

#### **4.0 Input From Other Sources**

Owing to the timing of the Province's postings on the Environmental Registry website, and the fact that there are no Advisory Committee meetings scheduled for the summer months, it was not possible to obtain Advisory Committee comments to inform this Report. Staff provided a link to the proposals on the Environmental Registry website to members of the Oshawa Environmental Advisory Committee, the Oshawa Active Transportation Advisory Committee and Heritage Oshawa. Members were advised that if they wish to provide comments to the Province, they must do so individually by July 31, 2020.

### **5.0 Analysis**

#### **5.1 Background**

The 2006 Plan came into effect on June 16, 2006 to set the policy direction to accommodate growth and development in the G.G.H., guiding where and how growth should occur. The 2006 Plan integrated land use planning, infrastructure planning and investment as well as demographic, economic growth and health considerations.

The 2006 Plan was amended on various occasions. The first amendment was released in 2012 and did not have any material effect on the City of Oshawa. The second amendment was released in 2013 to update the 2006 Plan's population and employment forecasts and extend the timeline of the 2006 Plan from 2031 to 2041.

On February 27, 2015, the Province commenced a coordinated review of four provincial land use plans, including the 2006 Plan. As part of the coordinated review process, the Province released a Discussion Document entitled "Our Region, Our Community, Our Home." The Discussion Document provided an overview of the G.G.H. region, outlined the four provincial plans under review and offered discussion questions to help focus the coordinated review process. The review provided an opportunity for all stakeholders, including municipalities, to reflect on how the plans have benefited the G.G.H. and how to make the plans more effective in achieving the goals and objectives set out in each plan. City staff participated in the consultation process and attended various workshops and meetings on the coordinated review.

City staff prepared a report to the Development Services Committee containing City comments on the Coordinated Review, which Council endorsed on May 19, 2015 (Report DS-15-102).

In May of 2016, the Province released the proposed changes to the four provincial land use plans, including the 2006 Plan. All stakeholders, including municipalities, had the opportunity to comment on the proposed changes to the 2006 Plan.

On August 24, 2016, Council considered Report DS-16-145 and adopted the following recommendations:

- “1. That Report DS-16-145 dated August 18, 2016, be endorsed as the City’s comments on the proposed changes to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan as presented in the document “Shaping Land Use in the Greater Golden Horseshoe”; and,
2. That the Province be advised that Council does not support increasing the intensification target in the Growth Plan for the Greater Golden Horseshoe from 40% to 60%; and,
3. That the Province be advised that Council does not support increasing the minimum designated greenfield area density target in the Growth Plan for the Greater Golden Horseshoe from 50 to 80 residents and jobs combined per hectare; and,
4. That the Province be advised that the City does not support applying the proposed target of 80 residents and jobs combined per hectare in the Growth Plan for the Greater Golden Horseshoe to the entire greenfield area; and,
5. That the Mayor be authorized to send a letter to the Premier of Ontario and all Durham M.P.P.s setting out the City’s concerns as detailed in Report DS-16-145; and,
6. That a copy of Report DS-16-145 dated August 18, 2016, and the related Council resolution be sent to the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and Forestry, the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities, the Central Lake Ontario Conservation Authority, the City’s Building Industry Liaison Team, Durham area M.P.P.s, the Durham Chapter of the Building Industry and Land Development Association (B.I.L.D.) and the Durham Region Home Builders’ Association.”

Subsequently, the Province released an amended version of the 2006 Plan, i.e. the 2017 Plan, on July 1, 2017.

The 2017 Plan provided a long-term framework for growth. It aimed to:

- Increase and promote economic growth, reduce congestion, and provide residents easy access to businesses and services; and,
- Build communities that maximize infrastructure investments, while balancing local needs for the agricultural industry and natural areas.

In the fall of 2018, the Province conducted a series of technical working group sessions with the municipal and development sectors, to discuss various aspects of the implementation of the 2017 Plan, and to develop specific solutions in addressing implementation challenges. City staff participated in the technical working group sessions. The Ministry of Municipal Affairs and Housing (M.M.A.H.) also organized a stakeholder forum to discuss growth planning implementation, key solutions and how it could support the government's priorities, which was attended by representatives spanning the business, development, agricultural, environmental and research sectors as well as professional industries.

On January 15, 2019, under the lead of the M.M.A.H., the Province released Proposed Amendment 1 to the 2017 Plan. Proposed Amendment 1 to the 2017 Plan was released in conjunction with three additional proposals by the Province, which were:

- Proposed Modifications to O.Reg. (Ontario Regulation) 311/06 (Transitional Matters – Growth Plans) made under the *Places to Grow Act, 2005* to implement the Proposed Amendment to the Growth Plan, 2017;
- Proposed Modifications to O.Reg. (Ontario Regulation) 525/97 (Exemption from Approval – Official Plan Amendments) made under the *Planning Act* to implement the Proposed Amendment to the Growth Plan, 2017; and,
- Proposed Framework for Provincially Significant Employment Zones.

The input received during the fall 2018 consultation was used to help inform the development of Proposed Amendment 1 to the 2017 Plan. Development Services staff provided comments on the Proposed Amendment 1 to the 2017 Plan, O.Reg. 311/06 and 525/97 and the proposed framework for Provincially Significant Employment Zones through Report DS-19-28 dated February 20, 2019.

Rather than amending the 2017 Plan, on May 2, 2019, the government released the 2019 Plan as part of the “More Homes, More Choice: Ontario’s Housing Supply Action Plan”. The 2019 Plan, which came into effect on May 16, 2019, addresses the needs of a growing population, the diversity of the G.G.H. region and its people, and local priorities.

On June 16, 2020, the government released Proposed Amendment 1 to the 2019 Plan and a proposed new Land Needs Assessment Methodology. Comments on Proposed Amendment 1 to the 2019 Plan as well as the proposed new Land Needs Assessment Methodology are requested by July 31, 2020.

## 5.2 Envision Durham- the Municipal Comprehensive Review of the Durham Regional Official Plan

The timely implementation of the 2019 Plan relies on the strong leadership of upper- and single-tier municipalities to provide more specific planning direction for their respective jurisdictions through a municipal comprehensive review. A municipal comprehensive review, as defined in the 2019 Plan, is a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the 2019 Plan.

In June of 2018, the Region of Durham initiated “Envision Durham” – the Municipal Comprehensive Review of the Durham Regional Official Plan (D.R.O.P.). Envision Durham is an opportunity to plan for fundamental change, by updating the current D.R.O.P. and establishing a progressive and forward-looking planning vision for the Region.

The Region anticipates presenting a draft updated D.R.O.P. to Regional Council in early 2021. Regional Council adoption and Provincial approval would follow in advance of the July 1, 2022 conformity date deadline established by the Province.

## 5.3 Proposed Amendments

### 5.3.1 Proposed Amendment 1 to the 2019 Plan

The proposed changes to the 2019 Plan are intended to achieve certain results, as outlined in the following sections.

#### 5.3.1.1 Growth Forecasts

Proposed Amendment 1 to the 2019 Plan recognizes the need for coordinated planning for growth across the G.G.H. to support the achievement of complete communities. The 2019 Plan provides population and employment forecasts for all upper- and single-tier G.G.H. municipalities. These forecasts are a key input into the land needs assessment methodology that upper- and single-tier municipalities use to determine the quantity of land needed to accommodate growth.

