



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

July 10, 2020

Information Reports

- 2020-INFO-66 Commissioner of Planning and Economic Development – re: Monitoring of Land Division Committee Decisions of the June 22, 2020 meeting and Consent Decisions made by the Commissioner of Planning and Economic Development
- 2020-INFO-67 Commissioner of Finance – re: Annual Development Charges Reserve Fund Statement
- 2020-INFO-68 Commissioner of Planning and Economic Development re: Annual Subdivision/Condominium Activity Report for 2019
- 2020-INFO-69 Commissioner of Finance – re: Economic Update – Updated Risks and Uncertainty as of July 8th, 2020

Early Release Reports

There are no Early Release Reports

Staff Correspondence

1. Memorandum from Susan Siopis, Commissioner of Works – re: Current Waste Tonnage Projections: Organics and Mixed Waste

Durham Municipalities Correspondence

1. City of Pickering – re: Resolution passed at their Council meeting held on June 29, 2020, regarding the Official Opposition Statement on Municipal Financial Support
2. City of Pickering – re: Resolution passed at their Council meeting held on June 29, 2020, endorsing correspondence from the Families of Orchard Villa regarding a Call to Action (Public Inquiry) - Second Request – Urgent
3. City of Pickering – re: Resolution passed at their Council meeting held on June 29, 2020, regarding the Municipal Comprehensive Review of the Durham Regional Official Plan: Housing Policy Planning Discussion Paper, December 2019

4. **Town of Ajax** – re: Resolution passed at their Council meeting held on June 15, 2020, regarding correspondence received from Seniors for Social Action (Ontario): Alternatives to Institutionalization of Older Adults
5. **Municipality of Clarington** re: Resolution passed at their Council meeting held on June 22, 2020, regarding the resolution received from the Town of Ajax with respect to correspondence from Seniors for Social Action (Ontario): Alternatives to Institutionalization of Older Adults

Other Municipalities Correspondence/Resolutions

1. **Town of Kingsville** – re: Resolution passed at their Council meeting held on June 22, 2020, regarding a request that the Rent Assistance Program include all businesses in a lease agreement within all “residential-above-commercial” properties without a cap on commercial/residential ratio

Miscellaneous Correspondence

1. **Ministry of Municipal Affairs and Housing** – re: Letter to Regional Chair, John Henry, dated July 8, 2020 regarding the COVID-19 Economic Recovery Act, 2020. The proposed Bill will address three critical needs Ontario faces: restarting jobs and development; strengthening communities; and creating opportunity for people.

Advisory Committee Minutes

1. Durham Nuclear Health Committee (DNHC) minutes – **June 19, 2020**
2. Accessibility Advisory Committee (AAC) minutes – **June 23, 2020**

Members of Council – Please advise the Regional Clerk at 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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If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2020-INFO-66
Date: July 10, 2020

Subject:

Monitoring of Land Division Committee Decisions of the June 22, 2020 meeting and Consent Decisions made by the Commissioner of Planning and Economic Development

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report summarizes the decisions on consent applications made by the Commissioner of Planning and Economic Development pursuant to By-law 19-2020 and decisions made by the Regional Land Division Committee at its meeting of June 22, 2020 (see Attachment #1). The approved applications conform to the Durham Regional Official Plan. No appeals are recommended. A copy of this report will be forwarded to the Land Division Committee for its information.

2. Attachments

Attachment #1: Monitoring Chart from the June 22, 2020 Meeting and Decisions Delegated to the Commissioner of Planning and Economic Development

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development



Monitoring of Land Division Committee Decisions for the Meeting Date of Monday, June 22, 2020

Appeal Deadline: Tuesday, July 21, 2020

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 001/2020	Teubner, Dagmar	Pt Lt 10, Conc. 7 Municipality of Clarington	Consent to add a vacant 292 m ² hamlet lot to the east, retaining a 2,247 m ² hamlet lot with an existing dwelling.	Conforms	Approved by Commissioner
LD 030/2020	Phoenix, Daryl	Pt Lt 22, Conc. 6 Twp. of Brock	Consent to sever a 0.61 ha farm related rural residential parcel of land, retaining a 53.40 ha parcel of land. Application is for a surplus farm dwelling.	Conforms	Approved by Commissioner
LD 031/2020	Abbaterusso, Jeremy Bandiera, Lianna	Town of Whitby	Consent to sever a 409.1 m ² residential parcel of land, retaining a 409.1 m ² residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Commissioner
LD 032/2020	P, Mark	Pt Lt 7, Conc. BFC Municipality of Clarington	Consent to sever a vacant 10.42 ha industrial parcel of land, retaining a 2.86 ha industrial parcel of land.	Conforms	Approved by Commissioner
LD 033/2020	Pennell, Paul	Pt Lt 31, Conc. 3 Municipality of Clarington	Consent to sever a 748.65 m ² residential parcel of land, retaining a 748.65 m ² residential parcel of land with an existing dwelling to be demolished.	Conforms	Approved by Committee unanimously
LD 034/2020	Fu, Bin	Pt Lt 11, Conc. 2 Town of Ajax	Consent to sever a vacant 475 m ² residential parcel of land, retaining a vacant 1,327 m ² residential parcel of land.	Conforms	Approved by Commissioner

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 035/2020	Fu, Bin	Pt Lt 11, Conc. 2 Town of Ajax	Consent to sever a vacant 547 m2 residential parcel of land, retaining a vacant 780 m2 residential parcel of land.	Conforms	Approved by Commissioner
LD 038/2020	Shahid, Maleeha Bola, Surinderpal	Pt Lt 29, Conc. 2 Town of Whitby	Consent to sever a 628.6 m2 residential parcel of land, retaining a 628.7 m2 residential parcel of land with an existing dwelling to be demolished.	Conforms	Approved by Commissioner
LD 041/2020	7902484 Canada Inc., Triovest Reality Advisors	Pt Lt 24, Conc. 4 Town of Whitby	Consent to sever a vacant 0.725 ha commercial / residential parcel of land, retaining a 15.56 ha commercial parcel of land with existing buildings to remain. Application includes easement.	Conforms	Approved by Commissioner
LD 042/2020	7902484 Canada Inc., Triovest Reality Advisors	Pt Lt 24, Conc. 7 Town of Whitby	Consent to grant a 15.65 ha access and servicing blanket easement in favour of the property to the west, retaining a 15.65 ha commercial parcel of land.	Conforms	Approved by Commissioner
LD 043/2020	Selby, Stephen Selby, Patti	Pt Lt 33, Conc. 3 Municipality of Clarington	Consent to add a vacant 2,228 m2 agricultural parcel of land to the east, retaining a 55 ha agricultural parcel of land.	Conforms	Approved by Committee unanimously
LD 044/2020	Kent, James Malcolm Worboy Kent, Meredith Anna	Pt Lt 33, Conc. 33 Municipality of Clarington	Consent to add a vacant 2,227.8 m2 agricultural parcel of land to the west, retaining a 3.465 ha agricultural parcel of land.	Conforms	Approved by Committee unanimously



The Regional Municipality of Durham Report

From: Commissioner of Finance
Report: #2020-INFO-67
Date: July 10, 2020

Subject:

Annual Development Charges Reserve Fund Statement

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 This annual report details the activity in each development charge reserve fund for the year ended December 31, 2019, in the manner prescribed by the Development Charges Act, policy reports, and By-laws adopted by Regional Council.

2. Compliance with the Development Charges Act and Regional Policy

2.1 In accordance with the Development Charges Act S.O. 1997, Section 43(1), "The treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33" (that is, for each service to which the development charge relates).

2.2 Specific guidance with respect to the information to be included in the Treasurer's annual statement is provided under Ontario Regulation 82/98 and Bill 73, Smart Growth for Our Communities Act (received Royal Assent on December 3, 2015).

2.3 Under the current Development Charges Legislation, a municipality cannot impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to a development except as permitted by the Development Charges Act or another Act (Section 59.1 (1) of the Development Charges Act).

2.4 Furthermore, section 43 (2)(c) of the Development Charges Act requires that the Treasurer's financial report relating to development charges include a statement that the Region is in compliance with Section 59.1 (1) of the Development Charges Act, and did not impose a charge except as permitted by the Development Charges Act or another Act.

- 2.5 The Region has executed a number of agreements with the West Whitby Landowners Group and the Seaton Landowners, which provide for non-development charge contributions from the Landowners:
- A) Two front-ending agreements were executed with the West Whitby Landowners Group, one to advance the design of a sanitary sewer pumping station and trunk sanitary sewer (executed in 2014 and now complete) and a subsequent front-ending agreement for the construction of the sanitary sewer pumping station and trunk sanitary sewer (executed in November 2015); and
 - B) A front-ending agreement with the Seaton Landowners for the design and construction of water supply, sanitary sewer and roads infrastructure required for the development of the Seaton Lands (executed in November 2015).
- 2.6 The Region received non-development charge contributions from the West Whitby Landowners Group under the construction front-ending agreement totalling \$266,232.66 in 2019. However, as the construction project was approved in 2016, the full amount of the landowner contribution (received and receivable) was disclosed in the applicable schedule at that time and therefore is not included in the 2019 schedules. The West Whitby Landowners agreements were executed prior to the current requirements of the Development Charges Act coming into force and therefore in my opinion, these payments do not contravene Section 59.1 of the Development Charges Act.
- 2.7 The Region has also received non-development charge contributions under the Seaton Phase 1 Regional Infrastructure Front Ending Agreement. In 2019, contributions from the Seaton Landowners totalled \$2,495,662 (as per the Phase 1 Regional Infrastructure Front Ending Agreement). These non-development charge contributions are to be used to fund Regional capital facilities and transit infrastructure in the Seaton area, have been deposited in the Seaton Capital Facilities reserve fund and the Seaton Transit reserve fund, and consequently are not included in the attached schedules. In my opinion, the contributions do not contravene section 59.1 of the Development Charges Act since the agreements were executed prior to the amendments of the Development Charges Act coming into force.
- 2.8 The attached schedules are fully compliant with the requirements of the Development Charges legislation and the Region has not imposed any charge or a requirement to construct a service related to a development that contravenes Section 59.1 of the Development Charges Act.
- 2.9 This Annual Statement must be available to the public and to the Minister of Municipal Affairs and Housing, if requested.

3. Attachments

- Schedule 1: Residential Development Charges Reserve Funds Statement
- Schedule 2: Commercial Development Charges Reserve Funds Statement
- Schedule 3: Institutional Development Charges Reserve Funds Statement
- Schedule 4: Industrial Development Charges Reserve Funds Statement
- Schedule 5: Transit Non-Residential Development Charges Reserve Funds Statement
- Schedule 6: Area Specific Development Charges Reserve Funds Statement
- Schedule 7: Reserve Fund Statement for Residential and Non-Residential Development Charges Water Supply Capital Project Transfers
- Schedule 8: Reserve Fund Statement for Residential and Non-Residential Development Charges Sanitary Sewer Capital Project Transfers
- Schedule 9: Reserve Fund Statement for Residential and Non-Residential Development Charges Regional Roads Capital Project Transfers
- Schedule 10: Reserve Fund Statement for Residential Development Charges GO Transit Capital Project Transfers
- Schedule 11: Reserve Fund Statement for Residential and Non-Residential Development Charges Transit Capital Project Transfers
- Schedule 12: Reserve Fund Statement for Residential Development Charges EMS Capital Project Transfers
- Schedule 13: Reserve Fund Statement for Residential Development Charged Police Capital Project Transfers
- Schedule 14: Reserve Fund Statement for Seaton Area Specific Development Charges Capital Project Transfers
- Schedule 15: Development Charges Credits Statement

Respectfully submitted,

Original Signed By _____
Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

REGIONAL MUNICIPALITY OF DURHAM
RESIDENTIAL DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019

	Water Supply \$	Sanitary Sewage \$	Regional Roads \$	Police \$	Homes for the Aged \$	DC Study \$	EMS \$	GO Transit \$	Health & Social Services \$	Housing Services \$	Transit \$
Balance as at January 1, 2019	169,132,608	73,519,339	54,259,904	14,059,020	-	578,018	3,128,495	-	1,600,598	523,466	13,771,809
Add Revenues:											
Development Charges (Note 1)	21,784,042	15,406,791	28,586,383	1,800,933	47,493	48,720	428,085	1,876,544	315,925	989,242	2,856,356
Interest Allocated	4,443,923	1,926,947	1,628,885	366,412	605	14,782	81,847	-	42,973	23,398	372,455
Total Revenues	26,227,965	17,333,738	30,227,268	2,167,345	48,098	63,502	509,932	1,876,544	358,898	992,640	3,228,811
Less Expenditures:											
Transferred to Capital Projects (Schedules 7-13)	55,106,720	15,434,374	29,186,026	-	-	-	149,392	1,934,325	-	-	2,634,623
Excess Financing on Prior Years' Completed Capital Projects (Schedules 7-13)	(2,901,958)	(599,104)	(3,440,444)	(652,143)	-	-	-	-	-	-	(3,818)
Debt Charges	-	9,649,603	-	-	50,500	-	-	-	-	-	-
Total Expenditures	52,204,762	24,484,873	25,745,582	(652,143)	50,500	-	149,392	1,934,325	-	-	2,630,805
Reclassifications:											
Carruthers Creek Water Supply Area Specific Development Charges (Schedule 6)	224,599	-	-	-	-	-	-	-	-	-	-
Development Charges (Schedules 3 & 5)	650,343	750,741	709,706	54,108	2,402	1,977	12,435	57,781	8,278	-	94,078
Total Reclassifications	874,942	750,741	709,706	54,108	2,402	1,977	12,435	57,781	8,278	-	94,078
Balance as at December 31, 2019 (Notes 3 & 4)	144,030,754	67,118,944	59,451,296	16,932,616	-	643,497	3,501,470	-	1,967,774	1,516,106	14,463,893

Notes:

- (1) By-law 28-2018, approved June 13, 2018, governs the imposition of uniform development charges against all lands within the Region's boundaries for residential and non-residential uses, by-law 86-2001, as amended, imposes a GO Transit residential development charge against all lands within the Region's boundaries, and by-law 81-2017, as amended, imposes Regional Transit residential and non-residential use development charges against all lands within the Region's boundaries.
- (2) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (3) Audited financial statement balances may differ due to Public Sector Accounting Standards (PSAS) reporting requirements.
- (4) Development charges reserve funds are committed as funding for capital projects, debt charges expenditures, and the Region's share of commitments pursuant to various development agreements as set out in the development charges study.

**REGIONAL MUNICIPALITY OF DURHAM
COMMERCIAL DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Water Supply</u> \$	<u>Sanitary Sewage</u> \$	<u>Regional Roads</u> \$
Balance as at January 1, 2019	<u>6,646,878</u>	<u>6,780,195</u>	<u>13,166,690</u>
Add Revenues:			
Development Charges (Note 1)	1,579,300	3,748,518	3,984,564
Interest Allocated	180,204	194,301	368,009
	<u>1,759,504</u>	<u>3,942,819</u>	<u>4,352,573</u>
Total Revenues			
	<u>1,714,163</u>	<u>2,343,584</u>	<u>3,327,575</u>
Less Expenditures:			
Transferred to Capital Projects (Schedules 7-9)	(6,901)	(50,684)	(604,111)
Excess Financing on Prior Years' Completed Capital Projects (Schedules 7-9)	-	1,430,928	-
Debt Charges	-	-	-
	<u>1,707,263</u>	<u>3,723,829</u>	<u>2,723,464</u>
Total Expenditures			
	<u>6,699,119</u>	<u>6,999,185</u>	<u>14,795,799</u>

Balance as at December 31, 2019 (Notes 3 & 4)

Notes:

- (1) By-law 28-2018, approved June 13, 2018, governs the imposition of uniform development charges against all lands within the Region's boundaries for residential and non-residential uses.
- (2) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (3) Audited financial statement balances may differ due to Public Sector Accounting Standards (PSAS) reporting requirements.
- (4) Development charges reserve funds are committed as funding for capital projects, debt charges expenditures, and the Region's share of commitments pursuant to various development agreements as set out in the development charges study.

**REGIONAL MUNICIPALITY OF DURHAM
INSTITUTIONAL DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Water Supply</u> \$	<u>Sanitary Sewage</u> \$	<u>Regional Roads</u> \$
Balance as at January 1, 2019	311,120	630,819	2,638,354
Add Revenues:			
Development Charges (Note 1)	-	-	-
Interest Allocated	7,164	14,593	60,882
Total Revenues	<u>7,164</u>	<u>14,593</u>	<u>60,882</u>
Less Expenditures:			
Transferred to Capital Projects (Schedules 7-9)	-	-	-
Refund of Prior Year Development Charges (Note 5)	26,196	53,755	216,715
Total Expenditures	<u>26,196</u>	<u>53,755</u>	<u>216,715</u>
Reclassifications:			
Development Charges (Note 5)	(194,733)	(399,580)	(1,610,970)
Total Reclassifications	<u>(194,733)</u>	<u>(399,580)</u>	<u>(1,610,970)</u>
Balance as at December 31, 2019 (Notes 3 & 4)	<u>97,355</u>	<u>192,077</u>	<u>871,551</u>

Notes:

- (1) By-law 28-2018, approved June 13, 2018, governs the imposition of uniform development charges against all lands within the Region's boundaries for residential and non-residential uses.
- (2) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (3) Audited financial statement balances may differ due to Public Sector Accounting Standards (PSAS) reporting requirements.
- (4) Development charge commitments are for the projects set out in the development charge study.
- (5) Development charges, and associated interest initially received and recognized as Institutional and Transit Non-Residential in 2018, were partially refunded with the balance reclassified to Residential in 2019, due to the reclassification of the development project.

**REGIONAL MUNICIPALITY OF DURHAM
INDUSTRIAL DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Water Supply</u> \$	<u>Sanitary Sewage</u> \$	<u>Regional Roads</u> \$
Balance as at January 1, 2019	<u>3,518,578</u>	<u>4,855,461</u>	<u>4,987,128</u>
Add Revenues:			
Development Charges (Note 1)	2,737,590	3,283,231	3,183,146
Interest Allocated	116,787	155,474	157,819
	<u>2,854,377</u>	<u>3,438,705</u>	<u>3,340,965</u>
Total Revenues			
	<u>2,854,377</u>	<u>3,438,705</u>	<u>3,340,965</u>
Less Expenditures:			
Transferred to Capital Projects (Schedules 7-9)	-	1,000,000	1,652,300
	<u>-</u>	<u>1,000,000</u>	<u>1,652,300</u>
Total Expenditures			
	<u>-</u>	<u>1,000,000</u>	<u>1,652,300</u>
Balance as at December 31, 2019 (Notes 3 & 4)	<u>6,372,955</u>	<u>7,294,166</u>	<u>6,675,793</u>

Notes:

- (1) By-law 28-2018, approved June 13, 2018, governs the imposition of uniform development charges against all lands within the Region's boundaries for residential and non-residential uses.
- (2) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (3) Audited financial statement balances may differ due to Public Sector Accounting Standards (PSAS) reporting requirements.
- (4) Development charge commitments are for the projects set out in the development charge study.

**REGIONAL MUNICIPALITY OF DURHAM
TRANSIT NON-RESIDENTIAL DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Transit</u>
	\$
Balance as at January 1, 2019	2,866,165
Add Revenues:	
Development Charges (Note 1)	1,113,167
Interest Allocated	80,058
	1,193,225
Total Revenues	1,183,672
Less Expenditures:	
Transferred to Capital Projects (Schedule 11)	(1,817)
Excess Financing on Prior Years' Completed Capital Projects (Schedule 11)	18,371
Refund of Prior Year Development Charges (Note 5)	1,200,226
	(1,817)
Total Expenditures	(1,817)
	1,183,672
Reclassifications:	
Development Charges (Note 5)	(136,566)
	(136,566)
Balance as at December 31, 2019 (Notes 3 & 4)	2,722,598

Notes:

- (1) By-law 81-2017, as amended, imposes Regional Transit residential and non-residential use development charges against all lands within the Region's boundaries.
- (2) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (3) Audited financial statement balances may differ due to Public Sector Accounting Standards (PSAS) reporting requirements.
- (4) Development charge commitments reflect the projects set out in the development charge study.
- (5) Development charges, and associated interest initially received and recognized as Institutional and Transit Non-Residential in 2018, were partially refunded with the balance reclassified to Residential in 2019, due to the reclassification of the development project.

REGIONAL MUNICIPALITY OF DURHAM
 AREA SPECIFIC DEVELOPMENT CHARGES RESERVE FUNDS STATEMENT
 FOR THE YEAR ENDED DECEMBER 31, 2019

	Carruthers Creek Water <u>Supply</u> (Note 1) \$	Seaton Water <u>Supply</u> (Note 2) \$	Seaton Sanitary <u>Sewage</u> (Note 2) \$
Balance as at January 1, 2019	222,423	3,597,224	2,945,611
Add Revenues:			
Area Specific Development Charges	-	5,685,001	8,956,119
Interest Allocated	2,176	126,487	111,379
Total Revenues	2,176	5,811,488	9,067,498
Less Expenditures:			
Transferred to Capital Projects (Schedule 14)	-	3,712,609	6,228,359
Area Specific Development Study Charges	-	5,794	5,794
Total Expenditures	-	3,718,403	6,234,153
Reclassifications:			
Transfer to Residential Water Supply Development Charges (Note 1)	224,599	-	-
Balance as at December 31, 2019 (Notes 3 & 4)	-	5,690,309	5,778,956

Notes:

- (1) By-law 18-2013, approved April 24, 2013, governs the imposition of area specific development charges against all lands within the Carruthers Creek service area that are developed for residential and non-residential uses. This by-law expired in July 2018 as there are no further water infrastructure projects required. Upon Regional Council approval on June 26, 2019, the balance was transferred to the Residential Water Supply Development Charge Reserve Fund (Schedule 1).
- (2) By-law 38-2019, approved June 26, 2019, governs the imposition of area specific development charges against all lands within the Seaton service area. This by-law came into force on July 1, 2019 and repeals by-law 19-2013 which came into force in November 2015, with the execution of the Seaton Front-Ending Agreement between the Region, and the Province of Ontario and the Seaton Private Landowners.
- (3) There were no amounts loaned or repaid between development charge reserve funds or borrowed from / repaid to reserve funds for other municipal purposes.
- (4) Commitments include financing for capital projects to be undertaken as set out in the area specific development charge study.

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER SUPPLY CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges		User Rate	Other Financing	Description	Total Financing	Intended Purpose
	Charges	Charges	Charges	Charges					
Zone 1 feedermain on Rossland Road from Church Street to Westney Road, Ajax	\$ 4,727,770	\$ 118,570	\$ 551,100	\$ 2,952,560	Seaton Developer Share, \$831,661; Federal Share, \$2,120,899	8,350,000	Engineering design and construction of feedermain to service new development		
Zone 1 feedermain on Harwood Avenue from Rossland Road to Kerrison Drive, Ajax	1,893,996	47,238	220,774	1,535,860	Seaton Developer Share	3,697,868	Engineering design and construction of feedermain to service new development		
Zone 2 feedermain on William Jackson Drive and Taunton Road from Earl Grey Avenue to Ravenscroft Road, Pickering/Ajax	350,400	8,800	40,800	-		400,000	Engineering design of feedermain to service new development		
Zone 1 feedermain from Whitby Water Supply Plant to Thornton Road, Whitby/Oshawa	2,628,000	66,000	306,000	-		3,000,000	Construction of feedermain to service new development		
Regional environmental laboratory expansion, Pickering	285,350	8,775	30,875	325,000	Region of York	650,000	Construction of Regional environmental laboratory upgrades and ventilation associated works to improve operational efficiency to service future growth		
Zone 3 feedermain on Conlin Road from Garrard Road Pumping Station to Ritson Road, Whitby/Oshawa	16,030,800	402,600	1,866,600	-		18,300,000	Engineering design and construction of feedermain to service new development		
Zone 2 feedermain on Bloor Street from Townline Road to Trulls Road, Clarington	5,475,000	137,500	637,500	-		6,250,000	Engineering design and construction of feedermain to accommodate system expansion to service new development		
Zone 4 feedermain from Thickson Road Pumping Station to Zone 4 reservoir, Whitby	1,401,600	35,200	163,200	-		1,600,000	Engineering design of feedermain to service new development		
Zone 4 feedermain on Brawley Road from Ashburn Road to Duffs Road, Whitby	525,600	13,200	61,200	-		600,000	Engineering design of feedermain to service new development		
Subtotal	33,318,516	837,883	3,878,049	4,813,420		42,847,868			

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER SUPPLY CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges		User Rate	Other Financing		Description	Total Financing	Intended Purpose
	Charges	\$	Charges	\$		Financing	\$			
Subtotal carried forward	33,318,516		837,883		3,878,049		4,813,420		42,847,868	
Zone 1 feedermain on Bloor Street from Ritson Road to Wilson Road, Oshawa	4,818,000		121,000		561,000		-		5,500,000	Engineering design and construction of feedermain, including new valve chamber east of Albert Street, to accommodate system expansion to service new development
Zone 3 feedermain on Harmony Road from Coldstream Drive to 400 m south of Conlin Road, Oshawa	3,030,960		76,120		352,920		-		3,460,000	Engineering design and construction of feedermain to service new development
Expansion of Newcastle Water Supply Plant, Clarington	4,270,080		430,080		5,539,840		-		10,240,000	Construction for the expansion of plant from 8,200 cubic metres per day to 16,400 cubic metres per day to accommodate growth
Zone 4 feedermain on Harmony Road from Greenhill Avenue to 400 m south of Conlin Road, Oshawa	560,640		14,080		65,280		-		640,000	Engineering design and construction of feedermain to service new development
Zone 4 feedermain from Zone 4 Pumping Station at Harmony Road Reservoir to Oshawa Zone 4 Reservoir, Oshawa	876,000		22,000		102,000		-		1,000,000	Engineering and design of feedermain to new development
Courtice Zone 1 feedermain - Phase 3, Baseline Road from Trulls Road to Courtice Road and Trulls Road from Baseline Road to Bloor Street, Clarington	3,679,200		92,400		428,400		-		4,200,000	Construction of feedermain to service new development
Zone 1 feedermain on Prestonvale Road from Baseline Road to 950 m north of Baseline Road, Clarington	306,600		7,700		35,700		-		350,000	Engineering design of feedermain to service new development
Ajax Zone 1 water storage facility, Ajax	175,200		4,400		20,400		-		200,000	Engineering design for the future construction of a 11,000 cubic metres water storage facility to service new development
Garrard Road Zone 3 Water Pumping Station, Whitby	227,760		5,720		26,520		-		260,000	Engineering design of upgrades at the pumping station required to receive increased flows from the water supply system
Subtotal	51,262,956		1,611,383		11,010,109		4,813,420		68,697,868	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER SUPPLY CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges	User Rate	Other Financing	Description	Total Financing	Intended Purpose
	\$	\$						
Subtotal carried forward	51,262,956	1,611,383	11,010,109	4,813,420			68,697,868	
Zone 4 Pumping Station at the Thickson Road Reservoir, Whitby	438,000	11,000	51,000	-			500,000	Engineering design for the future construction of a new pumping station to service new development
Zone 4 Storage Facility, Whitby	385,500	9,650	104,850	-			500,000	Engineering design of a new 11,000 cubic metres storage facility to meet future growth, peak flow demand, provide fire emergency storage
Zone 4 pumping station at the Harmony Road Reservoir and Zone 4 Water Pumping Station, Oshawa	379,500	9,550	110,950	-			500,000	Engineering design for the construction of a new pumping station, additional capacity and additional pumps for interim solution required to accommodate new development
Oshawa Zone 4 storage facility, Oshawa	363,500	9,115	127,385	-			500,000	Engineering design for the construction of a new 11,000 cubic metres storage facility to service future growth
Concession Street Water Pumping Station Expansion, Clarington	493,800	12,420	93,780	-			600,000	Engineering design for the pumping station expansion to service new development
Zone 2 Pumping Station at the Zone 1 Reservoir, Clarington	452,650	11,385	85,965	-			550,000	Engineering design for the future construction of pumping station to accommodate development
Zone 1 reservoir and feedermain, Clarington	746,100	18,630	135,270	-			900,000	Engineering design for the construction of future 7,000 cubic metres reservoir and feedermain to accommodate new development
Zone 2 Water Pumping Station, Clarington	376,000	9,400	114,600	-			500,000	Engineering design for the future construction of a water pumping station to service future development
Sunderland Water Supply System - New Well and Pumphouse with Standby power, Brock	74,400	7,500	518,100	-			600,000	Engineering design and construction to provide system security and capacity to service new development
Work in conjunction with Non-Residential Subdivision Development	38,817	1,194	4,200	-			44,211	Regional share of water servicing in various locations related to subdivision development - Holburn Biomedical Corp. \$44,211
Subtotal	55,011,223	1,711,227	12,356,209	4,813,420			73,892,079	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER SUPPLY CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges	Commercial Development Charges	User Rate	Other Financing	Description	Total Financing	Intended Purpose
	\$	\$	\$	\$		\$	
Subtotal carried forward	55,011,223	1,711,227	12,356,209	4,813,420		73,892,079	
Work in conjunction with Residential Subdivision Development	95,497	2,937	10,333	-		108,766	Regional share of water servicing in various locations related to subdivision development - Cougs (Ajax) Ltd. \$79,936, 1361189 Ontario Ltd. \$19,384, Adalan Development Corp. \$5,852, Garthwood Homes Ltd. \$1,797, and Parkmount Building Corp. \$1,797
Subtotal - Amounts transferred to Capital Projects before (Excess)/Shortfall Financing	55,106,720	1,714,163	12,366,542	4,813,420		74,000,845	
Excess Financing in Prior Years' Completed Capital Projects	(248,783)	(6,901)	(21,666)	-		(277,350)	Excess development charge financing: Residential: Miller Creek Estates Servicing Agreement (\$99,548), Satya Sanatan Dharma Cultural Sabha of Canada Servicing Agreement (\$76,300), and Oxnard Homes Servicing Agreement (\$72,935) Commercial: Miller Creek Estates Servicing Agreement (\$3,061), Satya Sanatan Dharma Cultural Sabha of Canada Servicing Agreement (\$1,600), and Oxnard Homes Servicing Agreement (\$2,240)
Ajax Water Supply Plant	(2,653,176)	-	-	-		(2,653,176)	Seaton community share of previously completed expansion of plant
Subtotal Excess Financing in Prior Year's Completed Projects	(2,901,958)	(6,901)	(21,666)	-		(2,930,526)	
Total	52,204,762	1,707,263	12,344,876	4,813,420		71,070,320	

Note:
 There were no Institutional or Industrial Development Charges transferred to Capital Projects in 2019.