The Government has initiated a review and update of the Distribution of Population and Employment for the G.G.H. The forecasts are being updated and extended from 2041 to 2051 through Proposed Amendment 1 to the 2019 Plan.

In addition, a related policy change is proposed to specify that upper- and single-tier municipalities would use the forecasts in the 2019 Plan or higher forecasts determined through a municipal comprehensive review process.

The Ministry is considering amending the 2019 Plan with one of the following growth outlooks for the forecast numbers:

- The reference growth forecast;
- High growth scenario; or

- Low growth scenario.

The reference forecast represents the most likely future growth outlook and is the result of extensive modelling and analysis. The high and low growth scenarios illustrate possible growth prospects under a set of variable assumptions about the future economic outlook.

#### **5.3.1.2 New Plan Horizon Year**

Proposed Amendment 1 to the 2019 Plan proposes to extend the time horizon from 2041 to 2051, to ensure that municipalities have sufficient land to support the development of complete communities, economic development, job creation and housing affordability.

This new horizon is consistent with the long range planning approach of previous growth plans. It is also consistent with the increase in the land supply requirement implemented in the Provincial Policy Statement, 2020, whereby municipalities are required to ensure that sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years (previously 20 years), unless a Provincial Plan (such as the 2019 Plan) establishes an alternative time period.

#### **5.3.1.3 Growth Outlook to 2051**

Proposed Amendment 1 to the 2019 Plan recognizes the economic, social and demographic conditions in the Greater Golden Horseshoe over the next 30 years. Under the reference forecast, the Greater Golden Horseshoe is expected to grow to close to 15 million people and 7 million jobs by 2051.

#### **5.3.1.4 Land Needs Assessment**

Proposed Amendment 1 to the 2019 Plan proposes a new Land Needs Assessment Methodology for the Greater Golden Horseshoe. The proposed new Land Needs Assessment Methodology would provide an outcome-based approach to assessing the land needs for community areas (i.e. all lands within a settlement area excluding employment areas) and employment areas to the 2051 time horizon proposed under Amendment 1 to the 2019 Plan. It provides a streamlined approach to land budgeting activities by outlining the key components, at a minimum, that would be addressed as part of local land needs assessment processes.

The proposed new Land Needs Assessment Methodology recognizes that local needs are diverse and aims to provide the key factors to be considered as upper- and single-tier municipalities plan to ensure that a sufficient and appropriate mix of land is available to accommodate:

- All housing market segments, to avoid supply shortages;
- Market demand;
- All employment types, including those that are evolving; and,
- All infrastructure services that are needed to meet the complete community's objectives to the horizon of the 2019 Plan.

Further information on this proposed amendment is included in Section 5.3.2 of this Report.

#### **5.3.1.5 Mineral Aggregate Operations**

Proposed Amendment 1 to the 2019 Plan recognizes that mineral aggregate resources play an important role in the development of housing and municipal infrastructure. It is important that there is adequate aggregate resources available. The proposed changes would make it easier to establish new mineral aggregate operations closer to market and the product's end users throughout the G.G.H. region. The Province has noted that these changes will not impact the Greenbelt.

#### **5.3.1.6 Major Transit Station Areas in Provincially Significant Employment Zones**

Proposed Amendment 1 to the 2019 Plan recognizes that when the Growth Plan, 2019 came into effect in May 2019, it included new policies to allow municipalities to convert lands within employment areas to non-employment uses without provincial approval. This change was enacted to expedite new housing construction as part of the government's More Homes, More Choice: Ontario's Housing Supply Action Plan. However, to ensure certain employment areas were not converted locally without provincial involvement, the 2019 Plan also introduced the concept of Provincially Significant Employment Zones. Employment area lands located in a Provincially Significant Employment Zone are subject to policies that allow their conversion to non-employment uses only through ministerial approval.

Proposed Amendment 1 to the 2019 Plan proposes to change an employment policy within the 2019 Plan with respect to the planning of Major Transit Station Areas (M.T.S.A.s) that are also within a Provincially Significant Employment Zone. The policy amendment would allow conversions of employment areas to non-employment uses within a Provincially Significant Employment Zone without ministerial approval, provided the zone is located in a M.T.S.A. The amendment would allow mixed use developments in the vicinity of major transit stations to be delivered more expeditiously.

The delineation of the boundaries for new or expanded M.T.S.A.s still require provincial approval.

Staff note that the delineation of M.T.S.A. boundaries for the existing Oshawa GO/VIA Station, the future Thornton's Corners GO Station, as well as the future Central Oshawa GO Station, will all be reviewed by the Province through the Durham Region's Envision Durham – Municipal Comprehensive Review exercise.

The government will be commencing the next phase of work which will be looking at how Provincially Significant Employment Zones can support post COVID-19 economic recovery efforts.

#### **5.3.1.7 Alignment with Provincial Policy Statement, 2020**

Proposed Amendment 1 to the 2019 Plan proposes to change the policies to ensure that they align with the Provincial Policy Statement, 2020, which came into effect on



May 1, 2020. These changes are mostly technical in nature and are intended to maintain consistency across the planning system with respect to such matters as definitions and planning horizons.

A proposed policy revision also requires planning authorities to engage Indigenous communities on planning matters.

#### **5.3.1.8 Transition**

Proposed Amendment 1 to the 2019 Plan proposes that the following modifications be made to the 2019 Plan transition regulation (O. Reg. 311/06) to facilitate the implementation of Amendment 1 to the 2019 Plan. If approved, the amendment would:

- Provide that rules that required conformity with the 2019 Plan would now require conformity with the 2019 Plan, as amended by Amendment 1; and,
- Provide that where the Local Planning Appeal Tribunal has completed a hearing but not yet issued a decision in respect of a matter required to conform with the 2019 Plan, those decisions are required to conform with the 2019 Plan as it read before Amendment 1.

#### **5.3.2 Proposed Land Needs Assessment Methodology for the 2019 Plan**

The Province is proposing a new Land Needs Assessment Methodology for the G.G.H. The Land Needs Assessment Methodology outlines key steps for assessing community and employment area land needs for the 2019 Plan horizon year. Upper- and single-tier municipalities must follow the steps of this Land Needs Assessment Methodology as part of any municipal comprehensive review exercise undertaken by the municipality to determine the quantity of land needed to accommodate the amount and type of additional housing units and jobs necessary to meet market demands in conformity with the 2019 Plan. The methodology would also be used to determine whether there is a need for a settlement area boundary expansion for an employment area or a community area.

Recognizing that local needs are diverse, the proposed new Land Needs Assessment Methodology aims to provide the key factors to be considered as upper- and single-tier municipalities plan to ensure that a sufficient and appropriate mix of land is available to:

- Accommodate all housing market segments;
- Avoid housing shortages;
- Consider market demand;
- Accommodate all employment types, including those that are evolving; and,
- Plan for all infrastructure services that are needed to meet complete communities objectives to the horizon of the 2019 Plan.

Schedule 3 of the 2019 Plan provides population and employment forecasts for each of the upper- and single-tier municipalities in the G.G.H. to 2041. Proposed Amendment 1

updates the growth forecasts and extends the forecasts and associated policies to 2051. Three growth outlooks have been provided:

- The reference growth forecasts;
- High growth scenario; and,
- Low growth scenario.