**REGIONAL MUNICIPALITY OF DURHAM
RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SANITARY SEWER CAPITAL PROJECT TRANSFERS
FOR THE YEAR ENDED DECEMBER 31, 2019**

Capital Project	Residential Development Charges		Commercial Development Charges		Industrial Development Charges		User Rate	Other Financing		Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$		\$	\$		
Hunt Street from Mackenzie Avenue to Harwood Avenue, Ajax	147,600	9,200	-	-	-	-	43,200	-	-	200,000	Engineering design and construction of trunk sewer to service growth
Hunt Street / Kings Crescent and Harwood Avenue sanitary sewer diversion, Ajax	195,570	12,190	-	-	-	-	57,240	-	-	265,000	Engineering design and construction of sanitary sewer system improvement to service future development
Duffin Heights sanitary sewer on future street from Dersan Street to Zenits Drive, Pickering	535,050	33,350	-	-	-	-	156,600	-	-	725,000	Engineering design and construction to service new development
Twinning of sanitary sewer on easement from Southwood Sanitary Sewage Pumping Station to approximately 500 m North, Ajax	110,700	6,900	-	-	-	-	32,400	-	-	150,000	Engineering design of trunk sanitary sewer to provide increase capacity and system security
Baseline Road trunk sanitary sewer from Simpson Avenue to Bennett Road, Clarington	2,214,000	138,000	-	-	-	-	648,000	-	-	3,000,000	Engineering design and construction of trunk sewer to accommodate growth
Foster Creek trunk sanitary sewer on Sunset Boulevard and Lakeview Road from Rudell Street to Church Street, Clarington	590,400	36,800	-	-	-	-	172,800	-	-	800,000	Engineering design and construction to service new development
Church Street from Harrisview Street to Hurst Drive, Ajax	295,200	18,400	-	-	-	-	86,400	-	-	400,000	Engineering design and construction of trunk sanitary sewer to service growth
West Whitby sub-trunk sanitary sewer on Dundas Street from Coronation Road to Hallis Road, Whitby	103,320	6,440	-	-	-	-	30,240	-	-	140,000	Construction of a portion of 450 mm diameter sub-trunk sanitary sewer at the intersection of Dundas Street and Des Newman Boulevard to service growth
Courtice trunk sewer, Phase 7, Greenhill Avenue from Grandview Street to Harmony Road and on Harmony Road from future Greenhill Avenue to Conlin Road, Oshawa	533,057	33,226	-	-	-	-	156,017	-	-	722,300	Cost sharing for the construction of a 1,350 mm trunk sanitary sewer to service new development
Work in conjunction with Residential Subdivision Development	55,742	3,474	-	-	-	-	16,315	-	-	75,530	Regional share of sanitary sewers in various locations related to subdivision development - Cougs (Ajax) Ltd. \$53,044, 1361189 Ontario Ltd. \$8,158, E. Ovide Holdings (Altona) Inc. \$8,074, Garthwood Homes Ltd. \$3,127, and Parkmount Building Corp. \$3,127
Subtotal	4,780,639	297,980	-	-	-	-	1,399,212	-	-	6,477,830	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 SANITARY SEWER CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges	Commercial Development Charges	Industrial Development Charges	User Rate	Other Financing	Description	Total Financing	Intended Purpose
	\$	\$	\$	\$	\$		\$	
Subtotal carried forward	4,780,639	297,980	-	1,399,212	-		6,477,830	
Duffin Creek Water Pollution Control Plant - Stage III Solids expansion, Pickering	2,470,000	395,200	-	938,600	9,196,200	Region of York	13,000,000	Construction of the Duffin Creek Water Pollution Control Plant - Stage III Solids system to increase capacity to service growth
Corbett Creek Water Pollution Control Plant, Whitby	1,054,000	166,000	770,000	10,000	-		2,000,000	Engineering design and construction to rectify existing deficiencies to improve operational efficiency to service growth
Expansion of Newcastle Water Pollution Control Plant, Clarington	639,778	100,519	230,000	243,703	-		1,214,000	Construction of expansion for additional capacity from 4,000 m3/d to 7,000 m3/d to include sludge storage to service growth
Uxbridge Water Pollution Control Plant, Uxbridge	1,317,500	207,000	-	975,500	-		2,500,000	Engineering design and construction to optimize plant operations and implement improvements based on the condition assessment to maximize capacity to serve future growth
Expansion / Replacement of Water Street Sanitary Sewage Pumping Station, Scugog	418,485	26,009	-	122,378	1,100,400	Asset Management Reserve Fund	1,667,272	Construction of a Sanitary Sewage Pumping Station to accommodate expansion/replacement to service growth
Jeffery Street sanitary sewage pumping station and trunk sanitary sewer, Whitby	4,514,123	1,135,926	-	-	-		5,650,049	Construction of a Sanitary Sewage Pumping Station and trunk sanitary sewer to accommodate system expansion for new development in West Whitby area
Regional environmental laboratory expansion, Pickering	239,850	14,950	-	70,200	325,000	Region of York	650,000	Construction of Regional environmental laboratory upgrades and ventilation associated works to improve operational efficiency to service future growth
Subtotal - Amounts transferred to Capital Projects before Excess Financing	15,434,374	2,343,584	1,000,000	3,759,593	10,621,600		33,159,151	
Excess Financing in Prior Years' Completed Capital Projects	(599,104)	(60,684)	-	(826,068)	-		(1,475,856)	Excess development charge financing: Residential: North Oshawa Creek (West Branch) Trunk Sanitary Sewer from Britannia Road to south side of hydro corridor \$416,539, and Other Projects \$182,565; Commercial: North Oshawa Creek (West Branch) Trunk Sanitary Sewer from Britannia Road to south side of hydro corridor \$32,516, and Other Projects \$18,168.
Total	14,835,270	2,292,901	1,000,000	2,933,525	10,621,600		31,683,296	

Note:
 There were no Institutional Development Charges transferred to Capital Projects in 2019.

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges		Industrial Development Charges		General Tax	Other Financing	Description	Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$					
Brock Road from Taunton Road to 5th Concession Road, Pickering	289,800	33,120	-	-	127,080	-	-	-	-	450,000	Engineering and design to widen road from two lanes to four including intersection modifications to service growth
Brock Road / 7th Concession Road Intersection, Pickering	126,000	14,400	-	-	59,600	-	-	-	-	200,000	Engineering and design for intersection modifications required to service growth
Regional Road 3 (Concession 8) / Regional Road 57 Intersection, Clarington	2,142,000	244,800	-	-	1,013,200	-	-	-	-	3,400,000	Intersection reconstruction to a roundabout to service growth
Taunton Road / Anderson Street Intersection, Whitby	94,500	10,800	-	-	44,700	-	-	-	-	150,000	Engineering and design and utility relocation to modify intersection to accommodate increased traffic volumes
Taunton Road / Regional Road 42 Darlington / Clarke Townline Intersection, Clarington	31,500	3,600	-	-	14,900	-	-	-	-	50,000	Environmental assessment required to reconstruct and modify intersection to service growth
Regional Road 12 / Lake Ridge Road Intersection, Brock	441,000	50,400	-	-	208,600	-	-	-	-	700,000	Intersection reconstruction to a roundabout to service growth
Liberty Street from Longworth Avenue to Concession Road 3 Intersection, Clarington	189,000	21,600	-	-	89,400	-	-	-	-	300,000	Road rehabilitation including intersection signalization and modifications to service increased traffic volumes
Ritson Road from north of Taunton Road to Conlin Road, Oshawa	206,500	23,600	59,000	-	210,900	-	-	-	-	500,000	Engineering and design to prepare for road widening to five lanes to service growth
Bayly Street from Westney Road to Harwood Avenue, Ajax	526,400	60,160	-	-	213,400	-	-	-	-	799,960	Environmental assessment and engineering and design to widen road to seven lanes to service growth
Subtotal	4,046,700	462,480	59,000	-	1,981,780	-	-	-	-	6,549,960	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Commercial Development Charges		Industrial Development Charges		Other Financing		Total Financing	Intended Purpose
	Charges	Charges	Charges	Charges	General Tax	Charges	Charges	Financing	Description		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Subtotal carried forward	4,046,700	462,480	59,000	1,981,780	-	-	-	-	6,549,960		
Victoria Street from South Blair Street to west of Thickson Road, Whitby	7,245,000	828,000	-	3,427,000	-	-	-	-	11,500,000	Property acquisition, engineering and design, utility relocations and construction for the new alignment and widen road to five lanes to service growth	
Victoria Street / Bloor Street (east of Thickson Road - west of Stevenson Road), Whitby / Oshawa	259,000	29,600	-	211,400	-	-	-	-	500,000	Property acquisition to widen road to four/five lanes for future growth	
Lake Ridge Road from Bayly Street to Kingston Road / Dundas Street, Ajax / Whitby	51,100	5,840	-	43,060	-	-	-	-	100,000	Property acquisition to widen road to four/five lanes to service increasing traffic volumes to accommodate growth	
Lake Ridge Road from Kingston Road / Dundas Street to Rossland Road, Ajax / Whitby	186,900	21,360	-	91,740	-	-	-	-	300,000	Engineering and design to prepare for road widening to four/five lanes to service growth	
Thickson Road / Burns Street Intersection, Whitby	94,500	10,800	-	44,700	-	-	-	-	150,000	Engineering and design and utility relocations for intersection modifications required to service growth	
Thickson Road / Rossland Road Intersection, Whitby	189,000	21,600	-	89,400	-	-	-	-	300,000	Engineering and design required for intersection reconstruction to service growth	
Thickson Road from Taunton Road to Highway 407, Whitby	637,000	72,800	-	290,200	-	-	-	-	1,000,000	Environmental assessment and engineering and design to accommodate widening road to four/five lanes to service growth	
Rossland Road / Cochrane Street Intersection, Whitby	157,500	18,000	-	74,500	-	-	-	-	250,000	Engineering and design to modify intersection to accommodate increased traffic volumes	
Subtotal	12,866,700	1,470,480	59,000	6,253,780	-	-	-	-	20,649,960		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges		Industrial Development Charges		Other		Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$	General Tax	Financing Description		
Subtotal carried forward	12,866,700	1,470,480	59,000	-	-	6,253,780	-	-	\$ 20,649,960	
Rossland Road / Brock Street (Regional Highway 12) Intersection, Whitby	3,150,000	360,000	-	-	-	1,490,000	-	-	5,000,000	Construction to modify intersection to accommodate increased traffic volumes
Rossland Road from Ritson Road to Harmony Road, Oshawa	332,500	38,000	-	-	-	129,500	-	-	500,000	Engineering and design to prepare for road widening to five lanes, including structure widening to accommodate increased traffic volumes
Liverpool Road from Highway 401 to Kingston Road, Pickering	195,300	22,320	-	-	-	82,380	-	-	300,000	Engineering and design to prepare for road widening to six lanes to accommodate increased traffic volumes
York Durham Line from Regional Road 8 to Vivian Road, Uxbridge	252,000	28,800	54,000	-	-	3,665,200	-	-	4,000,000	Road rehabilitation including intersection modifications to service increased traffic volumes
Westney Road from Finley Avenue to Harwood Avenue, Ajax	315,000	36,000	90,000	-	-	59,000	-	-	500,000	Road rehabilitation including intersection modifications to service increased traffic volumes
Westney Road from Bayly Street to Highway 401, Ajax	193,200	22,080	-	-	-	84,720	-	-	300,000	Environmental assessment to prepare for road widening to seven lanes to accommodate increased traffic volumes
Westney Road from Highway 401 to south of Kingston Road, Ajax	828,100	94,640	236,600	-	-	140,660	-	-	1,300,000	Environmental assessment and construction to install a noise barrier and widen road to seven lanes, including structure widening and intersection modifications to accommodate growth
Westney Road from north of Rossland Road to Taunton Road, Ajax	101,850	11,640	29,100	-	-	7,410	-	-	150,000	Utility relocations to widen road to four lanes to accommodate growth
Subtotal	18,234,650	2,083,960	468,700	-	-	11,912,650	-	-	\$ 32,699,960	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Commercial Development Charges		Industrial Development Charges		Other Financing		Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$	\$	\$			
Subtotal carried forward	18,234,650	2,083,960	468,700	11,912,650	-	-	-	-	32,699,960		
Harmony Road from north of Coldstream Drive to south of Conlin Road, Oshawa	3,454,534	394,747	993,600	527,019	-	-	-	-	5,369,900	Construction to accommodate widening road to five lanes to accommodate growth	
Courtyce trunk sewer, Phase 7, Greenhill Avenue from Grandview Street to Harmony Road and on Harmony Road from future Greenhill Avenue to Conlin Road, Oshawa	23,066	2,693	-	4,341	-	-	-	-	30,100	Construction of pedestrian facilities to service new development	
Thornton Road from north of Stellar Drive to King Street, Oshawa	304,500	34,800	87,000	73,700	-	-	-	-	500,000	Engineering and design to widen road to four/five lanes, with new CPR grade separation to service growth	
Stevenson Road from CPR Belleville to Bond Street, Oshawa	329,000	37,600	94,000	39,400	-	-	-	-	500,000	Engineering and design to prepare for road widening to five lanes to accommodate growth	
Stevenson Road from Bond Street to Rossland Road, Oshawa	196,000	22,400	-	281,600	-	-	-	-	500,000	Engineering and design to prepare for road widening to five lanes to accommodate growth	
Townline Road from Beatrice Road to Taunton Road, Oshawa / Clarington	152,250	17,400	-	80,350	-	-	-	-	250,000	Environment assessment, engineering, design, property acquisition and utility relocations required to widen road to three lanes and storm sewer to service growth	
Bowmanville Avenue / Concession 7 Intersection, Clarington	31,500	3,600	9,000	5,900	-	-	-	-	50,000	Environmental assessment to modify intersection to service growth	
Manning Road / Brock Street Intersection, Whitby	1,260,000	144,000	-	596,000	-	-	-	-	2,000,000	Construction for intersection modifications to service growth	
Subtotal	23,985,500	2,741,200	1,652,300	13,520,960	-	-	-	-	41,899,960		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges		Commercial Development Charges		Industrial Development Charges		General Tax		Other Financing		Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$	\$	\$	\$			
Subtotal carried forward	23,985,500	2,741,200	1,652,300	13,520,960	-	-	41,899,960					
Manning Road and Adelaide Avenue interconnection from Garrard Road to Thornton Road, Whitby / Oshawa	69,300	7,920	-	22,780	-	-	100,000					Utility relocation for a new three lane road including the crossing of Corbett Creek to service growth
Adelaide Avenue from Townline Road to Trulls Road, Clarington	630,000	72,000	-	198,000	-	-	900,000					Property acquisitions to construct new bridge crossing and new three lane road to service growth
Gibb Street from east of Stevenson Road to Simcoe Street, Oshawa	695,800	79,520	-	624,680	-	-	1,400,000					Engineering, design and property acquisition required to widen road to four lanes to accommodate growth
Gibb Street / Olive Avenue Intersection from Simcoe Street to Ritson Road, Oshawa	672,000	76,800	-	251,200	-	-	1,000,000					Property acquisitions to construct new road and widen road to four/five lanes to service growth
Regional Highway 2 / Lambs Road Intersection, Clarington	31,500	3,600	-	14,900	-	-	50,000					Environmental assessment to modify intersection to accommodate increased traffic volumes
Regional Highway 47 / Concession 6 Intersection, Uxbridge	189,000	21,600	-	89,400	-	-	300,000					Engineering and design to modify intersection to accommodate increased traffic volumes
Bridge and Pavement Management Program	157,500	18,000	-	74,500	-	-	250,000					Updates and needs analysis of network in order to identify and prioritize expansion requirements of the road and bridge network to accommodate growth
Growth Related Signal Installation Program	1,071,000	122,400	-	506,600	-	-	1,700,000					Construction associated with new traffic signal installations, signal modifications and the underground infrastructure to accommodate increased traffic volumes due to new development
Intelligent Transportation System Initiatives	573,300	65,520	-	271,180	-	-	910,000					Technological upgrades associated with the intelligent transportation system including traveler information, integration, traffic and emergency management to accommodate increased traffic volumes
Subtotal	28,074,900	3,208,560	1,652,300	15,574,200	-	-	48,509,960					

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Commercial Development Charges		Industrial Development Charges		Other Financing		Total Financing	Intended Purpose
	Charges	Charges	Charges	Charges	Charges	Charges	Description	Financing			
Subtotal carried forward	\$ 28,074,900	3,208,560	1,652,300	15,574,200	-	\$ -			\$ 48,509,960		
Miscellaneous Engineering Activities	283,500	32,400	-	134,100	-	-			450,000	Miscellaneous engineering assignments linked to growth related projects at various locations	
Miscellaneous Property Acquisition	65,686	7,507	-	31,070	-	-			104,263	Property acquisition at various locations related to road widening projects and intersection improvements to accommodate growth	
Miscellaneous Landscaping Projects	126,000	14,400	-	59,600	-	-			200,000	Landscaping, including boulevard enhancements, for growth related projects	
Work in conjunction with Residential Subdivision Development	39,685	4,535	-	12,472	-	-			56,692	Regional share of roads in various locations related to subdivision development -1361189 Ontario Ltd. \$49,239 and Kindwin (Brock) Development Corp. \$7,453	
Transportation Master Plan Studies	105,000	12,000	-	33,000	-	-			150,000	Transportation master plan studies to address outstanding recommended actions for growth related projects	
Bloor Street from east of Harmony Road to Grandview Street South, Oshawa	415,490	48,173	-	138,497	-	-			602,160	Environmental assessment and engineering and design to prepare for the realignment and road widening to four/five lanes with new CP Rail grade separation to service growth	
Whites Road Bridge	75,765	-	-	-	-	-			75,765	Pre-design for the Whites Road project from 300 meters south of 3rd Concession to Taunton Road to pre-scope the exact type of structure, span and material best suited for this crossing to service Seaton development growth	
Subtotal	29,186,026	3,327,575	1,652,300	15,982,940	-	-			50,148,841		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 REGIONAL ROADS CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Commercial Development Charges		Industrial Development Charges		Other Financing	Description	Total Financing	Intended Purpose
	\$	\$	\$	\$	\$	\$	\$				
Subtotal carried forward	29,186,026	3,327,575	1,652,300	15,982,940	-	-	-			50,148,841	
Subtotal - Amounts transferred to Capital Projects before Excess Financing	29,186,026	3,327,575	1,652,300	15,982,940	-	-	-			50,148,841	
Excess Financing on Prior Years' Completed Capital Projects	(3,440,444)	(604,111)	-	(1,479,811)	-	-	-			(5,524,366)	Excess development charge financing: Residential: Consumers Drive Extension \$2,392,197, Road Reconstruction of Bayly Street / Victoria Street and Lake Ridge Road \$522,527, Bridge and Pavement Management \$104,418 and Other Projects \$421,302. Commercial: Consumers Drive Extension \$363,332, Road Reconstruction of Bayly Street / Victoria Street and Lake Ridge Road \$156,364, Bridge and Pavement Management \$15,355 and Other Projects \$69,060.
Total	25,745,582	2,723,464	1,652,300	14,503,129	-	-	-			44,624,475	

Notes:

- (1) There were no Institutional Development Charges transferred to Capital Projects in 2019.
- (2) General Tax includes Roads Capital Reserve, Road and Bridge Rehabilitation Reserve Funds and General Tax sources.

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL DEVELOPMENT CHARGES
 GO TRANSIT CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Other Financing	Description	Total Financing	Intended Purpose
	Charges	General Tax	Financing				
Growth / Enhancement Program for GO Transit	\$ 1,934,325	-	-	-		\$ 1,934,325	Municipal share of growth related capital per GO Transit billings
Total	1,934,325	-	-	-		1,934,325	

Note:
 In accordance with Regional Council direction, payment to Metrolinx for the Region's share of GO Transit Growth Capital has been limited to the amount of Development Charges collected by the Region in 2019 for GO Transit purposes.

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 TRANSIT CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Non Residential Development Charges			General Tax	Other Financing	Description	Total Financing	Intended Purpose
	Residential Development Charges	Residential Development Charges	Development Charges					
Conventional buses	\$ 976,593	\$ 438,759	\$ -	\$ 4,206,408	Gas Tax	\$ 5,621,760	Six growth-related conventional BRT buses to deliver service expansion and enhancement across Durham Region	
Conventional buses	1,107,312	497,488	605,404	149,796	Gas Tax	2,360,000	Four growth-related conventional buses to deliver service expansion and enhancement across Durham Region	
Mini buses	182,988	82,212	124,800	-	-	390,000	Three growth-related mini buses to deliver service expansion and enhancement across Durham Region	
Presto hardware for new growth related buses	65,688	29,512	44,800	-	-	140,000	Presto devices and installation on newly acquired growth related conventional buses	
Fare boxes & radios	89,148	40,052	60,800	-	-	190,000	Fare boxes and radio equipment for new buses to service growth	
Annunciators and Intelligent Transportation System (ITS)	32,105	14,424	21,896	-	-	68,425	Annunciators used to announce upcoming stops and Intelligent Transportation Systems for growth related buses	
Presto hardware for growth related Mini buses	4,223	1,897	2,880	-	-	9,000	Presto devices and installation for newly acquired growth related mini buses	
Fare boxes for Mini buses	10,322	4,638	7,040	-	-	22,000	Fare boxes for newly acquired growth related mini buses	
Smart Technology System for Bus Rapid Transit (BRT) buses	122,374	54,980	83,461	-	-	260,815	Supply and implementation of a smart technology system for six growth related buses	
Subtotal	2,590,753	1,163,962	951,081	4,356,204		9,062,000		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 TRANSIT CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Non Residential Development Charges		Description	Total Financing	Intended Purpose
	Charges	Residential Development Charges	Other Financing	General Tax	Other Financing			
	\$	\$	\$	\$	\$		\$	
Subtotal carried forward	2,590,753	1,163,962	4,356,204	951,081	4,356,204		9,062,000	
Smart Technology System for Mini buses	43,870	19,710	-	29,920	-		93,500	Supply and implementation of a smart technology system for newly acquired growth related mini buses
Subtotal - Amounts transferred to Capital Projects before Excess Financing	2,634,623	1,183,672	4,356,204	981,001	4,356,204		9,155,500	
Excess Financing on Prior Years' Completed Capital Projects	(3,818)	(1,817)	-	-	-		(5,635)	Excess development charge financing: Residential: Fare boxes and radios \$2,000, and Service vehicles \$1,818 Commercial: Fare boxes and radios \$1,000 and Service vehicles \$817
Total	2,630,805	1,181,855	4,356,204	981,001	4,356,204		9,149,865	

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL DEVELOPMENT CHARGES
 EMERGENCY MANAGEMENT SERVICES CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Description	Total Financing		Intended Purpose
	Charges	General Tax	Other Financing		Financing	Financing	
Ambulance	\$ 149,392	-	-		\$ 149,392		Acquisition of an ambulance and associated equipment for the Whitby station to service future growth
Total	149,392	-	-		149,392		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR RESIDENTIAL DEVELOPMENT CHARGES
 POLICE CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Residential Development Charges			Other Financing	Description	Total Financing	Intended Purpose
	Charges	General Tax	Financing				
	\$	\$	\$			\$	
Excess Financing on Prior Years' Completed Projects	(652,143)	-	(750,000)	Debt	(1,402,143)		Construction of a training and operations centre in Whitby
Total	(652,143)	-	(750,000)		(1,402,143)		

REGIONAL MUNICIPALITY OF DURHAM
 RESERVE FUND STATEMENT FOR SEATON AREA SPECIFIC DEVELOPMENT CHARGES
 CAPITAL PROJECT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2019

Capital Project	Water Area		Sewer Area		Total	Intended Purpose
	Development Charges	Specific Charges	Development Charges	Specific Charges		
	\$	\$	\$	\$	\$	
Brock Road Zone 1 reservoir and Zone 3/4 pumping station, Pickering	5,205	-	-	-	5,205	Construction of reservoir to provide adequate storage to meet peak flow demand and fire / emergency storage demand in Zone 1 pressure district of Pickering and Ajax and the pumping station to provide water supply for new development in the Zone 3 and 4 pressure districts
Zone 4 Reservoir and Zone 5 Pumping Station, Pickering	390,935	-	-	-	390,935	Engineering design of reservoir and pumping station required for the development of the Seaton Community
Ajax Water Supply Plant Expansion, Ajax	3,316,469	-	-	-	3,316,469	Attribution of previously completed expansion of the Ajax Water Supply Plant to service the Seaton Community
Duffin Creek Water Pollution Control Plant - Refurbishment of Stage 1 and 2 liquids treatment, Pickering	-	6,036,822	-	-	6,036,822	Engineering and construction of raw sewage / influent pumping stations / headworks / secondary treatment and electrical substation upgrades part of the Environmental Compliance Approval to increase capacity to service new growth
Central Duffin Collector Trunk Sanitary Sewer south of CPR and Old Taunton Road, Pickering	-	-	10,339	-	10,339	Engineering design and construction for the Courtice trunk sewer system expansion to service growth
Sanitary Sewage Pumping Station 4 and forcemain, Pickering	-	-	181,198	-	181,198	Engineering design and construction of pumping station required for the development of the Seaton Community
Total	3,712,609	6,228,359	-	-	9,940,969	

Note:
 (1) Seaton area specific development charges capital project transfers are for regionally constructed works in the Seaton development area and system expansions attributable to the Seaton development.

REGIONAL MUNICIPALITY OF DURHAM
DEVELOPMENT CHARGES CREDITS STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2019

	Residential Development Charges				Area Specific Development Charges			<u>Total</u>
	Sanitary Sewerage	Roads	Sanitary Sewerage	Water	Seaton Landowners Group (Note 3)	Seaton Landowners Group (Note 3)		
	Ontario Realty Corporation, Lebovic Enterprises Limited and Mattamy (Brock Road) Limited	Seaton Landowners Group (Note 3)						
Balance as at January 1, 2019	31,302,583	147	3,966,317		37,480,499	17,387,670	90,137,216	
Residential	4,514,123	418,894	-		-	-	4,933,017	
Commercial	1,135,926	-	-		-	-	1,135,926	
Residential/Non-residential (Note 2)	-	-	20,549,091		3,109,510	1,043,443	24,702,044	
Total Credits Granted	5,650,049	418,894	20,549,091		3,109,510	1,043,443	30,770,987	
Residential	13,898,860	-	6,967,301		3,004,250	4,568,666	28,439,077	
Commercial	32,640	-	-		-	-	32,640	
Total Credits Used	13,931,500	-	6,967,301		3,004,250	4,568,666	28,471,717	
Balance as at December 31, 2019	23,021,132	419,041	17,548,107		37,585,759	13,862,447	92,436,486	

Notes:

- (1) Section 12 of O. Reg 82/98 (Treasurer's Statement) requires information about development charge credits. Credits are granted upon approval of Council Reports or upon installation of servicing and are used as Subdivision Agreements are signed or as building permits are issued.
- (2) Credits granted will be applied to residential or non-residential development based on the Seaton Phase 1 Regional Infrastructure Front Ending Agreement.
- (3) All credits granted to Seaton Landowners Group are indexed annually on July 1 as provided in the Seaton Phase 1 Regional Infrastructure Front Ending

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2020-INFO-68
Date: July 10, 2020

Subject:

Annual Subdivision/Condominium Activity Report for 2019

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report provides an overview of subdivision and condominium activity in the Region from January 1 to December 31, 2019. This report focuses on applications which achieved major milestones in 2019 in terms of:

- i) new applications received;
- ii) applications draft approved; and
- iii) plans registered.

1.2 This report also compares the 2019 results with 2018.

2. Highlights

2.1 Highlights from 2019 are as follows:

- **Applications Received:** 23 (11 subdivision and 12 condominium) representing 1,435 residential units (see Table 1);

- **Draft Approved Plans:** 30 (13 subdivision and 17 condominium) representing 4,697 residential units (see Table 2);
- **Plans Registered:** 28 (18 subdivision and 10 condominium), representing 3,018 residential units (see Table 3);
- **Total number of Active Subdivision and Condominium Applications in Durham Region at the end of 2019:** 369 applications (268 plans of subdivision, 101 plans of condominium) representing 34,788 draft approved residential units and 25,863 residential units in-process (i.e. not yet draft approved) (see Table 4).

3. Applications Received

- 3.1 In 2019, 23 subdivision and condominium applications were received Region-wide, compared to 42 applications in 2018. Of these 23 applications, there were 11 residential plans of subdivision, 8 standard residential plans of condominium, and 4 common element plans of condominium.
- 3.2 In the recent past, large numbers of applications were received in Kedron in North Oshawa, Seaton in Pickering, and West Whitby. In 2019, only one application was received in each of the Kedron and Seaton communities.
- 3.3 In 2019, a total of 1,435 residential units were proposed within subdivisions and standard condominium plans, compared to 7,215 units in 2018. Of these:
- a. approximately 34 per cent were located in the City of Pickering, with just over half within one development proposed near Bayly Street and Liverpool Road;
 - b. the Municipality of Clarington and the Town of Whitby each accounted for about 23 per cent;
 - c. approximately 12 per cent were located in the City of Oshawa;
 - d. the Town of Ajax and the Township of Brock each accounted for about 5 per cent of proposed residential units within draft plans of subdivision and condominium.

4. Draft Approved Plans

- 4.1 A total of 30 plans were draft approved in 2019, compared to 37 draft approvals in 2018. Of the 30 draft approved plans, 6 were in common element plans of condominium which have no units, only common elements such as roads and shared amenities.

- 4.2 The number of residential units within draft approved plans increased from 2,993 units in 2018 to 4,697 units in 2019, with more than half (58 percent) within three plans of subdivision in the Kedron community of north Oshawa.
- 4.3 In 2019, approximately 66 per cent (3,119) of the residential units within draft approved plans were in the City of Oshawa, 15 per cent (714) in the Municipality of Clarington and 7 per cent (334) in the Town of Whitby. The remainder was in the City of Pickering (289 units), the Town of Ajax (127 units), and the Township of Uxbridge (114 units).

5. Registered Plans

- 5.1 The number of plans of subdivision and condominium registered in 2019 dropped from 44 in 2018 to 28 in 2019. Similarly, fewer new lots/units were registered, i.e. 3,018 in 2019 compared to 4,674 in 2018.
- 5.2 The Town of Whitby and the City of Oshawa combined for approximately 62 per cent of total units registered, with 1,081 units and 795 units respectively. The Municipality of Clarington (483 units) and the Township of Brock (287 units) had approximately 16 per cent and 10 per cent of registered units respectively. Finally, the City of Pickering had approximately 9 per cent, with the remainder of units registered in the Town of Ajax and the Township of Scugog.

6. Residential Units by Type

- 6.1 The proportion of single detached units within new subdivision and condominium applications received increased from 13 per cent in 2018 to 17 per cent in 2019. However, the proportion of townhouses decreased from 39 per cent in 2018 to 36 per cent in 2019. The proportion of apartments within these application types also decreased slightly from 47 per cent in 2018 to 46 per cent in 2019.
- 6.2 In 2019, single and semi-detached units accounted for 36 per cent (1,676) of the total 4,697 residential units within draft approved plans, which was higher than the 20 per cent proportion of the total 2,993 units within draft approved plans in 2018. The proportion of multiples or townhouse units in draft approved plans decreased significantly from 47 per cent (1,413) in 2018 to about 30 per cent (1,425) in 2019. The proportion of apartment units in draft approved plans increased slightly from 32 per cent (971) in 2018 to 34 per cent (1,596) in 2019.

6.3 The proportion of single detached units in registered plans increased slightly from 42 per cent (1,973) of the total 4,674 units in 2018, to 43 per cent (1,303) of the total 3,018 units in 2019. There was a decrease in the proportion of townhouse units in registered plans from 41 per cent (1,895) in 2018 to 35 per cent (1,071) in 2019, however, the proportion of apartment units in registered plans increased from 15 per cent (726) in 2018 to 21 per cent (644) in 2019.

7. Active Applications

7.1 Active applications are comprised of “In Process” applications (i.e. not yet draft approved) and “Draft Approved” plans, which includes plans where Regional conditions have been cleared but registration has not yet occurred, and where the registration extends over more than one phase. At the end of 2019, there were 369 active applications in the Region (135 In Process, 234 Draft Approved) (see Table 4), compared to 366 at the end of 2018.

7.2 The In Process applications represent a total of 25,863 residential units compared to 27,787 units at the end of 2018. Approximately 83 per cent (21,533) of the In Process units were in the City of Oshawa (7,694), the Town of Whitby (7,154) and the City of Pickering (6,685). There were 234 Draft Approved plans in the Region by the end of 2019, comprising 34,788 residential units, compared to 30,075 at the end of 2018. Approximately 41 per cent (14,329) of the Draft Approved units were in the City of Pickering.

7.3 The majority of the In Process and Draft Approved units represent Greenfield development (i.e. within the designated Urban Area but outside of the delineated built-up area). These units were predominately ground-related housing types and represents a healthy supply for Durham Region based on recent building activity. There continue to be opportunities for intensification within the Built-up Area including Regional Centres and along Corridors which has the potential to provide additional housing supply in Durham.

7.4 Active applications also include industrial plans of subdivision/condominium. There are currently 33 applications (30 subdivision, 3 condominium), comprised as either wholly or partially industrial sites totalling 517 hectares (1,278 acres).

8. Current Activity

8.1 During the first three months of 2020, 2 new subdivision and 2 new condominium applications were received, representing 1,426 additional “In Process” residential units. In addition, 3 plans of subdivision, representing 462 units, were draft

approved in the first quarter of 2020. There were no subdivision or condominium plans registered during the first three months of 2020.

9. Conclusion

- 9.1 2019 saw a decrease in the number of subdivision and condominium applications received, draft approved and registered compared to 2018.
- 9.2 In terms of the total applications received, draft approved, and registered, the proportion of higher density (townhouse and apartment) units generally decreased while the proportion of low density (single and semi-detached) dwellings increased.
- 9.3 The number of potential residential units that are “In Process” and “Draft Approved” remained consistent between 2018 and 2019.
- 9.4 The Region’s supply of units through intensification and redevelopment, and land in draft approved and registered plans of subdivision and condominium is more than sufficient to accommodate the Provincially required (minimum) 3-year supply for residential growth, as per Provincial Policy Statement policy 1.4.1(b) and Regional Official Plan policy 4.2.6. Based on average absorption rates since 2012, there is almost an eleven-year supply of draft approved lots in Durham Region.
- 9.5 A copy of this report will be forwarded to the Area Municipalities for their information.