As noted in Section 5.3.1.1 of this Report, the reference forecast represents the most likely future growth forecast with the high and low scenarios being alternative variations. Only one scenario will be included in the final Schedule 3 based on the feedback that is received by the M.M.A.H. through this consultation exercise.

Under the 2051 reference growth forecast, the G.G.H. is forecasted to grow to approximately 15 million people and over 7 million jobs.

Under the reference growth forecast, high growth scenario and low growth scenario, Durham Region has the following future population growth forecasts:

**Table 1: Future Population Growth Forecasts for Durham Region**

Year	Population		
	Reference Forecast	High Growth Scenario	Low Growth Scenario
2031	970,000	970,000	970,000
2041	1,190,000	1,190,000	1,190,000
2051	1,300,000	1,340,000	1,250,000

Under the reference growth forecast, high growth scenario and low growth scenario, Durham Region has the following future employment growth forecast:

**Table 2: Future Employment Growth Forecasts for Durham Region**

Year	Employment		
	Reference Forecast	High Growth Scenario	Low Growth Scenario
2031	360,000	360,000	360,000
2041	430,000	430,000	430,000
2051	460,000	480,000	450,000

For the purpose of clarity, the Proposed Amendment 1 to the 2019 Plan only adds a new 2051 population and employment forecast and the 2031 and 2041 forecasts remain unchanged.

### **5.3.2.1 Community Area Land Needs Assessment**

The community area land needs assessment is based on the population forecasts from the 2019 Plan. Upper- and single-tier municipalities are required to estimate households by

type and housing need and then allocate the projected need among lower-tier municipalities, such as Oshawa.

The community area lands are where the majority of housing that is required to accommodate the forecasted population will be located.

This portion of the Land Needs Assessment Methodology involves components such as population forecasts, housing needs analysis, housing allocation and supply inventory and community area jobs analysis and reconciliation. These components are used to determine where and how the forecasted population and jobs growth will be accommodated to meet the intensification and density targets in the 2019 Plan and the amount of land needed to accommodate this growth.

When planning for community areas, upper- and single-tier municipalities will address the policy requirements of the 2019 Plan to:

- Use the population and employment forecast contained in Schedule 3 for planning and managing growth, as a minimum;
- Direct development to settlement areas, except where the policies permit otherwise;
- Plan to achieve minimum intensification and designated greenfield area density targets;
- Support the achievement of complete communities that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and public service facilities;
- Consider the range and mix of housing options and densities of the existing housing stock and plan to diversify housing options in the future, including additional residential units and affordable housing, to serve all sizes, incomes and ages of households; and,
- Plan for a more compact built form that reduces the rate at which land is consumed and supports the integration and sustained viability of transit services.

As part of the land needs assessment process, the four components identified below provide minimum requirements to be considered when completing local land budgeting processes as part of the municipal comprehensive review:

- Population forecasts;
- Housing needs analysis;
- Housing allocation and supply inventory; and,
- Community area jobs analysis and reconciliation.

Staff note that there is a unique student housing population and associated housing market in Oshawa which should be accounted for when determining land needs and population growth. Ontario Tech University, Trent University Durham and Durham College cumulatively have approximately 21,000 students. Ontario Tech University estimates that 22% of the full time enrollment will require off campus housing. Trent University Durham

notes that their fall survey indicated that 24% of students would be renting near the campus. Durham College estimates that a range of 5 to 7% of students will need off campus housing.

### **5.3.2.2 Employment Area Land Needs Assessment**

The employment area land needs assessment is based on employment forecasts, employment categorization and needs analysis, and employment allocation and reconciliation. Collectively, these are used to determine where and how much land is needed to accommodate the forecasted growth in jobs in both the employment areas and community areas.

When planning locations for employment, municipalities should address the following requirements in the 2019 Plan:

- Within settlement areas, make more efficient use of existing employment areas, vacant and underutilized employment lands, and increase employment densities;
- Direct major office and appropriate institutional development to urban growth centres, M.T.S.A.s and other strategic growth areas with existing or planned frequent transit service;
- Direct retail and office uses to locations that support active transportation and have existing or planned transit;
- Prohibit or establish a size and scale threshold to prohibit any major retail exceeding this threshold in employment areas; and,
- Provide for economic activity on rural lands that is appropriate in scale and type to the rural context.

As part of the land needs assessment process, the three components identified below provide minimum requirements to be considered when completing local land budgeting processes as part of the municipal comprehensive review:

- Employment forecasts;
- Employment categorization and needs analysis; and,
- Employment allocation and reconciliation.

## **5.4 Staff Comments**

Staff comments on Proposed Amendment 1 to the 2019 Plan can be found in Attachment 1.

Staff comments on the proposed Land Needs Assessment Methodology can be found in Attachment 2.

## **6.0 Financial Implications**

There are no financial implications associated with the comments in this report.

## 7.0 Relationship to the Oshawa Strategic Plan

The Recommendations advance the Economic Prosperity and Financial Stewardship and Accountable Leadership and Environmental Responsibility goals of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

**Staff Comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”)**

Policy	Description	Staff Comments
Policy 1.2.2.	<p>Policy 1.2.2 is proposed to be amended by adding a new sentence that the Growth Plan was amended on such a date.</p> <p>Policy 1.2.2 is also proposed to be amended by removing the date that all planning related decisions must comply with the Growth Plan.</p>	<p>Staff have no comments as these changes are required to reflect the update.</p>
Policy 1.2.3	<p>Policy 1.2.3 is proposed to be amended to increase the planning horizon from 2041 to 2051.</p> <p>Policy 1.2.3 is proposed to also be amended by providing clarification on the policy language and how the language should be interpreted.</p>	<p>Staff note that the proposed amendment to Policy 1.2.3 will increase the planning horizon from 2041 to 2051, which is consistent with Policy 1.1.2 of the Provincial Policy Statement, 2020.</p> <p>Staff support extending the time horizon in this regard as it allows additional time for municipalities to plan and prepare for growth-related development in their communities.</p>
Policy 2.1	<p>Policy 2.1 is proposed to be amended by extending the jobs and population forecast to 2051 from 2041. The jobs forecast is increased from 6.3 million to 7.0 million and the population forecast is increased from 13.5 million to 14.9 million, for Ontario.</p>	<p>Staff note that the revised jobs and population forecast for the Greater Golden Horseshoe is based off of the numbers for the reference forecast opposed to the low and high growth scenarios which were informed by a technical report prepared by Hemson Consulting Ltd. for the Ministry of Municipal Affairs and Housing.</p> <p>In the low growth scenario, the Region of Durham is forecasted to grow to 1.25 million people and 450,000 jobs. In the high growth scenario, the</p>

Policy	Description	Staff Comments
		<p>Region of Durham is forecasted to grow to 1.34 million people and 480,000 jobs.</p> <p>Staff are supportive of the high growth scenario, but would recommend there to be more flexibility to allow municipalities to adjust their employment or population forecasts to address their own unique local growth conditions.</p>
Policy 2.2.2.1	<p>Policy 2.2.2.1 is proposed to be amended to allow upper- or single-tier municipalities to use higher employment and population forecasts as established through a municipal comprehensive review exercise than the employment and population forecasts contained in Schedule 3.</p>	<p>Staff note that the proposed revised Policy 2.2.2.1 allows upper- or single-tier municipalities to set higher employment and population forecasts than the forecasts contained in Schedule 3. Staff also note the Province has released 3 possible forecasts (reference growth forecast, high growth scenario and low growth scenario) and only 1 forecast will be included in the final Schedule 3.</p> <p>Staff considers it appropriate that flexibility to exceed the Schedule 3 forecasts be included as proposed, as it enables municipalities to adjust their employment and population forecasts to address local growth conditions, which may differ from those elsewhere and may result in higher employment and population.</p>
Policy 2.2.5.10	<p>Policy 2.2.5.10 is proposed to be amended such that until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would not include any part of an employment area identified as a Provincially Significant Employment Zone unless part of the</p>	<p>Staff note that the proposed amendment to Policy 2.2.5.10 will allow conversions of employment areas to non-employment uses within a Provincially Significant Employment Zone that is also located in a M.T.S.A. The amendment would allow for mixed use developments to be initiated faster in the vicinity of major transit stations.</p>

<b>Policy</b>	<b>Description</b>	<b>Staff Comments</b>
	<p>employment area is located within a Major Transit Station Area (M.T.S.A.).</p>	<p>However, staff also note that protecting employment areas near major transportation facilities and corridors associated with the inter- and intra- provincial movement of goods for uses which require such locations (e.g. logistics facilities) is important to enable the achievement of employment forecasts.</p> <p>As well, consideration should be given to the type of land proposed to be converted. For example, large sized parcels of employment land in proximity to major infrastructure are typically in short supply, and their conversion would have a proportionately greater negative effect than the conversion of a number of smaller parcels having the same combined area.</p> <p>Likewise, consideration should be given to the types of existing land uses within and surrounding a M.T.S.A. Mixed use development featuring a residential component would need access to amenities such as parks, schools, shopping and services which may not exist in the area, in the event the M.T.S.A. is located in an employment area. In the absence of complementary land uses such as these – which may not be compatible with surrounding employment-related uses – care must be taken to ensure that conversion proposals to permit non-employment uses are contextually appropriate.</p> <p>It should be noted that the existing Oshawa GO Station and the proposed future Thornton's Corners GO Station located on the west side of</p>



Policy	Description	Staff Comments
		<p>Thornton Road South, south of the Canadian Pacific Railway mainline, are both proposed to anchor an associated M.T.S.A. and are located in a Provincially Significant Employment Zone.</p> <p>These M.T.S.A.s require a minimum density target of 150 residents and jobs combined per hectare. As a result of these competing interests, further guidance is needed regarding what policies prevail (i.e. promoting residential development or protecting employment uses) in M.T.S.A.s that are also located in Provincially Significant Employment Zones where, in the absence of an approved exemption allowing a different target, it is necessary to achieve 150 jobs per gross hectare.</p> <p>Staff note that the delineation of M.T.S.A. boundaries for the existing Oshawa GO/VIA Station, the future Thornton's Corners GO Station, as well as an expansion to the future Central Oshawa GO Station M.T.S.A. boundary, will all be reviewed by the Province through the Durham Region's Envision Durham – Municipal Comprehensive Review exercise.</p>
Policy 2.2.6.1	Policy 2.2.6.1 is proposed to be amended by adding a new sub-policy which states that upper- and single-tier municipalities, in consultation with lower-tier municipalities (such as Oshawa), the Province, and other appropriate stakeholders, will address housing needs in accordance with provincial policy	<p>Staff note that Durham Region is one of forty-seven Consolidated Municipal Service System Managers in the Province who are responsible for funding, planning, and administering community housing. Durham Region also has the choice to develop affordable housing stock and deliver homelessness prevention programs including housing allowances and rent supplements.</p>

Policy	Description	Staff Comments
	<p>statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans.”</p> <p>Sub-policies of Policy 2.2.6.1 are proposed to be amended by renumbering accordingly.</p>	
<p>Policy 4.2.8.2</p>	<p>Policy 4.2.8.2 is proposed to be amended by removing the requirement that no new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use thereto, will be permitted in the habitat of endangered species and threatened species.</p>	<p>Staff note that mineral aggregate resources play an important role in the development of housing and municipal infrastructure.</p> <p>However, from an environmental perspective, staff is concerned with the proposed amendment as it may make it easier to establish mineral aggregate resources operations in proximity or within habitats of endangered species and threatened species where they are not also located within a significant wetland or woodland. In principle, staff do not support this amendment to Policy 4.2.8.2. However, in the event that this amendment is carried forward, staff recommend that the Province consider a requirement for such operations to make an appropriate and related form of restitution for the habitat(s) of endangered species and/or threatened species being affected.</p> <p>It should also be clarified by the Province that this proposed amendment would not impact the Oak Ridges Moraine, in addition to the Greenbelt.</p>
<p>Policy 5.2.3.3</p>	<p>Policy 5.2.3.3 is proposed to be amended by deleting “First Nations and Métis communities” from “Municipalities are encouraged to engage the public,</p>	<p>Staff note that the proposed amendment relates to the proposed new Policy 5.2.3.4 which will require municipalities to engage Indigenous</p>

Policy	Description	Staff Comments
	<p>First Nations and Métis communities, and stakeholders in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of local citizens.”</p>	<p>communities in local efforts to implement the Growth Plan.</p> <p>Staff also note that the comments provided below in respect to Policy 5.2.3.4 and Policy 5.2.3.7 similarly relate to the amendments proposed to Policy 5.2.3.3.</p>
<p>Policy 5.2.3.4</p>	<p>Policy 5.2.3.4 is proposed to be a new policy reading, “Municipalities shall engage Indigenous communities in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of these communities.”</p> <p>Policy 5.2.3.4 to 5.2.3.6 are proposed to be renumbered accordingly.</p>	<p>Staff note that the City of Oshawa is situated on treaty land that is steeped in rich indigenous history and is the present day home to many First Nations, Métis and Inuit people, and that it is important to consult with Indigenous communities throughout the planning process. However, staff’s comments provided below with respect to Policy 5.2.3.7 similarly relate to the amendments proposed to Policy 5.2.3.4.</p>
<p>Policy 5.2.3.7</p>	<p>Policy 5.2.3.7 is proposed to be amended such that municipalities, rather than being encouraged to engage with Indigenous communities and coordinate on land use planning matters, shall now be required to engage.</p>	<p>Staff note that the proposed amendment will require municipalities to consult with Indigenous communities.</p> <p>Staff also note that Policy 5.2.3.7 may have the inadvertent effect of putting Indigenous communities in the position of requesting municipalities to pay a fee in order to receive comments. Many Indigenous communities do not have the financial resources to review planning-related reports, applications and studies that are circulated to them. Such a scenario has already occurred in Oshawa staff’s experience. The Province should make appropriate financial resources available to Indigenous communities such that municipalities are not put in the</p>

Policy	Description	Staff Comments
		<p>uncomfortable position of paying a stakeholder for input. It is likely or probable that applicants would have to pay the review fee to the Indigenous communities for feedback which would result in higher application fees being paid by the applicant/developers.</p>
<p>Policy 5.2.4.1</p>	<p>Policy 5.2.4.1 is proposed to be amended so that all references to forecasted growth throughout the Growth Plan are references to population and employment forecasts in Schedule 3 or such higher forecasts as established through a municipal comprehensive review.</p>	<p>Staff have no comments as these changes are required to reflect the update.</p>
<p>Policy 5.2.4.2</p>	<p>Policy 5.2.4.2 is proposed to be amended so that all upper- or single-tier municipalities will, through a municipal comprehensive review, apply the population and employment forecasts in Schedule 3 or such higher forecasts as established through a municipal comprehensive review.</p>	<p>Staff have no comments as these changes are required to reflect the update.</p>
<p>Policy 5.2.4.3</p>	<p>Policy 5.2.4.3 is proposed to be amended so that “July 1, 2017” is deleted and replaced with “[placeholder for effective date]” in “The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- or single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan.”</p>	<p>Staff have no comments as these changes are required to reflect the update.</p>