10. Attachments

- Attachment #1: Subdivision and Condominium Applications Received in 2019
- Attachment #2: Subdivision and Condominium Plans Draft Approved in 2019
- Attachment #3: Subdivision and Condominium Plans Registered in 2019
- Attachment #4: Active Applications by Municipality as of Year End 2019
- Attachment #5: Subdivision Condominium Activity Maps by Area Municipality

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

ATTACHMENT 1 – SUBDIVISION AND CONDOMINIUM APPLICATIONS RECEIVED IN 2019

MUNICIPALITY	RESIDENTIAL SUBDIVISION APPLICATIONS	RESIDENTIAL CONDOMINIUM APPLICATIONS	INDUSTRIAL APPLICATIONS	COMMON ELEMENT CONDOMINIUM APPLICATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTIPLE ATTACHED UNITS	APARTMENT UNITS	TOTAL
AJAX	1	0	0	0	0	0	72	0	72
BROCK	1	0	0	0	27	0	25	0	52
CLARINGTON	2	2	0	0	21	12	131	162	326
OSHAWA	2	2	0	1	26	0	144	1	171
PICKERING	4	4	0	1	174	0	76	241	491
SCUGOG	0	0	0	0	0	0	0	0	0
UXBRIDGE	0	0	0	0	0	0	0	0	0
WHITBY	1	0	0	2	0	0	73	250	323
DURHAM	11	8	0	4	248	12	521	654	1,435

ATTACHMENT 2 – SUBDIVISION AND CONDOMINIUM PLANS DRAFT APPROVED IN 2019

MUNICIPALITY	RESIDENTIAL SUBDIVISION APPLICATIONS	RESIDENTIAL CONDOMINIUM APPLICATIONS	INDUSTRIAL APPLICATIONS	COMMON ELEMENT CONDOMINIUM APPLICATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTI FAMILY UNITS	APARTMENT UNITS	TOTAL
AJAX	1	1	0	0	0	0	127	0	127
BROCK	0	0	0	0	0	0	0	0	0
CLARINGTON	2	2	0	3	326	105	83	200	714
OSHAWA	3	2	0	0	1,044	92	827	1,156	3,119
PICKERING	1	3	0	0	11	0	38	240	289
SCUGOG	0	0	0	0	0	0	0	0	0
UXBRIDGE	3	0	0	2	13	0	101	0	114
WHITBY	3	3	0	1	85	0	249	0	334
DURHAM	13	11	0	6	1,479	197	1,425	1,596	4,697

ATTACHMENT 3 – SUBDIVISION AND CONDOMINIUM PLANS REGISTERED IN 2019

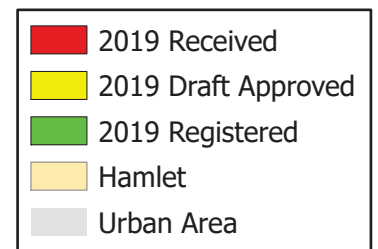
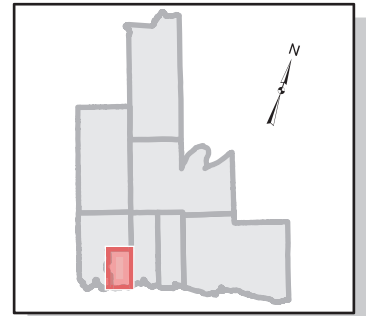
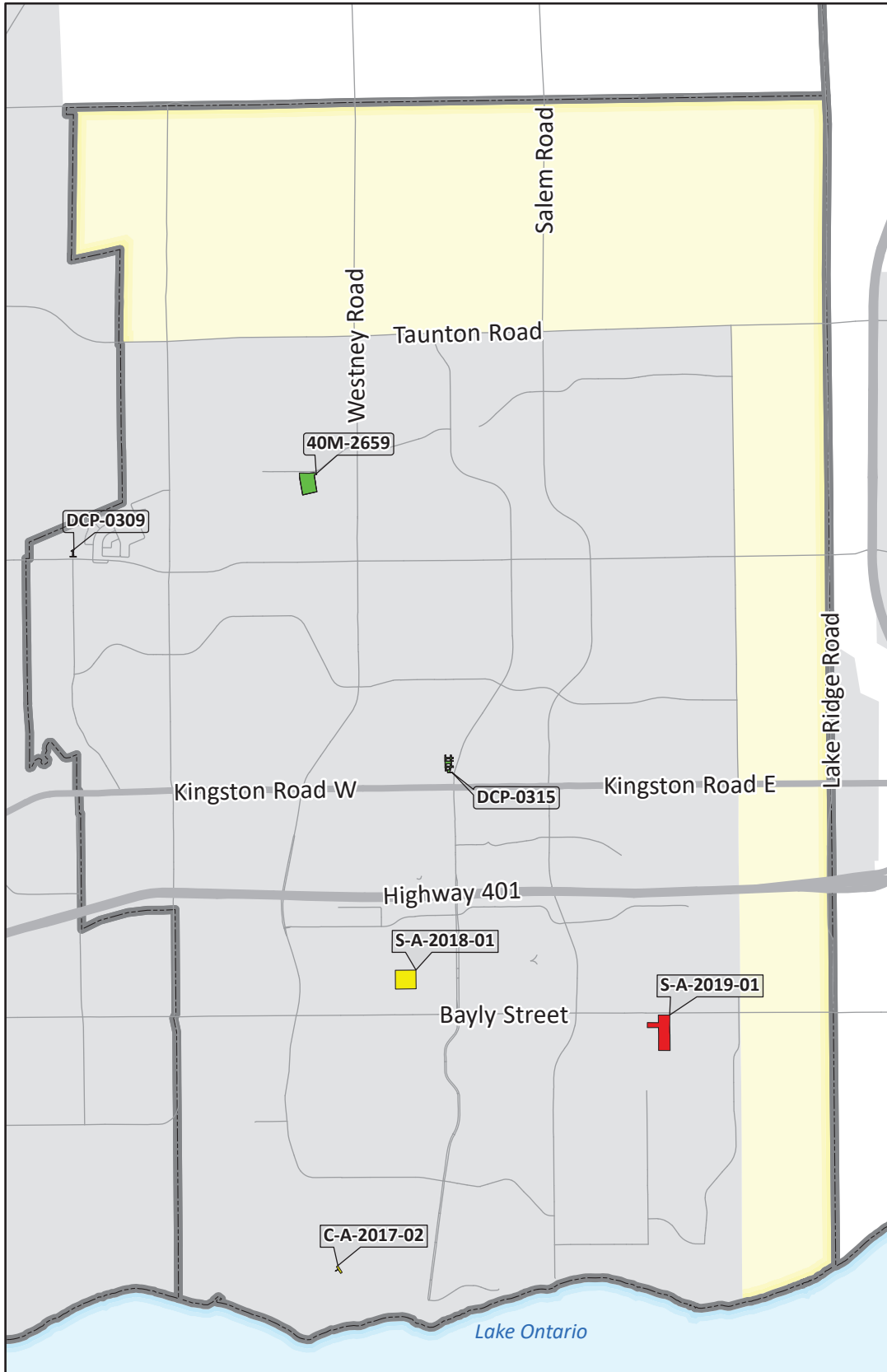
MUNICIPALITY	RESIDENTIAL SUBDIVISION REGISTRATIONS	RESIDENTIAL CONDOMINIUM REGISTRATIONS	INDUSTRIAL REGISTRATIONS	COMMON ELEMENT CONDOMINIUM REGISTRATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTI FAMILY UNITS	APARTMENT UNITS	TOTAL
AJAX	1	1	0	1	54	0	14	0	68
BROCK	1	0	0	0	287	0	0	0	287
CLARINGTON	3	3	0	0	183	0	119	181	483
OSHAWA	4	3	0	0	58	0	410	327	795
PICKERING	3	2	0	0	78	0	57	136	271
SCUGOG	1	0	0	0	33	0	0	0	33
UXBRIDGE	0	0	0	0	0	0	0	0	0
WHITBY	5	0	0	0	610	0	471	0	1,081
DURHAM	18	9	0	1	1,303	0	1,071	644	3,018

ATTACHMENT 4 – ACTIVE SUBDIVISION AND CONDOMINIUM APPLICATIONS BY MUNICIPALITY IN 2019

MUNICIPALITY	IN PROCESS RESIDENTIAL SUBDIVISION APPLICATIONS	IN PROCESS RESIDENTIAL CONDOMINIUM APPLICATIONS	DRAFT APPROVED RESIDENTIAL SUBDIVISION APPLICATIONS	DRAFT APPROVED RESIDENTIAL CONDOMINIUM APPLICATIONS	TOTAL	IN PROCESS RESIDENTIAL UNITS	DRAFT APPROVED RESIDENTIAL UNITS	TOTAL UNITS
AJAX	6	1	18	8	33	1,198	1,433	2,631
BROCK	6	2	7	1	16	744	931	1,675
CLARINGTON	16	5	36	14	71	1,526	5,278	6,804
OSHAWA	15	8	26	18	67	7,694	7,036	14,730
PICKERING	29	11	32	13	85	6,685	14,329	21,014
SCUGOG	10	0	12	2	24	530	530	1,060
UXBRIDGE	3	2	8	4	17	332	186	518
WHITBY	17	4	27	8	56	7,154	5,065	12,219
DURHAM	102	33	166	68	369	25,863	34,788	60,651



2019 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

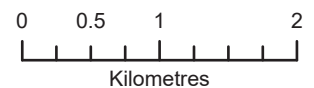
S-A-2019-01 Chieftan (Ajax) Development Corporation Inc.

Draft Approved:

C-A-2017-02 Your Home Developments (Finley) Inc.
S-A-2018-01 167 Hunt Street Ltd. (Stafford Homes)

Registered:

DCP-0315 Your Home Developments (Old Harwood) Inc.
DCP-0309 Richpark Homes Ltd., In Trust
40M-2659 John Boddy Developments Limited



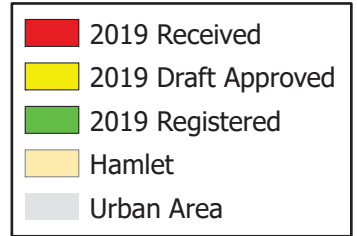
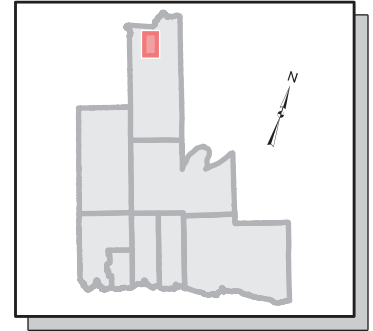
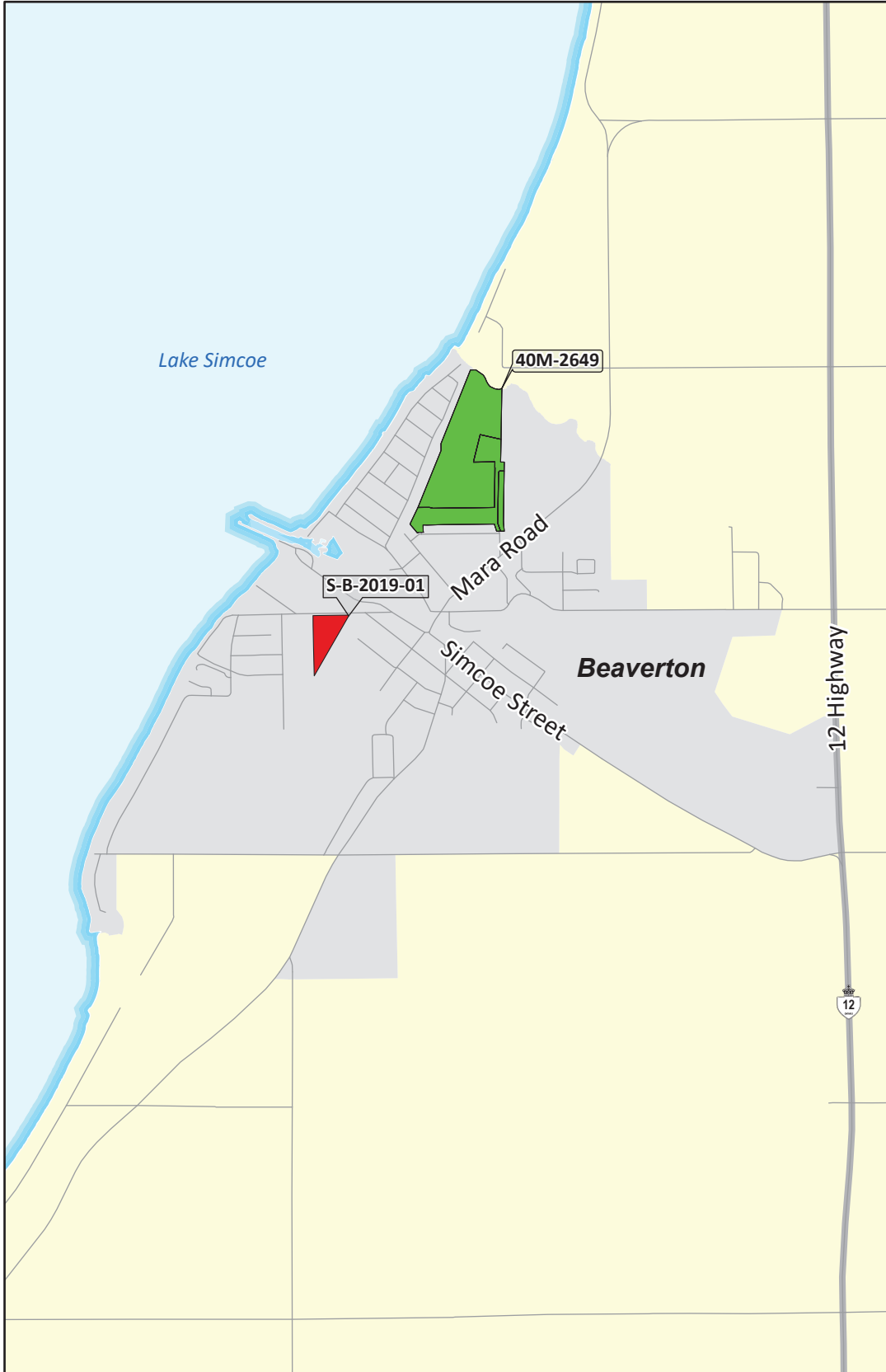
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY BEAVERTON URBAN AREA, BROCK TOWNSHIP

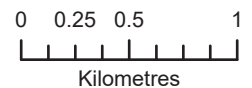


Received:

S-B-2019-01 First & Second Beaverton Inc.

Registered:

40M-2649 Marydel Homes Inc.



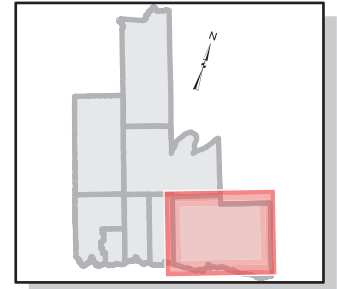
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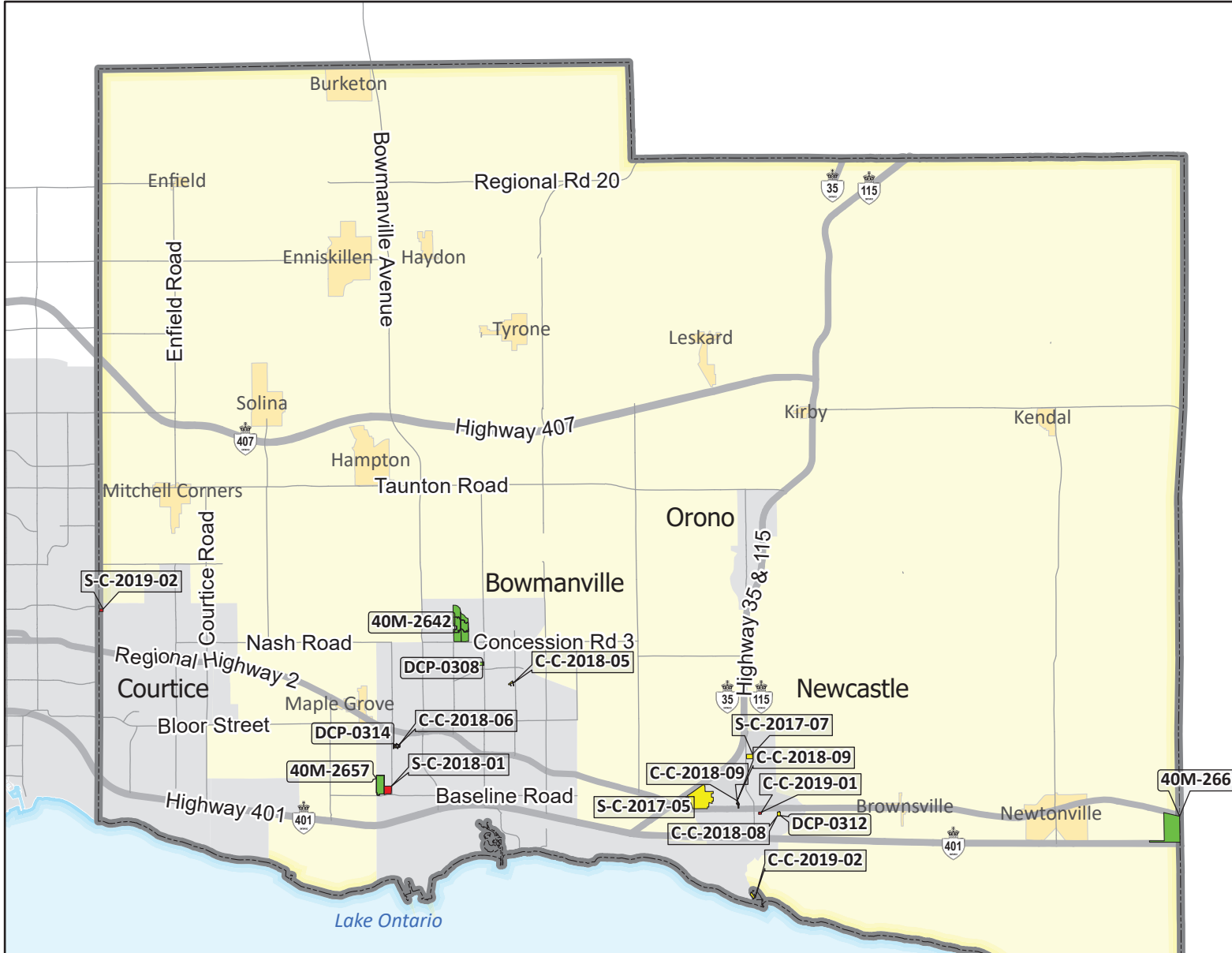
Citation: Digital cartography by The Regional Municipality of Durham, Planning Department, March, 2020.



2019 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREA



■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area



Received:

- C-C-2018-09 Lindvest Properties (Clarington) Limited
- C-C-2019-01 Tenzin Gyaltsan (Gyaltsan Property Management Inc.)
- C-C-2019-02 Lanarose Properties Ltd
- S-C-2018-01 Aspen Gardens Ltd. (Kaitlin)
- S-C-2019-02 Lynstrath Developments Inc.

Draft Approved:

- C-C-2018-05 Averton Homes (Bowmanville) Inc.
- C-C-2018-06 Modo Bowmanville Towns Ltd.
- C-C-2018-08 Brightstar Newcastle Corporation
- C-C-2018-09 Lindvest Properties (Clarington) Limited
- C-C-2019-02 Lanarose Properties Ltd
- S-C-2017-05 2103386 Ontario Limited/Louisville Homes Ltd
- S-C-2017-07 Brookfield Homes (Ontario) Limited

Registered:

- DCP-0308 Bowmanville Apartments Inc.
- DCP-0314 Modo Bowmanville Towns Ltd.
- DCP-0312 Brightstar Newcastle Corporation
- 40M-2661 OHM Frederick Inc. (Michael Clarke)
- 40M-2642 Northglen East Subdivision
- 40M-2657 Bowmanville Village Inc.

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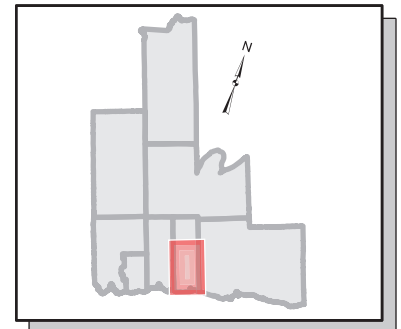
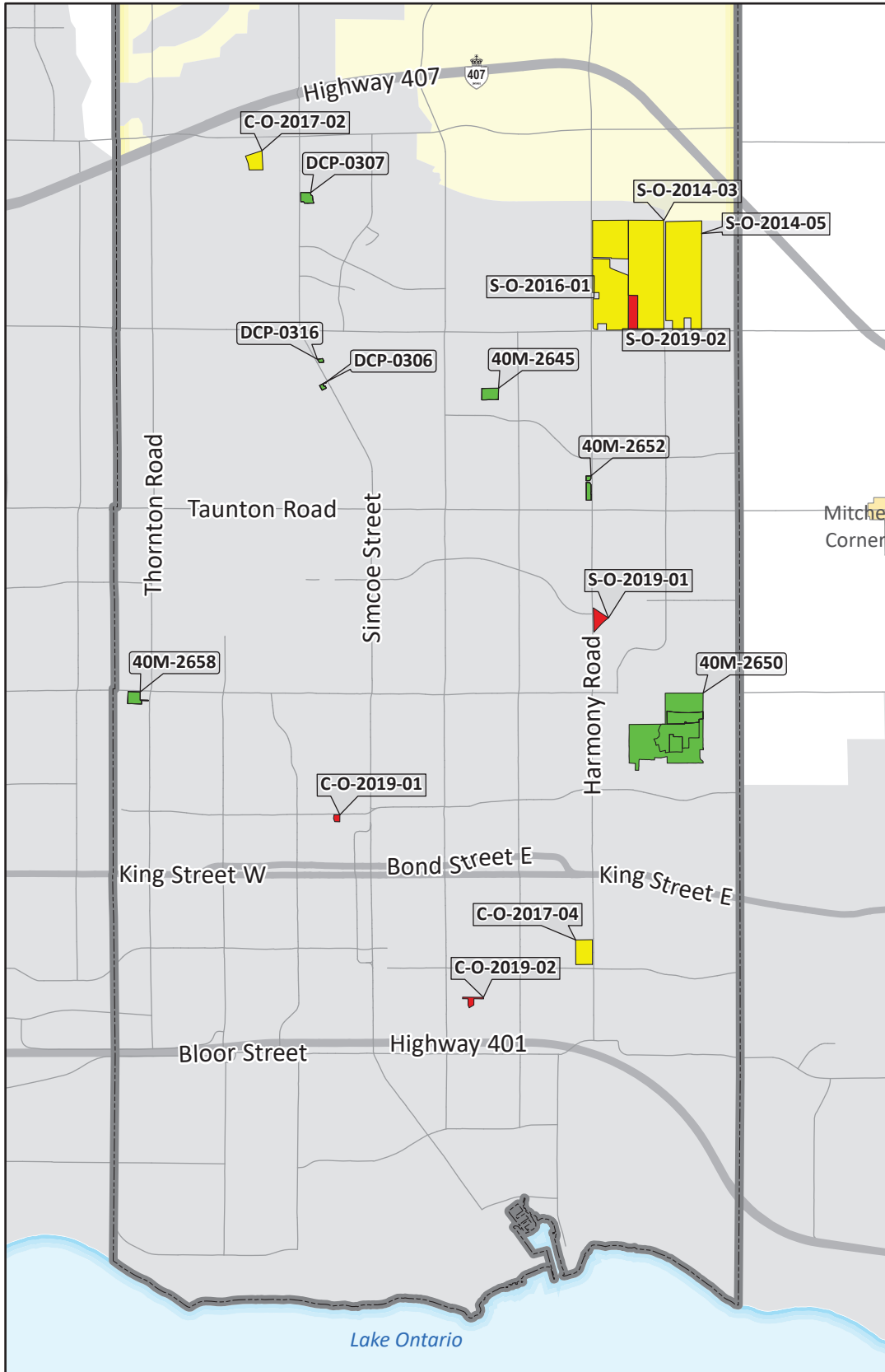
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA

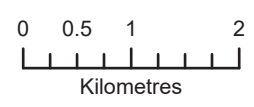


■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:
 C-O-2019-01 Durham Condominium Corporation (DCC)
 C-O-2019-02 Crowncove Investments Inc.
 S-O-2019-01 Asma Nasir
 S-O-2019-02 City Homes (2486210 Ontario Ltd.)

Draft Approved:
 C-O-2017-02 2285136 Ontario Limited
 C-O-2017-04 Harmony Taylor Developments Limited
 S-O-2014-03 Kose Developments Inc. (1476859 Ontario Ltd.)
 S-O-2014-05 E. Manson Investments Limited
 S-O-2016-01 Medallion Developments (Harmony) Limited

Registered:
 DCP-0316 Podium Developments (2023 Simcoe Street North Ltd.)
 DCP-0307 Minto Metropia (Windfield) GP Inc.
 DCP-0306 Podium Developments (1900 Simcoe Street North Ltd.)
 40M-2650 Beechnut Development Corp. Inc.
 40M-2645 Midhaven Developments Ormond
 40M-2658 Delpark Homes (Rossland) Inc.
 40M-2652 Initialcorp (Harmony Road) Inc.



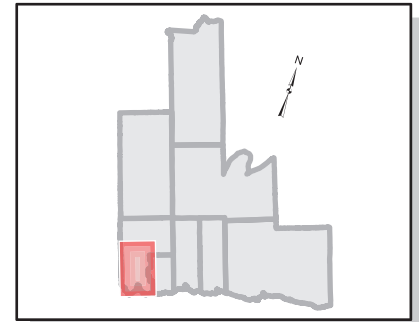
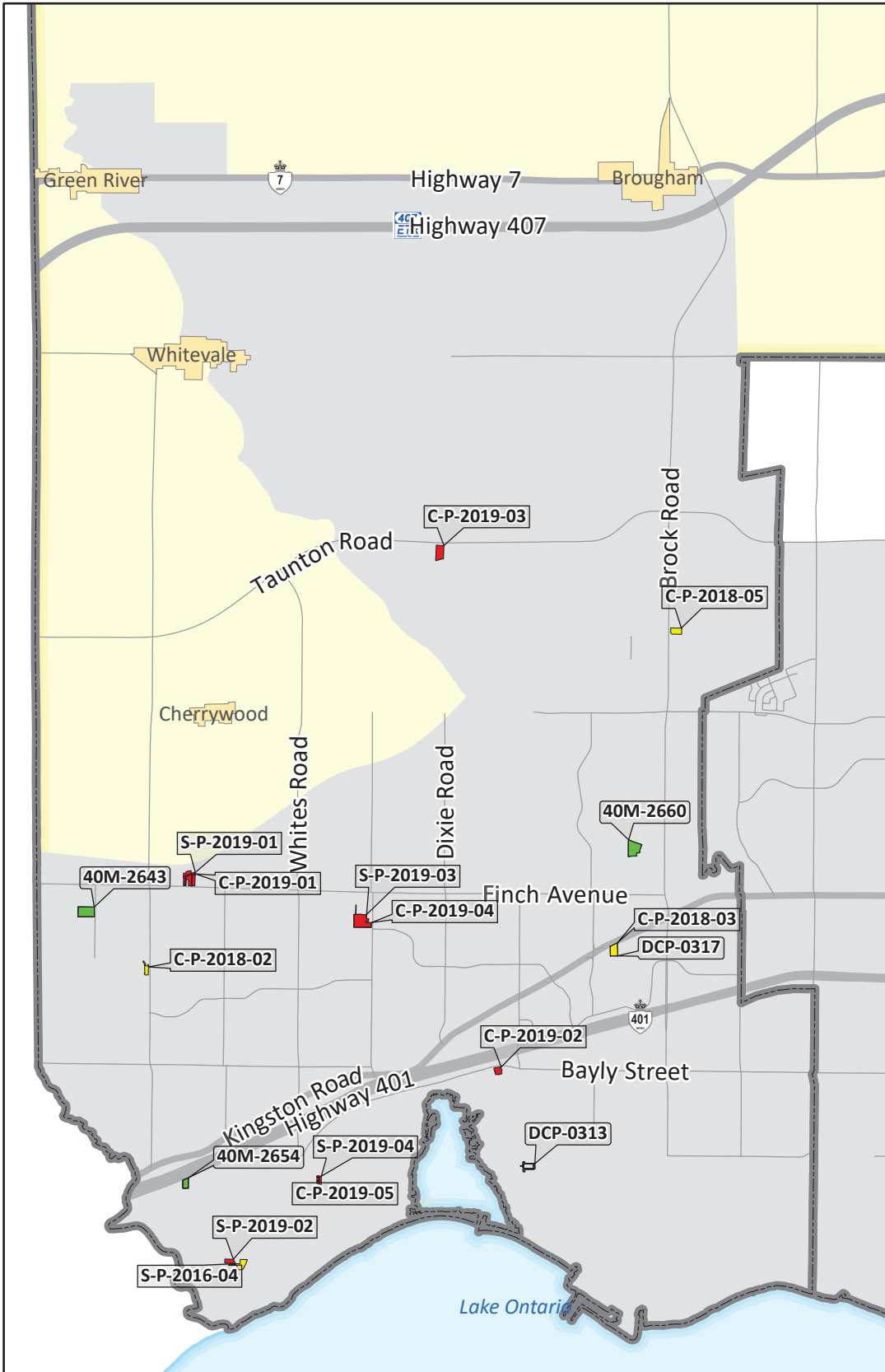
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:

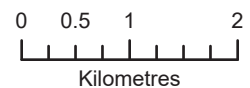
- C-P-2019-01 Marshall Homes (Finch) Ltd.
- C-P-2019-02 SR & R Bay Ridges (Two) Ltd.
- C-P-2019-03 Mattamy (Seaton) Limited
- C-P-2019-04 10046043 Canada Inc. & C. Wang
- C-P-2019-05 Katanna Oklahoma LP
- S-P-2019-01 Marshall Homes (Finch) Ltd.
- S-P-2019-02 Oak Hill Dev. Ltd. & White-Pine General Contractors Ltd.
- S-P-2019-03 10046043 Canada Inc. & C. Wang
- S-P-2019-04 Katanna Oklahoma LP

Draft Approved:

- C-P-2018-02 Altona Road Subdivision Ltd.
- C-P-2018-03 Marshall Homes (Centre Point) Inc (2450734 Ontario Inc.)
- C-P-2018-05 Gironde Community Development Inc.
- S-P-2016-04 702153 Ontario Limited (Fairgate Homes)

Registered:

- DCP-0313 Madison Liverpool Limited
- DCP-0317 Marshall Homes (Centre Point) Inc (2450734 Ontario Inc.)
- 40M-2643 Woodview Home Construction Inc.
- 40M-2660 Frontdoor Developments Inc.
- 40M-2654 2554569 Ontario Inc.



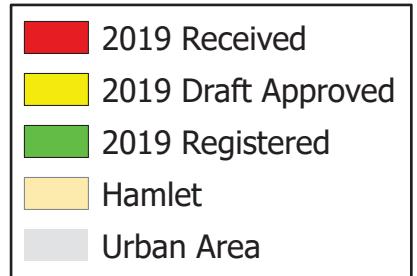
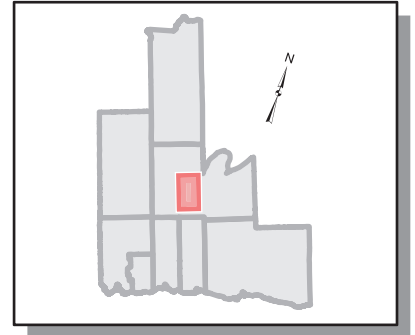
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG



Registered:

40M-2655 Canterbury Land Development Corporation



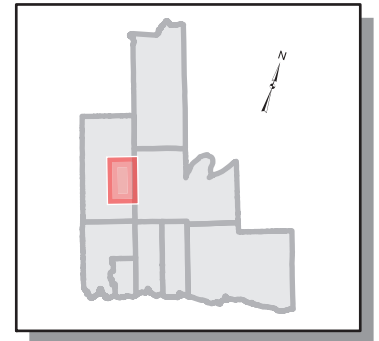
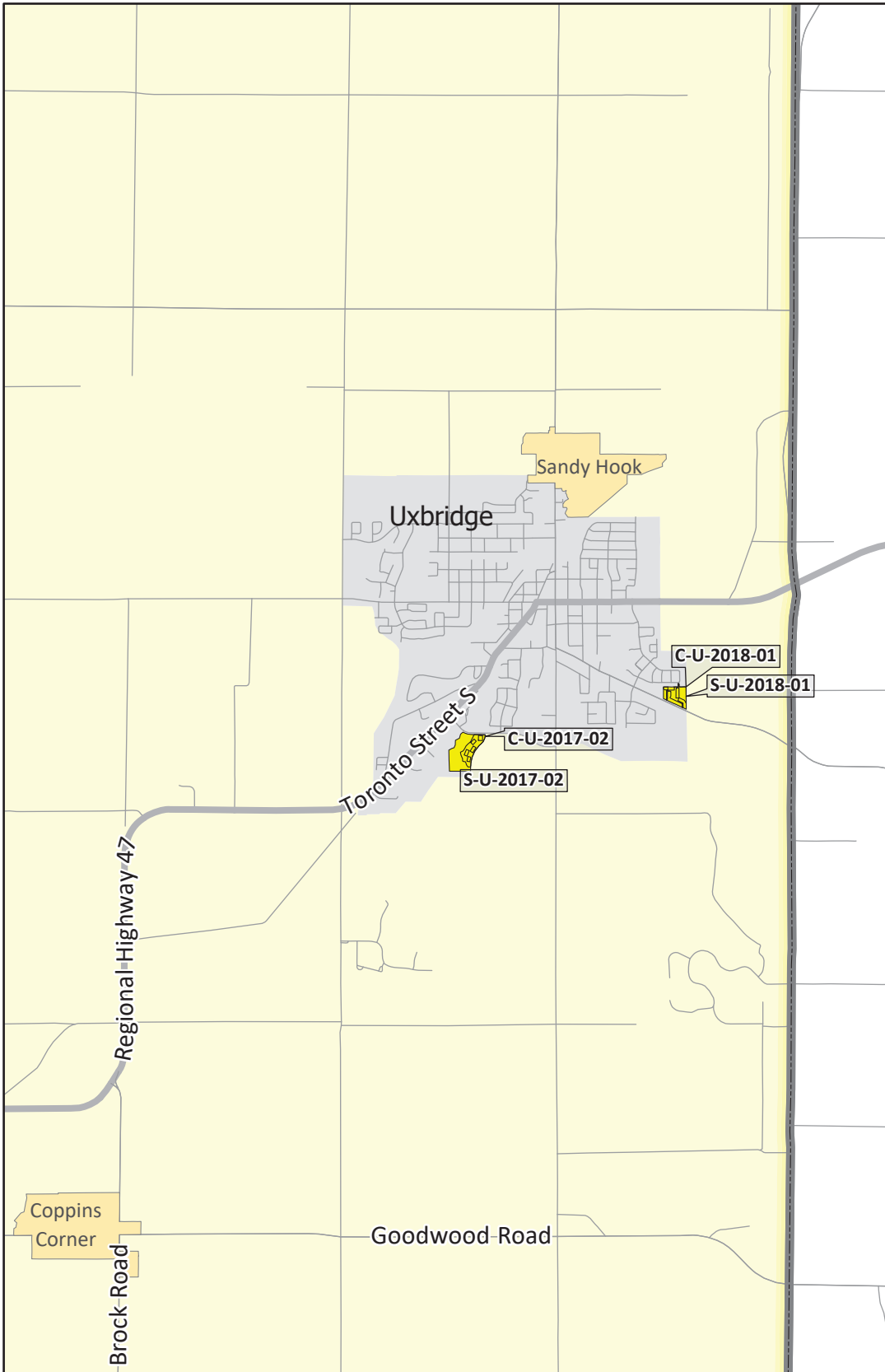
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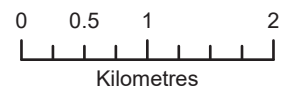
2019 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



	2019 Received
	2019 Draft Approved
	2019 Registered
	Hamlet
	Urban Area

Draft Approved:

C-U-2017-02	Saleville Developments (IV) Ltd.
C-U-2018-01	2452595 Ontario Ltd.
18T-87011	Sandford
S-U-2017-02	Saleville Developments (IV) Ltd.
S-U-2018-01	2452595 Ontario Ltd.



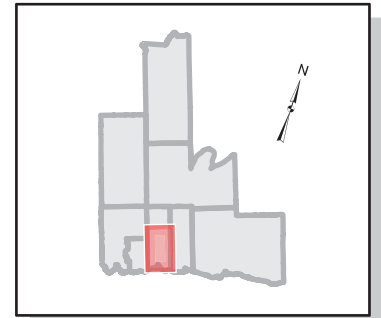
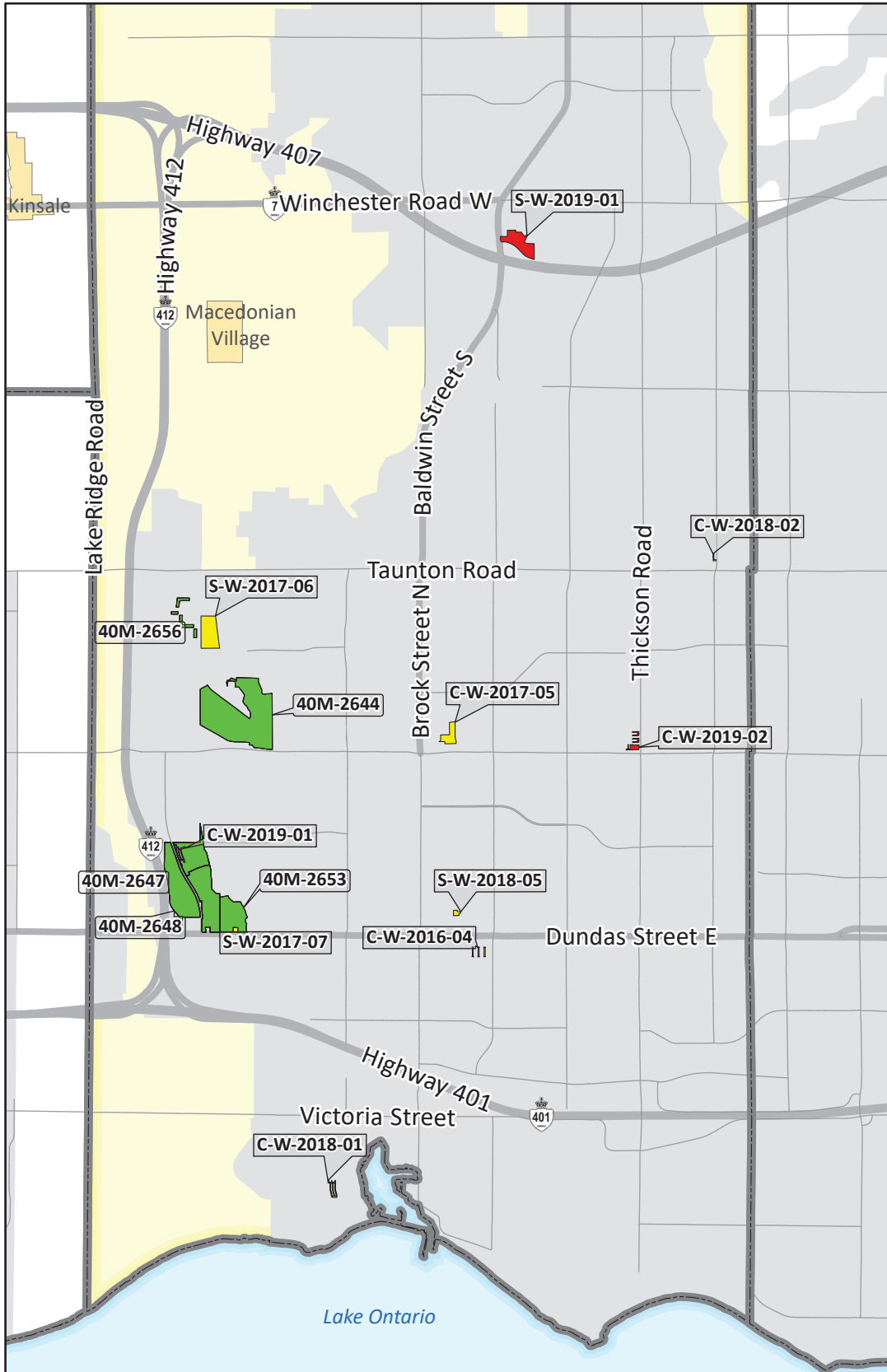
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:

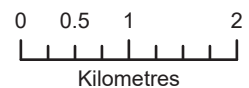
- C-W-2019-01 Mattamy Homes (Mattamy (Whitby) Limited
- C-W-2019-02 Minto (Rossland) Inc.
- S-W-2019-01 Madison Brooklin Developments Ltd.

Draft Approved:

- C-W-2016-04 Stafford Homes Ltd.
- C-W-2017-05 Whitby (Brock and Rossland) Developments
- S-W-2017-06 3425 Coronation Developments Limited
- S-W-2017-07 Manorgate Homes (Whitby) Inc.
- C-W-2018-01 Gordon Scadding Developments Limited
- C-W-2018-02 2500564 Ontario Limited
- S-W-2018-05 Sabrina Homes Inc.

Registered:

- 40M-2644 TFP Whitby Dev. Inc. c/o Fieldgate Dev.
- 40M-2647 Mattamy (Monarch) Limited
- 40M-2648 Mattamy (Monarch) Limited
- 40M-2653 Hiddenbrook Developments Limited
- 40M-2656 Lazy Dolphin Development Inc.



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The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: #2020-INFO-69
Date: July 10, 2020

Subject:

Economic Update – Updated Risks and Uncertainty as of July 8th, 2020

Recommendation:

Receive for information.

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 1 – July 8, 2020.

2. Federal Government

2.1 On July 1, the new Canada-United States-Mexico Agreement (CUSMA) came into force. This agreement replaces the North American Free Trade Agreement (NAFTA) regulating the free exchange of goods between the three countries.

2.2 On July 2, the federal government announced an agreement with the provinces to extend the Canada Emergency Commercial Rent Assistance (CECRA) program for an additional month. Those who qualified for loans in April, May, and June will automatically qualify for July.

2.3 On July 7, the federal government announced details on the next component of phase 2 of the previously announced COVID-19 Emergency Support Fund for Cultural, Heritage and Sport Organizations. This component includes funding for arts and culture organizations that do not currently receive funding from other federal agencies. Funding measures include:

- \$45 million under the Canada Periodical Fund to assist free magazines and weekly newspapers;

-
- \$25 million to help independent broadcasters;
 - \$20 million, through the Canada Music Fund, to help presenters in the live music industry;
 - \$2.5 million, through the Canada Media Fund, to support producers of content in a language other than English or French; and
 - \$52.1 million to various arts and culture organizations that do not usually receive funding from Canadian Heritage programs.
- 2.4 As many Canadians continue to struggle with the economic impacts of COVID-19, the Parliamentary Budget Office (PBO) has released a report to estimate the post-COVID-19 cost of a guaranteed basic income program. According to the PBO, the program would cost between \$47.5 and \$98.1 billion for the six-month period from October 2020 to March 2021. The estimate depends on whether the program is phased out by \$0.50, \$0.25 or \$0.15 for each dollar of employment income.
- 2.5 After Fitch Ratings Inc. downgraded Canada's credit rating to AA+, S&P Global Ratings has maintained Canada's AAA credit rating but has revised its economic outlook to predict a 5.9 per cent Gross Domestic Product (GDP) contraction in 2020, followed by a 5.4 per cent gain in 2021.
- 2.6 While municipalities continue to be challenged by the financial impact of the pandemic, the Association of Municipalities of Ontario (AMO), along with the Mayors and Regional Chairs of Ontario (MARCO), the Large Urban Mayors' Caucus of Ontario (LUMCO), and the City of Toronto, held a meeting on July 6 to discuss the COVID-19 financial emergency. The group is repeating their request for the federal and provincial governments to support the Federation of Canadian Municipalities (FCM) proposal of at least \$10 billion dollars in emergency relief for Canadian municipalities. The FCM plan would provide Ontario municipalities with approximately \$4 billion to allocate toward increased service costs and to offset losses in transit revenue.
- 3. Federal Economic and Fiscal Snapshot**
- 3.1 On July 8, the federal government released an economic and fiscal snapshot outlining the impacts of COVID-19 on federal government revenues and expenditures. The federal government is estimating that the COVID-19 Economic Response Plan will cost \$227.9 billion in 2020-21, bringing the 2020-21 budget deficit to \$343.2 billion.
- 3.2 The federal government's response to COVID-19 will significantly increase debt levels as the federal debt is expected to increase from \$716.8 billion, in 2019-20, to \$1.06 trillion in 2020-21. Canada's federal debt as a percentage of GDP will increase from 31.1 per cent to 49.1 per cent in 2020-21.

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- 3.3 Revenues are expected to decline from \$341 billion, in 2019-20, to \$268.8 billion in 2020-21. Expenditures are expected to increase from \$375.3 billion to \$612.1 billion in 2020-21. This will increase Canada's expenditures as a percentage of GDP to 28.4 per cent, up from 16.3 per cent in the prior year.
 - 3.4 In terms of the economy, the federal government is forecasting a 6.8 per cent contraction in real GDP for 2020. A significant rebound is expected the following year as the federal government predicts 5.5 per cent real GDP growth in 2021.
 - 3.5 The federal government is predicting an average unemployment rate of 9.8 per cent for 2020, followed by an average rate of 7.8 per cent in 2021. According to Statistics Canada, the unemployment rate for May 2020 was 13.7 per cent.
 - 3.6 Inflation, as measured by the Consumer Price Index (CPI), is forecasted to average 0.5 per cent in 2020, which is well below the Bank of Canada inflation control target of 1 to 3 per cent. Average inflation is expected to increase to 2 per cent in 2021.

4. Ontario Government

- 4.1 On July 2, the provincial government announced an additional investment of \$150 million for municipalities and urban Indigenous communities to help protect the vulnerable population from COVID-19. The funding can be used to renovate shelters, develop long-term sustainable solutions to homelessness, and provide food and supplies to vulnerable people. The funding is in addition to the \$148 million previously announced as part of the COVID-19 Action Plan to Protect Vulnerable Ontarians.
- 4.2 In support of municipal transportation, the provincial government is investing an additional \$10 million in the Connecting Links program. The funding is part of the provincial COVID-19 Action Plan and will allow nine more municipalities to receive funding. The Connecting Links program helps municipalities repair designated municipal roadways and bridges that connect two ends of a provincial highway through a community or to a border crossing. No municipalities within Durham Region have provincially designated connecting highway links and are therefore not eligible for funding.
- 4.3 On July 3, the province announced a \$3 million investment to provide free online health and safety training to job seekers in Ontario. The training will run through Employment Ontario and will include topics such as infection control, preventing slips, trips and falls, and preventing workplace violence and harassment.
- 4.4 As Ontario continues to resume economic activity, the province issued a new emergency order, under s.7.0.2 (4) of the Emergency Management and Civil Protection Act, allowing municipalities to quickly pass temporary by-laws for the creation and extension of outdoor patios. These temporary by-laws will be exempt from certain subsections of the Planning Act, including certain provisions around public meetings and open houses, as well as appeals to the Local Planning Appeal Tribunal (LPAT).

-
- 4.5 The province also amended a previous emergency order, under s.7.0.2 (4) of the Emergency Management and Civil Protection Act, to clarify that outdoor dining areas can open if they have a roof, canopy, tent, awning or other covering.
- 4.6 As the Provincial Declaration of Emergency is set to expire on July 15, the provincial government is proposing a new piece of legislation to ensure certain measures remain in place. The proposed *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020* would continue the existing emergency orders for an initial 30 days and provide the Lieutenant Governor the ability to extend the orders for an additional 30 days at a time. The Lieutenant Governor would also be able to amend certain orders, however new orders would not be permitted.
- 4.7 The province also announced that, as of July 7, the Municipality of Leamington and Town of Kingsville will be permitted to enter phase 2 of the provincial reopening plan. These are the last two communities to enter phase 2 of the reopening plan.

5. Canadian Economy

- 5.1 As economies across the globe continue to reopen, Canada is beginning to see a recovery in international trade. According to Statistics Canada, the dollar value of Canadian merchandise exports increased 6.7 per cent in May, following a record 29.1 per cent decline in April. Although exports rebounded from April to May, the dollar value of Canadian merchandise exports were still down 34.1 per cent in comparison to May 2019.
- 5.2 The monthly rise in exports is partially attributed to the rebound in motor vehicle and motor vehicle parts exports. This product section saw the dollar value of exports increase 76 per cent, from April to May, after falling 83 per cent from March to April. The dollar value of exports for farm, fishing and intermediate food products also hit a record high of \$3.9 billion in May, increasing 9.1 per cent from April.
- 5.3 The dollar value of imports into Canada continued to decline, falling another 3.9 per cent in May. After falling a record 25.2 per cent in April, the dollar value of imports remains down 32.6 per cent from May 2019. The fall in imports and the rise in exports helped shrink Canada's trade deficit with the world from \$4.3 billion in April to \$677 million in May.
- 5.4 The dollar value of Canadian merchandise exports to the United States, Canada's largest trading partner, increased 8.9 per cent in May, while the dollar value of American imports into Canada rose 1.2 per cent. This helped widen Canada's trade surplus with the United States from \$1.2 billion in April to \$2.8 billion in May.
- 5.5 While international trade in goods increased in May, international trade in services continued to decline. The dollar value of Canadian service exports declined another 2.6 per cent in May, while the dollar value of service imports into Canada declined another 0.6 per cent. This reflects the fact that most of the service industry, including travel services, is still impacted by pandemic related restrictions.

- 5.6 In addition to service exports, pandemic related travel restrictions are significantly impacting the Canadian tourism industry. According to Statistics Canada, total tourism spending in Canada fell a record 14.2 per cent in the first quarter of 2020. Tourism spending by international visitors fell a record 18.8 per cent, while domestic tourism spending by Canadians in Canada declined 12.9 per cent.
- 5.7 Although every province in Canada has now seen some degree of resumption in economic activity, some consumers believe the recovery will take an extended period of time. According to the Bank of Canada Survey of Consumer Expectations for the second quarter of 2020, the median response on the probability of losing a job within the next twelve months increased from 9.75 per cent, in the first quarter of 2020, to 18.23 per cent in the second quarter. According to the survey, respondents believe household income will grow by only 1.9 per cent over the next twelve months, which is the lowest level on record.
- 5.8 According to the Bank of Canada Business Outlook Survey – Summer 2020, many businesses are also expecting a prolonged recovery. The Bank of Canada’s overall business outlook indicator, for the second quarter of 2020, fell to its lowest point since the first quarter of 2009. However, approximately 40 per cent of businesses expect sales to fully recover by next year and 60 per cent expect employment levels to return to pre-pandemic levels within one year.
- 5.9 Although some businesses and consumers expect a long-term recovery, the real estate market appears to be rebounding relatively quickly. According to the Toronto Region Real Estate Board (TRREB), existing home sales in the Greater Toronto Area (GTA) increased 88.9 per cent from May to June. New listings in the GTA rose 77.4 per cent, from May to June, and the average selling price increased 7.8 per cent to \$930,869. Despite the rebound in activity, sales were still down 1.4 per cent compared to June of 2019.
- 5.10 In Durham Region, existing home sales were up 66.4 per cent, from May to June, while new listings rose 63.2 per cent. In comparison to May, the average selling price of an existing home in Durham Region rose 5.2 per cent to \$685,655 in June.

6. Financial Markets

- 6.1 Equities markets across the globe appear to be rebounding much faster than the overall global economy. The Toronto Stock Exchange (TSX) ended the second quarter of 2020 with a 16 per cent gain, marking one of the best quarterly performances in over a decade. Despite the large rise, the TSX ended the quarter down 13.5 per cent from the pre-pandemic high that was hit on February 20.
- 6.2 Equities markets in the United States also experienced large gains in the second quarter of 2020. The S&P 500 Index ended the second quarter with a 20 per cent gain, marking the best quarterly performance since the fourth quarter of 1998. The S&P 500 also ended the quarter down only 4 per cent year-to-date.

-
- 6.3 The Dow Jones Industrial Average gained 17.8 per cent in the second quarter of 2020, marking the best quarterly performance since the first quarter of 1987. The Nasdaq Composite gained 30.6 per cent in the second quarter and ended the quarter up 12.1 per cent year-to-date.
- 6.4 Despite briefly falling into negative territory in April, the price of West Texas Intermediate (WTI) oil ended the second quarter up 91.7 per cent. This was the best quarterly performance for WTI since the third quarter of 1990. Demand for oil rose throughout the second quarter as many economies began to increase production levels.

7. United States Economy

- 7.1 After unexpectedly gaining 2.7 million jobs in May, the U.S. Bureau of Labor Statistics Non-Farm Payroll Report for June 2020 showed that the U.S. gained another 4.8 million jobs. The increase in jobs reflects the resumption of economic activity that has occurred after most states lifted lockdown restrictions in May.
- 7.2 The unemployment rate in the U.S. fell from 13.3 per cent in May to 11.1 per cent in June. Although declining, the unemployment rate remains significantly higher than the record low 3.5 per cent in February. The labour force participation rate increased from 60.8 to 61.5 per cent, from May to June, while the employment-to-population ratio increased from 52.8 to 54.6 per cent.
- 7.3 The increase in jobs for June follows another recent report by the Bureau of Labor Statistics showing that the number of job openings increased by 8 per cent in May, after falling by 31.6 per cent in April. The number of hires increased by 60 per cent in May, to a record 6.5 million, while the number of separations, including quits, layoffs, and discharges, fell 58.4 per cent from April to May.
- 7.4 Although the number of jobs continues to rise, the number of people filing initial claims for unemployment insurance remains high. The number of first time claims for unemployment insurance totaled 1.43 million, for the week ending June 27, marking a decline of only 55,000 from the prior week. The U.S. Department of Labor also reported that the number of continuing claims, or the number of people receiving unemployment benefits for consecutive weeks, increased by 59,000, for the week ending June 20, to 19.29 million.

8. Global Economy

- 8.1 As new data continues to be released on the impacts of the pandemic on the European economy, the European Commission (the executive branch of the European Union) has downgraded its economic forecast for 2020. The European Commission now expects GDP to contract by 8.3 per cent in 2020, higher than the May forecast of a 7.4 per cent contraction.

- 8.2 The European Commission expects the Italian economy to see the largest contraction as it projects an 11.2 per cent GDP decline in 2020. France and Spain are also forecasted to see a significant economic decline in 2020, with the European Commission projecting GDP contractions of 10.6 and 10.9 per cent respectively.
- 8.3 While an overall European economic contraction is expected for 2020, there are signs that some countries are experiencing a recovery. In France, consumer spending surged 36.6 per cent in May after many economic restrictions were lifted. In Germany, retail sales increased a record 13.9 per cent in May, after falling 6.5 per cent in April. Germany also saw a 7.8 per cent increase in industrial production, including a 27.6 per cent increase in the production of capital goods.
- 8.4 Although many countries are beginning to see a rebound in employment and economic activity, the United Nations International Labour Organization (ILO) is projecting a 14 per cent decrease in global working hours for the second quarter of 2020. According to the ILO, this would equate to a loss of 480 million full-time jobs, based on a 40-hour work week.
- 8.5 The ILO is projecting North America to see a 15.3 per cent decrease in working hours, which would equate to a loss of 25 million jobs in the second quarter of 2020. South America is projected to see the largest decrease in working hours, with ILO estimating a 20.6 per cent decrease and a corresponding loss of 38 million full-time jobs.

9. Economic Bright Spots

- 9.1 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.
- 9.2 In an effort to boost economic activity and tourism, the European Union has recommended that member states open their external borders to a list of fifteen countries, including Canada. The countries were selected based on their low rates of infections; however, the recommendations are non-binding and member states are free to open their borders to whomever they want.
- 9.3 As many sports leagues begin planning a return to play without fans, some Major League Baseball teams are giving fans the opportunity to purchase life-size cutouts of themselves that will sit in the stands throughout the season. The Oakland Athletics and San Francisco Giants are selling the cutouts for US\$100.
- 9.4 While the pandemic has caused most food prices to rise, there are several items that have seen substantial price declines. According to Statistics Canada, the average price of a kilogram of tomatoes, sold in Ontario, has declined 30.8 per cent from January to May. The average price of a unit of cucumber has declined 34.7 per cent over the same time period.

10. Conclusions

- 10.1 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.
- 10.2 The Regional Finance Department will continue to monitor economic conditions and provide timely updates as required.

Respectfully submitted,

Original Signed By

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



Interoffice Memorandum

Date: July 10, 2020

To: Regional Chair Henry and All Members of Regional Council

From: Susan Siopis, P.Eng., Commissioner of Works

Copy: Elaine Baxter-Trahair, Chief Administrative Officer
Giuseppe Anello, Director, Waste Management Services

Subject: Current Waste Tonnage Projections: Organics and Mixed Waste

The Regional Municipality of Durham

Works Department

This is the third in a series of memos to be issued over the coming weeks. The intent is to provide information and resources to Regional Council and the public on specific topics related to the Mixed Waste Pre-sort and Anaerobic Digestion (AD) Project. Each informational memo will be posted to the Project website durham.ca/ADProject.

This memo focuses on the projected waste tonnage increases and the impacts to the capacity requirements for organics processing and waste disposal.

The Regional Municipality of Durham (Region) is anticipated to experience significant growth over the next 20 years with the population expected to reach 1.2 million persons by 2041, compared to approximately 700,000 estimated at the end of 2019. The projected Regional waste management requirements will exceed the Region's current waste infrastructure capacities. Waste tonnage projections are a key driver for existing and new waste management programs.

Waste projections are based on 2019 actual tonnages and projected to 2043 based on official planning household growth rates. As actual household and population growth occurs over time, waste volumes will increase. Regulatory changes including those related to climate change, extended producer responsibility and organics management, will impact waste volumes and composition.

Figure 1: Mixed Waste Projections and Durham York Energy Centre Capacity Utilization (Durham volumes and capacity only)

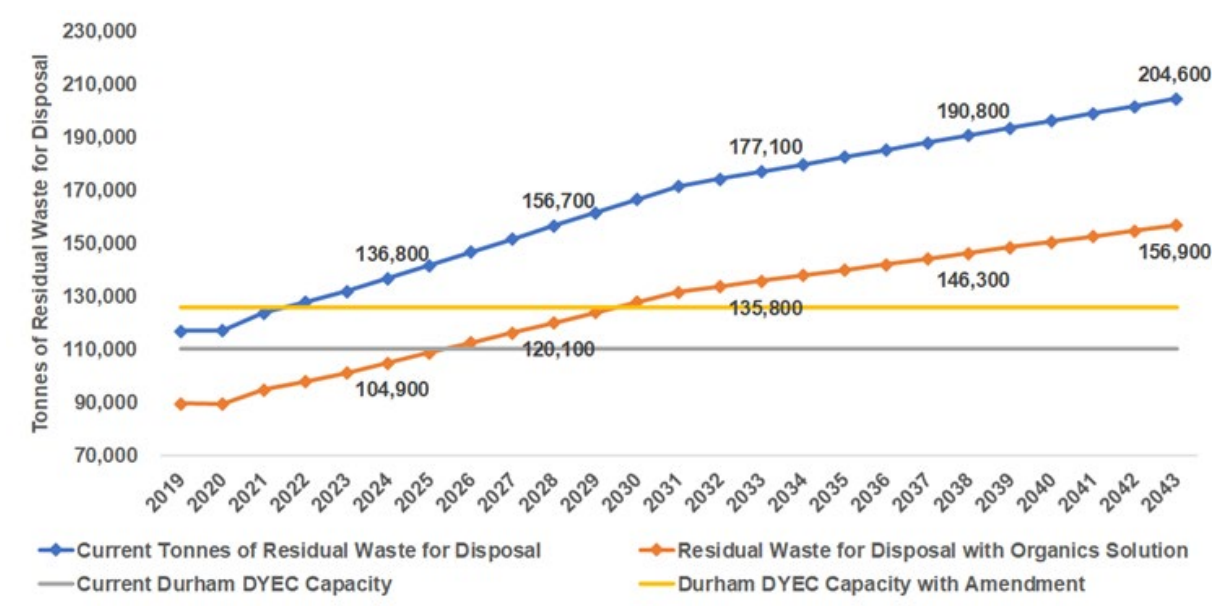


Figure 1 illustrates quantities of residual waste tonnage for disposal under current conditions (blue line) and with an organics management solution in place (orange line). With the mixed waste pre-sort and AD system in place, capacity issues at the Durham York Energy Centre (DYEC) can be deferred.

It should be noted that landfill capacity within Ontario is diminishing and based on an Ontario Waste Management Association report, is anticipated to be depleted or committed by 2030. This is expected to limit future disposal options and increase disposal costs.

In addition, the current aerobic processing of Durham’s organics will not meet future needs for increased organics processing capacity due to growth; will not facilitate the requirement to increase diversion; will not extend the DYEC processing capacity; and will not support the Region’s climate change goals.

Currently, over 400,000 black bags are collected at the curbside annually. This amounts to about 125,000 tonnes of waste per year for disposal. Just over half the weight of the average black bag is organics or recyclable items that should not be in the garbage. The mixed waste pre-sort process will capture a significant portion of these components that would otherwise go to the DYEC.

Based on the growth and tonnage projections, organics volumes for AD processing are estimated at approximately 107,600 tonnes by 2043, as detailed in the following table.

Current Estimated Organics Projections

Tonnes	2019	2024	2029	2034	2039	2043
Facility-Separated Organics (FSO) from Mixed Waste Pre-sort	-	37,800	44,600	49,600	53,400	56,400
Collected Green Bin Source Separated Organics (SSO)	28,500	33,800	40,300	45,000	48,400	51,200
Recoverable Organics to AD	28,500	71,600	84,900	94,600	101,800	107,600

The AD initial capacity requirement will be 71,600 tonnes and would grow in accordance with the table above. The proposed facility will be designed and constructed to meet the Region's organics process requirements over time.

The projected organics and waste processing and disposal requirements in the next 25 years cannot be met with the existing infrastructure. Mixed waste pre-sort and AD will provide a significant improvement in diverting waste from disposal.

The Long-Term Waste Management Strategy update is ongoing. Waste projection data is an important input that will drive waste management initiatives for the future.

End of Memo

Sent by Email

July 6, 2020

Jeff Burch
Member of Provincial Parliament, Niagara Centre
JBurch-CO@ndp.on.ca

Subject: Re: Official Opposition Statement on Municipal Financial Support
Corr. 22-20
File: A-1400-001-19

The Council of the Corporation of the City of Pickering considered the above matter at a meeting held on June 29, 2020 and adopted the following resolution:

1. That Council endorse the NDP motion calling on the provincial government to work with the federal government to address the systemic financial challenges facing municipalities that have been exacerbated by COVID-19, and to implement the recommendations brought forward by the Federation of Canadian Municipalities and the Association of Municipalities of Ontario; and,
2. That Council's endorsement be forwarded to the Premier of Ontario, Durham MP's and MPPs, AMO, FCM and Durham Region municipalities.

A copy of the original correspondence is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: The Hon. Doug Ford, Premier of Ontario
Ryan Turnbull, Member of Parliament, Whitby
Jennifer O'Connell, Member of Parliament, Pickering-Uxbridge
Colin Carrie, Member of Parliament, Oshawa
Mark Holland, Member of Parliament, Ajax
The Hon. Erin O'Toole, Member of Parliament, Durham
Jamie Schmale, Member of Parliament, Haliburton-Kawartha Lakes-Brock
Lorne Coe, Member of Provincial Parliament, Whitby
Jennifer French, Member of Provincial Parliament, Oshawa
Lindsey Park, Member of Provincial Parliament, Durham
The Hon. Rod Phillips, Member of Provincial Parliament, Ajax
The Hon. Laurie Scott, Member of Provincial Parliament, Haliburton-Kawartha Lakes-Brock
The Hon. Peter Bethlenfalvy, Member of Provincial Parliament, Pickering-Uxbridge
Association of Municipalities of Ontario
Federation of Canadian Municipalities
Nicole Cooper, Clerk, Town of Ajax
Becky Jamieson, Clerk, Township of Brock
Anne Greentree, Municipal Clerk, Municipality of Clarington
Mary Medeiros, City Clerk, City of Oshawa
John Paul Newman, Director of Corporate Services/Clerk, Township of Scugog
Debbie Leroux, Director of Legislative Services/Clerk, Township of Uxbridge
Chris Harris, Clerk, Town of Whitby
Ralph Walton, Regional Clerk/Director of Legislative Services, Regional Municipality of Durham

,

Chief Administrative Officer

From: Burch-QP, Jeff <JBurch-QP@ndp.on.ca>
Sent: Wednesday, June 3, 2020 1:03 PM
To: Mayor Web Email <mayor@pickering.ca>
Subject: Official Opposition Statement on Municipal Financial Support

Dear Mayor Ryan,

I hope this email finds you well.

I wanted to draw your attention to Andrea Horwath's & MPP Burch's joint statement on financial support for municipalities during COVID-19. Federal support for municipal infrastructure is welcome, but still leaves many municipalities without the operating funding they desperately need. Andrea Horwath is calling on the Ontario government to fill that gap, ensuring municipalities have the emergency funding they need to run day cares, transit systems, public health units and water treatment facilities and so much more after the pandemic has wreaked havoc on municipal finances. I have attached a copy of the statement in this email.