Policy	Description	Staff Comments
Policy 5.2.4.6	Policy 5.2.4.6 is proposed to be amended so that “and Schedule 7” is deleted from “Outside of a municipal comprehensive review, the forecasts in Schedule 3 and Schedule 7 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan.”	Staff have no comments as Schedule 7 is for the City of Barrie, City of Orillia, and County of Simcoe, and is not related to the City of Oshawa.
Policy 6.1	<p>Policy 6.1 is proposed to be amended by deleting “The intent is that by 2031 development for all the municipalities within Simcoe County will not exceed the overall population and employment forecasts for Simcoe County contained in Schedule 7”.</p> <p>Policy 6.1 is also proposed to be amended by deleting “to 2031” from “By providing further direction on where growth to 2031 is to occur in the Simcoe Sub-area, it also establishes a foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, coordinate water and wastewater services, and promote green infrastructure and innovative technologies.”</p>	Staff have no comments as the policy relates to the Simcoe Sub-area and not the City of Oshawa.
Policy 6.2.1	Policy 6.2.1 is proposed to be amended by deleting it.	Staff have no comments as the policy relates to the Simcoe Sub-area and not the City of Oshawa.
Policy 6.2.2	<p>Policy 6.2.2 is proposed to be amended by renumbering it to 6.2.1.</p> <p>Policy 6.2.2 is also proposed to be amended by deleting “Beyond 2031” from “Beyond 2031, through the next municipal comprehensive review, Simcoe County will allocate the growth forecasts in</p>	Staff have no comments as the policy relates to the Simcoe Sub-area and not the City of Oshawa.

Policy	Description	Staff Comments
	Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2 e) in a manner that implements the policies of this Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas.”	
Policy 6.2.3	Policy 6.2.3 is proposed to be amended by renumbering it to 6.2.2.	Staff have no comments as the policy relates to the Simcoe Sub-area and not the City of Oshawa.
Policy 6.5.2	Policy 6.5.2 is proposed to be amended by replacing “Section 6, Schedule 7, and Schedule” with “Section 6 and Schedule 8”.	Staff have no comments as the policy relates to the Simcoe Sub-area and not the City of Oshawa.
The following definitions in Section 7.0 are proposed to be amended as follows:		
	<p><b>Cultural heritage landscape</b> is proposed to be amended to provide that it is “A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”</p>	Staff have no comments.

Policy	Description	Staff Comments
	<p><b>Ecological Function</b> is proposed to be amended to provide that it is “The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.”</p>	<p>Staff have no comments.</p>
	<p><b>Habitat of Endangered Species and Threatened Species</b> is proposed to be amended to provide that it is “Habitat within the meaning of Section 2 of the Endangered Species Act, 2007.”</p>	<p>Staff have no comments.</p>
	<p><b>Municipal Water and Wastewater Systems</b> is proposed to be amended to add a Clause d) “that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002, including centralized and decentralized systems.”</p>	<p>Staff are supportive of this amendment since it provides further clarity to these systems which are to be considered part of a municipal water and wastewater system.</p>
	<p><b>On-Farm Diversified Uses</b> is proposed to be amended to provide that it is “Uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas and specialty crop areas only as on-farm diversified uses.”</p>	<p>Staff have no comments.</p>
	<p><b>Public Service Facilities</b> is proposed to be amended to provide that they are “Land, buildings and structures for the provision of programs and</p>	<p>Staff have no comments.</p>

Policy	Description	Staff Comments
	services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.”	
The following definitions in Section 7.0 are proposed to be added:		
	<b>Impacts of a Changing Climate:</b> “The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.”	Staff suggests that for clarity, a distinction be made between “climate” and “weather”, given that it is inappropriate to use these terms interchangeably. Weather generally refers to current short term conditions whereas climate refers to long term trends.
	All references to “PPS, 2014” are replaced with references to “PPS, 2020”.	Staff have no comments.
Policy 1.1, 2.1, 2.2.1.4, and 4.2.10.2	Policy 1.1, 2.1, 2.2.1.4, and 4.2.10.2 are proposed to be amended to replace “climate change impacts” with “impacts of changing climate”.	Staff have no comments.
Policy 1.2.1, 2.1, 2.2.1.4, 2.2.4.9 and 2.2.6.1 are proposed to be amended to replace “second units” with “additional residential units”.	Policy 1.2.1, 2.1, 2.2.1.4, 2.2.4.9 and 2.2.6.1 are proposed to be amended to replace “second units” with “additional residential units”.	Staff have no comments.



### **Staff Comments on the Proposed Land Needs Assessment Methodology**

- Staff generally support the high growth scenario for the population and employment growth forecast for Durham Region, but request that there be greater flexibility for municipalities to adjust their forecasts based on local growth conditions.
- Staff support achieving the vision of creating distinct Urban Areas, balancing population and employment growth and achieving healthy and complete communities.
- Staff note that more emphasis is needed regarding the importance of achieving a greater balance between population and employment growth, focusing on increasing Durham Region's employment growth.
- Staff note that under the Community Area Land Needs Assessment, post-secondary off-campus housing is an important component that should be addressed. There is a unique housing market in Oshawa for post-secondary students that is comprised mostly of off-campus, purpose built housing to accommodate the student population which needs to be accounted for when determining land needs and population forecasts in Durham, and more specifically in Oshawa.
- Staff recommend that the Province look at amending the Built Boundary given the time that has lapsed since it was originally delineated in 2008, and given the amount of development that has occurred in Oshawa. There are many areas in Oshawa that are treated as greenfield that could be more appropriately identified as within the Built Boundary.
- When upper-tier municipalities complete their municipal comprehensive review (M.C.R.) and land needs assessment exercise in order to meet the new 2051 growth forecast, lower-tier municipalities should be able to rely on the upper-tier municipalities' M.C.R. as it relates to land needs and growth forecasts at the local level. Requiring lower-tiers to also complete a land needs assessment following the conclusion of an upper-tier's land needs assessment would be inefficient and could result in inconsistencies. Instead, lower-tiers should work closely with the upper-tiers to ensure the M.C.R. exercise takes into account local growth conditions and unique characteristics in each lower-tier municipality.

**From:** [Cheryl Bandel](#)  
**To:** [Lydia Gerritsen](#)  
**Subject:** FW: Release of Minister's 10-Year Report on Lake Simcoe  
**Date:** July 20, 2020 9:28:19 AM  
**Attachments:** [ontario-taking-action-to-further-protect-lake-simcoe.pdf](#)

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For the CIP (see below)

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**From:** Ralph Walton  
**Sent:** Friday, July 17, 2020 2:27 PM  
**To:** John Henry <John.Henry@durham.ca>; Elaine Baxter-Trahair <Elaine.Baxter-Trahair@durham.ca>; Brian Bridgeman <Brian.Bridgeman@Durham.ca>; Susan Siopis <Susan.Siopis@Durham.ca>  
**Cc:** Afreen Raza <Afreen.Raza@durham.ca>; Cheryl Bandel <Cheryl.Bandel@Durham.ca>  
**Subject:** Fwd: Release of Minister's 10-Year Report on Lake Simcoe

For your advance information

I propose to put it on the next CIP

Regards

Ralph

Get [Outlook for iOS](#)

---

**From:** Malhotra, Madhu (MECP) <[Madhu.Malhotra@ontario.ca](mailto:Madhu.Malhotra@ontario.ca)>  
**Sent:** Friday, July 17, 2020 1:16:02 PM  
**Subject:** FW: Release of Minister's 10-Year Report on Lake Simcoe

Good afternoon,

On behalf of the Ministry of the Environment, Conservation and Parks, I am pleased to inform you that the [Minister's 10-Year Report on Lake Simcoe](#) was released today. I have attached the news release for your ease of reference. As you know, the *Lake Simcoe Protection Act, 2008* requires the government to report on monitoring results every five years (the first was released in 2015), as well as our progress to implement the protection plan annually. This report responds to both of those commitments.

The Ontario government is committed to protecting and restoring Ontario's water resources, including Lake Simcoe and its watershed, as outlined in our Made-in-Ontario Environment Plan. This report documents our actions and progress achieved over the past decade, including some encouraging results.

The actions and progress to date are an indication that our ongoing remedial efforts are having a positive impact. We will build on these successes as we continue to take action to protect and restore the lake.

The report also summarizes the advice that the Minister of the Environment, Conservation and Parks has received since 2015 from the Lake Simcoe Coordinating and Science Committees.

I want to thank everyone – from the local conservation authorities to Indigenous communities, municipalities, agricultural and commercial sectors and residents – who worked so hard on implementing actions to protect and restore the ecological health of Lake Simcoe.

In the coming months, we will once again be seeking your advice and expertise in a 10-year review of the Lake Simcoe Protection Plan to assess if updates need to be made to continue to protect and restore the lake. If you have questions regarding the actions taken to implement the Lake Simcoe Protection Plan described in the report, please contact Carolyn Switzer at [Carolyn.Switzer@ontario.ca](mailto:Carolyn.Switzer@ontario.ca) or 416-301-0575.

For more information on the results of monitoring programs described in the report, please contact Dr. Joelle Young at [Joelle.Young@ontario.ca](mailto:Joelle.Young@ontario.ca) or 416-327-4864.

Both Carolyn and Joelle can also be reached toll free at 1-800-565-4923.

Best Regards,

Madhu

**Madhu Kapur Malhotra** | Manager, Waterways Protection Office | Great Lakes and Inland Waters Branch | Land and Water Division | **Ontario Ministry of the Environment, Conservation and Parks** | 📞 647-200-7488  
[madhu.malhotra@ontario.ca](mailto:madhu.malhotra@ontario.ca)

## **Ontario Taking Action to Further Protect Lake Simcoe**

*Province invests over \$500,000 as part of ongoing work to improve the health of the lake*

July 17, 2020 11:05 A.M.

BARRIE — The Ontario government announced today that it is investing \$581,000 in four new projects to help find better ways to reduce the amount of pollutants, such as phosphorus, from entering Lake Simcoe. Local projects like these are key to restoring and protecting Lake Simcoe and its watershed and support the province's commitment to protect our air, land and water, as outlined in the [Made-in-Ontario Environment Plan](#).

These projects will build on the significant progress already made. A report released today by the Ontario government shows the health of Lake Simcoe is improving as a result of actions taken to protect and restore the lake and its watershed.

"Ten years ago, local environmental and conservation organizations, advocates and all levels of government came together as a community to restore the Lake Simcoe watershed, resulting in the Lake Simcoe Protection Plan," said Jeff Yurek, Minister of the Environment, Conservation and Parks. "Today, we are celebrating the progress we have made together to protect and preserve this vital region, and I look forward to continuing this work."

The 10-year report on Lake Simcoe shows the restoration of more than 15 kilometres of degraded shorelines, the planting of more than 55,000 trees and shrubs, and the creation and restoration of 120 hectares of wetlands have resulted in encouraging signs of recovery including:

- A 50 per cent reduction in phosphorus loads from sewage treatment plants entering the watershed;
- Decreased amounts of algae over time; and
- The successful reproduction of cold water fish such as lake trout, lake whitefish and cisco.

"The results of the 10-year report are very encouraging, but there is more work to be done," said Andrea Khanjin, Parliamentary Assistant to the Minister of the Environment, Conservation and Parks and MPP for Barrie-Innisfil. "We all have a role to play to restore and protect the lake and I am proud Ontario will continue working to keep Lake Simcoe clean."

Protecting and restoring the health of Lake Simcoe requires collaboration with key partners, including local conservation authorities, Indigenous communities, municipalities, agricultural and commercial sectors and residents. This fall, the government is inviting all its partners, including the general public, to participate in a 10-year review of the Lake Simcoe Protection Plan to see if it needs to be updated.

## QUOTES

" We're so pleased that our provincial government is continuing their commitment, both financially and through critical policies, to support the work of the Lake Simcoe Region Conservation Authority (LSRCA)," said LSRCA's Chair, Wayne Emmerson, Chairman and CEO of The Regional Municipality of York. "For the last 70 years, through the collaborative support of our governments and our communities, LSRCA has remained focused on protecting and restoring the Lake and watershed so that it remains a vital and thriving region for generations to come. We look forward to continuing to work with the Ministry of the Environment, Conservation and Parks as we strive to achieve this collective vision."

- Wayne Emmerson LSRCA's Chair, Chairman and CEO of The Regional Municipality of York

## QUICK FACTS

- The restoration of Lake Simcoe and its watershed is a key commitment of the Ontario Government's Made-in-Ontario Environment Plan.
- Since 2009, the province's actions to protect and restore Lake Simcoe have been guided by the Lake Simcoe Protection Plan, which focuses on the lake's water quality, reducing phosphorus levels, caring for natural heritage, and addressing the impacts of invasive species and other emerging threats.
- In the lake, total spring and ice-free (May through October) phosphorus concentrations have been consistently low since the 2015 Five-Year Report and have dropped significantly from 1980 to 2018.
- Over the long term, the amount of algae in the lake has decreased, and deep water dissolved oxygen has improved, supporting the potential recovery of cold water fish.
- Cisco, a cold water fish whose population was once in steep decline, are continuing to show positive signs of recovery. After a 13-year closure, the cisco winter fishery was reopened in 2015, and cisco continues
- Over 450,000 people living in 22 municipalities depend on the Lake Simcoe watershed every day

## LEARN MORE

- [Lake Simcoe 10-Year Report](#)
- [Protecting Lake Simcoe](#)

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Gary Wheeler, Communications Branch MECP,  
[Gary.S.Wheeler@ontario.ca](mailto:Gary.S.Wheeler@ontario.ca)  
416-314-6666

[Available Online](#)  
[Disponible en Français](#)

Andrew Buttigieg, Minister's Office,  
[Andrew.Buttigieg@ontario.ca](mailto:Andrew.Buttigieg@ontario.ca)  
437-224-4599

**From:** [Clerks](#)  
**To:** [Lydia Gerritsen](#)  
**Cc:** [Cheryl Bandel](#)  
**Subject:** FW: Mandatory Face Coverings  
**Date:** July 20, 2020 9:33:04 AM  
**Attachments:** [image002.png](#)

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Good Morning,

CIP please.