MPP Jeff Burch, the Official Opposition Critic for Municipal Affairs, has tabled a motion regarding the issue. The motion calls for the Government of Ontario to work with the federal government to address the systemic financial challenges facing municipalities that have been exacerbated by COVID-19, and to implement the recommendations brought forward by the Federation of Canadian Municipalities and the Association of Municipalities of Ontario. Should you like to read the motion in full and review its status, you can find additional information [here](#).

Please do not hesitate to reach out should you have any feedback.

Best,

Caitlin Hipkiss

Executive Assistant | Adjointe exécutive
Jeff Burch, MPP | Député provincial
Official Opposition Critic for Municipal Affairs

Rm 355, 111 Wellesley St W, Toronto, Ontario
| Tel/ tél.: (416) 325-3990 | Cell: (289) 821-0349

Horwath: Municipalities need Doug Ford to get off the sidelines and finally do his part to avoid deep cuts to jobs and public services

QUEEN'S PARK – NDP Official Opposition Leader Andrea Horwath says federal support for municipal infrastructure is welcome, but still leaves many municipalities without the operating funding they desperately need. Horwath is calling on Premier Doug Ford to step up and fill that gap, ensuring municipalities have the emergency funding they need to run day cares, transit systems, public health units and water treatment facilities and so much more after the pandemic has wreaked havoc on municipal finances.

"Families count on their local governments to provide essential services like child care, public transit and public health. All those services are now at risk as municipalities sink into the red, and Doug Ford needs to stop pretending that it's Ottawa's responsibility alone to throw them a lifeline," said Horwath. "Ford has not given them the support they desperately need to make it through the pandemic and to rebuild the local economies that have been left shattered by this crisis — but he can change that today by committing to fund the gap and keep services intact."

The City of Toronto alone says it has a \$1.5 billion shortfall as a result of COVID-19, which it warns will result in transit cuts, firefighting cuts, child care cuts, long-term care cuts and more, if the upper levels of government don't step in with emergency financial support. The Federation of Canadian Municipalities has estimated the hole in operating budgets across all cities at between \$10 billion and \$15 billion over the next six months.

"The federal government's move to transfer infrastructure money a bit faster is a welcome first step — but it will barely scratch the surface of what's needed," said NDP Municipal Affairs critic Jeff Burch, who tabled a motion last week in the Ontario legislature that would give emergency financial support to municipalities that have been deeply impacted by COVID-19.

"Cities and towns throughout the province are on the verge of devastating cuts if Ford does not step up and provide funding right away," said Burch. "And those cuts will stop the economic recovery Ontario needs. Not only are municipal jobs on the line, but the loss of services like child care and transit would hamper everyone's return to work — especially women, and there cannot be a recovery without a she-recovery."

"It's time for the provincial government to step up and create some relief and certainty for municipalities and families who count on them."

Motion 98 [Mr. Burch](#) (Niagara Centre)

That in the opinion of this House, the Government of Ontario should work with the federal government to address systemic financial challenges facing Ontario's municipalities that have been exacerbated by the COVID-19 emergency by implementing both the Federation of Canadian Municipalities' recommendations for immediate financial assistance to help with the delivery of essential services during and after the pandemic, and the joint proposal from the Association of Municipalities Ontario and CUPE Ontario to help strengthen the delivery of municipal services on a long-term basis.

Sent by Email

July 7, 2020

The Families of Orchard Villa
orchardvillaltchfamilies@gmail.com

Subject: Re: Call to Action (Public Inquiry) - Second Request - Urgent
Corr. 28-20
File: A-1400-001-19

The Council of the Corporation of the City of Pickering considered the above matter at a meeting held on June 29, 2020 and adopted the following resolution:

1. That Corr. 28-20, dated May 29, 2020, from the Families of Orchard Villa, regarding a Call To Action (Public Inquiry) - Second Request – Urgent, be endorsed; and,
2. That a copy of this Resolution be forwarded to the Premier of Ontario, the Lieutenant Governor, Durham MPPs, Opposition Leaders, the Regional Municipality of Durham, and Durham Region municipalities.

A copy of the original correspondence is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: The Hon. Doug Ford, Premier of Ontario
The Hon. Elizabeth Dowdeswell, Lieutenant Governor of Ontario
Lorne Coe, Member of Provincial Parliament, Whitby
Jennifer French, Member of Provincial Parliament, Oshawa
Lindsey Park, Member of Provincial Parliament, Durham
The Hon. Rod Phillips, Member of Provincial Parliament, Ajax
The Hon. Laurie Scott, Member of Provincial Parliament, Haliburton-Kawartha Lakes-Brock
The Hon. Peter Bethlenfalvy, Member of Provincial Parliament, Pickering-Uxbridge
Andrea Horwath, Member of Provincial Parliament, Leader of the Official Opposition
John Fraser, Member of Provincial Parliament, Interim Leader of the Ontario Liberal Party
Mike Schreiner, Member of Provincial Parliament, Leader of the Green Party of Ontario
Nicole Cooper, Clerk, Town of Ajax
Becky Jamieson, Clerk, Township of Brock
Anne Greentree, Municipal Clerk, Municipality of Clarington
Mary Medeiros, City Clerk, City of Oshawa
John Paul Newman, Director of Corporate Services/Clerk, Township of Scugog
Debbie Leroux, Director of Legislative Services/Clerk, Township of Uxbridge
Chris Harris, Clerk, Town of Whitby
Ralph Walton, Regional Clerk/Director of Legislative Services, Regional Municipality of Durham

Chief Administrative Officer

From: Families Orchard Villa <orchardvillaltchfamilies@gmail.com>

Date: May 29, 2020 at 3:01:23 PM EDT

Subject: CALL TO ACTION (PUBLIC INQUIRY) - SECOND REQUEST - URGENT

May 29, 2020

Dear Mr. Ford and Ms. Fullerton,

This is our second attempt to contact you as the family members of Orchard Villa, and individuals within our group have been reaching out to you both since early to mid-April, but none of our group or individual attempts have been met with an appropriate response.

We have been watching your daily announcements as we wait at home for updates on our loved ones who still reside in Orchard Villa Long-Term Care Home and Retirement Home, and grieve the loss of our family members who have passed. We mourned the information that was written on the military report, made public on Tuesday May 26, 2020. Our grieving isn't just for the facts contained in the report, but also for the knowledge that these facts have been communicated to you and your offices both by us and in the media for several weeks now. We grieve because our words were not enough and while our pleas for help fell on deaf ears more of our loved ones died. Our one consolation is that the military's voice echoed our own and that their voice was loud enough for you to hear.

Today we write to you first to thank you for the nursing and military support that you have provided to Orchard Villa LTCH, we have seen a change in our family's basic care needs recently and we now are comforted to know that they are being fed and hydrated, however we are far from a full result of having regular updates on our loved ones, having COVID-19 tests being continued and from feeling that our families are safe. We want to know what plan is in place for beyond June 12, 2020 when the military and hospital support has left Orchard Villa. The military report clearly indicates that the current management cannot be left to their own devices.

Mr. Ford, we are one month shy of the two-year anniversary of your swearing in as Premier of Ontario. As we look back to June 29, 2018 we hear you speak the words *"I, Doug Ford, swear that I will duly and faithfully, and to the best of my skill and knowledge, execute the powers and trust reposed in me as Premier ...of the Province Of Ontario, so help me God."* On that day we took you at your word and

trusted that not only would you lead the people of Ontario, but that you would serve them as well.

Ms. Fullerton, we believe you echo Mr. Ford's position that the military report was shocking, however this only indicates that you have not been listening to our pleas.

Today we are asking you to begin an independent public inquiry as soon as possible. You will find that we are united in our need for this type of inquiry, that we do not want an independent commission where information is controlled and stones can be left unturned. With this request we enclose a link to our petition signed by 5,700+ individuals who have added their voices to our own. How many voices will it take until we are finally heard?

<http://chng.it/RfPYgxJg>

We ask that you please refrain from sending us a generic reply as many of us have received in the past. We ask that you remove the wall that has been built between yourself, your staff and the people that you serve.

A second e-mail will follow this with the contact information for two representatives of our group, and we trust that we will hear from you by no later than Wednesday June 3, 2020.

We have been waiting, writing, speaking and mourning for eight weeks. We have been kept in the dark. We ask that you now respond to us directly and we thank you for your time.

Respectfully,
The Families of Orchard Villa

bcc: National and local media outlets

Sent by Email

July 6, 2020

Ralph Walton
Regional Clerk/Director of Legislative Services
Regional Municipality of Durham
clerks@durham.ca

Subject: Re: The Municipal Comprehensive Review of the Durham Regional Official Plan:
Housing Policy Planning Discussion Paper, December 2019
PLN 06-20
File: A-1400-001-19

The Council of the Corporation of the City of Pickering considered the above matter at a meeting held on June 29, 2020 and adopted the following resolution:

1. That the Region maintain its definition of affordable rental housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area, and for the purpose of monitoring and comparability;
2. That the Region maintain its definition of affordable ownership housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area, and for the purpose of monitoring and comparability;
3. That the Region take a more active role to increase affordable ownership housing and rental housing options, increase the amount of purpose-built rental housing, and increase the diversity of housing types within the region;
4. That the Region include policies in the Regional Official Plan that generally support higher targets for affordable housing within Strategic Growth Areas and other appropriate areas as defined by the local municipality;
5. That the Region:

- (a) provide greater support and encouragement for the development of local housing strategies which can address the local municipal context and aid in achieving the Region's goals and objectives for increasing the supply of affordable housing; and,
 - (b) encourage area municipalities to explore the use of a full suite of incentives and policy tools, such as financial incentives, Development Charge/Community Benefits Charge by-laws, reduced parking requirements, expedited development applications, and donation of surplus lands, through local housing strategies in order to achieve affordable housing targets.
6. That the Region encourage area municipalities to consider reducing parking requirements for second units located in areas well served by transit;
7. That Regional Official Plan policies be updated to reflect the *More Homes, More Choice Act* changes to permit secondary units in detached, semi-detached or row houses, as well as in a building or structure ancillary to a detached house, semi-detached or row house and allow detached secondary units in rural areas;
8. That, if the Region includes policies on inclusionary zoning in the Regional Official Plan, these policies be encouraging in nature, enabling the local area municipalities to determine the appropriateness of where and when to use the tool;
9. That the Region report on vacancy rates for each municipality individually, if possible, to allow each municipality to better address the specific needs of their own community;
10. That the Region consider strengthening the rental to ownership housing conversion policies in the Regional Official Plan to help protect existing affordable rental housing;
11. That the Region include policies in the Regional Official Plan that encourage municipalities to use tools, such as a demolition control by-law, to preserve existing affordable rental housing especially in certain locations such as Strategic Growth Areas or areas in proximity to transit where existing rental housing may be older and therefore more susceptible to demolition and redevelopment;
12. That the Region:
 - (a) develop a monitoring framework for short-term rentals to assess the impact of short-term rental housing in Durham; and,

- (b) consult with local municipalities and economic development and business groups prior to the inclusion of policies addressing short-term rentals in the Regional Official Plan.

13. That the Region consider including a clear definition of “tiny home” that contemplates size, mobility, servicing needs, and the similarities and differences compared to modular homes, prefabricated small homes, and mobile homes;

14. That the Region enable local municipalities to determine the appropriate locations for mid-rise development through local intensification studies, secondary plans, and through the evaluation of site-specific development proposals to ensure that the local context is suitably addressed;

15. That the Region:

- (a) support people with mobility and mental health challenges to secure safe and affordable housing and maintain tenancies by:
 - continuing to ensure collaboration among housing, health, and social services departments and agencies;
 - continuing to promote the development of supportive housing, semi-independent living, subsidized housing, transitional housing, etc.; and,
 - ensuring affordable and special needs housing is located in close proximity to community supports.
- (b) elaborate on the meaning of “special needs groups” as referred to in Section 4.3.6 of the Regional Official Plan; and,
- (c) continue exploring the issue of supporting people with mobility and mental health challenges through the development of the Region’s Community Safety and Well-being Plan and Comprehensive Master Housing Strategy.

16. That the Region:

- (a) continue to support and partner with other levels of government to promote and provide affordable rental housing;
- (b) include policies in the Regional Official Plan that address the provision of adequate and locationally appropriate long term care facilities that will meet the current and future needs within the Region; and,

- (c) support the needs of an aging population by including policies in the Regional Official Plan that reflect the direction, goals and objectives contained in the Age Friendly Durham Strategy and Action Plan, including:
- providing opportunities for affordable, assisted housing options and encouraging development that complements the concept of “aging in place”;
 - addressing accessibility needs and age-friendly design within the built environment; and,
 - ensuring that active and passive recreational facilities, and community and health services are available for the aging population.

17. That the Region include a definition of “co-ownership housing” in the Regional Official Plan and include policies that enable municipalities to address this type of housing in a local and context-specific manner;

18. That, in support of the development of diverse and affordable housing options, the Region:

- (a) communicate and work with developers on funding and other incentives that are available to address the Region’s housing needs;
- (b) include housing policies that support affordability through reduced energy costs from a climate change and resiliency lens; and,
- (c) strengthen policies to incentivize the delivery of seniors, affordable, and/or accessible housing (which could include Community Improvement Plans; deferral or waiving of development charges).

A copy of report PLN 06-20 is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: Brian Bridgeman, Commissioner of Planning and Economic Development, Regional
Municipality of Durham
Director, City Development & Chief Building Official

Chief Administrative Officer

From: Kyle Bentley
Director, City Development & CBO

Subject: The Municipal Comprehensive Review of the Durham Regional Official Plan:
Housing Policy Planning Discussion Paper, December 2019
File: A-2100-020

Recommendation:

1. That the Region maintain its definition of affordable rental housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area, and for the purpose of monitoring and comparability.
2. That the Region maintain its definition of affordable ownership housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area, and for the purpose of monitoring and comparability.
3. That the Region take a more active role to increase affordable ownership housing and rental housing options, increase the amount of purpose-built rental housing, and increase the diversity of housing types within the region.
4. That the Region include policies in the Regional Official Plan that generally support higher targets for affordable housing within Strategic Growth Areas and other appropriate areas as defined by the local municipality.
5. That the Region:
 - (a) provide greater support and encouragement for the development of local housing strategies which can address the local municipal context and aid in achieving the Region's goals and objectives for increasing the supply of affordable housing; and
 - (b) encourage area municipalities to explore the use of a full suite of incentives and policy tools, such as financial incentives, Development Charge/Community Benefits Charge by-laws, reduced parking requirements, expedited development applications, and donation of surplus lands, through local housing strategies in order to achieve affordable housing targets.
6. That the Region encourage area municipalities to consider reducing parking requirements for second units located in areas well served by transit.
7. That Regional Official Plan policies be updated to reflect the *More Homes, More Choice Act* changes to permit secondary units in detached, semi-detached or row houses, as well as in a building or structure ancillary to a detached house, semi-detached or row house and allow detached secondary units in rural areas.

8. That, if the Region includes policies on inclusionary zoning in the Regional Official Plan, these policies be encouraging in nature, enabling the local area municipalities to determine the appropriateness of where and when to use the tool.
9. That the Region report on vacancy rates for each municipality individually, if possible, to allow each municipality to better address the specific needs of their own community.
10. That the Region consider strengthening the rental to ownership housing conversion policies in the Regional Official Plan to help protect existing affordable rental housing.
11. That the Region include policies in the Regional Official Plan that encourage municipalities to use tools, such as a demolition control by-law, to preserve existing affordable rental housing especially in certain locations such as Strategic Growth Areas or areas in proximity to transit where existing rental housing may be older and therefore more susceptible to demolition and redevelopment.
12. That the Region:
 - (a) develop a monitoring framework for short-term rentals to assess the impact of short-term rental housing in Durham; and
 - (b) consult with local municipalities and economic development and business groups prior to the inclusion of policies addressing short-term rentals in the Regional Official Plan.
13. That the Region consider including a clear definition of “tiny home” that contemplates size, mobility, servicing needs, and the similarities and differences compared to modular homes, prefabricated small homes, and mobile homes.
14. That the Region enable local municipalities to determine the appropriate locations for mid-rise development through local intensification studies, secondary plans, and through the evaluation of site-specific development proposals to ensure that the local context is suitably addressed.
15. That the Region:
 - (a) support people with mobility and mental health challenges to secure safe and affordable housing and maintain tenancies by:
 - continuing to ensure collaboration among housing, health, and social services departments and agencies;
 - continuing to promote the development of supportive housing, semi-independent living, subsidized housing, transitional housing, etc.; and
 - ensuring affordable and special needs housing is located in close proximity to community supports;
 - (b) elaborate on the meaning of “special needs groups” as referred to in Section 4.3.6 of the Regional Official Plan; and

- (c) continue exploring the issue of supporting people with mobility and mental health challenges through the development of the Region's Community Safety and Well-being Plan and Comprehensive Master Housing Strategy.
16. That the Region:
- (a) continue to support and partner with other levels of government to promote and provide affordable rental housing;
- (b) include policies in the Regional Official Plan that address the provision of adequate and locationally appropriate long term care facilities that will meet the current and future needs within the Region;
- (c) support the needs of an aging population by including policies in the Regional Official Plan that reflect the direction, goals and objectives contained in the Age-Friendly Durham Strategy and Action Plan, including:
- providing opportunities for affordable, assisted housing options and encouraging development that complements the concept of "aging in place";
 - addressing accessibility needs and age-friendly design within the built environment; and
 - ensuring that active and passive recreational facilities, and community and health services are available for the aging population.
17. That the Region include a definition of "co-ownership housing" in the Regional Official Plan and include policies that enable municipalities to address this type of housing in a local and context-specific manner.
18. That, in support of the development of diverse and affordable housing options, the Region:
- (a) communicate and work with developers on funding and other incentives that are available to address the Region's housing needs;
- (b) include housing policies that support affordability through reduced energy costs from a climate change and resiliency lens; and
- (c) strengthen policies to incentivize the delivery of seniors, affordable, and/or accessible housing (which could include Community Improvement Plans; deferral or waiving of development charges).
-

Executive Summary: On December 3, 2019, the Regional Municipality of Durham released the Housing Policy Planning Discussion Paper, the last in a series of six discussion papers released as part of Envision Durham, The Municipal Comprehensive Review of the Durham Regional Official Plan (ROP). City staff recommend that the comments in this report on the Housing Policy Planning Discussion Paper be endorsed as the City comments.

In addition, this report responds to Council's direction to review the Envision Durham Housing Policy Planning Discussion Paper within the context of a previous direction to staff to prepare a comprehensive housing strategy study (see Attachment #1, Resolution #219/20).

Financial Implications: The recommendations of this report do not present any financial implications to the City of Pickering.

Discussion:

1. Purpose

The purpose of this report is to obtain Council's approval of staff's comments on the Region of Durham's Housing Policy Planning Discussion Paper (the Discussion Paper). Appendix I contains the comments and recommendations on the Discussion Paper.

On January 27, 2020, Council directed staff to review the Envision Durham Housing Policy Planning Discussion Paper within the context of a previous direction to prepare a comprehensive housing strategy, and that Councillor Brenner and Councillor Butt be appointed to work with City staff on this review (see Pickering Council Resolution #219/20, Attachment #1).

2. "Envision Durham" – The Municipal Comprehensive Review of the Durham Regional Official Plan

An Official Plan provides a vision for the future orderly development of a municipality through a set of policies and maps. The *Planning Act*, which is provincial legislation governing land use planning in Ontario, requires that a municipality regularly review and update its Official Plan. With this in mind, the Region is reviewing the Durham Regional Official Plan. Once the Region has completed its Official Plan review, the City will be in a position to review the Pickering Official Plan.

The first stage of the Region's Official Plan Review focuses on public engagement, and includes the preparation of a series of discussion papers. These discussion papers address the following major areas: agriculture and rural systems; climate change and sustainability; growth management; the environment; transportation; and housing (see Attachment #2, Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan).

3. The Housing Policy Planning Discussion Paper

The Region has released the sixth and last of its discussion papers, Housing Policy Planning Discussion Paper. This discussion paper provides an overview of Durham's current ROP policy framework, identifies provincial policy requirements and trends since the last ROP review and identifies preliminary approaches and questions for discussion and feedback as it relates to housing choice and affordability in Durham.

The housing policy themes that have been reviewed in this discussion paper include:

- Secondary units
- Inclusionary zoning
- Rental housing conversion

Subject: The Municipal Comprehensive Review of the Durham Regional Official Plan Page 5

- Demolition control
- Short-term rental housing
- Special needs housing
- Housing for seniors, and
- Shared living

Land use policy can enable and support the delivery of various forms of housing including affordable and seniors' housing. However, financial and other decisions regarding funding allocations, subsidies, rent supplements, income supports, and other tools fall outside of the purview of land use planning and are dealt with through federal and provincial government and Regional corporate budgetary decisions.

The Housing Policy Planning Discussion Paper can be found online at:

<https://www.durham.ca/en/regional-government/resources/Documents/Council/Reports/2019-Committee-Reports/Planning-Economic-Development/2019-P-47.pdf>

City Development staff has undertaken a detailed review of the Housing Policy Planning Discussion Paper (see Appendix I), and the recommendations of Report PLN 06-20 reflect staff's review, and responses to questions posed in the Discussion Paper.

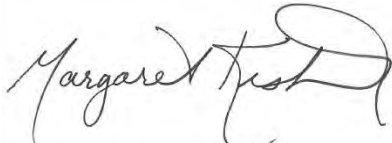
Appendix

Appendix I Staff Review of the Housing Policy Planning Discussion Paper

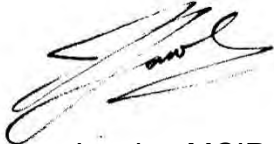
Attachments:

1. Resolution #219/20 – Envision Durham Housing Policy Planning Discussion Paper
 2. Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan
-

Prepared By:



Margaret Kish, MCIP, RPP
Principal Planner, Policy



Dean Jacobs, MCIP, RPP
Manager, Policy & Geomatics

Approved/Endorsed By:



Catherine Rose, MCIP, RPP
Chief Planner



Kyle Bentley, P. Eng.
Director, City Development & CBO

MK:ld

Recommended for the consideration
of Pickering City Council



Tony Prevedel, P.Eng.
Chief Administrative Officer

**Staff Review of the
Housing Policy Planning Discussion Paper**

Staff Review of the Housing Policy Planning Discussion Paper

1.0 Background

On December 3, 2019, the Region, as part of the second stage (“Discuss”) of their public engagement program, released the Housing Policy Planning Discussion Paper (the Discussion Paper), the sixth and last in a series of discussion papers released as part of “Envision Durham” the Municipal Comprehensive Review (MCR).

The Discussion Paper provides an overview of Durham’s current Regional Official Plan (ROP) and how land use planning can influence housing choice and affordability in Durham. It reviews housing trends and provides an overview of the housing spectrum in Durham. For context, there is also a discussion regarding federal, provincial, regional and local interest in housing. In addition, the Discussion Paper identifies preliminary approaches and questions for discussion and feedback as it relates to housing choice and affordability in Durham.

1.1 Questions for Consideration

The following questions are posed throughout the Discussion Paper to generate discussion and feedback:

1. Should the Region maintain its definition for affordable rental housing to be consistent with other municipalities in the Greater Toronto and Hamilton Area (GTHA) and the Provincial Policy Statement (PPS)?
2. Should the Region maintain its definition for affordable ownership housing to be consistent with other GTHA municipalities?
3. Should the Region take a more active role to increase affordable home ownership options?
4. Should the Region consider increasing or decreasing its affordable housing targets?
5. Should Durham consider higher affordable housing targets within specific locations, such as within Strategic Growth Areas that are near key transit corridors?
6. Should the ROP encourage municipalities to reduce parking requirements for second units in areas that are well served by transit?
7. What other barriers should be removed to make it easier to build second units, such as basement apartments?
8. Should the ROP include policies on inclusionary zoning?
9. Should Durham continue to combine certain area municipalities as a part of its required three percent vacancy rate for rental conversion?
10. Should Durham consider reviewing its rental conversion policies to consider exceptions under certain circumstances?

11. Should the ROP encourage municipalities to enact demolition control by-laws to preserve existing rental housing?
12. Should the ROP include policies regarding the regulation of short-term rental housing?
13. Should the Region encourage the development of tiny homes to enable more affordable housing options? If so, where?
14. Where are the most appropriate locations to build mid-rise apartments in Durham?
15. What should the Region do to help people with mental health concerns secure safe and affordable housing?
16. What policies should the Region consider within the ROP to increase housing options for seniors?
17. Should the Region have a role in helping to facilitate shared living housing?
18. What ROP policies should be strengthened to support the development of diverse housing options including affordable housing?

The Discussion Paper does not present positions on potential changes that may be part of the ROP, and only provides information and poses questions for consideration. Regional staff will report to Regional Planning and Economic Development Committee on the results of the Discussion Papers in the next stages of the Envision Durham process.

The following Sections 2.0 to 5.0 (inclusive) contain staff's review and recommended responses to the Region's questions. Subsections 5.1 to 7.1 (inclusive) contain staff's summary of the Discussion Paper's overview of the housing system in Canada, Ontario and the Region, and associated key policy documents and initiatives.

This Report also responds to Pickering Council Resolution #219/20.

2.0 Housing Policy Planning Discussion Paper

The following sections provide a high level overview of the Discussion Paper, and answers to the questions posed with staff recommendations (highlighted in **bold**) on matters that should be addressed through Envision Durham.

2.1 Housing Trends

Nearly 700,000 people now live in Durham, occupying almost 240,000 households. The Region is forecast to grow to almost 1.2 million people by 2041. Most of this growth will be focused in urban settlement areas, with the greatest concentration of population in the municipalities of Pickering, Ajax, Whitby, Oshawa and Clarington.

Low-density housing is the most common form of housing in Durham, with single-detached dwellings accounting for approximately 70 percent of all dwelling types. In recent years there has been greater diversity in the forms of housing being constructed, with more medium- and high-density forms of housing, such as townhouses and apartments. Second units (such as basement apartments) are also becoming more prevalent.

According to 2016 census data, more than 80 percent of households in the Region owned their homes while nearly 20 percent rented their homes. By comparison, Durham had a lower percentage of renters than Ontario (approximately 30 percent) and the Greater Toronto and Hamilton Area (GTHA) (approximately 33 percent).

In 2016, the City of Pickering had a higher percentage of households that owned their homes (87 percent) compared to the Region (80 percent).¹ The percentage of renters in the City of Pickering is significantly lower (13 percent) by comparison to the Region (20 percent) and the Province (30 percent).

In 2018, the population of Pickering was estimated at 97,435, representing just under 32,000 households.² The City of Pickering is forecasted to grow to about 172,000 people by 2038³. The majority of this growth is anticipated to occur within the community of Seaton (approximately 57,000 people in the next 20 years).

In the City of Pickering, single-detached dwellings account for the greatest proportion of dwellings (approximately 61 percent), followed by apartments (approximately 18 percent), townhouses (14 percent) and semi-detached dwellings (8 percent).⁴

2.2 Demographic Trends

One of the most significant demographic trends occurring in Durham is that of an aging population. Since 2001, the percentage of seniors (aged 65 years and older) has risen from nearly 10 percent to more than 14 percent of the Region's total population. The Ministry of Finance projects that by 2041, nearly a quarter of Durham's population will be 65 years of age or older (23.8 percent).

Migration is also a significant contributor to growth in Durham Region. Over two-thirds of population growth in the last five years has been through migration into Durham. In the five years from July 2013 to July 2018, over 33,000 people migrated to Durham.

Over time, there has been an overall trend toward fewer people on average residing in each household in Durham. This means that many residents may be "over-housed" with more bedrooms in their homes than they may require.

It is expected that the future housing demand will be driven by the needs of an aging population, affordability factors, smaller household sizes, and the needs of a growing population.

¹ Canada Statistics, 2016 Census Data, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=3518001&Code2=35&Data=Count&Geo1=CSD&Geo2=PR&Lang=E&SearchPR=01&SearchText=Pickering&SearchType=Begins&TABID=1>

² Durham Region, Monitoring of Growth Trends, December 6, 2019. <https://www.durham.ca/en/living-here/resources/Documents/2019-INFO-90-Monitoring-of-Growth-Trends.pdf>

³ The City of Pickering 20 Year Population Forecasts, <https://www.pickering.ca/en/business/resources/20YearPopulationForecast.pdf>

⁴ Canada Statistics, 2016 Census Data, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518001&Geo2=CD&Code2=3518&SearchText=pickering&SearchType=Begins&SearchPR=01&B1=All&TABID=1&type=0>

Based on the most recent Census, the population of adults 55 years of age or older in Pickering was 27,185 as of 2016, representing approximately 30 percent of the total population of Pickering. Significant population growth is projected for older adults going forward. By 2022, older adults will represent approximately 38 percent, and by 2032, they are forecasted to represent approximately 43 percent of the total population in Pickering⁵.

3.0 The Housing Spectrum

A healthy housing system offers a diverse mix of housing forms that can accommodate a variety of individual and family needs. A balanced housing market should include both rental and ownership options, and give people at all income levels access to safe and stable housing.

3.1 Homelessness

Durham has a lower incidence of unsheltered and emergency sheltered households when compared to more urbanized areas in Canada.

There were 6,555 households on the Durham Access to Social Housing (DASH) wait list at the end of 2018. Of these, about 21 percent live in temporary accommodation or live without security of tenure (such as staying with family and friends, temporary accommodation in motels, staying in public institutions, like hospitals). A further 12 percent live in insecure rooming situations, which are often unregulated and may not be safe, suitable or protected under the *Residential Tenancies Act*. In 2018, 6 percent of the total number of DASH wait list applicants lived in Pickering.

3.2 Community Housing

In the last decade, the DASH wait list has increased 67 percent (from 3,926 in 2009). The increase reflects the limited supply of community housing and low turnover rates. It is also indicative of the shortage of affordable housing in the private market.

About two-thirds of applicants on the DASH wait list are renters and almost half of these are likely to be at risk of homelessness as they pay more than 50 percent of their income on rent. Single non-seniors continue to face the greatest challenges with homelessness.

3.3 Rental Housing Market

Approximately half of renters in Durham spent more than 30 percent of their income on housing and about 10 percent of renters spent over 70 percent of their income on housing in 2016. In addition, the percentage of people paying unaffordable rents increased between 2011 and 2016.

In 2018, the average market rent (AMR) in Durham was \$1,223 per month. New listings surveyed in 2018 for one bedroom apartments averaged over \$1,500 per month. The difference between the AMR and the average market rent for an available unit in 2018, demonstrates that a renter can expect to pay more than \$250 over the AMR.

⁵ Pickering Age Friendly Plan, September 2019.

Rental affordability is particularly acute for single non-seniors, who are often provisionally accommodated (in temporary accommodation) and are increasingly using emergency shelters.

A healthy housing mix should include a balance between home ownership and rental tenure. There is a need to create more affordable purpose-built rental housing in Durham Region, as demand is far outpacing supply and costs have increased well above inflation and income growth over the past decade.

It is estimated that about 47 percent of renters in Durham are housed in the secondary market (such as basement apartments, private condominiums for rent, etc.), but there is limited information about the suitability and affordability of these units.

In Pickering, approximately 46 percent of renters spent more than 30 percent of income on shelter costs in 2016, compared to 37 percent in 2011.⁶

3.3.1 Affordable Rental Housing

Most renters in Durham have low to moderate income, and there is a gap between the rent they can afford to pay, and the rents required to support the cost of new rental housing development/investment.

Affordable rental housing is defined in the ROP as the lower of: spending 30 percent or less of gross income on shelter (the income threshold); or AMR (the market threshold). Affordable housing must be affordable for low and moderate income households, which is defined as renters with income at or below the 60th percentile of income of all rental households in Durham.

The ROP definition for affordable rental housing is comparable to most single and upper-tier municipalities in the GTHA and is consistent with the Provincial Policy Statement (PPS).

Through Envision Durham, the Region is considering other definitions of “affordable” such as using a higher ratio (possibly 35 percent) of income spent on rent, or measuring income at the 50th percentile to reflect the median, or measuring income at the 40th percentile to reflect a lower range of low and moderate incomes.

The current definition of affordable housing for low and moderate income households in the ROP does not reflect the ability of some workers to pay their rent. The Region’s Affordable and Seniors’ Housing Task Force recommended that the Region request that the Province expand the definition of “Affordable Housing” in the PPS to address households with the greatest need, to better reflect the depth of affordability issues experienced by vulnerable low-income households.

⁶ Statistics Canada Data, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518001&Geo2=PR&Code2=35&SearchText=Pickering&SearchType=Begins&SearchPR=01&B1=Housing&TABID=1&type=0>

The City of Pickering Official Plan defines “affordable” as annual housing costs (rent or mortgage payments) that do not exceed 30 percent of gross household income.

In response to Question 1, **staff recommends that the Region maintain its definition of affordable rental housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area, and for the purpose of monitoring and comparability.**

3.4 Home Ownership Market

Mortgage amortizations were extended in 2007, making monthly payments less expensive for homebuyers. This, combined with pent-up demand following the housing boom of the late 1980s and the recession of the early 1990s, fueled the demand for residential construction in the early 2000s.

Since 2008, resale home prices in Durham increased by 115 percent (7.2 percent per year). In Pickering, the average resale home price was \$318,909 in 2008 and increased to \$699,087 in 2019⁷, representing a growth of 119 percent. In 2016, approximately 22 percent of home owners spent 30 percent or more of their income on shelter costs.⁸

3.4.1 Affordable Ownership Housing

In Durham, affordable ownership housing is defined in the ROP as the lower of 30 percent of income or 10 percent below the average price of a resale home. Affordable housing is meant to be housing that is affordable to low and moderate income households, which are defined by the 60th percentile of income.

For 2018 in Durham Region, a home would be considered affordable if it sold at or below \$407,667. For the City of Pickering, the 2018 ownership affordability threshold was \$450,902.⁹

The City of Pickering Official Plan (POP) defines “affordable” as annual housing costs (rent or mortgage payments) that do not exceed 30 percent of gross household income. Unlike the ROP, the POP does not qualify the definition of affordability for ownership housing to be the lower of 30 percent of income or 10 percent below the average price of a resale home.

In response to Question 2, **staff recommends that the Region maintain its definition of affordable ownership housing to be consistent with the Provincial Policy Statement and other municipalities in the Greater Toronto and Hamilton Area and for the purpose of monitoring and comparability.**

⁷ Durham Region Profile, 2015; Toronto Real Estate Board, Market Watch, December 2019.
<http://www.trebhome.com/files/market-stats/market-watch/mw1912.pdf>

⁸ Statistics Canada, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518001&Geo2=PR&Code2=35&SearchText=Pickering&SearchType=Begin&SearchPR=01&B1=Housing&TABID=1&type=0>

⁹ Durham Region, Planning and Economic Development Department

3.4.2 Affordability and Diverse Housing Types

There are two important trends indicated by the sales of affordable housing in Durham. First, home ownership is becoming less affordable in Durham. Sales of new affordable housing throughout the region was less than 25 percent over the last two years.

The second trend relates to the fact that the resale market is dominated by single-detached homes, which are generally the most expensive housing type. Recently, the new homes market has shifted toward smaller units in higher-density developments. The result is that new homes have become relatively more affordable than resale homes in the last few years.

In Durham, construction of townhomes and apartments has increased significantly in the last five years. In 2018, the average price of a new single-detached home was over \$700,000¹⁰ while new townhomes and apartments were less than \$500,000¹¹ on average.

In Pickering, the average price of a new single-detached home was \$961,753 in 2019 compared to \$995,817 in 2018.¹² In Pickering, the average price of a resale home (all types) was \$699,087 in 2019, compared to \$690,719 in 2018.¹³

The Discussion Paper has identified two options to help increase the amount of affordable housing in the Region: financial incentives; and requiring a greater proportion of smaller residential units within developments.

The City of Pickering Official Plan contains housing policies that promote opportunities for a wide variety of housing forms, tenure and types to meet the evolving needs of Pickering's residents. The housing policies in the POP specifically address the supply of housing, the diverse mix of type and tenure, as well as the provision of an adequate supply of affordable, rental, assisted and special needs housing.

Based on the evidence provided earlier, there is a demonstrated need for increased diversity in the type of housing, greater affordability of both rental and ownership housing, and an increase in purpose-built rental housing within the city. In addition, Council has directed staff to undertake a comprehensive housing strategy (through the Age Friendly Community Plan, Action Item 1.1 and Resolution #140/19) and this work will help establish the City's role and priorities with regard to facilitating opportunities for developing housing, affordable housing and age-friendly housing in Pickering (see Report PLN 05-20).

¹⁰ In 2018 the price of a new single-detached home was \$739,821 as reported by CMHC (Housing Now—Greater Toronto Area).

¹¹ The average price of a new townhouse and apartment were \$458,773 and \$443,118. Calculated from MPAC and Altus sales data.

¹² Canada Mortgage and Housing Corporation Data, [https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/3518001/4/Pickering%20\(Ontario\)](https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/3518001/4/Pickering%20(Ontario))

¹³ Toronto Real Estate Board, Market Watch December 2019. <http://www.trebhome.com/files/market-stats/market-watch/mw1912.pdf>

It is important for all levels of government, including the Region, to take a more active role in working towards increasing affordable ownership housing and rental housing options, increasing the amount of purpose-built rental housing, and increasing the diversity of housing types within the region.

In response to Question 3, **staff recommends that the Region take a more active role to increase affordable ownership housing and rental housing options, increase the amount of purpose-built rental housing, and increase the diversity of housing types within the region.**

4.0 Housing Policy Planning

4.1 Durham Regional Official Plan

4.1.1 Affordable Housing Targets

The Durham Regional Official Plan (ROP) designates residential lands, provides policies which permit residential uses in certain land use designations, and requires at least 25 percent of all new residential units to be affordable to low and moderate income households. The ROP policies are required to be consistent with provincial policies and plans, such as A Place to Grow: Growth Plan for the Greater Golden Horseshoe, which establishes that municipalities are to plan for a mix of housing options and affordable housing. Recent changes to the provincial Growth Plan require municipalities to establish targets for affordable ownership and rental housing.

Some GTHA municipalities have established affordable housing targets greater than the minimum requirement of 25 percent of all new residential dwellings. Some municipalities have also defined areas where affordable housing should constitute a higher proportion of new residential units, such as Regional Centres and key development areas. For example, Halton Region's Official Plan (OP) requires that a minimum of 30 percent of new housing units in that region consist of affordable or assisted housing, and York Region's OP requires that new housing in its Regional Centres and key development areas contain at least 35 percent of affordable units, with some accessible unit options.

The POP contains an affordable housing target of 25 percent. Different targets are not currently applied to the City Centre, a designated Urban Growth Centre in the Growth Plan and a designated Regional Centre in the ROP. Although considered through the Kingston Road Corridor and Specialty Retailing Node Intensification Study, alternate affordable housing targets were not established.

It should be noted that affordable housing targets, and the associated supply of affordable housing, are influenced by how "affordable" is defined. In addition, clarity is required with respect to targets applied to affordable housing according to tenure (ownership or rental housing).

In principle, staff support increasing affordable housing supply. Servicing and infrastructure capacity, and suitability to accommodate increased affordable housing targets, should be determined at the local level and are more appropriately assessed and considered through the development of local housing strategies. As noted earlier, Council has directed staff to undertake a comprehensive housing strategy (see Report PLN 05-20) and this study will help clarify the direction that the City should take with respect to the matter of increasing affordable housing supply through affordable housing targets, and/or other methods, generally and within specific locations in Pickering.

In response to Questions 4 and 5, **staff recommends that the Region include policies in the Regional Official Plan that generally support higher targets for affordable housing within Strategic Growth Areas and other appropriate areas as defined by the local municipality.**

Further, staff recommends that the Region provide greater support and encouragement for the development of local housing strategies which can address the local municipal context and aid in achieving the Region's goals and objectives for increasing the supply of affordable housing.

In addition, staff recommends that the Region encourage area municipalities to explore the use of a full suite of incentives and policy tools, such as financial incentives, Development Charge/Community Benefits Charge By-laws, reduced parking requirements, expedited development applications, and donation of surplus lands, through local housing strategies in order to achieve affordable housing targets.

4.1.2 Land Supply

Currently the ROP requires that a minimum ten-year supply of land is designated and available for residential development. The Province has recently changed the PPS to increase the housing land supply to a minimum of 15 years (PPS 2020). The Region's official plan will have to be updated to reflect this change.

The ROP also requires a three-year supply of residential units that are draft approved. The Province has also changed the PPS to allow municipalities to increase the supply to 5 years. The Region currently has more than 30,000 dwelling units in draft approved and registered plans of subdivision and condominium that have not been built. Envision Durham will review the land supply required to accommodate growth to 2041.

The POP establishes a minimum ten year supply of residentially designated lands to meet long-term housing demand, and a minimum three year supply of residential land that is draft approved or as part of a registered plan. The POP also needs to be updated to reflect the recent changes to the PPS. Pickering currently has 1,419 dwelling units in draft approved and registered plans of subdivision and condominium that have not been built.

4.2 Area Municipal Official Plans

Area Municipal Official Plans (OPs) must conform to the ROP. They refine and provide further detailed guidance on Regional policies and plans. Area Municipal OPs provide detailed policies for housing matters including: required densities; floor space indices; affordable housing; and general location and characteristics of built forms; which are implemented through zoning by-laws.

Area Municipal OPs ensure a diverse mix of housing needs are accommodated through housing that is accessible, adaptable, barrier free, and enables aging in place. Municipalities also have the ability to offer incentives to encourage affordable housing through financial incentives, relaxation of zoning requirements, expedited application processes, or donation of surplus lands.

Chapter 6 of the POP contains policies which promote opportunities for a wide variety of housing forms and tenure to meet the evolving needs of Pickering's residents. The POP housing policies will be reviewed as part of the City's comprehensive housing strategy study (see Report PLN 05-20).

4.3 Municipal Zoning By-Laws

Official plan policies are implemented by municipalities through zoning by-laws. Zoning provides site specific land use provisions and performance standards for how a property can be used and developed. Zoning by-laws translate policies from Area Municipal OPs, Regional OPs and provincial policy to construction on the ground.

Zoning by-laws are not intended to "people zone" by regulating who and how many people live in a dwelling, including their socio-economic status. However, zoning by-laws are designed to permit (or restrict) various housing types and help define the neighbourhood character, such as density, building height and placement. Performance standards such as minimum lot area and floor space can also be incorporated into zoning by-laws. Zoning by-laws may also be more permissive in encouraging affordable housing options. For example, parking requirements may be reduced for housing in areas that are in proximity to transit in order to incentivize affordable housing.

The City will be reviewing options for incentivizing affordable housing through the comprehensive housing strategy study. In addition, other zoning by-law provisions that may incent affordable housing may become apparent through the City's current Comprehensive Zoning By-law Review study.

4.4 Second Units

Second units (or Accessory Dwelling Units) are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings or within detached structures ancillary to a dwelling. Second units may be in the form of basement apartments, coach houses, garden suites, granny flats, in-law apartments, or nanny suites. Second units can provide an affordable rental option to increase the housing supply, as well as allow homeowners to earn additional income; provide more housing options for extended families, elderly parents, or live-in caregivers; help create mixed-income communities; gently intensify within existing communities; and make more efficient use of existing service and public transit.

Currently, the *Planning Act* requires Area Municipal OPs and Zoning By-laws to permit second units in detached, semi-detached and row houses, or within a building or structure ancillary to these housing types. In 2019, the Province introduced More Homes, More Choice: Ontario's Housing Supply Action Plan through Bill 108 which included changes to the *Planning Act* to further support second units. Some of the changes introduced include:

- requiring municipalities to permit second units in detached, semi-detached, and row houses in primary dwellings and within ancillary buildings or structures
- prohibiting municipalities from applying a development charge for second units above garages or in laneways, or built in new homes (subject to restrictions)
- requiring municipalities to permit two units in either the primary dwelling unit or in any ancillary building, effectively allowing up to three residential units on a single lot

Zoning By-law provisions may also stipulate additional requirements for a second unit such as maximum floor area, parking, amenity/landscaped areas, permitted zones, home-based business restrictions, or separate entrance requirement.

Bill 108 recently prohibited municipalities from requiring more than one additional parking space for second units. However, municipalities may also choose to reduce parking requirements further. In Pickering, the Zoning By-law currently stipulates that dwellings with a second unit require three parking spaces (two spaces for the principal dwelling and one space for the second unit). Some municipalities, including Toronto, do not require any parking spaces for second units. Parking requirements will be further reviewed through Pickering's Comprehensive Zoning By-law Review, which is currently underway.

In general, reducing parking requirements supports public transit initiatives; sustainable and multi-modal travel choices; pedestrian oriented spaces; and compact urban form appropriate to optimize land, infrastructure, and transit services. These matters can be considered further through Pickering's Comprehensive Zoning By-law Review.

Following the adoption of the Two-Dwelling Unit By-law (By-law 7579/17) in September 2017, the City of Pickering has tracked the registration of two-dwelling unit properties in the city. Two-dwelling unit property means a parcel of land containing a maximum of two dwelling units within a detached dwelling, a semi-detached dwelling, a street townhouse dwelling, or an accessory building, subject to the provisions of the applicable City Zoning By-law. In Pickering, 136 new accessory dwelling units were registered between 2017 and 2019, an average of 45 units per year.¹⁴ It is generally assumed that a number of unregistered second units also exist within Pickering.

In response to Question 6, **staff recommends that the Region encourage area municipalities to consider reducing parking requirements for second units located in areas well served by transit. Further, staff recommends that Regional Official Plan policies should be updated to reflect the *More Homes, More Choice Act* changes to permit secondary units in a detached, semi-detached or row house, as well as in a building or structure ancillary to a detached house, semi-detached or row house and allow detached secondary units in rural areas.** Permission for detached secondary units in rural areas will depend on the capacity of well and septic systems.

¹⁴ Pickering Geomatics, AMANDA data.

Question 7 asked if there were other barriers to facilitate the building of more secondary suites. While staff have no specific suggestion, it is noted that much of the recent construction has been in the form of townhomes with no basements, and stacked townhomes. These unit types and associated small lot sizes are less conducive to adding secondary suites than detached or semi detached dwellings with basements.

4.5 Inclusionary Zoning

Inclusionary Zoning (IZ) is a planning tool that allows municipalities to require that a portion of residential units in a development be affordable housing. Recently, the Province made changes to the *Planning Act* and adopted regulations to enable single-tier and lower-tier (area) municipalities to implement inclusionary zoning policies through area specific zoning by-laws. Inclusionary zoning provisions can be tailored to include matters such as:

- thresholds for the application of inclusionary zoning, such as proposed developments containing 10 or more units; municipalities can set higher thresholds
- affordability periods stipulating the length of time that IZ units must be maintained as affordable
- number of units within each development set aside to be affordable
- building requirements and standards for IZ units
- administration and monitoring of IZ units to ensure long-term affordability, such as eligibility and pricing of units, and enforcement of requirements

In 2019, Ontario's Housing Supply and Action Plan amended the *Planning Act* to allow inclusionary zoning policies to apply only within high growth areas in proximity to higher order transit and major transit stations. The regulation also allows inclusionary zoning to be applied to require up to 10 percent of housing units sold within a development to be affordable. In order to be implemented, municipalities must undertake an assessment report which addresses various requirements. This assessment report will inform the development of appropriate official plan policies and zoning by-law provisions. Where inclusionary zoning is in place, monitoring and reporting is required every two years.

The POP does not currently address inclusionary zoning as it is a relatively new tool. However, the City's proposed comprehensive housing strategy study (see Report PLN 05-20) will explore the merits and appropriateness of IZ for implementation within the City of Pickering.

In response to Question 8, **staff recommends that if the Region includes policies on inclusionary zoning in the Regional Official Plan, these policies be encouraging in nature, enabling the local area municipalities to determine the appropriateness of where and when to use the tool.**

4.6 Rental Housing Conversion

Many single- and upper-tier municipalities have policies that discourage or prohibit the conversion of rental housing to ownership units. Within the GTHA, municipalities generally discourage conversions where six or more rental housing units will be removed.

Consideration of rental housing conversion is often subject to the following general criteria (each municipality may vary):

- a tenant relocation and assistance plan
- the vacancy rate is at least 3 percent for at least one calendar year
- a rental housing replacement strategy
- majority tenant support of the proposed conversion

Among the regional municipalities in the GTHA, Durham Region is the only one that has combined area municipalities to determine the required 3 percent rental vacancy rate (i.e., Pickering and Ajax; Whitby and Oshawa; and Scugog, Uxbridge and Brock).

The rationale for the current approach of combining municipalities for the purpose of determining the rental vacancy rate is unclear. Subject to the Region clarifying its rationale for combining Pickering and Ajax for the purpose of determining a rental vacancy rate, staff are supportive of the Region taking a similar approach to the criteria for rental to ownership housing conversions as other regional municipalities in the GTHA.

In response to Question 9, **staff recommends that the Region report on vacancy rates for each municipality individually (rather than combining Ajax and Pickering), if possible, to allow each municipality to better address the specific needs of their own community.**

The POP does not currently contain policies on conversion of rental housing to ownership units. This could be considered as part of the City's housing strategy study.

Some municipalities, like Toronto and Hamilton, have taken a more restrictive approach to conversion policies establishing criteria such as a proponent demonstrating that imminent repairs to an existing rental building are required, and that the income received for its upkeep is inadequate to support the required repairs (Hamilton), or a proponent demonstrating that the supply and availability of rental housing supports a minimum rental vacancy rate of 3 percent for four consecutive years (Toronto).

In response to Question 10, **staff recommends that the Region consider strengthening the rental to ownership housing conversion policies in the Regional Official Plan to help protect existing affordable rental housing.**

4.7 Demolition Control

A demolition control by-law is used to preserve existing purpose-built rental housing. Demolition control by-laws allow municipalities to manage the demolition of purpose-built rental units, maintain the integrity of established neighbourhoods, and prevent parcels of land from becoming vacant for long periods of time before new uses have been considered and constructed. Demolition control may also require a permit to demolish purpose-built rental units, if certain criteria are met, such as:

- the minimum Canada Mortgage and Housing Corporation (CMHC) rental vacancy rate for the area municipality is 3 percent over a specific length of time
- a tenant relocation plan
- sufficient tenant notification
- right-of-first-refusal for existing tenants to rent replacement units
- free rent for a specific period for long standing residents
- financial compensation for tenants

Currently, none of the area municipalities within Durham have enacted demolition control by-laws for purpose-built rental housing. Generally, residential demolition has increased over the last five years with an average of 230 demolitions per year in Durham. However, nearly all demolitions have been single detached dwellings. Demolitions have been approved to accommodate new road infrastructure, infill, or replacement housing developments. Demolition control by-laws are not intended to address the demolition of single detached dwellings that are being rented out by the owner.

The Region's Affordable and Seniors' Housing Task Force (Recommendation 1-8) recommended supporting the adoption of demolition control by-laws to prevent the loss of affordable rental and/or seniors' housing due to demolition without replacement.

Although the Region of Durham has not witnessed the demolition of rental apartments in recent years, there will likely be increasing pressure in the future for redevelopment as rental housing buildings reach their end of life, or need major repairs, and as certain areas become more desirable for redevelopment. The appropriateness of enacting a demolition control by-law for Pickering could be considered through the City's comprehensive housing strategy study.

In response to Question 11, **staff supports the inclusion of policies in the Regional Official Plan that encourage municipalities to use tools, such as a demolition control by-law, to preserve existing affordable rental housing especially in certain locations such as Strategic Growth Areas or areas in proximity to transit where existing rental housing may be older and therefore more susceptible to demolition and redevelopment.**

4.8 Short-term Rental Housing

Short-term rental housing, such as AirBnB and VRBO, are often used by travelers as a substitute for hotel accommodations. They can have an impact on housing supply, displacing available rental housing that would otherwise provide permanent housing. When rental demand is not balanced by supply, monthly rents will likely increase over time.

A study conducted by Durham Region in 2019 indicated that Durham has approximately 356 short-term rental units, 44 units of which are located within Pickering.

As short-term rentals have only recently been getting more attention, they have not yet been addressed in the ROP or through Provincial land use planning policy. At this time, Oshawa is the only municipality in Durham that has adopted a local by-law regulating short-term rental accommodations.

In areas where short-term rentals are prevalent, concerns have been raised regarding conflicts with existing residential uses, noise, safety, parking, taxation and enforcement, among other factors. However, short-term rentals can also provide significant benefits for the local economy and tourism, and provide places to stay where hotels or other purpose-built short-term lodging accommodations are not available or are in short supply. This may be especially true in Durham's northern townships where there is a greater need to enable tourism activities and there are fewer hotel accommodation options.

While area municipalities in Durham could benefit from using a consistent approach to regulating short-term rentals, urban and rural areas and different communities are likely to experience different pressures or challenges related to short-term rental accommodations.

The POP does not contain any policies pertaining to short-term rentals nor do the Pickering zoning by-laws currently address short-term rentals. This matter could be considered as part of the City's housing strategy study.

In response to Question 12, **staff recommends that the Region develop a monitoring framework for short-term rentals to assess the impact of short-term rental housing in Durham. Further, staff recommends that the Region consult with local municipalities and economic development and business groups prior to the inclusion of policies addressing short-term rentals in the Regional Official Plan.**

4.9 Rural Housing

The predominant form of housing in rural areas of Durham, including hamlets, is single detached houses (over 97 percent). The limitations of private well and septic systems prevent higher density forms of housing in the rural area. The Region estimates that there is the potential for approximately 2,245 additional residential dwelling units in the rural area with the majority being located outside of rural settlement areas. This would represent an additional population of approximately 6,800 in Durham's rural area. The Region will consider development trends and potential in the rural area further through the Land Needs Assessment and as part of the Envision Durham Growth Management Study.

Rural residential development potential in Pickering is approximately 260 units, based on an analysis completed as part of the Detailed 20-Year Population Forecast for the City of Pickering, dated March 2020.

4.10 Tiny Houses

Tiny houses are small homes that could provide a more affordable home ownership option that is generally less expensive to build and maintain. Tiny houses may be considered second units (or accessory dwelling units) in the form of ancillary structures, garden suites, granny flats, or laneway houses that could potentially contribute to the supply of rental housing.

Tiny homes can also be built on a chassis or frame so that they are portable, and can be considered a mobile home. Mobile homes are regulated by the Ministry of Transportation and therefore do not require a building permit and are not subject to the Ontario Building Code. Zoning by-laws do not generally permit mobile homes in most areas outside of mobile home parks. Currently, Pickering does not have any provisions in the zoning by-laws that permit the use of tiny houses. This matter may be addressed through the Comprehensive Zoning By-law Review and the comprehensive housing strategy study.

In response to Question 13, **staff recommends that the Region consider including a clear definition of "tiny home" that contemplates size, mobility, servicing needs, and the similarities and differences compared to modular homes, prefabricated small homes, and mobile homes.**

4.11 Six-Storey Wood-Frame Construction

In 2015, the Province amended the Ontario Building Code (OBC) to enable six-storey wood-frame construction. This alternative to typical concrete and steel construction added greater housing options and opportunities for a mid-rise building form of intensification, and potentially a more efficient, cost-effective development where higher-density residential development is not appropriate or would not otherwise be economically viable.

Although the POP does not define “mid-rise building”, it is generally understood to mean a building between six and eight storeys in height. Mid-rise development is considered a compatible transition to lower density housing such as single detached, semi-detached, street and/or stacked townhouses, and can be appropriately placed along arterial roads and in areas supported by transit service and other amenities on the periphery of established low density neighbourhoods. Limited mid-rise development may be appropriate within Major Transit Station Areas (MTSAs) and Strategic Growth Areas (SGAs) where compatibility and/or transition with existing development is required. However, opportunities for higher densities should be protected and maintained within MTSAs and SGAs.

The POP supports and reinforces established low density neighbourhoods. In addition, the City has just concluded the Kingston Road Corridor and Specialty Retailing Node Intensification Study which culminated in Council’s endorsement in principle of an Intensification Plan. The Intensification Plan identifies various sites along the Corridor and within the Node for potential medium density or mid-rise housing forms. The ability to introduce mid-rise wood-frame development along the Corridor and within the Node could potentially expedite the development of more diverse and affordable housing options and support available bus rapid transit services.

In response to Question 14, **staff recommends that the Region enable local municipalities to determine the appropriate locations for mid-rise development through local intensification studies, secondary plans, and through the evaluation of site-specific development proposals to ensure that the local context is suitably addressed.**

4.12 Special Needs Housing – Mobility and Mental Health

There are approximately 70,000 Durham residents that are living with a disability. Accessible housing enables independent living for persons with disabilities. Improvements to accessibility can be achieved through architectural design and integration of features, appliances, fixtures, and furniture.

Adequate, suitable and affordable housing contributes to physical and mental well-being. The inability to secure safe and affordable housing negatively impacts a person’s mental health. Furthermore, a shortage of affordable rental housing is a key contributor to homelessness. Fifty-eight percent of Durham’s homeless individuals identified as having a mental illness and 31 percent identified as struggling with an addiction or substance abuse.

There is a need for a range of housing options, including supportive housing, rent supplement programs, and improved access to services to assist those with special needs.

The POP encourages the provision of an adequate supply of housing throughout the City including the provision of an adequate supply of affordable, rental, assisted and special needs housing. Further, the POP enables zoning to permit the operation of group homes within all residential areas and encourages the support of providers of assisted and special needs housing in the city.

In response to Question 15, **staff recommends that the Region support people with mobility and mental health challenges to secure safe and affordable housing and maintain tenancies by:**

- **continuing to ensure collaboration among housing, health, and social services departments and agencies;**
- **continuing to promote the development of supportive housing, semi-independent living, subsidized housing, transitional housing, etc.; and**
- **ensuring affordable and special needs housing is located in close proximity to community supports.**

Further, staff recommends that the Region elaborate on the meaning of “special needs groups” as referred to in Section 4.3.6 of the Regional Official Plan.

Also, staff recommends that the Region continue exploring the issue of supporting people with mobility and mental health challenges through the development of the Region’s Community Safety and Well-being Plan and Comprehensive Master Housing Strategy.

4.13 Housing for Seniors

By 2041, nearly a quarter of Durham’s population will be 65 years of age or older (23.8 percent). Durham seniors aged 90 or older are projected to increase by 274 percent, from 4,600 in 2018 to over 17,000 in 2041. Suitable housing options that are accessible, low maintenance, and/or support changing physical and cognitive needs, will assist seniors who wish to continue to live independently and “age in place”.

The Region’s Age-Friendly Durham Strategy and Action Plan (2017) and At Home in Durham: Durham Region Housing Plan 2014-2024, build on the Region’s commitments to develop a broad range of affordable housing and housing opportunities.

Currently, the Region owns and operates four long-term care facilities in Durham: two in Oshawa, one in Whitby, and one in Beaverton (Brock Township). These facilities mainly serve seniors. However, they also provide supportive housing for persons with special needs.

There are 68 actions identified in Pickering’s Age Friendly Community Plan, nine of which are associated with the World Health Organization (WHO) theme of Housing. Housing is identified as the highest priority WHO theme. Some of the actions include:

- develop a comprehensive housing strategy that focuses on the need for delivering more lifecycle housing options, including affordable and accessible units to support changing demographic conditions

- advocate for additional funding for supportive housing and long-term care facilities for older adults
- building on the recommendation of At Home in Durham: Durham Region Housing Plan 2014-2024, explore the feasibility of providing financial incentives for residential developers who deliver a specified percentage of affordable rental housing units for older adults with low and moderate incomes

The completion of the City's comprehensive housing strategy will help establish the City's role and priorities with regard to facilitating opportunities for developing affordable housing and age-friendly housing in Pickering.

In response to Question 16, **staff recommends that the Region:**

- **continue to support and partner with other levels of government to promote and provide affordable rental housing; and**
- **include policies in the Regional Official Plan that address the provision of adequate and locationally appropriate long-term care facilities that will meet the current and future needs within the Region.**

Further, staff recommends that the Region support the needs of an aging population by including policies in the Regional Official Plan that reflect the direction, goals and objectives contained in the Age-Friendly Durham Strategy and Action Plan, including:

- **providing opportunities for affordable, assisted housing options and encouraging development that complements the concept of "aging in place";**
- **addressing accessibility needs and age-friendly design within the built environment; and**
- **ensuring that active and passive recreational facilities, and community and health services are available for the aging population.**

The recommendation related to the Age-Friendly Durham Strategy and Action Plan is consistent with Council's comments on the Growth Management Urban System Discussion Paper contained in Report PLN 32-19, dated December 16, 2019 and endorsed by Resolution #205/19.

4.14 Shared Ownership Housing

Housing has increasingly become more expensive and at the same time the number of single person households is increasing. Shared living is an option to address high housing costs and loneliness, which can be a by-product of living alone. Shared living can take different forms, such as shared ownership, multi-tenant, or multi-generational.

New models of shared ownership have emerged in response to housing affordability involving third party lenders. In Canada, there are two forms of shared equity programs. A third party can invest in a share of a property, or they can provide the homeowner with a second mortgage.

For shared equity mortgage programs, the second mortgage often requires no payments until the home is sold, refinanced or at the end of a fixed term. If the home price appreciates over time, both parties share in the profit

The federal First-Time Home Buyer Incentive is an example of shared equity housing that will allow the CMHC to lend a homeowner money for a shared stake in the equity of a home. Options for Homes and Trillium Housing are two organizations that have helped create affordable housing in the GTA with shared equity financing models.

The Province defines “co-ownership housing” as a shared living arrangement where two or more people own and live in a home together. Co-owners may share living spaces like kitchens and living rooms, or the home may be divided into separate units.

Recently, the Province created the “Co-owning A Home” guide which contains practical information about co-owning a home as well as outlining the various forms of co-ownership. The guide was developed partly in response to the Province’s More Homes, More Choice: Ontario’s Housing Supply Action Plan, in recognition that fresh approaches will give people more options and access to housing that is affordable.

As discussed earlier, the City has recently adopted an Age-Friendly Community Plan (AFCP) that intends to develop and nurture an age-friendly City. The preparation of a comprehensive housing strategy was one of the action items identified as part of the AFCP, and its completion will help establish the City’s role and priorities with regard to facilitating opportunities for developing affordable housing and age-friendly housing in Pickering.

In response to Question 17, **staff recommends that the Region include a definition of “co-ownership housing” in the Regional Official Plan and include policies that enable municipalities to address this type of housing in a local and context-specific manner.**

5.0 Regional Housing Interest

In Ontario, municipal governments are the primary funders of community housing (formerly referred to as social housing). In 2017, municipal governments contributed \$1.77 billion for community housing. By comparison, the provincial and federal governments jointly contributed \$0.616 billion.

Durham is one of Ontario’s 47 Consolidated Municipal Service System Managers that fund, plan, manage, and administer community housing, as well as develop affordable housing stock and deliver homelessness prevention programs. The Region also provides housing allowances and rent supplements.

Municipalities have a number of planning and financial tools that can help facilitate affordable housing, including a Tax Increment Equivalent Grant, waiving or deferring development charges, reducing parking requirements, inclusionary zoning, and community improvement plans. Municipalities also implement the Ontario Building Code to ensure safe and well-designed housing.

The Regional Revitalization Plan (RRP) provides funding to projects that meet established criteria, are supported by local municipalities, and are located within local community improvement plan areas. The RRP has funded eight projects across the Region, none of which have been located in Pickering since Pickering does not currently have any community improvement plans in place.

Regional Council has approved funding for consulting services in support of the development of a Regional Community Improvement Plan to promote the development of affordable rental housing in the Region.

In response to Question 18, **staff recommends that, in support of the development of diverse and affordable housing options, the Region:**

- **communicate and work with developers on funding and other incentives that are available to address the Region's housing needs**
- **include housing policies that support affordability through reduced energy costs from a climate change and resiliency lens; and**
- **strengthen policies to incentivize the delivery of seniors, affordable, and/or accessible housing (which could include Community Improvement Plans; deferral or waiving of development charges).**

The last point of the above recommendation, regarding incentivizing the delivery of seniors, affordable, and/or accessible housing, is consistent with Council's comments on the Growth Management Urban System Discussion Paper contained in Report PLN 32-19, dated December 16, 2019 and endorsed by Resolution #205/19.

5.1 At Home in Durham

At Home in Durham: Durham Region Housing Plan 2014-2024 sets out Durham's long-term vision for housing. The plan was developed to meet provincial requirements for a Housing Strategy including addressing homelessness. The goals and primary actions of At Home in Durham aim to improve affordability and access to housing, protect existing affordable housing stock, encourage housing diversity, and build capacity in the housing system.

The goals are:

- end homelessness in Durham
- affordable rent for everyone
- greater housing choice
- strong and vibrant neighbourhoods

Under the *Housing Services Act*, the Region is required to review At Home in Durham at least every five years and amend as necessary. The Region has completed its five-year review of the plan and no substantive changes have been proposed.

5.2 Affordable Rental and Seniors' Housing Task Force

In 2015, the Region established the Affordable Rental and Seniors' Housing Task Force (the Task Force) to explore strategies to promote the creation and maintenance of affordable and seniors' housing in Durham. The Task Force released its report in 2017 outlining a six-point plan of action and 34 recommendations to address the need for more affordable rental housing for low and moderate income households, and the need for more housing options for seniors in Durham. The recommendations proposed by the Task Force complement and reinforce the goals and actions of At Home in Durham.