Thanks,

Afreen

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**From:** Stakeholder.Relations <Stakeholder.Relations@metrolinx.com>  
**Sent:** July 17, 2020 3:31 PM  
**To:** Stakeholder.Relations <Stakeholder.Relations@metrolinx.com>  
**Subject:** Mandatory Face Coverings

Hello,

**As of July 21, we're making wearing a face covering on GO Transit and UP Express mandatory. They're essential to keeping everyone safe on transit.**

As more customers are returning to our GO and UP services each day and as the Greater Toronto Area prepares for Stage 3 of the recovery process, we now feel the time is right to bring in a mandatory face-covering policy. The Chief Medical Officer of Health has said since May 22, to wear a face covering in areas where physical distancing isn't always possible, such as on public transit.

When we wear a face covering, we are doing our part to keep everyone safe.

**When it comes to enforcement, our goal is to educate rather than enforce.**

It is our expectation that everyone wear a face covering while onboard our GO & UP Express vehicles and in our stations. While our staff will be encouraging customers to wear face coverings while travelling on GO & UP Express, we remain committed to ensuring that no one gets left behind. Customers will not be denied entry to our stations or onboard our vehicles. It is mandatory for Metrolinx employees to wear face coverings while at work – specifically in areas where physical distancing may be a challenge.

**While we are closely monitoring ridership throughout the network and making every effort to adjust services to give passengers space to spread out, there is going to come a point when physical distancing is just not possible.**

That's why face coverings are essential on transit, why we're installing seat dividers, and why we've developed 40 other improvements to make your journey safer. As Toronto and the surrounding regions prepare to move into Stage 3 in the coming weeks, and as more people return to work and play, our vehicles will become much busier, and a face covering is essential for everyone to travel safely.

**Customer safety is our priority. Safety never stops and wearing a face covering is essential for our customers to travel safely.**

Learn more about GO Transit's COVID-19 safety measures by visiting our [website](#).

Thank you,  
Stakeholder Relations Office

**Stakeholder Relations Office  
Communications Division**

97 Front Street West, 4<sup>th</sup> Floor | Toronto, ON | M5J 1E6  
[stakeholder.relations@metrolinx.com](mailto:stakeholder.relations@metrolinx.com)



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## **DURHAM REGIONAL POLICE SERVICES BOARD**

**K. Ashe, Chair \* B. Drew, Vice-Chair**  
**P. Barnes, Member \* G. Cubitt, Member**  
**S. DeBoer, Member \* K. Fisher, Member \* J. Henry, Member**

---

July 21, 2020

Mr. Ralph Walton  
Regional Clerk/Director of Legislative Services  
Regional Municipality of Durham Regional Police Service

Thank you for your correspondence dated July 7, 2020, regarding Regional Council's motion concerning Body-Worn Cameras.

The Board appreciates receiving Council's perspective on this important community safety issue. The perspectives of our elected officials are important to consider as we aim to enhance public trust in the Durham Regional Police Service.

It is expected that the evaluation of the Body-Worn Camera pilot project will be completed this summer and the results will be presented to the Board at our meeting scheduled for September 14, 2020. We would be pleased to appear before Council after this date.

Given that this timing also coincides with the quarterly appearance requested of the Chief of Police by Regional Council, it is suggested that both presentations occur on the same date.

I trust that this information is of assistance to you.

Sincerely,

A handwritten signature in black ink that reads "Kevin Ashe". The signature is written in a cursive, flowing style.

Kevin Ashe  
Chair

c.c.: Chief Martin



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

## The Regional Municipality of Durham

### MINUTES

#### 9-1-1 MANAGEMENT BOARD

June 23, 2020

A regular meeting of the 9-1-1 Management Board was held in the Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, at 9:30 A.M. In accordance with Provincial legislation, electronic participation was permitted for this meeting.

#### 1. Roll Call

Present: G. Weir, Clarington Emergency & Fire Services (Chair)  
M. Anderson, Durham Regional Police  
T. Cheseboro, Region of Durham Paramedic Services  
B. Drew, Durham Regional Council  
L. Kellett, Oshawa Central Ambulance Communications Centre, Ministry of Health – Emergency Health Program Management & Delivery Branch  
M. Simpson, Director of Financial Planning and Purchasing, Durham Region  
J. Wichman, Communications/9-1-1 Technical Manager  
**\* all members of Committee participated electronically**

#### Staff

Present: P. Cousins, Superintendent, Durham Regional Police  
T. Fraser, Legislative Services Division – Corporate Services Department

#### 2. Declarations of Interest

There were no declarations of interest.

#### 3. Approval of Minutes

M. Simpson responded to a question with respect to whether the proposed 2020 9-1-1 budget, including items financed from the Region's Capital Project Reserve, was approved by Regional Council in February 2020.

Moved by B. Drew, Seconded by L. Kellett,

(1) That the minutes of the 9-1-1 Management Board meeting held on January 16, 2020, be adopted.

CARRIED

#### 4. 9-1-1 Call Statistics

J. Wichman provided the 2020 statistics on calls transferred for the months of January to May 2020. He advised that there has been a decrease in the number of 9-1-1 calls received during COVID-19 and an increase in

administration calls, resulting in a similar call volume to 2019. He also advised that the distribution of calls by agency has remained consistent, with the exception of a decline in call routing to OPP.

**5. Region of Durham E9-1-1 P.E.R.S. Policy and Procedure Manual**

J. Wichman advised that he will update the draft Policy and Procedure Manual with the proposed changes discussed at the January 16, 2020 meeting and circulate to members prior to the next 9-1-1 Management Board meeting.

Discussion ensued with respect to the status of policy and procedure changes requiring Regional Council approval and potential changes to the 9-1-1 funding model. It was suggested that these items be reviewed during the summer of 2020 in preparation for the 2021 budget.

**6. Resolution from the Township of Madoc re: 911 Misdials**

T. Fraser advised that correspondence from the Township of Madoc supporting a resolution passed by the Town of Tecumseh regarding 911 Misdials was received by Durham Region in March 2020.

J. Wichman advised that 911 misdials are a common issue across the Province and that these are included as wireless hang ups on the 9-1-1 Call statistics. He also advised that wireless hang ups represented 11% of the calls in 2019 and they are usually from a cell phone. He added that there were some changes within the 9-1-1 network a few years ago and now all information from these calls are provided to the Public Safety Answering Point (PSAP).

Discussion ensued with respect to the possibility of endorsing the resolution.

Moved by M. Simpson, Seconded by J. Wichman,

(2) That we recommend to the Finance & Administration Committee for approval and subsequent recommendation to Regional Council:

That the following resolution from the Town of Tecumseh regarding 911 misdials be endorsed:

“Whereas the calls for service for 911 Misdials have risen dramatically in recent years, correlated with the rise in cell phone use; and

Whereas 911 Misdials must be responded to as if they were legitimate emergency calls; and

Whereas each 911 call is responded to with two OPP officers at an average time per call of 1.2 hours; and

Whereas each 911 call is a billable call to the municipality; and

Whereas in 2019 alone to date, 911 Misdials in Tecumseh number 1,082 calls, which is 28.8% of all billable calls for service to date; and

Whereas 911 Misdials are not unique to Tecumseh and in fact are common across the Province at an estimated cost of millions of dollars;

Now Therefore Be It Resolved That the Municipal, Federal and Provincial governments and relevant associations, including but not limited to, the Ontario Association of Police Services Boards (OAPSB), the Ontario Association of Chiefs of Police (OACP), the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO), be requested to lobby the telecommunications industry and smart phone manufacturers to develop a solution to 911 Misdials.”