5.3 Community Housing

The Region provides rental housing for low and moderate income households. In its role as Service System Manager (Service Manager) under the *Housing Services Act*, the Region of Durham is responsible for:

- developing and implementing a ten-year plan to address housing and homelessness (At Home in Durham)
- funding and administration of 44 community housing providers across the region, including Durham Regional Local Housing Corporation
- providing rent-geared-to-income (RGI) housing assistance to 4,446 low and moderate income households under its legislated service level standard, and administration of the RGI waitlist, and
- allocating and administering provincial and regional funds for homelessness services and programs, including: emergency shelter solutions; transitional and supportive housing; services and supports (i.e. outreach and referral); and homelessness prevention

5.4 Incentive Programs

Regional and municipal governments have the ability to directly encourage the delivery of affordable housing projects. Some of these incentives include:

- Community Improvement Plans (CIP) – Municipalities may provide monetary incentives; development charge deferrals or reductions; fast-track development approvals; require alternate development design standards; and provide enabling policies that encourage the sale/lease of surplus public lands for affordable housing development (Regional or area municipal incentive). Regional municipalities may also adopt CIPs provided they deal with affordable housing, regional infrastructure, or development along existing/planned transit corridors;
- Redevelopment Credits under development charge by-laws (Regional incentive);
- Exemptions under the *Development Charge Act* (Regional or area municipal incentive), *University of Ontario Institute of Technology Act*, and Regional DC by-laws;
- Intensification Servicing Policy – Developer funding provided to support upgrades to sanitary sewer infrastructure (Regional incentive); and

- Regional Revitalization Program – A partnership between Durham Region and participating area municipalities to strategically target Regional investment to CIP areas that advance the economic and community goals of the ROP (Regional and area municipal incentive).

5.5 Regional Development Charge Background Study (2018)

The Region introduced a new residential development charge (DC) service category for “Housing Services” to support the creation of affordable rental and seniors’ housing. The DC revenue may fund capital costs for new community housing provided by the Durham Regional Local Housing Corporation, or by a non-profit housing provider receiving subsidies from the Region of Durham. DC revenue may also fund new affordable rental units provided by private or non-profit housing providers that receive funding through a federal or provincial government affordable housing program. New construction including additions and extensions resulting in additional rental units are also eligible.

6.0 Provincial Housing Interest

6.1 Provincial Interests and Responsibilities

The Province of Ontario’s PPS and Provincial plans provide a framework to determine where and how growth should occur. Area municipalities plan for an appropriate range and mix of housing types and densities to create complete and healthy communities, including affordable housing.

The Province is responsible for supporting housing through:

- *The Housing Services Act*
- the Community Housing Renewal Strategy and Housing Supply Action Plan
- Provincial funding programs
- land use planning and housing policies
- development application approval processes (e.g., Local Planning Appeal Tribunal)
- *Residential Tenancies Act* and the Landlord and Tenant Board

In addition, the Province (and federal government) invests in affordable housing through the Ontario Priorities Housing Initiative to fund new affordable rental construction, community housing repair and affordable home ownership. To date, the Region has been allocated \$11.8 million in funding to address housing need over the next three years.

6.2 Housing Services Act

The Housing Services Act provides the framework for community housing in Ontario and requires municipal Service Managers, such as the Region, to prepare ten-year housing and homelessness plans.

Municipal Service Managers are required to administer and fund community housing in their service areas, including the maintenance of a number of rent-geared-to-income assisted households under legislated service level standards.

Local housing and homelessness plans are based on local needs and guide actions to address housing and homelessness consistent with local and Provincial priorities. This includes a role for the private market. When combined with programs, like housing allowances and rent supplements, private market housing can support greater housing stability for low and moderate income households and reduce the risk of homelessness.

6.3 Provincial Land use Planning Policy Context

6.3.1 Land Use Planning for Housing Policy Statement (1989)

Many policies within the Durham Regional Official Plan were a response to the Ontario Land Use Planning for Housing Policy Statement issued by the Province in 1989. The policy statement included policies relating to the provision of a range of housing types, the provision of at least 25 percent of all new residential development to be affordable for low and moderate income households, encouraging residential intensification, ensuring a sufficient supply of land for future residential use, and streamlining the planning process. The policy statement also established income thresholds for affordable housing, and definitions for low and moderate income households.

6.3.2 Provincial Policy Statement

The PPS sets the policy foundation for land use planning across Ontario. The PPS consists of three policy areas: 1) Building Strong Healthy Communities, 2) Wise Management of Resources, and 3) Protecting Public Health and Safety.

The PPS provides policy direction on development and land use patterns on urban and rural settlement areas while minimizing land consumption. The PPS establishes how municipalities should plan for housing through: defining affordable housing, and low and moderate income households; policies to accommodate a range and mix of housing types, densities, and ownerships; policies to meet social, health, economic and well-being requirements of current and future residents; and direct development of new housing to specific locations supported by infrastructure and public service facilities.

The PPS has recently been updated by the Province. The Regional Official Plan will incorporate these changes including extending the planning horizon for designating lands for residential development to 25 years and allowing municipalities to require a minimum five-year supply of residential units appropriately zoned or in draft approved plans and registered plans.

6.3.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan) directs upper- and single-tiered municipalities to provide a diverse range and mix of housing options to accommodate residents at all stages of life, income level, and household size. Municipalities are also directed to establish affordable ownership and rental housing targets. Municipalities are to implement housing policies in line with land use planning to achieve complete communities and identify financial tools to support housing policy. The Growth Plan also sets regional population and employment targets until 2041.

6.3.4 Land Needs Assessment

The Land Needs Assessment Methodology (LNA) was developed by the Province to provide a consistent approach to growth management for municipalities. The LNA requires single and upper-tier municipalities to prepare a housing strategy that considers existing housing stock and plans to diversify the overall range and mix of housing options that are available to achieve complete communities. The housing strategy would consider anticipated composition of households, such as size, age of occupants, income, family/non-family households, unit size, and number of bedrooms. The Region will have to demonstrate to the Province how density requirements in the provincial Growth Plan are met through its LNA exercise. The City of Pickering is required to update its official plan to conform with the Region's new official plan and the Growth Plan once the Region's exercise is complete.

7.0 Federal Housing Interest

The Canadian government functions as a system enabler for housing policy and funding. It can leverage its fiscal capacity through the Ministry of Finance and Canada Mortgage and Housing Corporation (CMHC) to make community housing financially viable, promote the expansion of more affordable housing options, and help prevent homelessness. Additionally, the Bank of Canada can affect demand for housing through monetary policy.

Once a leader in providing affordable community housing post World War I in the 1940s up until the 1980s, the federal government's role has gradually diminished and funding for new community housing ended in 1993, as did funding from the Province of Ontario in 1995.

Throughout the late 1990s, the federal government downloaded administrative responsibilities for its community housing stock via the 1999 Social Housing Agreement with Ontario. The Province then transferred its responsibility to municipal Service Managers in 2000.

Since 2000, there have been various Canada-Ontario agreements to support the development of new affordable housing and assist municipal Service Managers with an aging, often energy-inefficient community housing stock.

Since 2005, the Region of Durham has leveraged federal and provincial funding for community and affordable housing programs. While Durham has been the recipient of funding through various programs, Regional Council has recommended that long-term, predictable, and sustainable funding to upper-tier municipalities be implemented to encourage priority-based investments and improve long-term financial planning for resource prioritization.

Although CMHC currently plays a role in providing mortgage liquidity, and provides housing research and advice to the Canadian government and housing industry, the federal government has not had a significant role in funding or developing new community housing or housing policy over several decades. This changed with the introduction of the National Housing Strategy in 2017.

7.1 National Housing Strategy

In 2017, the Government of Canada released its first ever National Housing Strategy (NHS). The 10-year strategy commits \$40 billion in joint federal-provincial spending towards:

- reducing chronic homelessness by 50 percent
- removing 530,000 households out of housing need
- constructing 100,000 new affordable housing units
- repairing or renewing 300,000 existing affordable housing units

Investments under the NHS are intended to fund various portfolios, such as housing partnerships, assisting Canada's northern communities, research and data, assisting indigenous communities, and reducing homelessness.

Other federal funding includes seed funding programs, various loan insurance programs and other investments in affordable housing. In 2019, the federal budget included the First-Time Home Buyer Incentive aimed at improving home affordability by reducing mortgage borrowing costs.

8.0 Conclusion

The above review provides a synopsis of the Region's Housing Policy Planning Discussion Paper, answers questions, and highlights staff recommendations for consideration through the MCR process.

Directive Memorandum

January 30, 2020

To: Kyle Bentley
Director, City Development & CBO

From: Susan Cassel
City Clerk

Subject: Direction as per Minutes of the Meeting of City Council held on
January 27, 2020

Corr. 03-20
Ralph Walton, Regional Clerk/Director of Legislative Services
The Regional Municipality of Durham
Re: Envision Durham – Housing Policy Planning Discussion Paper
(2019-P-47)

Council Decision

Resolution #219/20

1. That Corr. 03-20, dated December 20, 2019, from the Regional Municipality of Durham, regarding the Envision Durham – Housing Policy Planning Discussion Paper be received;
2. That City Staff be directed, through the CAO, to review the Envision Durham – Housing Policy Planning Discussion Paper within the context of the previously directed creation of a City of Pickering Draft Affordable Housing Strategy and report back to the April 27, 2020 Council meeting; and,
3. That Councillor Brenner and Councillor Butt be appointed to work with City Staff on this review.

Please take any action deemed necessary.

Susan Cassel

Copy: Chief Administrative Officer

Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan

1. Background

The *Planning Act* requires that municipal official plans be reviewed every five years to ensure that the plans have regard to matters of Provincial interest, are consistent with the Provincial Policy Statement (PPS), and conform to Provincial Land Use Plans.

The current Durham Regional Official Plan (ROP) was approved in 1993 and has over 150 amendments to keep it up-to-date with changing provincial plans and policies. On May 2, 2018, Regional Council authorized staff to proceed with the Municipal Comprehensive Review (MCR) of the ROP titled "Envision Durham, 2041 Our Region, Our Plan, Our Future" (or "Envision Durham"). "Envision Durham" offers a strategic opportunity to create a completely new plan with an advanced planning vision for the Region to 2041.

1.1 What are the key components of the Region's MCR?

The MCR is structured around the following strategic planning themes:

- The Agriculture and Rural System (Discussion Paper released March 5, 2019; Pickering Council commented through Council Resolution #94/19, dated May 27, 2019);
- Climate Change and Sustainability (Discussion Paper released May 7, 2019; Pickering Council commented through Council Resolution #150/19, dated October 21, 2019);
- Growth Management (Urban System Discussion Paper released June 4, 2019; Pickering Council commented through Council Resolution #631/19, dated December 16, 2019);
- Environment and Greenlands System; (Discussion Paper released September 3, 2019; Pickering Council commented through Council Resolution #257/20, dated March 18, 2020);
- Transportation System (released October 1, 2019; under review); and
- Housing (subject of this Report; to be considered at the June 15, 2020 Planning & Development Committee and the June 29, 2020 Council meeting).

1.2 The MCR and Public Engagement

The public engagement program and its timeline associated with the MCR consists of four stages: Discover (2019), Discuss (2019), Direct (2020), and Draft (2021-2022).

On February 5, 2019, the Region initiated the first stage ("Discover") of the "Envision Durham" public engagement program by launching the project website: durham.ca/Envision_Durham, as well as a public opinion survey, which closed on April 6, 2019. The Region also created an introductory video on the project, which can be viewed on the project website. In addition, the Region set up "pop-up" information kiosks in various locations, as part of their public engagement launch.

In accordance with the public engagement program, each stage of the project will be promoted through news releases, the project website, social media platforms, and public service announcements.



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DELIVERED BY E-MAIL

Seniors for Social Action (Ontario)
Dr. Patricia Spindel
info@spindelconsulting.com

Linda Till
linda.till@rogers.com

June 17, 2020

RE: Alternatives to Institutionalization of Older Adults

Thank you for your correspondence to the Town of Ajax, regarding the above noted matter. Please be advised that the following resolution was passed by Ajax Town Council at its meeting held June 15, 2020:

That Item 7 of the Correspondence Report "Seniors for Social Action Ontario: Alternatives to Institutionalization of Older Adults 25" be received for information.

Additionally, Council requested that staff distribute your correspondence to the Region and all lower-tier municipalities in Durham. (Background Material [Future for Vulnerable Elderly Citizens](#))

If you require further information please contact me at 905-619-2529 ext. 3342 or alexander.harras@ajax.ca

Sincerely,

Alexander Harras
Manager, Legislative Services/Deputy Clerk

Copy: All Durham Region Municipalities -

From: [Spindel & Assoc](#)
To: [Alexander Harras](#)
Subject: Attached documents
Date: Saturday, May 30, 2020 8:39:12 PM
Attachments: [SSAO NEWS RELEASE AND BACKGROUNDER FINAL.docx](#)
[Envisioning The Future. De-Institutionalization of LTCs-2.docx](#)

[CAUTION: This email originated from outside the organization -- DO NOT CLICK on links or open attachments unless you recognize the sender and know the content is safe.]

Good evening, Mr. Harras,

I have been advised by Lisa Bower that I should ask the Town Clerk to include my documents as correspondence to be included on the agenda and shared with the rest of Council.

Below is my e-mail to Pickering Councillors copied to Joanne Dies and Lisa Bower, my Councillors in Ajax.

Attached is the News Release, Backgrounder, and report prepared by Linda Till that outlines alternatives to institutionalizing older adults.

At the present time, neither Ajax nor Pickering nor Durham Region have established residential alternatives to institutionalizing elders in the community. I would like to propose that a task force be struck to work with experts like Ms Till to examine alternatives to institutions like Orchard Villa, so that no one is forced into this kind of choice in the future for a lack of community-based alternatives.

The municipalities of Ajax and Pickering and Durham Region have a unique opportunity to review, research, and embrace a more positive vision for the future for older adults living in our communities. I would be happy to link staff and Councillors with Ms. Till should they choose to pursue these possibilities.

Dr. Patricia Spindel

Good afternoon, Councillors,

Tomorrow Seniors for Social Action Ontario (SSAO) will be making public a News Release, Backgrounder, and Report on why no one - young or old - should be forced to live and die in a long term care facility. Attached is an advance copy for you.

People were starving and dehydrating to death in Orchard Villa as confirmed by residents' families and hospital staff, but this is nothing new. Years ago children were also being starved to death in these kinds of facilities (see video).

Linda Till, the woman who rescued this child, Becky, who went on to live a full life for decades after almost starving to death in the Jann Lynn Nursing home, has now written the definitive report on how we can prevent the institutionalization of anyone at any age (see Envisioning A New Future For Vulnerable Elderly Citizens report - attached)

Both this video and her report are worth a look.

https://www.youtube.com/watch?v=E_ZTY-GqdfY

Durham Region and each municipality in it, has an opportunity to develop both residential and in-home alternative options so that those whose loved ones from Orchard Villa who are now in hospital recovering will not be forced to go back there.

With no residential options currently available for elders needing care except institutions in Pickering or Ajax, it is time to press the provincial government for necessary funding for alternatives.

It is doable, but will require considerable political will and community effort. Pickering Council can play a key role in generating support for more progressive options. None of us should have to face a bleak future in a long term care facility for lack of other options.

Please take the time to view the video (above) and to read the News Release and Report.

Thank you,

Dr. Patricia Spindel, President

Spindel & Associates Inc. <https://www.spindelconsulting.net/>



NEWS RELEASE

Contact: Linda Till 905-960-2191 linda.till@rogers.com
Dr. Patricia Spindel 905-427-4136 info@spindelconsulting.com

ADVOCATES CALL FOR AN END TO AGEIST POLICY OF INSTITUTIONALIZATION: CREATION OF INNOVATIVE INDIVIDUALIZED ALTERNATIVES

Ontario, May 26, 2020 – Advocates for older adults, with decades of experience challenging government on ageist and ableist policies and practices, today called for an end to the awarding of long term care facility contracts to corporations, non-profits, and municipalities that are only willing to house older adults in institutional beds in large facilities.

“The time has come for a more innovative, respectful and age friendly approach to caring for elderly citizens, because we can do better than dumping them in what have been termed ‘warehouses for death’ as happened during this pandemic,” said Dr. Patricia Spindel. “Inspection reports have confirmed that these facilities are prone to infection, dehumanization of residents, and significant failures in care provision. It is time Ontario became a leader and innovator instead of being mired in the failure of an archaic, inhumane, institutional system. Canada and Ontario sadly have among the highest rates of institutionalization in the world. Anyone living to 85 stands a 1 in 3 chance of ending up in one of these facilities”.

Seniors for Social Action Ontario (SSAO) is calling for age-friendly and respectful non-profit, community-based residential alternatives to institutions, including older adults independent living communities with care hubs designed to promote aging in place; smaller fully staffed community group homes for those with dementia and/or other disabilities that have fenced areas, gardens, and safe areas to wander; 24/7 staffed supported independent living (SIL) programs; caring communities programs on the L’Arche model, and other innovative residential options that offer older adults and their families dignified choices.

“Of critical importance is the need to rebut the oft-held belief that there will always be some people who require institutions. It is simply and blatantly false,” Linda Till, a policy advisor and systemic advocate for older adults and people with disabilities explains. “There is extensive evidence that people with even the most challenging needs for support can be appropriately and safely cared for in their own homes, or in small home-like settings in the community. In so doing they live more comfortable, healthy, normalized, valued, and meaningful lives than those who have been relegated to large, impersonal institutional settings”.

Variations of small home options abound for those who cannot remain in their own home, but which most closely replicate the way that people have lived their whole lives.

“Alternatives to institutionalization, wherein more normalized, respectful, and safer supports can be ensured for elders, exist within many jurisdictions”, says Linda Till, “and they effectively demonstrate the feasibility of a more individualized way of supporting people - one that offers them what they most expressly say and desire.... “I want to stay in my own home”.

We must de-institutionalize our way of responding to the needs of vulnerable elders, and invest in meaningful, respectful alternatives. It is unethical to continue to institutionalize given the abundance of evidence that exists to allow us to eliminate this outdated approach, according to SSAO.

“Older adults remain one of the strongest voting blocks in Ontario, capable of voting out any government that does not act in their best interests. The more assertive baby boomer generation is now approaching the age where they could be institutionalized if they encounter a health problem, so this issue is now on the front burner. Ageism and the institutionalization that arises from it is a human rights issue”, says Dr.Spindel.

BACKGROUNDER
Executive Summary
Envisioning a New Future for Vulnerable Elderly Citizens
Linda Till
linda.till@rogers.com 905-960-2191

- “The prevalence of seniors living in special care facilities, such as nursing homes, chronic care and long-term care hospitals and residences for senior citizens, increased with age (Figure 4). Among the age group 65 to 69, about 1% lived in special care facilities in 2011; among seniors aged 85 and over, the proportion was 29.6%.” https://www12.statcan.gc.ca/census-recensement/2011/as-sa/98-312-x/98-312-x2011003_4-eng.cfm
- Ontario spends \$4.07 billion to institutionalize older adults in long term care facilities <https://www.oltca.com/oltca/documents/reports/tiltc2016.pdf> (Pg. 11)
- Approximately 300 of the province’s 626 long term care facilities are older and need redevelopment (more than 30,000 beds) to meet licensing requirements when licenses expire in 2025. <https://healthydebate.ca/2018/09/topic/ontario-long-term-care-beds>
- “Incomes for long-term care centres are relatively fixed: The province pays \$182 per diem for each licensed bed, with various top-ups and opportunities for user co-payment increasing this figure. With four beds to a room, this is a lucrative daily guaranteed payment for any operator. So, the main avenue to increase profit is to reduce costs: ‘Continuity of care’ – knowing the patient and working with [him or her] on a daily basis – is less important than reducing labour costs.” “Human services such as nursing can be delivered anywhere in the community, and need not be within institutions.” (Professor Ernie Lightman) <https://rabble.ca/blogs/bloggers/views-expressed/2020/05/private-long-term-care-facilities-have-been-understaffed-and>
- The Law Commission of Ontario has provided a detailed illustration of the impact of ageism. <https://www.lco-cdo.org/en/our-current-projects/a-framework-for-the-law-as-it-affects-older-adults/older-adults-funded-papers/ageism-and-the-law-emerging-concepts-and-practices-in-housing-and-health/vii-conclusion/>
- 6% of younger people also live in long term care facilities, most with physical and/or developmental disabilities. People as young as 19 are moving into these facilities. <https://clri-ltc.ca/files/2019/01/Younger-Residents-in-LTC-Handout.pdf>
- The disability sector has long experience with alternatives to institutions having taken part in deinstitutionalizing large facilities over several decades.
- “Long-term care facilities constitute the largest manifestation of institutionalization to date in Ontario, and the institutionalization of the frail elderly is expanding year by year in response to the rising numbers of people who require care. Yet, members of this demographic group are the only people who are routinely placed in facilities for custodial care today....Successful, intentional deinstitutionalization depends on the provision of alternative services for people leaving care.”(Renee Lehnen, R.N. BES., M.A.) <https://lehnen.ca/about/>
- “In Sweden, municipalities are responsible for elderly care and provide funding for in-home assistance as well as manage the needs of accessible housing. 94% of the elderly over the age of

65 live at home and are given the opportunity to live an independent life, even if someone is in need of supported assistance.” <https://globalhealthaging.org/2014/08/03/sweden-a-role-model-for-elderly-care/>

- “The study concludes that not only is the large corporate business model financially unsustainable but also detrimental to quality.” <https://www.ippr.org/files/2019-09/who-cares-financialisation-in-social-care-2-.pdf>
- Reliance on for-profit institutions is a world-wide trend that is not working. “The truth is that for too long we have let profits come before people. Finance has crept into every aspect of our society on the back of big promises about quality and efficiency. But it has failed to deliver, often putting the most vulnerable members of society at risk.” <https://www.ippr.org/files/2019-09/who-cares-financialisation-in-social-care-2-.pdf>
- “Japan has proved fertile ground for the development of social care co-operatives with the Japanese federation of health and welfare co-operatives currently running 28 nursing care homes, in addition to 75 hospitals and 337 primary health care centres.” “The argument underpinning the model [of co-operatively owned care homes] is that it provides a democratic, equitable, staff-led and community-orientated option to public or private social care provision, allowing for surplus capital to be reinvested into the business to improve quality and reduce costs.” <https://www.mutualinterest.coop/2020/05/forget-big-business-or-the-state-co-operatives-should-run-care-homes>
- “In Bologna, Italy social co-operatives account for 85% of care services for children, the elderly, the poor, the disabled and other vulnerable people and they exceed state and corporate alternatives in their outcomes, for example, these co-operatives give superior care at 50% of the cost of state programs.” <https://www.mutualinterest.coop/2020/05/forget-big-business-or-the-state-co-operatives-should-run-care-homes>
- Sweden is ranked first in elder care provision in the world. <https://www.helpage.org/download/541300b365b65/>
- Current allocation of funding for the elderly and for Long Term Care settings, if redirected into innovative alternatives in homes and communities, would enable such developments. Some jurisdictions have legislated that the funding currently allocated to an individual in an institution must be relinquished and redirected to their care in community, such as the *Money Follows the Person* program within Medicaid in the United States. (<https://www.medicaid.gov/medicaid/long-term-services-supports/money-follows-person/index.html>)
- Long term care settings and their supporters repeatedly call for more funding, claiming that the LTC sector has long been under-funded. If we scrutinize these claims in light of the significant profits and shareholder benefits that the large LTC corporations acknowledge, the argument becomes evidently specious. Accountability systems do not exist in the Ontario government that determine to what extent profit is being made by the same companies calling for additional funds, nor are there ways of guaranteeing that any additional funds would be spent on staffing and supplies for which they are allocated. The MOHLTC currently has no forensic auditors available to the inspection branch.

- An individualized planning approach has been shown to be most effective in ensuring that the supports provided to a person include all aspects of their needs and preferences. The P4P Planning Network provides an example of such an approach. “A key component of the P4P approach is Independent Facilitation – an ongoing process that supports an individual to fulfill these objectives, develop a vision for their future and take the steps necessary to work toward their goals and dreams.” <http://www.partnersforplanning.ca/>
- One would be hard-pressed to find anyone who has a personal goal of one day living in one of the LTC’s in this province. Conversely, the prevailing sentiment is that as people age, they most often state clearly and unequivocally that they want to remain in their own homes.
- Redirecting both funding and staff to supporting people in their own homes as extensively as individually required, is absolutely feasible, and has been shown to be successful for people with disabilities who have similar support requirements to those of our vulnerable elderly. In Sweden, 94% of the elderly over the age of 65 live at home and are given the opportunity to live an independent life, even if someone is in need of supported assistance. <https://globalhealthaging.org/2014/08/03/sweden-a-role-model-for-elderly-care/>
- Ontario needs to consider expanding current approaches for people with disabilities to the older adults sector including: purchase of services funding through Special Services At Home; expansion of Supported Independent Living (SIL) programs; Double Duty – providing supports to older caregivers as well as those being cared for; small group homes staffed 24/7 in the community; independent living communities with community hubs to provide medical, nursing, and attendant care in people’s own homes; home sharing with support initiatives; paying caregivers to stay home; intentional communities like L’Arche etc.
- Combine housing and care through partnerships – see: L’Avenir Cooperative - a made-in-Canada example of person-centred developments enabling people to live in their own homes in community and Prairie Housing Cooperative in Winnipeg <https://www.communityworks.info/articles/cooperatives.htm>.

These two organizations operate inter-dependently to provide homes and the required supports to enable people labelled with intellectual and/or physical disabilities to live with dignity, fulfillment, and security in their communities. This model could be expanded to senior care. <https://lavenircoop.ca/> and <https://www.communityworks.info/articles/cooperatives.htm>

- Most importantly the ageist and patronizing current framework for development of policy concerning the provision of services and supports to older adults needs to be replaced with a more respectful, age friendly consideration of the individual needs of people as they age. Only then will we see a new, innovative vision of what is possible, instead of a deficit-based, inhumane, institutionalized system that awards beds without thinking very much about the people likely to occupy them.

Subject: FW: Alternatives to Institutionalization of Older Adults
Date: July 8, 2020 10:37:37 AM

From: Patenaude, Lindsey <LPatenaude@clarington.net>
Sent: Tuesday, July 07, 2020 2:22 PM
To: Nela Prasad <Nela.Prasad@Durham.ca>
Subject: Alternatives to Institutionalization of Older Adults

Good afternoon,

Please be advised, at the June 22, 2020 General Government Committee meeting, Council approved the following resolution:

That Communication Item 10.9 from Alexander Harras, Manager, Legislative Services/Deputy Clerk, regarding Alternatives to Institutionalization of Older Adults, be referred to the Clarington Task Force on Affordable Housing and the Region of Durham's Health and Social Services Committee.

Thank you,
Have a great day.

Lindsey Patenaude
Committee Coordinator
Clerk's Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

June 29, 2020

The Honourable Doug Ford (premier@ontario.ca)
Premier of Ontario
Legislative Building, Queen's Park
Toronto, Ontario M7A 1A1

-and to-

The Honourable Rod Phillips (rod.phillips@pc.ola.org)
Minister of Finance
Frost Building South; 7th Floor
7 Queen's Park Crescent
Toronto, Ontario M7A 1Y7

Dear Premier Ford and Minister Phillips:

RE: Kingsville Council request that the Rent Assistance Program to include all businesses in a lease agreement within all "residential-above-commercial" properties without a cap on commercial/residential ratio

At its Regular Meeting of June 22, 2020, Kingsville Council resolved the following:

391-2020

Moved By Councillor Kimberly DeYong

Seconded By Councillor Larry Patterson

Whereas the COVID-19 Pandemic has greatly impacted the business community in the Town of Kingsville;

And Whereas the Province of Ontario has provided financial assistance including a multi-level Rent Assistance program to the business community impacted by the COVID-19 Pandemic;

And Whereas the Rent Assistance program offered by the Province of Ontario established an arbitrary cap on multi-use properties where it is common for "residential-above-commercial" developments, especially in downtown and Main Street corridors;

And Whereas Kingsville, particularly in our downtown business centres, has several properties with residential-above-commercial where the ratio of commercial storefront businesses represents less than 30 per cent of the entire building, thus leaving a gap where local business owners cannot qualify for rent relief with their willing landlords;

And Whereas the Town of Kingsville's newly adopted Business Retention and Expansion Project Report identified that Kingsville businesses would benefit from the Province expanding the Rent Assistance program to include all commercial lease properties regardless of overall footprint.

Now Therefore Be It Resolved That the Town of Kingsville requests that the Province of Ontario expand their Rent Assistance program to include all businesses in a lease agreement within all "residential-above-commercial" properties without a cap on commercial/residential ratio;

And Finally, That this Resolution be circulated to the Premier, Doug Ford, the Minister of Finance, Rod Phillips, our local MPP Taras Natyshak, and all Ontario municipalities requesting their support.

CARRIED

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Astrologo".

Jennifer Astrologo, Director of Corporate Services/Clerk
Corporate Services Department

jastrologo@kingsville.ca

/sjk

CC: Taras Natyshak, MPP (tnatyshak-qp@ndp.on.ca)

CC: All Ontario Municipalities

**Ministry of Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage
Toronto ON M7A 2J3
Tél.: 416 585-7000



234-2020-2680

July 8, 2020

Dear Head of Council:

The COVID-19 outbreak has touched everyone in the province, creating personal and financial hardship, and resulting in losses far greater than anyone could have imagined. We are making steady progress in the safe reopening of the province, and we acknowledge and celebrate those who went above and beyond through this crisis.

I am writing to inform you that on July 8, 2020, our government introduced the COVID-19 Economic Recovery Act, 2020, to help get Ontario back on track. Our proposed bill will address three critical needs Ontario faces: restarting jobs and development; strengthening communities; and creating opportunity for people.

Our government recognizes the key role that municipalities play in restarting the economy, and that their efficient functioning and economic sustainability is critical to Ontario's future success. We are also continuing to negotiate with our federal partners to ensure communities across Ontario receive the urgent financial support they need. We know that municipalities require fair and flexible investment to protect front line services and help restart the economy.

This bill includes proposals that will enable municipal councils and local boards to meet electronically on a permanent basis and allow municipal councils to decide if they wish to have proxy voting for their members. Our government also proposes to finalize the community benefits charges framework; enhance the Minister of Municipal Affairs and Housing's existing zoning order authority to provide more certainty when fast tracking the development of transit oriented communities; make it faster to update and harmonize the Building Code so that we can break down interprovincial trade barriers, and permanently establish the office of the Provincial Land and Development Facilitator to help solve complex land use issues. We are also working on optimizing provincial lands and other key provincial strategic development projects that will help facilitate economic recovery efforts.

My ministry will be hosting a technical information briefing on the proposed community benefits charges framework, including proposed changes to development charges and parkland dedication, so that municipal staff can gain a better understanding of the proposal. The technical briefing will take place in the near future and invitations from the Assistant Deputy Minister of Local Government and Planning Policy Division to municipal Chief Administrative Officers, Treasurers and Chief Planners will be forthcoming.

.../2

In addition to initiatives that I have outlined above from my ministry, there are several other proposals included in our proposed legislation that will support your communities. Changes proposed will modernize our outdated environmental assessment framework, provide more local say on future landfill sites, and ensure strong environmental oversight, while supporting faster build-out of vital transport and transit infrastructure projects to support our economy. Municipally-run courts will be able to use technology to deliver services remotely and we are also moving to fill justice of the peace vacancies faster and more transparently.

We will be extending the validity period of unused marriage licences and protecting the province's most vulnerable consumers who rely on payday loans, by proposing limits on related interest rates and fees.

Also proposed is the reduction of regulatory burdens on farming while preserving the environmental rules that will support this vital part of our economy. Businesses will be able to count on clear, focused and effective rules that do not compromise people's health, safety or the environment through our changes that continue to focus on cutting red tape. At the same time, our changes will allow health and safety standards to be updated more quickly to ensure worker safety in a changing economy.

As the province continues to reopen and the economy recovers, it's more critical than ever to position Ontario as a top-tier destination for investment, domestic growth, and job creation. A key measure to support this objective is the creation of a new investment attraction agency, Invest Ontario, that will promote the province as a key investment destination and work closely with regional partners to coordinate business development activities.

Our proposed changes will also help our communities respond in part to the challenges that this outbreak has brought to our education system. Changes proposed would allow school boards to select the best candidates for director of education for their respective communities. We will also reduce red tape that is preventing access to school for some First Nation students and by limiting unproductive suspensions for our very youngest students. Students with severe learning disabilities will have an opportunity to complete their studies in the upcoming school year and by broadening the mandates of TVO and TFO, our broadcasters will be able to support students' learning needs better during these challenging times.

Through this proposed legislation, we will take the first step towards a strong restart and recovery. More information on our proposals can be found on the Legislative Assembly of Ontario's [website](#).

Our greatest challenges lie ahead of us, and we know we cannot overcome them alone. It's time for everyone to play a role in rebuilding Ontario together. We will ensure no community or region is left behind. Every community must recover if all of Ontario is to grow and prosper again.

Head of Council
Page 3

Municipalities are encouraged to continue to review our Government's Emergency Information webpage at: [Ontario.ca/alert](https://ontario.ca/alert). I thank you for your continued support and collaboration in these challenging times.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark
Minister of Municipal Affairs and Housing

c: Chief Administrative Officers
Municipal Clerks
Kate Manson-Smith, Deputy Minister of Municipal Affairs and Housing
Brian Rosborough, Executive Director, Association of Municipalities of Ontario

DURHAM NUCLEAR HEALTH COMMITTEE (DNHC) MINUTES

Location

Durham Regional Headquarters
605 Rossland Road East, Whitby
Meeting Conducted from Regional Council Chambers

Meeting

In an effort to help mitigate the spread of COVID-19, this meeting was a virtual meeting so that the Presenters and Members could present and participate without meeting together in the Regional Council Chambers.

Date

June 19, 2020

Time

1:00 PM

Members that Participated

Dr. Robert Kyle, Durham Region Health Department (DRHD) (Chair)
Ms. Mary-Anne Pietrusiak, DRHD
Ms. Lisa Fortuna, DRHD
Dr. Tony Waker, Ontario Tech University
Mr. Raphael McCalla, Ontario Power Generation (OPG)
Mr. Loc Nguyen, OPG
Mr. Phil Dunn, Ministry of the Environment, Conservation and Parks
Dr. John Hicks, Public Member
Ms. Veena Lalman, Public Member
Ms. Janice Dusek, Public Member
Ms. Deborah Kryhul, Public Member
Mr. Hardev Bains, Public Member
Dr. Lubna Nazneen, Alternate Public Member
Mr. Alan Shaddick, Alternate Public Member

Presenters & Assistants

Mr. Brian Devitt (Secretary)
Dr. Pepi McTavish, DRHD (Presenter)
Ms. Jo-Ann Facella, Nuclear Waste Management Organization (NWMO)
Dr. (Mahrez) Ben Belfadhel, NWMO (Presenter)
Mr. Michael Borrelli, NWMO
Ms. Analiese St. Aubin, OPG (Presenter)
Ms. Emily Tarle, OPG (Presenter)
Mr. Scott Berry, OPG
Mr. Chuck Lamers, OPG

Regrets

Dr. David Gorman, Public Member
Dr. Barry Neil, Public Member
Ms. Jane Snyder, Public Member
Mr. Matthew Cochrane, Alternate Public Member

Robert Kyle opened the virtual meeting and welcomed everyone and thanked Regional IT staff for their technical assistance.

Robert Kyle mentioned that he recently received the resignation of Dr. John Hicks, Public Member for the Municipality of Clarington, effective after the meeting today. Robert thanked John for serving the DNHC for several years and that we will miss his valuable contributions and participation in DNHC meetings.

1. Approval of Agenda

The Revised Agenda was adopted.

2. Approval of Minutes

The Minutes of January 17, 2020 were adopted as written.

3. Correspondence

3.1 Robert Kyle's office received approved Minutes of the Pickering Nuclear Generating Station (NGS) Community Advisory Council meetings held on January 21, February 18 and April 21, 2020.

3.2 Robert Kyle's office received an email from Theresa McClenaghan, Executive Director, Canadian Environmental Law Association (CELA), as a follow-up to the January 17 DNHC meeting. Theresa requested that the Office of the Fire Marshal and Emergency Management (OFMEM) advise when the Provincial Nuclear Emergency Response Plan Technical Study will be released to the public and how OFMEM plans to release the Technical Study to the City of Toronto Executive Committee, the Councillors of Durham Region and the Municipalities in Durham Region. Theresa also requested that James Kilgour, Director, Durham Emergency Management, consider creating a close to real time website where Durham Region could post its updates of relevant information in case of an emergency alert for the public to access. The CELA request was dated January 22, 2020.

3.3 Robert Kyle's office received a report from the International Atomic Energy Agency (IAEA), dated February 19, 2020, concerning the results of the Emergency Preparedness Review (EPREV) mission to Ottawa, Canada from June 3 to 13, 2019 at the request of the Canadian Government. The IAEA Report of the EPREV included recommendations and suggestions for

improvement by Canada were based on principles, requirements and recommendations of the IAEA Safety Standards. The Report also mentioned several Canadian good practices that were observed and were considered as models for other Member States.

3.4 Robert Kyle's office received a news release from the Nuclear Waste Management Organization (NWMO), dated January 24, 2020, indicating it had signed agreements with landowners in South Bruce, Ontario that will allow sufficient access to their land for studies of a potential Deep Geological Repository (DGR) location. The South Bruce community is one of two host communities remaining in NWMO's site selection process and the second community is Ignace, Ontario.

3.5 Robert Kyle's office received a news release from Ontario Power Generation (OPG), dated January 31, 2020, that members of the Saugeen Ojibway Nation voted against construction of OPG's proposed DGR for its Low and Intermediate-level Nuclear Waste to be located at the Bruce Nuclear site in Kincardine.

3.6 Robert Kyle's office received an announcement from OPG, dated February 26, 2020, that Mark Knutson has been appointed as the Senior Vice President of Pickering Nuclear replacing Randy Lockwood. Mark has worked 33 years for OPG in many leadership positions and most recently as the Senior Vice President of Nuclear Engineering and Chief Nuclear Engineer for its 10-reactor fleet.

3.7 Robert Kyle's office received a news release from Sylvia Jones, Solicitor General, Ontario, dated February 27, 2020, concerning its investigation into the emergency alert error across Ontario on January 12, 2020. The investigation concluded that while the immediate cause of the false alert was human error, there were several systemic issues that contributed to both the false alert and the delay in issuing a cancellation. The complete investigation included a detailed report and action plan that were made available for the public to review.

3.8 Robert Kyle announced on March 17, 2020 that the April 24 DNHC meeting was cancelled to help mitigate the spread of COVID-19.

3.9 Robert Kyle's office received a news release from NWMO, dated March 27, 2020, that its *Moving Towards Partnership – Triennial Report for 2017 to 2019*, was submitted to the Minister of Natural Resources. NWMO also announced it has published its latest five-year strategic plan, *Implementing Adaptive Phased Management 2020 to 2024*.

3.10 Robert Kyle's office received a news release from the Canadian Nuclear Safety Commission (CNSC) that its staff were satisfied that Darlington Nuclear Unit 2 operated by OPG had met the regulatory requirements to safely return

to full power operations. On May 13, 2020, the CNSC's Executive Vice President and Chief Regulatory Officer, Ramzi Jammal, authorized the removal of the fourth and final hold point allowing Unit 2 to return to operation after its refurbishment.

3.11 Robert Kyle's office received a letter of resignation dated June 4, 2020 from Dr. John Hicks who serves as a DNHC Public Member for the Municipality of Clarington. John's resignation will be effective after the meeting on June 19. Robert Kyle thanked John for serving the DNHC very effectively for several years and that his valuable contributions and participation in DNHC meetings will be greatly missed.

4. Presentations

4.1 Progress Report by NWMO concerning Implementing Canada's Plan for Used Nuclear Fuel

Dr. (Mahrez) Ben Belfadhel, Vice President Site Selection, accompanied by Jo-Ann Facella, Strategic Advisor Community Engagement and Well-Being, NWMO, provided a Project update on the implementation of Adaptive Phased Management which is Canada's plan for the long-term management of used nuclear fuel.

Ben provided background information concerning the formation of NWMO in 2002 as required by the federal *Nuclear Fuel Waste Act*.

Ben explained the major principles of the NWMO mission statement that are:

- To collaboratively develop and implement the DGR Project for the long-term management of Canada's spent fuel.
- To ensure the NWMO's approach to the Project is socially acceptable, technically sound, environmentally responsible and economically feasible.
- To apply a fair and inclusive site selection process to seek an informed and willing host community.
- Apply continuous learning and adaptability to the Project.

Ben provided comments and estimated timelines for the Project that are:

- The Site Selection narrowing process should lead to a selected site for detailed site characterization in 2023.
- There were 22 communities that expressed interest to be included in the site selection process for the long-term management of spent nuclear fuel.
- Narrowing of the site selection process by NWMO has resulted in detailed assessments now being conducted in 2 Ontario communities:
 - Ignace
 - South Bruce

- The Regulatory Approval process of 3 stages is expected to include:
 - Submitting a Project Description in 2023
 - Establishing the Centre of Expertise in 2024
 - IA approvals in 2026
 - LTC Application in 2028
- The Design and Construction process will include:
 - Design and Construction of the DGR will start in 2033
 - Operation of the DGR will begin in 2043

Ben mentioned the Key Priorities in the Site Selection Process that are:

- Advancing safety, transportation and partnerships with discussions and learning engagement activities that will build confidence with communities.
- Progress highlights mentioned were:
 - Ongoing engagement with municipalities and indigenous communities in the two remaining sites - Ignace and South Bruce
 - Ongoing transportation engagement
 - Exploring the potential for partnerships
 - Completed awareness surveys in all communities
 - Ongoing field investigations and drilling boreholes in Ignace
 - Completed a land access process with property owners in South Bruce and planning for field work
 - Implemented the Reconciliation Policy with a shared future built on rights, equity and well-being
 - Advancing the engineering design

Ben provided information on NWMO's on-going transportation engagement that includes preparing a planning framework, publishing reports and advancing technical assessments of transportation by rail and roads for moving the nuclear fuel bundles to the DGR when constructed.

Ben explained NWMO's Partnership Roadmap principles that are:

- Aligned Partnership - through a schedule developed and agreed upon with partners.
- Investments – identify and deliver investments that drive capability and economic prosperity for partners.
- Identify Required Partnerships – identify partnership with whom, at what level, in what combination and when.
- Develop a Vision for the Project – develop the vision that will meet the interests of NWMO and the community including the community's partners as well.
- Values and Principles to Guide Partnership Discussions – agree on common values and principles to guide partnership discussions.

Ben provided engineering information and design concepts that NWMO is developing that includes:

- Ongoing borehole drilling in Ignace.
- Conducting trials of fabricating and inspecting up to 20 fuel containers for full-scale emplacement in realistic geometry for the DGR.
- Planning for a full-scale emplacement demonstration in 2022.

Ben mentioned NWMO recently published its Triennial Report 2017 to 2019, Moving Towards Partnership, and its latest five-year strategic planning document, Implementing Adaptive Phased Management 2020 to 2024.

Ben commented on NWMO's support of siting communities and regions it is working with by donating of masks, hand sanitizer and food security initiatives to assist them during the COVID-19 pandemic.

Jo-Ann Facella and Ben Belfadhel or their associates will update the DNHC next year on the progress NWMO has made in its Site Selection Process for used nuclear fuel in Canada. More information about NWMO is available at its website, www.nwmo.ca.

4.2 Progress Report by OPG concerning its Darlington Nuclear Refurbishment Project

Emily Tarle, Vice President, Refurbishment Engineering, OPG, provided an overview of major refurbishment issues concerning the Darlington Nuclear Refurbishment Project that were:

- Considered to be a mid-life necessity that is part of the CANDU design.
- Planning for approximately 40 months to refurbish each unit.
- Will provide another 30 plus years of reliable baseload electricity for Ontario.
- Estimated cost of refurbishing 4 Darlington reactors/units is \$12.8 B.
- Includes replacement of major reactor components and upgrading key plant systems plus including substantial safety and equipment investments.
- Provides 1,000 jobs, adds \$90 B to the economy.
- Avoids adding 300 M tonnes of CO₂ to the environment.

Emily provided details on the progress of Unit 2 refurbishment that were:

- On May 13, 2020, Unit 2 refurbishment construction was officially completed and CNSC staff authorized its return to service.
- Approximately 24 million hours of work were required with only one lost time accident.
- The quality of workmanship was excellent exceeding similar past refurbishments.
- Work was completed safely even with COVID-19 restrictions in place.
- The Darlington refurbishment of 4 reactors remains on budget and on time.

- All 18 of 18 safety and infrastructure projects were completed to support refurbishment and 30 more years of continued station at a cost of \$2.4 B and the critical safety upgrades were:
 - Third Emergency Generator
 - Containment Filtered Venting System
 - Powerhouse Steam Venting System
 - Shield Tank Overpressure Protection
 - Emergency Services Water for supply of cooling water

Emily used several pictures to show various aspects of the Project that included:

- Reactor Vault display
- Site location map showing the 18 Safety Infrastructure Projects
- Heavy Water Storage Facility

Emily explained how the OPG's COVID-19 response was implemented to ensure the continuous safe generation of electricity, while protecting the men and women who preform this critical work.

OPG's COVID-19 Response Priorities were to:

- Safely operate the station's operating units.
- Defer Unit 3 refurbishment and keep it running when needed most.
- Safely return Unit 2 to service.

OPG's COVID-19 Response Measures included:

- Limiting staff in the station to support physical distancing guidelines.
- Implementing a work from home strategy in March and implemented a staggered return to workplace in June.
- Restricting visitors to the site.
- Implementing staggered and staged work schedules including lunch breaks to facilitate social distancing.
- Implementing increased use of personal protective equipment.
- Implementing staff temperature screening.
- Maintaining more strict workplace cleaning practices.

Emily explained that the start of the refurbishment of Unit 3 was deferred from April 2020 due to the COVID-19 impact on Darlington Nuclear workplaces and that the OPG decision to delay refurbishing Unit 3 will:

- Have no impact on completing the four-unit refurbishment commitment by 2026.
- Have no impact on its 40-month material procurement.
- Begin refurbishment of Unit 3 in September with the station outage beginning on July 31, 2020.
- Build on the more that 3500 lessons learned from refurbishing Unit 2 for Units 3, 1 and 4 including using additional innovative tooling and processes.

- Continue to keep workplace safety its top priority.
- Continue with its effective COVID-19 measures to protect staff.
- Continue its on-boarding of staff and field work.

Emily Tarle or her associates will provide the DNHC with regular updates concerning the Darlington Nuclear Refurbishment Project. More information is available by accessing the OPG website at www.opg.com.

4.3 Progress Report by DRHD concerning Mitigation of COVID-19 in Durham Region

Dr. Pepi McTavish, Assistant Medical Officer of Health, DRHD, provided a detailed progress report concerning the Health Department's Response to COVID-19 mitigation in Durham Region.

Pepi provided key statistics related to the Health Response in Durham Region up to June 16, 2020. Many cases and deaths resulted from outbreaks in long-term care homes (LTCHs), retirement homes (RHs) and hospitals.

The key statistics were:

- Total # of cases – 1,644
- Total # of deaths – 179 or 11% of cases
- Deaths in LTCHs and RHs - 151 or 84% of deaths
- Total # of ongoing outbreaks – 2
- Total outbreaks concluded - 31

Pepi provided detailed statistics summarizing the continuous work provided by the entire DRHD's staff to help keep the residents of Durham Region safe.

The Health Response to COVID-19 as of June 15 were:

- 77,997 phone interactions with residents and community partners since the onset of the COVID crisis.
- 19,750 nursing assessments completed to determine if further medical intervention was required.
- 4,735 cases and contacts managed by public health nurses.
- 964 investigations concerning priority populations such as group homes, shelters etc.
- 33 investigations conducted by public health inspectors for people failing to self-isolate under Section 22 Class Order.
- 26 outbreaks managed by public health inspectors in LTCHs and RHs.
- 2,643 investigations initiated by public health inspectors in LTCHs and RHs.
- 5,524 follow-ups made with LTCHs and RHs.
- 8,000 testing kits prepared by administration support staff.
- 27,206 calls to Region of Durham Paramedic Services (RDPS).
- 15,701 patients transported to hospital by RDPS.

- 4,641 nasal swabs obtained by paramedics from area residents, emergency childcare centre staff, LTCHs clients and staff, RHs shelters and other congregate settings.
- 395,478 clicks on the Durham Region COVID-19 Data Tracker from www.durham.ca/novelcoronavirus website.

Pepi provided general information on the continuing Health Response to COVID-19 and mentioned:

- The Chief Medical Officer of Health for Ontario has noted that data suggest Ontario is moving past the peak of COVID-19 infection.
- In Durham Region, the data support movement past the peak and there is an overall decrease of new cases in the community.
- Data show that community spread is still occurring.
- The number of outbreaks in LTCHs and RHs are decreasing and many have concluded.
- DRHD staff continues to support institutions with ongoing outbreaks.

Pepi explained DRHD has implemented several improvements for investigations that have been developed during the COVID-19 pandemic:

- Enhancements to the geographic Data Tracker system provided more detailed information on institutional outbreaks, trend data by reported date and onset date, cases reported by exposure source through contact tracing, map of cases by Health Neighbourhood etc.
- Enhanced Surveillance Testing for testing all staff and residents in LTCHs and staff in childcare centres in accordance to provincial direction using the assistance of RDPS who obtained nasal swabs where needed.
- Case and Contact Management continues to be the DRHD's focus of COVID-19 response activities. The Ministry of Health implemented a goal of 90% newly identified cases that need to be contacted by health units within 24 hours of being notified.
- DRHD provided the province with ongoing updates and consistently achieved 100% of newly identified cases contacted in 24 hours and 100% of contacts in 48 hours. This was used as a key indicator for the gradual reopening of the economy.

Pepi explained the details related to the Provincial Framework for Reopening the economy and the Ontario's Action Plan has 3 phases:

- Phase 1 is the protect and support the community.
- Phase 2 is to restart the economy gradually using a 3 staged approach of 2-4 weeks for each stage.
- Phase 3 to recover for long-term growth.

Pepi updated us on the provincial announcement effective June 19 at 12:01 am, that Durham Region could move to Stage 2:

- Stage 2 allows for reopening of many businesses and workplaces including personal service settings, recreational water facilities, shopping malls, restaurants and bars etc.
- Dates and approaches to reopening may vary based on each community's local needs and the ability of each business or service to meet workplace safety guidelines and public health advice.
- On May 29, a new online Community Reopening Toolkit with downloadable signage and flyers was launched to provide businesses and community with information on safe opening and will be updated as stages and phases are announced.

Dr. Pepi McTavish or her associates will provide the DNHC with further COVID-19 information as needed. More information is available at the DRHD website at www.durham.ca/novelcoronavirus.

5. Communications

5.1 Community Issues at Pickering Nuclear

Analièse St. Aubin, Manager, Corporate Relations and Communications, Pickering Nuclear, provided an update on Community Issues at Pickering and the highlights were:

- Pickering Units 1, 4, 5, 6, 7 and 8 are operating at or close to full power.
- Pickering's very popular summer program, Tuesdays on the Trail, will be redeveloped into a curbside pickup style program with educational activity kits being provided that families can easily pickup that will serve as an outreach to children in communities near Pickering Nuclear.

Analièse St. Aubin, Manager, Corporate Relations and Communications, Pickering Nuclear, OPG, can be reached at 905-839-1151 extension 7919 or by email at analiese.staubin@opg.com for more information.

5.2 Community Issues at Darlington Nuclear

Analièse St. Aubin, Manager, Corporate Relations and Communications, Pickering Nuclear, provided an update on the Community Issues at Darlington and the highlights were:

- Darlington Units 1, 2, 3 and 4 are operating at close to full power.
- Darlington Unit 2 has completed its refurbishment on May 13, 2020 and was approved by the CNSC to safely return to full power operations.
- Darlington's very popular summer program, Tuesdays on the Trail, will be redeveloped into a curbside pickup program with educational activity kits being provided that families can easily pickup that will serve as an outreach to children in communities near Darlington Nuclear.

- OPG currently holds a Site Preparation Licence for the Darlington site which was granted by the CNSC in 2012 following the acceptance of the environmental assessment by a joint review panel of the CNSC and the Environmental Assessment Agency. The Site Preparation Licence expires in 2022 and OPG is applying to renew the licence in the third quarter 2020. OPG expects CNSC will hold a hearing to consider the licence application in 2021. OPG has no approved plans for the site however it is actively monitoring nuclear technology advancements and considering potential options for future electricity generation at the site.

Leah Bourgeois, Corporate Relations and Communications, Darlington Nuclear, OPG, can be reached at 905-623-6670 extension 7038853 or by email at leah.bourgeois@opg.com for more information.

5.3 Corporate Community Issues at OPG

Analièse St. Aubin provided an update on corporate issues and the highlights were:

- Earlier this year, OPG Darlington and Pickering received the 3-year Gold Wildlife Habitat Council (WHC) Conservation Certification. The WHC recognition is for the outstanding biodiversity work that is done at both Pickering and Darlington sites.

Analièse provided details of OPG's response to the COVID-19 pandemic while safely operating its sites that included:

- OPG has continued to provide power to Ontario.
- Only staff that were considered to essential to keep the plants running safely were on site while thousands of employees worked from home.
- OPG was very well prepared for the pandemic and had a supply of protective equipment on hand and had business continuity plans in place.
- Pandemic planning teams were activated and coordinated site responses drawing upon many years of training and experience preparing for other emergencies including a pandemic.
- OPG has had no known cases of workplace COVID-19 transmission.
- OPG focused on essential operational activities and limited major replacement and refurbishment work in the early stages of the outbreak.
- Visitor Centres at Pickering and Darlington were closed and non-essential visitors were not allowed on OPG's property.
- For employees who continued to work on site, a host of protective measures were enacted such as:
 - Implementing a range of social distancing measures
 - Staggering start times and designating specific routes to get into and out of the stations to reduce crowding
 - Monitored the margin for critical staff available and for early indication to track towards any shortages of staff
 - Verifying sufficient protective equipment was stockpiled

- Installing temperature monitoring stations for staff at entrance points
- Instituting face mask protocols to minimize risk of transmission
- Revamping cafeteria and meeting room layouts to create physical distancing
- Closing the administration buildings temporarily and redeploying staff to the stations to concentrate on cleaning and disinfecting where most needed
- Increased amount of ‘virtual classes’ and on-line training programs for employees to access remotely.
- Provided staff with access to family assistance programs and medical professionals to help staff deal with emotional and mental health issues.
- Resumed outage projects and refurbishment activities in a safe measured way.
- Started returning staff to the workplace as of June 15 at 50% capacity with alternating workgroups coming into the office very other week and working from home on the alternate weeks.

Analiase mentioned OPG’s Local Community Response that supported local organizations that needed assistance caused by the COVID-19 pandemic that included:

- Donated more than \$1 M to community groups.
- Donated more than 1.1 M articles of personal protective equipment to frontline health workers including 15,000 masks to Lakeridge Health.
- Provided Cobalt 60 sterilizing medical supplies for health-care workers.
- Partnered with Ontario Tech University to develop protective face shields with 3D printers.
- Partnered with Jack.org to distribute, *Be There*, mental health resources.
- Supported WellCan to provide a free collection of digital mental health resources.
- Partnered with TVO to bring educational children’s portal to families struggling to find time and resources for their home-schooling efforts.
- Donated \$150,000 to, Feed the Need Durham, to help with local food security needs.
- Partnered with OPG staff and the community to sew approximately 10,000 cloth face masks that were donated back to the community.

6. Other Business

6.1 Topics Inventory Update

Robert Kyle indicated the Topics Inventory will be revised to include the presentations made today.

6.2 Future Topics for the DNHC to Consider

Robert Kyle indicated the theme of the next DNHC meeting scheduled for September 18, 2020 will be, *Environmental Monitoring at Pickering and Darlington NGSs*, that may include:

- Progress report by OPG concerning the results of the 2019 Environmental Monitoring Report at Pickering and Darlington NGSs.
- Progress report by OPG concerning the results of the 2019 Groundwater Monitoring Program at Pickering and Darlington NGSs.
- Progress report by Canadian Nuclear Laboratories concerning the Port Granby Project clean-up and safe management of low-level radioactive waste.

7. Next Meeting

Location

Durham Regional Headquarters
605 Rossland Road East, Whitby
Meeting in the Council Chambers

Date

September 18, 2020

Time

1:00 PM

8. Adjournment 2:30 PM

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

The Regional Municipality of Durham

MINUTES

ACCESSIBILITY ADVISORY COMMITTEE

Tuesday, June 23, 2020

A meeting of the Accessibility Advisory Committee was held on Tuesday, June 23, 2020 at Regional Headquarters, Council Chambers, 605 Rossland Road East, Whitby at 1:00 PM. In accordance with Provincial legislation, electronic participation was permitted at this meeting.

1. Roll Call

Present: C. Boose, Ajax, Chair
D. Campbell, Whitby, Vice-Chair
Councillor R. Mulcahy attended for part of the meeting
R. Purnwasie, Ajax
M. Roche, Oshawa
L. Schisler, Whitby attended for part of the meeting
S. Sones, Whitby
***all members of the committee participated electronically**

Absent: D. Hume-McKenna, DMHS

Staff

Present: J. Austin, Deputy General Manager, Durham Region Transit
S. Austin, Director of Corporate Policy and Strategic Initiatives
B. Eyre, Manager, Specialized Services, Durham Region Transit
S. Leaper, Supervisor, Specialized Services, Durham Region Transit
J. Traer, Accessibility Coordinator, Office of the Chief Administrative Officer
N. Prasad, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by M. Roche, Seconded by D. Campbell,
That the minutes of the Accessibility Advisory Committee meeting
held on January 28, 2020, be adopted.

CARRIED

4. Presentations

A) J. Austin, Deputy General Manager, Durham Region Transit re: Verbal Update of Transit Services during COVID-19

J. Austin, Deputy General Manager, B. Eyre, Manager, Specialized Services and S. Leaper, Supervisor, Specialized Services, provided a PowerPoint Presentation with regards to a COVID-19 Update, a copy of which was provided to members subsequent to the meeting.

J. Austin provided an overview of DRT's various COVID-19 responses. With regards to impacts, J. Austin advised that since late March, there has been a 70 per cent ridership reduction with 20 per cent of trips having no riders. He provided year end net deficit projection scenarios and advised that as conditions develop, estimates of financial implications and DRT's budget status will continue to evolve in order to mitigate the impact from the pandemic and maintain sustainable services.

With regards to fare collection, J. Austin advised that fare collection will resume on July 2, 2020. He stated that the pandemic has highlighted the need to shift rapidly to contactless electronic fare collection options that reduce the risk of contagion transmission. He also advised that as of July 2, front door boarding will resume and there will be a barrier installed between the driver and riders. He advised that once barriers are installed, drivers will not be able to issue paper transfers therefore there will be a temporary suspension on paper transfers. Paper passes (except Access Passes) will also be temporarily suspended and sale of paper tickets will be reduced to community agencies only. He stated that they are encouraging customers to make the shift to PRESTO cards and in support of that, DRT will be issuing up to 4,000 free PRESTO cards and waiving the \$6 fee. He also advised that once riders have a PRESTO card, they will be able to load it online. He further advised that DRT is also working on an electronic ticketing solution that will allow riders to pay, download and display fares from their mobile device, further supporting contactless fare payment options.

B. Eyre provided the following update regarding specialized services:

- specialized services staff are teleworking; everyday they reach out to customers who are booked to travel the next day and a pre-screening is done;
- the maximum capacity has been changed to 3 passengers per vehicle with each passenger placed at a distance from the others;
- specialized operators have been provided with additional personal protective equipment to help mitigate risks (includes hand sanitizer, face mask, face shield and single use gloves);
- 95% of trips are medically related;
- since March, ridership as dropped by approximately 80%;

- there has been a 25% loss of staff due to various reasons; and as a result, they have focused on other opportunities to reallocate limited resources involving implementing better scheduling efficiencies such as changing operator work hours to match the service demand, shifting most trips off of contractors and on to specialized buses to minimize cost and keep consistency with safety measures.

J. Austin and B. Eyre advised that any further questions from committee members can be forwarded to Janet Traer, who will in turn forward to them for response.

B) S. Austin, Director of Corporate Policy and Strategic Initiatives, re: Regional Recovery Plan

S. Austin, Director of Corporate Policy and Strategic Initiatives, provided a PowerPoint Presentation with regards to the Regional Recovery Framework and Action Plan, a copy of which was provided to members subsequent to the meeting.

Highlights:

- Impacts of COVID-19
- Regional Recovery Framework and Action Plan
- Regional Recovery Task Force
 - Social Recovery
 - Built Recovery
 - Economic Recovery
 - Municipal Recovery
- Next Steps

S. Austin stated that the estimated financial impact of COVID-19 on the Region is \$40.5 million in the year 2020. She advised that the Region is collaborating with local area municipalities, community agencies, and the business community to address challenges, recover from the crisis and build resiliency. The Recovery Framework is centred on the following four pillars: Social; Built; Economic and Municipal.

S. Austin stated that the Region Recovery Task Force consists of representatives from key stakeholders and met on May 21, 2020 to review the structure and four pillars of the Recovery Framework. She stated that the recommendations of the Task Force are as follows:

- prioritize the immediate focus on short-term actions;
- recognize the changing definition of 'vulnerable' in a post-COVID environment; and
- leverage data and resources available through community partners.

S. Austin provided an overview of the four pillars of the Recovery Framework. With respect to the Social Recovery, she advised of the following key recovery actions: Supportive Housing; Primary Care Outreach Program; Childcare and Support to Families; COVID-19 Surveillance; and Public Physical Distancing.

With regards to the Built Recovery, she advised of the following key recovery actions: Rapid Transit Infrastructure; Rebuilding Transit Ridership; Transformative projects; and Environmental Sustainability.

With regards to the Economic Recovery, she advised of the following key recovery actions: Buy Local Campaign; Improved Infrastructure for Businesses; Post-COVID Business Attraction; Automated Shuttle Pilot; and Innovation and Collaboration.

With regards to the Municipal Recovery, she advised of the following key recovery actions: Restoration of Regional Services; Financial Sustainability; and Modernization of Services.

S. Austin stated that staff will continue to develop and implement the action items outlined in the report and advised that detailed reports on specific action items will be presented to Council as required with a follow-up recovery report to be provided to Council in the fall of 2020.

Discussion ensued with regards to the importance of obtaining feedback and guidance from the committee at various stages of the Plan.

S. Austin responded to questions with regards to whether Long-Term Care Facilities are part of the Plan; the Primary Care Outreach Program; and the re-opening of hospitals for elective surgeries.

5. Correspondence

There were no items of correspondence to consider.

6. Information Items

A) Education Sub-Committee Update

J. Traer provided the following update:

- Lori Schisler, AAC member will speak at the September meeting with regards to Community Care Durham and services offered
- Would like the Durham Workforce Authority to attend a future meeting with regards to the “Road to Inclusivity” videos
- Would also like to have Special Olympics Ontario to attend a future meeting regarding their processes

B) Update on the Transit Advisory Committee (TAC)

M. Roche advised that there was no update as the Transit Advisory Committee has not met since January 2020. He advised that the automated shuttle bus project has been put on hold due to the COVID-19 pandemic.

C) Accessibility Coordinator Update

J. Traer provided the following update:

- Thanked committee members for their participation in the video that was made for National Access Awareness week.
- Provided a brief video regarding Durham Region's online Canada Day celebration.
- Advised that the Annual Joint Accessibility Advisory Committees Forum is cancelled due to the COVID-19 pandemic.

7. Discussion Items

A) Roundtable Discussion re: Update on COVID-19 Experience

Committee members shared their individual experiences with regards to COVID-19 and how the pandemic has affected their everyday lives.

B) J. Traer, Accessibility Coordinator, re: Installation of Plexi-Glass at Front Reception Desk, Regional Headquarters

J. Traer provided a picture of the Plexi-Glass installed at the Front Reception Desk at Regional Headquarters and requested that members provide feedback.

The following questions were provided to Janet to take back to staff:

- cloth face masks are an obstacle for those who have to read lips; is there a possibility for regional staff at the front counter who choose to wear a face covering to use clear face shields as it affords the ability to see the person's face;
- has the installation of plexi-glass affected the ventilation and flow of air near the reception desk; and
- does the plexi-glass help decrease the flow of air borne particles.

8. Reports for Information

There were no reports to consider.

9. Other Business

There were no items of other business.

10. Date of Next Meeting

The next regularly scheduled meeting of the Accessibility Advisory Committee will be held on Tuesday, September 22, 2020 at the Regional Headquarters Building, 605 Rossland Road East, Whitby, at 1 PM.

11. Adjournment

Moved by M. Roche, Seconded by D. Campbell,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 3:00 PM

C. Boose, Chair
Accessibility Advisory Committee

N. Prasad, Committee Clerk