CARRIED

**7. Other Departments - Comments/Concerns**

a) Comments/Concerns – Regional Council

There were no comments.

b) Comments/Concerns – Durham Police

J. Wichman advised that the RFQ for the Voice Recorder System is expected to be released this week for responses.

c) Comments/Concerns – Fire Departments

G. Weir advised that the fire departments are holding weekly conference calls with respect to COVID-19. He also advised there have been a series of fires across the Region recently, including a very serious fire in the Township of Scugog. He further advised that there seems to be a trend of more motor vehicle accidents occurring within the community.

B. Drew advised that five firefighters were injured during the fire in the Township of Scugog on June 9, 2020. She thanked the responding fire departments for their assistance in recent weeks. She noted that there have been three house fires in Scugog recently and all have started outside. She added that they are stressing the importance of fire safety outside as well as inside.

d) Comments/Concerns – Oshawa Central Ambulance Communications Centre

L. Kellett advised that call volume had decreased during the pandemic and it is starting to increase again.

e) Comments/Concerns – Durham Finance

M. Simpson advised that the Finance Department is moving forward with preparation of the 2021 budget over the summer months.

f) Comments/Concerns – Region of Durham Paramedic Services

T. Cheseboro advised that there was a significant reduction in emergency call volume and it is increasing again. He also advised that they are experiencing offload delays again and the heat is also becoming an issue.

**8. Other Business**

There was no other business.

**9. Date of Next Meeting**

The next meeting of the 9-1-1 Management Board will be held on Tuesday, September 29, 2020 at the Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, Meeting Room 1-E.

**10. Adjournment**

Moved by J. Wichman, Seconded by L. Kellett,  
(3) That the meeting be adjourned.  
CARRIED

The meeting adjourned at 9:57 AM

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G. Weir, Chair

---

T. Fraser, Committee Clerk

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

## The Regional Municipality of Durham

### MINUTES

#### DURHAM AGRICULTURAL ADVISORY COMMITTEE

July 14, 2020

A special meeting of the Durham Agricultural Advisory Committee was held on Tuesday, July 14, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby at 7:30 PM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Z. Cohoon, Federation of Agriculture, Chair  
T. Barrie, Clarington  
N. Guthrie, Member at Large, attended the meeting at 7:41 PM  
B. Howsam, Member at Large  
K. Kennedy, Member at Large  
F. Puterbough, Member at Large, Vice-Chair  
D. Risebrough, Member at Large  
H. Schillings, Whitby  
B. Smith, Uxbridge  
G. Taylor, Pickering  
T. Watpool, Brock, Vice-Chair  
**\*members of the Committee participated electronically**

Also

Present: G. Highet, Regional Councillor

Absent: D. Bath-Hadden, Regional Councillor  
K. Kemp, Scugog  
P. MacArthur, Oshawa  
G. O'Connor, Member at Large  
B. Winter, Ajax

Staff

Present: K. Allore-Engel, Senior Planner, Department of Planning and Economic Development  
S. Jibb, Manager, Agriculture and Rural Economic Development, Department of Planning and Economic Development  
N. Prasad, Committee Clerk, Corporate Services – Legislative Services

#### 2. Declarations of Interest

F. Puterbough made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 4. A) Presentation from Bruce Sargent, Farm Boy Productions re: Virtual Farm Tour Video Discussion. He indicated that Bruce Sargent is a family member.

**3. Adoption of Minutes**

Moved by B. Smith, Seconded by H. Schillings,  
That the minutes of the Durham Agricultural Advisory Committee  
meeting held on June 9, 2020 be adopted.  
CARRIED

**4. Presentation**

A) Bruce Sargent, Farm Boy Productions – Virtual Farm Tour Video Discussion

B. Sargent, Farm Boy productions, provided his presentation later in the meeting (see pages 2 and 3 of these minutes).

**5. Discussion Items**

A) DAAC Farm Tour – D. Risebrough

Discussion ensued with regards to details surrounding a Virtual Farm Tour. D. Risebrough advised that the sub-committee investigated several options and decided that a Virtual Farm Tour of Goodyear Farms would not be feasible this year due to the issues resulting from the COVID-19 pandemic. He stated that the subcommittee proposes deferring a tour of Goodyear Farms until 2021.

D. Risebrough further stated that the sub-committee proposes that the committee proceed with a Virtual Farm Tour consisting of:

- Presentations from the Regional Chair and the Durham Agricultural Advisory Committee Chair;
- A photo montage of past farm tours; and
- Visits to the following 2 properties which would not normally be allowed due to bio-security issues:
  - Tom Watpool's Hog Operation
  - Hubert Schilling's Laying Hen Operation

D. Risebrough advised that the subcommittee proposes using Bruce Sargent from Farm Boy Productions to produce the video.

**4. Presentation**

A) Bruce Sargent, Farm Boy Productions – Virtual Farm Tour Video Discussion

B. Sargent, Farm Boy Productions, provided an overview of his background and experience. With regards to the proposed Virtual Farm Tour, he provided the following suggestions to the Committee with regards to the production of the video:

- Messages from the Regional Chair and Committee Chair be combined with the photo montage to ensure the program isn't overly long;
- Need to have a theme;
- Distribution of video would be to previous attendees of tours as follows:
  - Invitations will be sent out;
  - Interested parties will RSVP, then be added to a list to be curated and monitored;
  - Interested parties will then be provided with a locked link to vimeo and a password; and
  - The video will be deleted after a few days to ensure limited potential for security issues.

Discussion ensued with regards to the importance of showing the feed preparation, delivery and monitoring of feed on the farms, as well as the complete cycle of livestock and crop.

Discussion also ensued with regards to maintaining the same date as the original 2020 Farm Tour.

K. Allore advised that the sub-committee will decide on a theme to be provided to B. Sargent as filming of the video needs to start mid-August. She advised that staff is working on a script and the framework for the video. She also advised that a volunteer is needed to review all the archived photos and decide on approximately 50 photos to be used. F. Puterbough and D. Risebrough volunteered to handle this.

Moved by D. Risebrough, Seconded by F. Puterbough,  
That we recommend to the Planning and Economic Development Committee:

That the DAAC Farm Tour scheduled for September 17, 2020 be cancelled due to the COVID-19 pandemic and that a Virtual Farm Tour be held in its place.

CARRIED

**6. Other Business**

A) New Member Appointed to Uxbridge Economic Development Advisory Committee

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S. Jibb advised that Garrett Herrema was appointed to the Economic Development Advisory Committee in the Township of Uxbridge.

**7. Date of Next Meeting**

It was the consensus of the committee that a special virtual meeting be held in August to review the final video. Dates will be provided and confirmed subsequent to the meeting.

**9. Adjournment**

Moved by B. Howsam, Seconded by B. Smith,  
That the meeting be adjourned.  
CARRIED

The meeting adjourned at 8:08 PM.

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Z. Cohoon, Chair, Durham  
Agricultural Advisory Committee

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N. Prasad, Committee Clerk